

Submitter: Kira Cador

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

The notion of further restricting new development is counter to the current governor's focus on housing production. As a local real estate developer who has been building multi-family projects in Oregon for over 40 years, I can tell you that the number one concern for investors and lenders is the increasing overreach of governments on limiting the successful long term investment in apartment developments. I also serve on the Metro Affordable Housing Bond Oversight committee and think that more housing vouchers that tenants can take with them to help pay rent is the most expedient and cost effective way to support affordable housing. Please know that economists argue that rent control would deter developers from building more homes, which would only worsen the housing supply. 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. The more you limit new development the more people who can afford rent will stay in existing units paying a rent that is lower than what they may be able to afford, further exacerbating the issue for rent burden renters. I have been suggesting state or local jurisdictions issue vouchers to those in the 60% to 80% income ranges and focus regulated affordable housing projects on the deeply affordable rents, thus leveraging the units that already exist in the market. DO NOT add another layer of disincentive to new development, let the market do that. If there is enough supply of new units, there will be very little opportunity to increase rents beyond the restrictions already in place.