

Submitter: Raquel Moss

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

My name is Raquel Moss and I live in Eugene. I have worked in the housing industry since November, 2017 and have been a long-term resident in the Eugene area my whole adult life. Please vote NO on SB 611. Looks at Portland OR housing crisis since October 2022 (and before). Oregon's homelessness crisis has been fueled by a housing shortage, the pandemic and high drug addiction rates. It is obvious these new laws and regulations are not working. Most of our cities are growing more unaffordable by the day. This bill will make things even worse. This is a concern of mine as not only an employee of this industry but also as a renter myself! This bill does not address any of the current housing concerns. We need to get deeper at what the root problem is at a city level.

Housing Oregonians at the sole expense of those providing their housing is not sound public policy and is not a sustainable way to address housing instability. We need to focus on permanent rent assistance and increasing supply. This will cause big wigs from outside states to buy our cheap housing and continue to benefit from the small people. SB 611 will drive small and large rental owners out of the market and hamstring much needed multifamily developments. Lack of housing supply makes it harder for businesses to grow, for local governments to have a solid tax base, and for Oregonians to stay in their current communities.

We MUST focus on the permanent rent assistance and increasing supply. If the state wants to achieve the goal of 36,000 new housing units per year, we cannot pass this bill. More rent control will only disincentivize new development and ownership of rental units. This bill leads us further away from our housing goals.

Rent prices are set by several factors like rising utility and insurance costs, inflation, increase in the cost of maintenance and payroll and local tax burdens. All of these costs are only increasing.

It's time we focus the time and energy where it matters for a better situation for future generations!

Sincerely,

Raquel Moss - A Resident of Oregon, Housing Provider, Mother to the Future Generation