

Re: SB 799

1/32/ 2023

I am an 83 year old native Oregonian and retired educator. I own a 24 unit multifamily property in North Salem and did not hear any testimony at yesterday's meeting directly from an individual property owner. So here are my reasons for opposition:

- This bill is not an emergency but is crafted like the previous Covid 19 emergency bill which was a regulatory and implementation nightmare.
- It is well meaning but punitive, unfair, is poorly written but singularly burdens property owners for "homelessness" which should be a societal issue.
- Although empathizing with the anecdotal testimony of renters, the eviction statistics were biased, misrepresented and false. A very few tenants are actually evicted and generally have shirked personal responsibilities in knowing tenant/landlord rules and negotiating reasonable settlements. "Wicked" landlords are few like any other few "bad apples" in any business and most owners are desirous of retaining tenants. So get creative!
- Our mortgages, utilities, vendors, maintenance, and taxes must be paid on time so we get squeezed.
- This bill will hurt the renter in the long run as it will result in disincentives to build more multifamily housing and to maintain properties at a good level.
- Creative measures to increase the supply of rental units such as regulatory, zoning, and permitting relief should be addressed. Perhaps helping rather burdening those that provide this housing would be beneficial to the problem.
- Finally this act could be a violation of the 5th amendment of the United States Constitution as an unlawful taking and be challenged in court.

Thank you for considering my testimony.