

Submitter: Nancy J Kapp

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

SB 611

As a 35 year residential real estate developer of affordable workforce housing as well as Low Income Housing Tax Credit facilities in several states, I am writing to strongly object to rent controls being considered in this Bill. Already due to rising costs of construction, land and regulations, affordable workforce housing is in dire straights and will continue to be until the market can settle down and this inflation and reckless spending by our governmental agencies is under control. That is what needs to be controlled.

We successfully built workforce rental housing in Redmond, Oregon, in 2017/18 directed to those making between \$50K and \$110K and were leased up before completion and continued to maintain that occupancy throughout COVID. We were planning on building an additional 130 more 2/3 bedroom rental townhouses, but due to rising costs were unable as it would have prohibited the ability to keep rents low enough to address our target market. Rising costs and NIMBY syndrome make what we as affordable housing developers almost impossible and if you add "rent control", why should we bother? You think you will help renters? You won't as this will add to the disincentives already in place for our target market thereby causing an even worse situation. How about giving incentives to developers without draconian restrictions to facilitate more housing such as encouraging the state and local jurisdictions to allow the purchase of its excess land at a reasonable price to help keep initial costs down; not free with 50 year restrictions, but at a reasonable price that would allow further development. You were elected to help so please do so and not add to the disincentives to create this much needed housing. Thank you.