

Submitter: James Schaff

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

My name is James Schaff and I live in Lake Oswego, OR I have worked in the rental housing industry for 12 years. Please vote NO on SB 611.

It's clear that rent control isn't working in Portland or around the state. Most of our cities are growing more unaffordable by the day. This bill will make things even worse and doesn't address the root cause of housing instability. Rent control is proven to push supply of rentals down and to hinder additional development. In addition, the limits cause properties that are under market to not be maintained as the owners can never recoup investment leading to substandard housing.

SB 611 will drive small and large rental owners out of the market and hamstring much needed multifamily developments. Lack of housing supply makes it harder for businesses to grow, for local governments to have a solid tax base, and for Oregonians to stay in their own communities.

Rent prices are set by several factors like rising utility, taxes and insurance costs, inflation, increases in the cost of maintenance and payroll, and local tax burdens. All of these costs are only increasing. Much of this is driven by state and local policies including increasing tax burdens, minimum wage increases and utility costs.

While we need to address affordability, the way out of this is not regulating supply. Lowering the cost to develop, increasing the supply of developable land, simplifying permits and lowering fees will have far more impact.