Submitter: Andrew Lawrence

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

As a landlord in Oregon for the last 7 years, I can confidently say that rent control has had a negative impact on the affordability of housing in the state. While the intent of rent control was to make housing more affordable for tenants, it has actually had the opposite effect.

Since the implementation of rent control, landlords have almost been forced to raise rents on their properties. This is because once a tenant is locked into a rent-controlled rate, it can be very difficult to raise their rent to market levels if landlords do not raise rents regularly (which many do not including myself until the implementation of rent control in Oregon). Landlords are also effectively discouraged from making necessary improvements or investments in their properties because they cannot get their investment back out of the property.

In addition, the demand for housing in Oregon has continued to rise, while the supply has remained relatively stagnant. This has resulted in a shortage of available rental properties, driving up the cost of housing across the board. With rent control in place, landlords are incentivized to prioritize existing tenants over potential new tenants, further exacerbating the housing shortage.

Furthermore, rent control has discouraged new construction and development, as it limits the potential return on investment for developers. This has led to a decrease in the supply of new housing units, driving up the cost of existing units even further.

In short, while the intent of rent control was noble, the unintended consequences have been significant. Rent control has made housing less affordable for tenants and has led to a decrease in the supply of available rental properties. If we want to make housing more affordable in Oregon, we need to focus on policies that encourage the construction of new housing units and promote responsible property management practices, rather than relying on rent control as a solution.