

Submitter: Chris Craighead

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

Greetings, my name is Chris Craighead and I reside in Portland. As a professional who has worked in the rental housing industry for 8 years, I urge you to vote against SB 611. While the bill intends to address the housing instability issue in Oregon, I believe it is an ineffective solution that will exacerbate the problem rather than solving it.

It is evident that rent control measures have not been successful in Portland and across the state in making housing affordable for residents. Despite this, SB 611 proposes more rent control, which I believe is not the root cause of the problem. We need to shift our focus towards permanent rent assistance and expanding housing supply to solve the issue of housing instability.

Housing Oregonians at the expense of property owners is not a feasible solution, and it is not sustainable public policy. We need to incentivize the creation of more affordable housing instead of making it more challenging for rental property owners to provide adequate housing. SB 611 will hinder multifamily developments and drive small and large rental property owners out of the market.

If the state is committed to achieving the goal of 36,000 new housing units annually, we cannot afford to pass this bill. This is because additional rent control measures will disincentivize new development and ownership of rental units. As a result, we will drift further away from our housing goals.

Furthermore, lack of housing supply makes it more challenging for businesses to grow, hinders local governments' tax base, and makes it hard for Oregonians to remain in their communities. It is worth noting that rent prices are not solely determined by property owners' whims but are subject to various factors such as rising utility and insurance costs, inflation, increases in the cost of maintenance and payroll, and local tax burdens. These costs are consistently increasing, and imposing rent control measures will not alleviate them.

In conclusion, SB 611 is not the right solution to address the housing instability issue in Oregon. I urge you to vote against the bill and shift our focus towards policies that incentivize housing supply growth and permanent rent assistance. Thank you.