



March 27, 2023

TO: Chair Jama, Vice Chair Anderson, and Members of Committee

FROM: Brittany Quick-Warner, Executive Director & CEO of Eugene Area Chamber of Commerce

RE: SB 611 - Oppose Statewide Rent Control Measures

I have the honor of serving as president and CEO of the Eugene Area Chamber of Commerce, representing more than 1200 businesses and community members in the Eugene region, including landlords, tenants, homeowners, housing developers, and affordable housing providers. I am writing in **opposition of SB 611**.

Our members have expressed deep concern about the impact of Oregon's housing crisis on their livelihood and ability to stay located in Oregon. We recognize this issue is multifaceted and complex; however, we believe that strict rent control policies are not the solution to solving the housing crisis.

It is our understanding that the root cause of housing instability in Oregon is largely due to lack of housing supply. Gov. Kotek's plan to build 36,000 new housing units per year is directly undermined by SB 611. These two policy goals are in conflict as SB 611's exemption of new properties, from 15 years to 3 years, will disincentivize the construction of new development.

We have consulted with numerous developers who have stated that SB 611 would make it extremely difficult for investors to get a return on their investment on housing projects. New developments are built based on the profits of return an investor can expect from each site. If there is a rental ceiling on how much an investor can expect to gain from their property, and they do not have a 15-year buffer to collect that return on investment, they are likely to forego this market in search of a more suitable market. Housing supply will inevitably decrease.

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.

I implore the committee to vote "no" on this bill.

Sincerely,

Brittany Quick-Warner
President & CEO