

Submitter: Bradford Fowler

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

I am a Portland property owner and developer. I have seen and experienced firsthand the rental market changes over the last 30 years, and every time regulations tighten, additions to housing inventory slows. When additions to housing inventory slow, rents increase. So what does the Oregon legislature want to do? Increase regulation and try to limit increases in market rent. The result of this will be reduction in the quality of housing as owners of existing property limit capital expenditures, repairs, and upgrades. So, now we'll see a reduced amount AND reduced quality of housing supply. That's nuts.

The results of extensive housing regulation are well-documented and Oregon lawmakers would do well to understand the negative effects of such proposed legislation.

Moreover, in the Portland metro area average permit fees for construction of multifamily units are \$23,000 per unit! Perhaps the Oregon legislature should take a deep dive and understand how much local jurisdictions charge private developers for additional housing units and then understand the impact those fees have had on the affordability of housing.

I've got a little secret for Oregon legislators: real estate developers are lemmings. With reduced regulation and lower barriers to entry (not higher ones), dumb property developers will build themselves into their own little debt crises, but the housing supply problem will be solved immediately and both the amount and quality of housing will increase markedly. You guys constantly shoot yourselves in the foot with regulation, and those that need reasonably-priced housing are left in the cold.

Thank you,

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