

Submitter: Lisa Hall

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

My name is Lisa Hall and I live in Keizer, Oregon. I have worked in the rental housing industry for 30 years. Please vote NO on SB 611.

My husband and I started saving and planning and purchasing homes when we were in our 20's. I had seen my grandparents who purchased 4 homes with my grandfather's pension from a blue collar job in an oil refinery. My grandparents provided well-maintained, safe rental homes for their tenants as I was growing up. And the income from these homes provided for them in their retirement. My husband and I have done the same--providing safe, affordable housing to others in our community.

This bill is one more step toward making investors in rental homes--both single and multi-family homes--throw in the towel. What is the incentive to take a financial risk when legislation like this can cap income potential? There were many years when my spouse and I were working and part of our monthly income was devoted to paying the part of the mortgages on our rental homes that the tenants' rental payments did not cover. We made these sacrifices knowing that eventually increasing rental payments (according to free market conditions) would cover our mortgage payments and other expenses, and provide some future income for our own retirement. What hope do young investors today have if this bill gets passed? They may as well put their money in the bank and collect interest rather than take on an investment with high risk and capped profits. Or better yet, they could take their investment dollars and buy real estate in other places where free market conditions still exist.

It's clear that rent control isn't working in Portland or around the state. 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 permanent rent assistance and increasing supply.

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.

Please vote NO on SB 611. The future of affordable housing in Oregon depends upon it.