

Submitter: James Cannon

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB799

I wish to express my vehement opposition to SB 799 as proposed.

For too many years now, property owners & landlords have been forced to bear an unfair burden brought about by many factors, including but not limited to the COVID epidemic.

The dearth of affordable housing & exorbitant rents was not caused by landlords. Legislation & policies unfairly favoring lessees creates a challenging environment for providers of rental housing.

I operate three rental properties in the Rock Creek area; the first of which was purchased in 1984. Two more properties were added in 2008. My rents are well below market rate. My last turnover of a rental was 8 years ago – my tenants have no desire to relocate. If they did, they'd not find a rental for their existing rate.

Taxes on my properties total nearly \$9,000 annually -- Insurance is another \$4,000 yearly cost.

Now the Senate would have landlords further accept non-payment of rent as normal. The Oregon Legislature might as well pass laws requiring landlords to offer their properties for free, allowing renters open access indefinitely.

The Oregon State Senate should instead investigate other ways to assist low-income tenants without burdening landlords unfairly as SB 799. If we are to maintain our properties & provide safe & clean housing for our tenants, we cannot do so without income.

Respectfully submitted,

James Cannon
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