

Submitter: Franklin M

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB799

Esteemed Members of the Senate Committee On Housing and Development,

In regards to SB 799, I urge you in the strongest possible terms to please oppose this bill. I think everyone can agree Oregon has a housing problem. The problem is complex, however the solution is not to make things more difficult, costly and risky for the investors and landlords already providing housing. As a Realtor, residential property investor and private landlord of 22 years, I've been frustrated with the direction our State has taken in respect to landlord rights. When I started over two decades ago, I was much more lenient regarding tenant qualifications, simply put I would "give someone a chance" if believed they'd be a good tenant, even if they didn't really qualify. And even though I've never had to file an eviction, I can say definitively say that is no longer the case. The harder Oregon has made it for landlords to evict tenants, the more stringent I am with my qualification criteria. It's sad to say, but I simply can't afford to "give someone a chance". The pandemic is over...continuing pandemic-era restrictions (like SB 799 is proposing) does nothing but disincentivize real estate investors and will ultimately contribute more to the housing problem. Please oppose SB 799. Thank you.