

Submitter: Eric Lozano

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

I am the owner of a small property management company in the Portland area. We specialize in smaller plexes and single family homes. We understand the need for clear tenant protections but, respectfully, we suggest the current measure is too restrictive and does little to address the issues around housing availability.

A potential boost to available rental housing are small investor/owners owning just a handful of units. Increasingly those participants find the legal environment in Portland and Oregon more broadly, too difficult to navigate. They often choose to exit the market completely or have increased need for management and legal help. This serves only to increase costs to small investor owners, making the choice to invest in rental housing more fraught. In addition, more of our income in property management goes to making sure we understand the constantly changing legal landscape. We are a micro business and such costs can cause us to close.

As mentioned, we are a micro business. In order to survive we need to treat the tenants we work with fairly and well. So, we are writing today as advocates for tenants renting from mom and pop owner investors. I can tell you first hand that tenants and owners both know working together with clear communication and sense of fairness, yields a good sense of home and a decent return. This bill does not facilitate a better working relationship or protection where it might be needed. It would be better to facilitate ways owners, managers, and tenants can work together, than to create a divisive environment; as I believe this bill contributes too.

My request as a constituent, and Oregon small business owner is please do not pass this bill