

Submitter: Reuben Schug

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

I strongly oppose Oregon Senate Bill 611. Economists will tell you rent controls not only fail to work, but they will ultimately cause higher rents for the vast majority. As a long-time Portland resident, business owner, and landlord, I've seen the effects of existing rent controls which are reducing the supply of housing and thus increasing rents. As a landlord, I've actually profited from existing Portland rent controls, but I'm still opposed to them. Rent controls are not fair and they don't work. I've seen small mom and pop landlords hurt by not being able to bring rents up to market and having their resale values reduced. I've also seen rents spiral up because many investors have left the market due to fear of additional controls as are being proposed in Senate Bill 611. I'm a party to 4 apartment projects currently in development which will not move forward should Senate Bill 611 pass. That represents 40 apartments that won't be built. Many other investors will shift out of the Oregon market if this bill passes. Not only will far fewer rental units be built, but many existing rentals will be sold as primary homes. We'll soon have a far worse problem around affordable housing as supply is further constrained. Please vote down Oregon Senate Bill 611. Thank you.