

Submitter: Mike Short

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

Been doing this about 20 years. Small family operation with 9 doors. Rent control is paid for on the backs of renters, creating uncertainty and inflexibility for all. Landlords will always find a way to get around this, so it's a bad setup that will have the reverse effect than intended. Don't treat landlords as villains, it's not productive and landlords are NOT the problem. We HAVE to find ways to motivate investors to participate in housing solutions and rent control is a massive disincentive. There are other nearby States that are a lot easier to do business in - without land use planning constraints and other burdensome restrictions. Capital is a mobile asset.

If you want investment in housing stock this is simply the wrong approach, very wrong. There are better ways to motivate this, and one would be to get BIZOR the ability to provide loan guarantees for banks financing certain types of market rate housing construction, which today BIZOR cannot touch. Create a certified lender program where only those with a proven track record can participate - not a one size fits all, and fund it. The fact that market rate housing stock is not considered a critical part of infrastructure for a competitive business environment is absurd. Some think building housing stock is a speculative business, certainly it can be, but it should be viewed as critical infrastructure as important as schools and roads (these days). We have a housing crisis on our hands, exacerbated by increasing interest rates which has magnified the problem exponentially. There needs to be an attitude adjustment to improve this situation. For example, I (as a community bank lender) find safe and sustainable ways to finance builders in my day job, BUT finding gap funding to assist with risk mitigation is almost impossible (although I have some captive sources). Yet, 50+ houses later, no-one has lost a dime.

You can do this. Respectfully Mike Short, Pendleton OR.