

18 February 2021

To: House Committee on Housing

Re: House Bill 2163

Dear Chair Representative Fahey, Vice-Chairs Representatives Campos & Morgan, and members of the Committee.

I am opposed to House Bill 2163 and urge you to let it die in Committee.

Speaking as a "mom & pop" rental property provider whose tenant is currently \$8,810 in arrears it is, to say the least, aggravating that yet more help for tenants is being proposed while the property owners who provide the units are being discounted, neglected and having our private property rights ignored and abused by the state.

The bone tossed to rental property owners during last years 3rd Special Session with HB4401 is insulting, particularly while other merchants and businesses are not being forced to "give up 20 percent of their income" for... what, some common cause? I'd like to see a list of the Oregon legislators who have given up 20 percent of their income for tenants?

The sponsors of this legislation apparently think there are funds to be had for this. There is yet no revenue impact statement, no fiscal impact statement nor budget report. Where's this money coming from that couldn't have already been given to tenants—to pay their rent?

Now, more legislation is proposed for tenants? Don't we already have Section 8 housing? There are already many tenant relief programs, non-profits organizations and societies already in place to provide rental assistance - not to forget the governor's emergency orders—benefiting only tenants.

Why do we need yet more tax-payer funded programs for tenants while rental property owners are being hung out to dry?

Misguided legislation such as this does indeed send the wrong message to voters; that legally binding contracts can be arbitrarily cancelled and individual property rights are really not "rights". Again, stop this legislation. Enough favoritism has already been shown.

Sincerely,



Richard Wisner