

Submitter: Steven Michael

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

I am a citizen landlord and provide housing to 3 families in Salem and Albany with single family houses. The state of Oregon needs to understand unintended consequences with this legislation. When you don't allow or discourage development you raise housing costs and or discourage renters and landlords from taking opportunities to improve their situation. Affordable housing starts with encouraging affordable houses to be built. When you continually move the goal posts on landlords, developers and housing providers you will discourage investment, increase costs and decrease quality housing options. Other states will benefit as landlords will no longer tolerate the hostile legal environment in Oregon and you will lose your smaller landlords which tenants really appreciate and get the best quality of life from.

There is a web of tenants and landlords and developers similar to ecology. When you play God with the legislature and disrupt the free market you simply create chaos and unintended consequences. Look at the last legislative SB 608 in March 2019. Did it solve the problem it was created for or did it worsen it? Were there unintended consequences that you are now trying to resolve again with more complicated legislation? Is doubling down on the same policies really going to resolve these issues if it only made them worse the first time? If so, how do you know you are doing better now?

Have some humility and let the free market work. Where has all of this legislation worked before? Please respond with examples