

Subject: No on SB 799

January 29, 2023

I oppose SB 799. The COVID era pandemic renter protections were put in place due to many business being shut down by government order and there was no immediate system for employees to be paid. There is no such emergency or government orders shutting down business at this time. SB 799 appears to expect that our society will be in crisis mode perpetually.

Is there funding to pay the rent of everyone who says they can't pay? What are the standards of getting this protection, just filling out an application? What if Phil Knight was renting a place and filled out an assistance application?

Is there any motivation for tenants to pay rent? Is this legislation creating tens of thousands of tenants who expect someone else to pay their rent?

What about assistance to Rental Owners who rely on the rent to pay mortgage, taxes, insurance and repairs?

SB 799 does nothing to increase the supply of rental housing.

The goal is to increase the rental housing supply, not deplete it. To maintain the rentals we do have, simply treat landlords fairly by not passing "renter protections" that are really "landlord regulations" -- and support landlords. Then call on landlords to expand the rental pool by offering incentives -- such as relaxing regulations that make it risky for them to rent their properties and providing incentives to add or build new rentals (including reducing the time/cost to build). After all, landlords are already providing housing and are in a perfect position to add more if the benefits were apparent.

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