

Greetings,

I am a new housing provider with just 3 rental units in Bend, Oregon and I urge you to join the overwhelming opposition to Senate Bill 282.

The constant legislative assault on the property rights of housing providers needs to stop.

HB 2484, HB 2372, and now SB 282...what's next?

The extreme restrictions proposed by these bills will only worsen conditions for housing providers and renters. The trend of housing providers selling off their Oregon rentals will accelerate and renters will be stuck with even less rental housing options and higher rents. Simple supply and demand.

These legislative attacks on housing providers are vastly misplaced. These bills all fail to address the underlying issues in the rental housing market.

There are two huge "elephants in the room" that are causing rental housing instability in Oregon:

- 1. There is a severe under-supply of rental housing relative to the demand.** This is why market rents are so expensive and escalating. To address this problem, legislators should instead work to minimize permitting procedures and fees for housing developers, increase the supply of buildable land with zoning changes and more frequent UGB expansions, and support the timber industry for decreased construction material costs.
- 2. Tenants can't pay rent because their employers and businesses have been shut down by the governor for far too long.** Extending the eviction moratorium to February 2022 is beyond absurd in light of the low and declining statistics for COVID-19 in Oregon. The solution to this is simple - allow businesses to open as soon as possible so Oregonians can get back to work and pay rent.

I urge you to vote NO on SB 282 and to redirect legislative attention to the underlying issues.

Thank you for your thoughtful consideration,

Ryan Rudnick