

Submitter: Michael Moore
On Behalf Of: Michael D Moore
Committee: Senate Committee On Housing and Development
Measure: SB611

To Whom It May Concern:

My name is Michael D Moore and I've been a builder, developer, and housing provider for over 20 years. I live in Corvallis and I rent residential units in Corvallis and Albany.

Property value inflation and many municipal bond levies continue to increase my property taxes to an unbearable level. Utilities, yard maintenance, repairs, painting, property management, and insurance cost increases are also outpacing rent increases. Local jurisdictions are making development harder to navigate, increasing permit and SDC fees to outrageous levels. The fire marshals are dictating sprinklers saying they will save lives when that is not true...only in old homes. New homes have fire blocking, drywall, interconnected smoke/CO2 detectors and alarms, etc. People die in old homes and buildings, not the new ones.

I read in the news that Oregon has a terrible housing shortage. Imposing additional rent controls may be a popular thing to do in the short term; however, it creates a massive disincentive to build or develop more housing. We are already faced with skyrocketing construction material costs, lack of available materials, and scarce skilled labor.

Oregon needs to learn more about economics and what motivates the creation of new housing. It is NOT rent control, skyrocketing property taxes, increasing land development codes, etc. New York and San Francisco have tried rent control and that does not incentivize the construction of more housing thus worsening their situation. I don't want to see Oregon follow suit.

Sincerely, Mike Moore