

Submitter: Austin Carmichael

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

I am writing in opposition to SB 611. Making housing more affordable is a noble objective and this bill will have significant negative impact on these efforts in the long run. Housing affordability is a supply issue. Oregon and most of the rest of the country needs more housing. Government should be encouraging and making policy that encourages more development. This bill does the opposite and discourages more development. Investors have a choice of where to invest their capital. The less attractive Oregon becomes for investors, that capital will flow to other opportunities and to other markets. Rent control is one of the most disruptive forces on the supply side. Government can have a role in creating more affordable housing. The most proven effort is in creating tax incentives for low income housing. That is an example of effective policy. You cannot legislate your way out of a housing shortage. You have to build your way out of it. And to do so, you need to create more incentives for investors and developers, not create disincentives. I urge you to consider alternatives to this bill.