

Submitter: Lisa Long

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

My name is Lisa Long and I live in Portland. I have worked in the rental housing industry for 25 years. Please vote NO on SB 611.

It's clear that rent control isn't working in Portland or around the state. Most of our cities are growing more unaffordable by the day. This bill will make things even worse and doesn't address the root cause of housing instability.

Housing Oregonians at the sole expense of those providing their housing is not sound public policy and is not a sustainable way to address housing instability. We need to focus on permanent rent assistance and increasing supply.

If the state wants to achieve the goal of 36,000 new housing units per year, we cannot pass this bill. More rent control will only disincentivize new development and ownership of rental units. This bill leads us further away from our housing goals.

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.

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.

Small private landlords like myself and those I represent will not be able to maintain their buildings.

It is not the responsibility of private landlords to solve a public housing problem. Please consider that excessive positions like those in SB 611 do NOTHING to increase available housing and in fact discourages the addition of affordable or in fact any rental units.

A much wiser decision is to

1. Create an environment that encourages building. Give builders incentives to provide affordable housing.
2. Expand rental assistance programs for tenants who are in need of support.

SB 611 will force housing providers out of the market and will prohibit those who

remain from maintaining their buildings. Single family homes are already in short supply for rentals because many private landlords have sold their one or two rental houses to buyers who are homeowner. Many of my clients in Portland sold properties they had rented for years to developers who built high end single family row houses on the lots permanently removing modest rental housing from the market. They did this in reaction to Portland's excessively harsh FAIR Ordinance. Many of my longterm clients simply decided it wasn't worth facing draconian penalties and restrictions and decided just to sell and eliminate the housing permanently.

Rent Control never works for renters or housing providers. What works are solutions that take into account the needs to both parties and supports an environment where both renters and housing providers can meet each other's needs.

This bill will have disastrous outcomes for renters and housings providers. Please vote NO!