

I attended yesterday's public meeting and listened to all the pro and con testimonies.
To summarize:

This is a housing shortage problem, not a landlord problem.

I have not heard how the legislature is going to address, encourage, incentivize developers, investors and municipalities to build more housing. This brings rental prices down and empowers renters with more choices not less. If this bill passes, is there a sunset provision so if the housing shortage is alleviated, landlords are released from the restrictions placed upon them?

Although the stories of no cause eviction were disheartening, there was no clarification if owners were selling properties, were vacating for remodeling or had appropriate reasons for issuing eviction notices. There was an assumption that an adversarial relationship consistently exists and you as legislators must right a wrong. Sadly, those of us who are compliant with the existing rules, maintain pristine, safe housing will pay a heavy price for the few "bad characters". Are you as legislators mitigating this situation for the landlords too? Are you protecting their property rights as you provide more rights for tenants? Again, if there was not a shortage of housing, renters would have opportunities to find alternative housing.

Having to pay a renter to leave is ripe for abuse, encourages squatting, ignores tenant responsibility, and negates time honored property rights. This shouldn't even be in this bill.

Rental stabilization is rent control. Have you considered the unintended consequences? In fear of this passing, we have been increasing our rents to market value. I am sure others are following suit. We started buying and managing our rentals for a retirement income. We have done much of this work ourselves, sweat equity, so we are invested physically and emotionally in keeping the places nice. We manage them personally, repair them personally, oversee that there is a safe, consistent home provided. Now I wonder if selling to a large investment group would be wiser than attempting to manage tenants who have more control but less responsibility over our properties. Conversely, will investors want to buy multi-family units in Oregon with these layers of regulations? Will tenants be afraid to leave, seek other employment opportunities because they may risk high market prices?

I realize you as legislators have a dilemma. Tenants and their advocates have complained and appear victimized. Ironically, the damage causing, irresponsible tenants are negated from the equation. You are the righters of wrongs, the arbitrators of maintaining a just society. The landowners are characterized as the "Simon Legrees" motivated by greed rather than another service industry run by mom & pop businesses. The service we provide is being diminished.

Please scrap this bill and focus on creating more opportunities for renters, investors, developers to expand the market rather than disincentivize landowners and limit rental choices and property ownership choices for the tenant population. Rent control limits individual choices, responsibility and creativity for tenants upward mobility and opportunity to own for themselves. Property ownership is a hallmark of Oregon going back to the Homestead Act 1862. True social justice occurs with more individual freedom to create wealth and opportunity for yourself and your loved ones not limiting others.

Thank you for your consideration.

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