

Submitter: Brian Tracy  
On Behalf Of: Many trying to provide housing  
Committee: Senate Committee On Housing and Development  
Measure: SB611

I have a unique perspective from various sides of this equation. As a leader at church, I provide rental assistance and guidance for those living in rental housing. In my professional career I sell apartment buildings to feed my family. In my personal life I own & maintain apartments buildings.

We must stop regulating the symptoms of cost increases and begin addressing the reasons for them. In seventh grade economics, I learned about supply and demand. When supply is constrained, demand prevails. Families that live in rental housing need more options to choose from. I more options to choose from limit families from being displaced by someone behind them who can pay more. It is a natural consequence of economics.

Many rental families that I work with are very poor at budgeting. They say they can't afford a lot of things because they spend their money poorly. We provide financial training courses and teach them how to budget and they realize that they indeed can manage their circumstances with better financial practices. This is an empowering moment for them. For those who cannot manage their circumstances, because they simply do not make enough rental assistance is provided along with a plan for self-reliance. We do not treat both groups of people the same and give both groups a discount from life simply because part of them choose to do things poorly or out of a lack of education.

In my professional career I have sold apartment buildings for over 20 years in Portland Metro. 9.5 out of every 10 people I talk to no longer wish to invest in cities and counties with heavy government oversight, and restriction. In the last 5 years I have watched many buildings sell from good ownership to poor ownership. The buyers purchasing properties in many cases do not understand the principles of economics. They resort to squeezing every last dollar out of their property because regulation, such as SB 611, hamstrings investment. They learn too late that property requires a high level of expense and maintenance that they are not prepared for. Limiting rent increase limits rental investment.

As an owner of apartments, I enjoy providing housing to people. When onerous regulation and oversight limits my ability to operate and interact with residents, my decision making changes. No longer can I be generous to work with people because laws are shifting all of the burden to me. Unfortunately, many renters are learning bad behaviors from unintended loopholes in the law that allow them to take advantage of landlords. Bad behavior of more and more residents is affecting the stability (and

viability) of apartment communities all over the Metro.

HB 611 is a disincentive to rent, own or operate housing in Oregon. We have a Management problem more than money. Let's focus our efforts on balancing supply and demand rather than penalizing existing participants.