

From:
To: [Exhibits SHOUS](#)
Cc:
Subject: Written Testimony for the Hearing of Rent Control Bill SB 608
Date: Friday, February 1, 2019 12:41:32 PM

From:

Rental Provider: Len Danczyk, Owner of 30 apartments at 8310-8324 SE Rhine Street, Portland, OR and 6 duplexes at 311-339 S 42nd St Springfield OR.

Dear Congress:

I hereby strongly oppose approval of Rent Control bill SB 608 or similar legislation for the following reasons:

- Rent stabilization and rent control have significant negative impacts. Independent research shows that rent control/stabilization reduces supply, which is the opposite of what economists say is needed.
- This bill would make Oregon the first state in the nation to implement statewide rent control, and the results could actually end up making the housing crisis worse and hurting residents, not helping them.
- We need to incentivize the building of more units, not handicap rental providers. Economists say the best way to help struggling renters is through subsidies and tax incentives, not rent control/stabilization.
- Economists overwhelmingly agree that price controls on rent are inefficient, counterproductive and lead to serious negative impacts for housing markets.
- Rent stabilization and rent control have significant negative impacts on the condition and supply of existing rental housing.
- With limited ability to recover operational costs, owners may have to postpone or reduce investment in maintenance and improvements to rent-controlled properties. Over time, this lack of investment expedites the deterioration of these buildings and eventually leads to the loss of critically-needed rental housing. When price controls on rental housing are lifted, however, significant new investment in maintenance and rehabilitation takes place.
- To preserve the quality and value of their properties, owners may convert rent-restricted units to condominiums, housing not subject to rent control, or commercial property. This reduces housing supply.
- Rent control discourages the development of new rental housing which is crucial to restoring the balance between supply and demand in local housing markets.
- With no ability to earn a profit on their investment, developers are incentivized to take their dollars to other, non-rent-controlled states.

- Rent control costs local governments critical revenue as the assessed value of rent-controlled properties decline, and with it, the property taxes they generate.
- With almost no exceptions, rent control laws are not Income-targeted, allowing anyone along the Income spectrum to take advantage of these restrictions, regardless of need. Rent control can lead to Increased gentrification and a decline In low-Income residents.
- Administration and enforcement of rent control policies also require the creation of a large local government bureaucracy at a significant cost to the taxpayer for little benefit.

What does work? How can we help low-income residents in the short term *and* the long term? All of the examples below are used successfully in cities and states around the U.S.

Short-term solutions can help residents pay their rent:

- Local public-private partnerships that connect low- and middle-income residents to vacant, market-rate units and subsidize/reimburse the gap between the market-rate rent and the participant's rent payment through funds provided by the city, foundations, and employers.
- Direct, resident-based rental assistance programs for low-income individuals.
- Housing grants for rental assistance to low-income residents.
- Emergency rental assistance programs for people with past-due rent or who need help paying their first month's rent or security deposits.
- Property tax credits to cover the difference between the actual rent amount and what the renter is responsible for paying.
- Property tax abatement for the development of new rental housing, or rehabilitation of existing rental housing that is occupied by low and moderate-income individuals.
- State tax credits for those who contribute to a dedicated fund for the development of low- to moderate-income housing.

Long-term solutions will ensure there are enough rental homes to keep prices down:

- Reduce regulatory impediments at the state and local level that stifle the development of affordable rental housing. These include:
 - Creating tax incentives for developers building affordable housing,
 - Streamlining the permitting process, and
 - Getting the zoning right in each community so permitting is clear and

quick.

Thank you for your time and cooperation to help Oregon have sufficient rental housing that can be maintained to a high level of quality.

Sincerely,

Len Danczyk

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