

Submitter: Melissa Hartvigsen  
On Behalf Of:  
Committee: Senate Committee On Housing and Development  
Measure: SB611

Hello,

Please vote NO on SB 611!

My name is Melissa Hartvigsen and I live in Beaverton. I have worked in the rental housing industry for 12 years. I am also a licensed realtor and have helped several clients purchase a duplex or house with an ADU to help them afford to become homeowners. Rent prices are set by several factors like rising utility and insurance costs, inflation, increases in the cost of maintenance and payroll, and local tax burdens. All of these costs are only increasing. For my rentals, this year's insurance renewal increased 17%, and my utility cost increased 22%. Many of my clients have expressed similar cost increase, and changing the existing rent cap to prevent them from offsetting some of that increase may drive them out of the market and reduce rental supply even further.

- Rent control causes causing rental prices to increase. Please review the facts based on what happens where rent control has been instituted. New York and San Francisco had rent control years before we passed it in Oregon, and those are some of the most unaffordable areas in the country. Please review this study published in 2020. [https://www.pdx.edu/realestate/sites/g/files/znlchr3251/files/2020-10/02\\_economic\\_analysis\\_of\\_rent\\_control\\_SU20.pdf](https://www.pdx.edu/realestate/sites/g/files/znlchr3251/files/2020-10/02_economic_analysis_of_rent_control_SU20.pdf)

Rent prices have only continued to increase in Oregon, and our supply is the issue. Creating more housing will result in less upward pressure on rent prices.

This bill does not address the cause of housing instability.

- We need to focus on permanent rent assistance, increasing rental housing supply (we need more affordable 3- and 4-bedroom affordable units), and more mental health support.
- If the state wants to achieve the goal of 36,000 new housing units per year, we cannot pass this bill. We need to reduce SDCs and increase incentives to builders, so it is profitable for them to build non-luxury units.
- 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.

Best regards,  
Melissa Hartvigsen