

Submitter: Richard Matza

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB799

Dear Senators,

My wife and I are small mom and pop landlords (Rental Housing Providers) in Portland. Rental income is vital to our financial situation.

SB799 is of concern to us and we urge you to table the bill. We just went through a period of more than two years of excessive rental protections for tenants. I can tell you from experience that many of the protections were abused by tenants, assistance was too liberal in application and assistance money was wasted, payments were excessively slow and the entire process was in chaos. The protection for renters led to the abandonment of apartment units without recourse and a feeling by tenants that all landlords are wealthy and deserve to be abused. Protection became a license to steal money from the State and from landlords. Lost rent was experienced because of misguided good intentions of safe harbor. The emergency of covid is over, unemployment is at record lows, and what was promised by the legislature as "temporary relief" must not be extended to become permanent via SB799.

Our industry must return to equilibrium in order for housing providers to offer good, clean and affordable housing. EXCESSIVE REGULATION WILL LEAD TO HOUSING INSTABILITY WHICH IS DETRIMENTAL TO BOTH TENANTS AND LANDLORDS AND FUTURE HOUSING SUPPLY WILL SHRINK CAUSING NEVER-ENDING PROBLEMS. BURDENSOME REGULATIONS ARE CAUSING MANY HOUSING PROVIDERS TO LEAVE THE INDUSTRY. THERE MUST BE A LIMIT TO EXCESSIVE REGULATIONS!