

Hello,

Thank you for this opportunity to share my experiences with you. I live & work in Portland, Oregon. I own & manage several rental units. I also help people buy & sell properties, I am a real estate agent. Since the "tenant protections" have been in place I have seen many smaller housing providers sell their properties. Almost always, the new owner occupies that property. If the property remains a rental, the rent is always raised after the sale. "Tenant protections" are making rentals harder to find & more expensive. The laws are convoluted & pretty much require the housing providers to hire property managers & attorneys; services like these are very expensive.

I have one property where the tenant did not lose their income but decided not to pay rent, because she could do that. I became aware of a serious electric issue at the property, but the tenant would not allow the work to be done. I applied for rent assistance, the process was difficult to navigate & I waited several months to be paid. I was unable to do any maintenance during this time, I could not afford it & the tenant would not allow it.

We are housing providers, NOT landlords. We provide a service to renters and residents. We need accountability at our state housing agency. The real crisis we are facing is at our state housing agency. This is about basic good governance. We need legislators to call for accountability to get emergency rental assistance out the door.

Every extension of the moratorium has made things more complicated and more uncertain. Our legislature has intervened three times and each time they have made the situation more complicated and more uncertain for renters and housing providers.

Housing providers have been leveraged for more than 18 months. Housing providers have been asked to provide the critical service of housing without compensation for more than 18 months, and to this day there is no guarantee of compensation for missed income because of the problems at our state agency.

The state needs to keep its promise and deliver rental assistance. Renters and housing providers have done their part, now it is time for the state to do its part: cut the checks now.

The money should go to the tenants, so they can then pay their rent. If they squander that money, they should not be able to live in that rental. Moratoriums just make things worse.

Thank you.

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