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Respectfully, I oppose SB 282-1.

I manage 200 units in the Portland-metro area, ranging from single family homes to large apartment complex. The vast majority of my single-family home owners are individuals who have spent years saving up their money to purchase a single-family home as an investment property. Most of my owners do not possess the deep pockets to survive two years without receiving rental payments. Many are electing to sell their investment properties rather than accept the frightening level of risk the legislature is asking them to carry.

In addition, I also work with out of state investors looking to purchase rental properties or to develop them. We have seen a significant drop in interest in investments in Oregon. Our investors are purchasing or developing in other states, citing a lack of trust in our government to represent their interests and a complete inability to protect the value of their assets.

And while I understand that this is a difficult time for many tenants, and tenants are deserving our of protection, we cannot simply ignore that most investors don't willingly sign up to lose money without any hope of recoupment. The proposed legislation ignores the economic realities of owning investment property, and encourages too much distrust of the market.

These policies will only contribute to the housing crisis and housing prices will only continue to rise. I believe we are already seeing the impact of these laws - each home we list for rent is renting significantly above market, and is renting within a matter of days. Supremely qualified applicants tell me they have applied to multiple homes and are unable to secure a place to live, despite months of looking. And although the Portland market has always been competitive, the desperation in their voices suggests that something more is going on.

Quite frankly, I see no reason why any tenant should pay rent at all under the proposed legislation. Their nonpayment cannot be used against them in future applications, and the nonpayment cannot be reported to credit agencies. In the absence of a negative outcome, why would anyone pay rent? These policies singlehandedly reduce the value of an asset to zero if a tenant refuses to pay rent.

The legislation ignores the possibility that some tenants are not paying rent simply because they don't have to. While most tenants are hard working individuals who take their debts seriously, some are not.

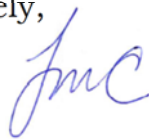
To provide a few brief examples:

1. We have one tenant who informed us that his roommate is refusing to pay rent, despite having full time employment. Because his roommate isn't paying, he told us he isn't going to pay either. They currently owe over \$12,000, and have not paid rent since March, despite both having full time employment.
2. We have another tenant who is a self-admitted alcoholic. He struggled to pay rent before the pandemic, and we worked with him regularly to arrange payment plans so he could maintain his housing. After the pandemic began, he called to ask us what we would do if he didn't pay rent. We told him, honestly, that we could do nothing. He has not paid rent for several months, is not willing to make payments as he did previously, and has an outstanding balance of over \$7,0000. His employment has not changed.
3. A third tenant is an undocumented immigrant. He learned he does not need to pay rent to maintain housing after a discussion with our on-site manager. He immediately stopped paying rent, despite still driving to work each morning, and informed his neighbor he simply plans to leave when the pandemic is over instead of paying his balance, as we have no way of tracking him. He currently owes over \$6,000.

There is simply no need for the legislation to be so one-sided and offer protection to those who truly do not need it. A meaningful compromise must exist – one which allows tenant time to repay the balances owed, but also stops short of simply telling them they needn't pay at all. I fail to see the need for such far-reaching legislation, especially when President Biden represents a vaccine roll out will be substantially complete by the end of May.

For the sake of re-instilling trust in our real estate market, please do not pass this bill.

Sincerely,



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