

Submitter: Rob B

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

These regulations have the intent of reducing rent for renters. Unfortunately, they ultimately lead to increased pressure on rents pushing rents higher than they would likely be without any of the rent control rules at all in place.

Since the initial passing of the rent control law, I've watched many many rental single family homes be sold to owner occupants (removing them from the rental housing supply) because the previous owner just could not deal with the onslaught of new rules. The supply of rental homes available has dropped significantly and there's no doubt that laws like this will increase the decline in rental housing supply.

Small mom and pop landlords, who otherwise may try to work with challenged tenants, are exiting our Oregon and Portland market quickly. They will be replaced by corporations who seek only profit.

We need to stop piling on more and more rules thinking we can govern our way out of housing costs. Let the market set rents. Let the market build new supply without the fear that they won't be able to make it pencil due to regulations. We need to encourage developers to build here, not discourage...

The only way out of our housing shortage is with increased housing supply. Otherwise we are guaranteeing continuously increasing rental costs into the future as there remains no other option or competition out there on the supply side for renters.

Regulations like this one is crushing Oregon's economy, it is hurting tenants, and it is actually helping to keep us from getting out of this lack-of-supply situation we continuously find ourselves in.

Do not pass this bill. It hurts everyone. Especially those who the intent is to help.