

From: [Mike Moore](#)
To: [Exhibits SHDEV](#)
Cc: ["Mike Moore"](#)
Subject: Written testimony for SB 1533
Date: Wednesday, February 12, 2020 5:27:56 PM

To Whom It May Concern,

I admire the desire of State government to make affordable housing more accessible to Oregonians. SB 1533 is going too far and in essence treats landlords as evil entities that need to be put in check. Unfortunately, such efforts discourages developers from investing and building housing in Oregon. The biggest impact on “affordable housing” is the balance of supply and demand. The result of bills such as SB 1533, which put up artificial barriers and disincentives to develop in Oregon is 180 degrees from the actual desired outcome...these types of bills REDUCE the supply resulting in the exact opposite impact of REDUCED supply. Reduced supply naturally results in higher prices assuming that the demand remains the same.

Bills such as SB 1533 may be well intentioned and may even have the desired impact in the very short term; however, I adamantly oppose this bill because the mid to long term impact will certainly result in increased costs of rent.

I suggest ongoing state lawmaker efforts to focus on making local jurisdictions throughout Oregon improve the assistance and customer service in their Zoning, Building and Development Departments. The anti-growth sentiment in areas such as Corvallis is crippling the efforts of quality builders and developers. State bills that have encouraged or even required improved codes for accessory dwellings, etc. will help increase the supply of housing in a more natural way.

Anti-growth jurisdictions have been allowed to act as dictatorships for many years. Voter approved annexations. The current lack of affordable housing is a direct result of those anti-growth/control hungry positions and reflects the pendulum swing that many builders and developers have anticipated for years. The City of Corvallis’ land use and development codes read more like an HOA’s CC&R’s than a cities plan for managed growth.

I have a lot more experience and perspective to share. I am now retired from construction and I am no longer afraid of retaliation from The City of Corvallis. For this reason would be happy to speak openly/candidly about the restrictive nature of these jurisdictions...even illegal behavior.

I had an MBA and extensive marketing experience at IBM, AT&T and HP prior to becoming a builder in Corvallis. I am quite capable of expressing myself in a concise and helpful manner; however, I don't feel heard. I invite any state lawmaker to contact me via email, text or phone and we can discuss ways to improve the housing crisis in Oregon.

SB 1533 is not the way to do it.

Sincerely,

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