

Submitter: Chris and Stuart Cohen

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

My name is Chris Cohen and I live in Portland. I have worked in the rental housing industry for 20 years. Please vote NO on SB 611.

It's CRYSTAL clear that rent control isn't working in Portland, around the state or in other states. Most of our cities are growing more unaffordable by the day. This bill will make things even worse and doesn't address the root cause of housing instability.

Housing Oregonians at the sole expense of those providing their housing is not sound public policy and is not a sustainable way to address housing instability. We need to focus on building more housing that the middle and upper class people want, freeing up other housing for the first time owners and renters. It should be left to the market to fix, not the government meddling. Government needs to assist builders, not restrict them and send them fleeing. This is exactly what we will do. We will leave Oregon and sell our apartments. It's become untenable what is happening. I have loved Oregon for 50 years, but I don't like what is happening now. You do this and we, the people capable of building, leave.

If the state wants to achieve the goal of 36,000 new housing units per year, we cannot pass this bill. More rent control will only disincentivize new development and ownership of rental units. This bill leads us further away from our housing goals.

SB 611 will drive small and large rental owners out of the market and hamstring much needed multifamily developments. Lack of housing supply makes it harder for businesses to grow, for local governments to have a solid tax base, and for Oregonians to stay in their own communities.

Rent prices are set by several factors like rising utility and insurance costs, inflation, increases in the cost of maintenance and payroll, and local tax burdens. All of these costs are only increasing, and you are making matters worse. You need to cut the costs for builders and cut property taxes. THAT IS SOMETHING THAT WOULD ACTUALLY HELP.

You, the government, have caused this housing crisis. I have personally encountered all your restrictions and costs to build. It takes forever and is expensive to get plans through the city departments. No one wants to build in Portland, and this will only put things in a vise grip. You need to have no permit charges! We would have so much more housing and there would be many more property tax dollars if you weren't so punitive. YOU, the government, have ruined our beautiful city. There

would be plenty of housing if you had handled things differently. IT IS A LAW OF SUPPLY AND DEMAND AND YOU HAVE PUT A TOURNIQUET ON DEVELOPMENT. What a bunch of idiots and short sided people. Have you not read about the low income housing built in Chicago in the 50's and 60's? What a disaster and waste of tax dollars. Get educated. Don't do things that have unintended consequences. I know your heart is in the right place, but you are doing a knee jerk reaction. Talk with the older folks who own apartment buildings. You are just listening to squakers who want handouts. This does not work. Read about Sweden and other countries. No one gets a hand out. They must work for their money, even if it is sweeping the streets. You the government, in your kindhearted way, are ruining our jewel of a city. It's a total mess. Wake up to what you have done over the years. Take responsibility and talk to those who know and have been in the industry. Don't make it worse!!!!!!!!!!!!!!!!!!!!!! vote no on this. Find better ways to support developers, apartment owners, builders. Stop wasting everyone's hard earned money through more taxes. Just STOP!