

Submitter: Marcia Gohman
On Behalf Of: NTN - Northwest
Committee: House Committee On Rules
Measure, Appointment or Topic: HB3974

Good afternoon,

I am writing in opposition to HB 3974 which would decimate my clients, and MY business.

Oregon is already seeing a mass exodus of landlords and business owners. My company, National Tenant Network – Northwest has seen a decline in Membership along with the several Rental Owner's Associations that we work with. Landlords are sick and tired of all the laws designed, apparently, to make them sell their properties to BlackRock or whomever, and feel that they are being forced out of business.

Many of my larger clients have sold their properties in Oregon and have told me that they will NEVER invest in this state again. These people owned many large apartment communities which were to be passed down to their families.

In 2023, approximately 131,000 people left Oregon, while 125,000 moved into the state. This resulted in a net migration loss, and Oregon's population has declined in recent years. Census Bureau data indicates that Oregon lost about 6,000 people between July 2022 and July 2023. Oregon Public Broadcasting - OPB reports on this net negative migration, particularly in Multnomah County, where Portland is located.

The problem is that the people moving here are not business owners and will not pay much in taxes to support our economy. We are losing business owners, and small "Mom and Pop" rental owners are in the process of selling off and moving to Arizona or Idaho, places much more favorable to landlords and businesses.

"In Oregon, private property laws generally ensure the rights of landowners to exclude others and use their property as they see fit, while also recognizing certain exceptions and limitations." From an AI result of a web search.

All these new laws make it frustrating for landlords. A landlord has a right, and responsibility, to make sure that they are handing over the keys to their investment property to someone who will take care of that property and pay the rent as agreed, and who is not a criminal who could wreak havoc in the community or neighborhood. To discern this, the landlords use Credit, Eviction and Criminal checks along with calling the landlords and employers to make sure that the information on the application is correct. Many landlords ask for a copy of the applicant's driver's license and a recent pay stub to verify identity. You have to KNOW who you are renting to! Good grief! It's a property worth a few hundred thousand dollars! I would like to

suggest that anyone who thinks that "Screening Fees" are egregiously applied, that they purchase a rental house and just rent it to the first person who appears with no screening or background checks.. Then let us know how that works out for them.

I've been in this business for over 30 years and am facing the prospect of losing my business because Oregon is awful. It makes me sick. I love Oregon and have so enjoyed working with landlords big and small to help them find qualified applicants. But with all the crazy new laws, my business is dying.. along with Oregon. It's just so, so sad..

Please help Oregon landlords! And my business!!

Thank you for reading this.

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