

May 3, 2017

RE: Testimony in Opposition – HB 2004

Dear Chair Gelser, Vice Chair Olsen and members of the committee,

My name is Tia Politi. I am a licensed property manager and President of the Lane County Rental Owners Association, representing more than 1000 members. I am a board member of the Oregon Rental Housing Association, and co-own five mortgaged rental properties.

Since 1982, the Landlord-Tenant Coalition has brought housing providers and tenant advocates to the negotiating table to craft sensible legislation mutually beneficial to the landlord-tenant relationship.

This session, for the first time in 35 years, tenant advocates refused to negotiate, and the result is HB 2004. This bill is a one-sided effort that has already resulted in increased rents as owners scramble to head off rent control limitations; decreased rental housing supply as owners flee the marketplace ahead of onerous regulations; and increased strictness in tenant screening as owners seek to mitigate risk should their right to terminate a tenancy without cause be revoked.

I teach as part of St. Vincent de Paul's 2nd Chance Renter's Rehab program. If HB 2004 passes, I won't have the luxury of giving my own students a 2nd chance – it will be too risky. Tenant advocates may say it's easy to evict for cause; as a longtime property manager, I can tell you that it's not.

This bill will directly harm those it claims to want to help, and just the specter of it has already resulted in increased rents and decreased supply – the opposite of what Oregon tenants need right now. HB 2004 also creates a two-class system – some residents will enjoy protections, others won't, and all at the expense of the largest contingent of small business owners in the state.

Please senators, you are our last chance to stop this. Send a message to Portland, that we won't allow them to single-handedly set the direction for the entire state, and that true progress is found in the hard work of negotiation. Let's get both sides back to the table. We can do better.

Thank you for your time.

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