

Dear Legislators,

I am writing today to voice my opposition to HB-2004. Please do not pass this bill. This bill has already produced unintended consequences that will take years, maybe decades to correct. The people who will suffer from passage of this bill are not just landlords, but also tenants.

I am a property manager for a firm that had over 200 rental units just a few short month's ago. Since HB-2004 has been presented, I have lost 17 homes, displacing over 25 renters. Why? The answer is that property owners are reluctant to embrace a regulation that disadvantages their investment. They do not enjoy being demonized and held 100% accountable for the housing shortage, of which they are not responsible.

The tenants displaced from my 17 units were hopeful of renewed leases, but once the bill came into existence, property owners chose other routes. Normally this is the time of year that investors buy and we property managers gain homes as rentals. As a result of HB-2004, the opposite is happening and the amount of housing is further declining.

If a bill is passed that requires landlords to pay for relocation expenses, I am concerned that a tenant who might be receiving assistance of some kind, such as food stamps or subsidized housing expenses, will suddenly find themselves in a situation of losing those as a result of receiving funds which would be considered income. My property owners are asking me about the issuance of 1099's for that income and notifying the IRS. What considerations have been given to this concern?

When I see advocates of this bill rally around the idea that a real eviction is a better option and some would say "due process", it concerns me for those who will ultimately find themselves in a real bind for future housing. Landlords are not going to rent to folks with recent evictions on their records. The domino effect has already begun. Please reconsider your approach to find a real solution to the housing crisis. This bill will further the problem.

Most Sincerely,

Arleigh Santoro
Property Manager – Licensed in the State of Oregon
Tenant & Citizen