

Submitter: Sarah Means  
On Behalf Of: Obie Companies  
Committee: Senate Committee On Housing and Development  
Measure: SB611

We can all agree that finding solutions to homelessness and the lack of housing needs to be a top priority here in Oregon. As a housing provider, Obie Companies is committed to being part of the solution for these challenges. We believe that increasing the supply of all types of housing would yield the desired results – the availability of safe, affordable housing for all Oregonians. Housing needs analysis work throughout the state makes it very clear that we must increase housing production. Governor Kotek recently announced an annual housing production goal of 36,000 units at all levels of affordability to address Oregon's current housing shortage and keep pace with projected population growth. Communities like Eugene know there is demand for more than 16,400 dwelling units across all income levels in the city.

Additional regulations won't lead us down a path to more housing production. In fact, it will likely have the opposite effect. More rent control will disincentivize new development, further exacerbating our housing crisis. The current market factors, coupled with lack of housing supply leads to rising rents. With inflation, increased taxes, utilities, insurance in addition to increased payroll and cost of maintenance all contribute to how rents are established. Enacting rent control will send a clear message that the state isn't interested in addressing the root cause of this crisis – housing supply.

Obie Companies urges you to address the housing supply crisis with urgency. Increasing housing supply will provide solutions to both accessibility and affordability to housing.