

Submitter: Daniela Moore

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

My name is Daniela Moore and I live in Portland. I have worked in the rental housing industry for almost 30 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. As you can see this is already happening today, more and more smaller landlords are selling off their homes in order to stay clear of these everchanging, restricted guidelines. These homes are long term investments for people in the hope that one day when Social Security payments are not meeting a benchmark to live, this is supplementing their monthly income. My 81 year old mom is a great example of this. She was an immigrant herself who came to this country with nothing. Her and my father busted their butts to make a life for themselves and their kids. They saved enough to buy a couple homes and turn them into long term rental investments. If she relied solely on social security she'd be nowhere and the state would be funding her living. Time to wake up. No one handed them a dime.
- 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. If you would like the landlord to stop increasing rents (or capping them) then that is how the rest of the expenses should be capped including property taxes, all other taxes that City of Portland pushes out, utilities, etc.....since when is the landlord required to absorb all of these extra added costs?
- SB 608 passed only a few years ago March 1, 2020 to be exact (at the very beginning of the COVID pandemic). We haven't even had time to truly test out its effectiveness during that period. It is only 2023 (and a small part of 2022) that we have started to understand it's intricacies and how it impacts all.
- Lastly under SB 608 new construction exemption was 15 years, so the intent is to deceive those that have continued to build and survive during the pandemic and have a moment to breathe, and now you want to not only slash it in half but by 80%

to 3 years! This would be a HUGE deterrent from investing in any new construction in Oregon - not only do I speak for myself, but for those large developers that I've spoken to over the years.

It's time to rethink SB 611 and start to think how we can truly impact living for all instead of gauging the landlords. Since when has this become a "landlord only" issue.