

Submitter: Brad Simmons

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

I have been an owner of apartments in the State of Oregon for over 45 years. I understand that we have a housing crisis in this country and we need to do a better job as a society of making housing more affordable. I don't believe rent controls are the solution. Rent controls will provide immediate relief; thus, the temptation to use them is strong. Unfortunately, they will exacerbate the longer term housing shortage as investors will shy away from investing in the state. Owners, like myself, will be less willing to spend the significant dollars needed to replace windows, plumbing and roofs as they need replacing. The end result is that the shortage of housing will get worse and the physical condition of existing housing will worsen. There is a wide range of historical data that supports this thesis. We, for one, are already considering selling our Oregon apartment portfolio (1200 units) as the business and tax climate become increasing hostile. This latest rent control proposal is just the final straw.

Sincerely,
Brad Simmons