

Submitter: India Ellis  
On Behalf Of:  
Committee: House Committee On Housing and Homelessness  
Measure, Appointment or Topic: HB2305

Dear Esteemed Members of the House Committee on Housing and Homelessness,

I urge you to support HB 2305. It does no good for tenants who cannot afford rental housing to stay in a situation they cannot afford. Nor does it do any good to landlords to incentivize them to move to short term vacation rental to avoid the issue of having tenants in properties who cannot pay the rent and who cannot be evicted in a sensible timeframe.

After 5 years living in Eugene, it seems to me that there needs to be some form of rent control to keep the price of housing rental stable for people of lower incomes and on fixed incomes. To me it make sense that there should be some rule that 20% of any given company's holdings are rented at a discounted rent. So if a landlord owns 4 properties, then he rents those for what he can get on the open market. If he owns 5 then he rents one at a substantial discount. But this only works if he can evict tenants who don't pay their rent! In addition there should be some kind of tax incentive for individuals or corporations to rent housing at a certain percentage below the going rate, to incentivize companies to rent to lower income people. This only works if it is easy for landlords to evict problem tenants. It seems imperative to make renting properties easier on the landlord so that he doesn't just shift to short term rentals, which undermines the cohesion on communities, messes with school funding and a number of other issues.

My preference would be for a removal of regulation, rather than piling on more rights for landlords, then more rights for tenants, then more rights for landlords in an endless fashion. But assuming it is more difficult to remove existing regulation than it is to pass new regulation, I'm urging you to support HB2305. And then maybe pass more regulation that makes landlords of many housing units to be required to rent some out for low income households.

Kind Regards,  
India