Submitter: Nina Gillette

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

My name is Nina Gillette. I have worked in the housing industry since 1978. I have lived in Medford Oregon since 1991. We currently own several rental units in Medford.

Please vote NO on SB 611.

It has been my experience that if you allow Supply and Demand do its work, the housing market will adjust itself. As rents go up, more units will be built. As more units are built and come available, the rents will flatten and go down. This constant self-adjustment keeps new construction happening and keeps rents affordable.

Rent control kills growing, thriving communities.

If laws are passed that interfere with the natural balance of Supply and Demand, new construction will come to a halt. The result of limited new construction is that there will be limited housing available.

The natural result of limited housing is that rents would go up, which would inspire new construction. But with laws in place that prevent Supply and Demand, investors will not want to construct new housing. They will go elsewhere. The new construction that should have provided jobs for local residents as well as new homes for them to live in will take place somewhere else.

As existing housing units become less desirable because they are old, their rents should reflect their desirability. However, with limited new construction because of rent control laws, no better units will be available. Rents will be artificially fixed and housing will always be a problem. Fewer jobs will be available as well. Eventually the people who should be living and working in the area will go elsewhere.

It is a domino effect. With fewer people to work the jobs, industries and businesses will leave, too.

You can't put government controls on the rental market and not have consequences that go well beyond the housing industry.

Leave it alone!

Supply and Demand will balance things and make housing both available and

affordable.

Thank you.