

Submitter: Dennis Dishaw

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure, Appointment or Topic: HB3054

To the members of the: Senate Committee On Housing and Development

Thank you for considering passage of HB3054

I'd like to point out a few observations in my testimony in favor of HB3054.

The obvious is that the rent increases are unaffordable. Our rent has doubled since private equity purchased the park. Rent has increase as much over the last 10 years as it has during the last 40 years. The private equity firms would have you believe that is due to rent legislation. Their attorney has repeated tried to gaslight everyone with his "you made us do it" every time he testified before the committees. The reality is that honest landlords did honest business. There was no need for laws because they were a law unto themselves.

The private equity firms saw a lack of legislation and decided to exploit that to their advantage that is the reason HB3054 is necessary. These are not local businesses making a living. These are primarily foreign and out of state investors looking to exploit the existing laws to extract as much wealth as they can from Oregon's poor, disabled and seniors communities.

Another thing I would like to point out is the wealth they extract does not benefit Oregon in anyway. Quite the opposite the businesses in our State are affected, by virtue of the simple fact we can't afford to do business with them.

I should also mention our property values are decreased and with rents that equal apartment rental prices most people don't see purchasing as a viable option.

Given the economic uncertainty, can Oregon afford to line the pockets of foreign investors to the detriment of it's citizens? I believe HB3054 would be a great help to correct an oversight that to this point was just common decency.

Thanks for considering my input hopefully it brings some additional insight and reasoning as to why passage of HB3054 is not only important to the individual but the community and State as a whole.