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On Behalf Of: My clients and tenants and industry  
Committee: House Committee On Housing and Homelessness  
Measure, Appointment or Topic: HB2305

I KNOW HOW TO SAVE THE RENTAL PROPERTY INDUSTRY AND SOLVE THE HOUSING CRISIS! Did I get your attention? Are you interested? Then read this!

Passing HB 2305 would be a glimmer of hope that property owners have to regaining confidence in providing rental housing to families that need it! Particularly non-corporate property owners or “the mom and pop landlords” as many people refer to them. This group of property owners will be the saving grace to this industry and to renters statewide. This is the ownership group that has the strongest chance of breathing life into many families dream of finding a suitable home.

The passing of Senate Bill 608 was the first substantial blow to the confidence of the entry-level or small Time landlord. It took away many rights and privileges that they have as owners. It instilled fear in them and severed many of their options for their future. Particularly landlords to find themselves in a crisis. The 90 day notice of rent increase, the 7% plus CPI rent increase limitations. These were great things (unless the property is severely under market) These are things I’ve been doing in my career since 2009. Far before it was required. The rest of the legislation, such as the limitations on the ability to sell their home, just resulted in more people selling their rental homes!

Shortly after, the passing of the FAIR act amplified those negative results, created even more confusion, more fear, more inability for first-time landlords to be confident and making the step to invest in a rental property and provide housing for families that need it! And furthermore, making landlords feel like they are being held hostage by bad rental scenarios and yet again, resulting in more homes sold out of fear.

Shortly thereafter, the handling of rent payment requirements during the Covid era turned those fears into nails in the coffin. And what happened next?... HB 2001. Didn’t help much. Do you see the trend here?

The bottom line is, if legislation continues to move in the direction it has historically over the last five years, if there are rental homes left for people to rent in Oregon, they will more likely be owned by corporate landlords and companies. Who don’t have the same level of personal investment. Who are not local. Who are not invested in our communities!

I am nearly a 20 year veteran in the property management industry. A 10 year veteran of the real estate industry. And over 20 year veteran of the construction

industry... Being a licensed contractor myself. I have my own set of ideas as to how it would be easier to build housing too! But... The solution is right in front of us. The houses are here. They are simply not owned by people that are willing to be landlords. Because they are afraid. They are afraid of not being able to get people out of their houses when they are not being respected before it financially ruins them. This is not a dramatic statement. This is the reality for some people! For current landlords, If people want to continue to invest in real estate, even after a 1031 exchange, some feel it's safer for them to take their equity and put it in a REIT! which is not money that helps the Oregon housing market!

I am a renter myself. And as long as I am in the property management industry, I will be a renter.

I believe in being part of the community I represent. It also means that when I advocate for legislative change, I'm advocating for people like me as renters. I'm advocating for people like me as an industry professional. I'm advocating for people like me who have dreams of becoming a property investor someday! Passing HB 2305 will help protect landlords. It will help guard against those bad stories that other landlords tell their friends that keep them from being Land Lord's too!

Pass HB 2305! Help protect property owners and responsible renters from the less than 10% of the renters that create problems from repeat violations and nonpayment!  
Help save renters