

Submitter: Ben Roche

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB3054

****Opposition to Oregon HB 3054: The Unintended Consequences of Rent Control****

Oregon HB 3054, a proposed rent control measure, threatens to worsen the very housing challenges it seeks to address. While aimed at affordability, it ignores the financial realities of maintaining safe, habitable rental properties and will ultimately lead to deteriorating living conditions for tenants.

The vast majority of Oregon's rental communities already struggle with ****severe deferred maintenance****—failing water and sewer infrastructure, hazardous sidewalks, overgrown vegetation posing fire risks, structurally unsound sheds and carports, and failing septic systems out of compliance with health regulations. Property owners must be able to recover ****operational costs**** to address these urgent life-safety concerns. HB 3054 will ****artificially cap rental income****, leaving landlords without the resources necessary to invest in essential repairs and upgrades.

The real-world impact of rent control is well-documented: ****fewer available rentals, declining property conditions, and reduced investment in housing stock.**** When rental income is locked in by law, property owners—especially small landlords—are forced to defer maintenance or sell to larger investors who may seek alternative, less regulated uses for the property.

If Oregon wants to ensure safe, quality housing for tenants, we must focus on ****incentivizing reinvestment**** in rental properties, not enacting policies that accelerate their decline. HB 3054 is a short-sighted solution that will ultimately reduce the availability of safe, well-maintained housing in our communities.

For the sake of safe and affordable housing, oppose this bill.