

Submitter: Charlie Hansen

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB799

To whom it may concern:

I am in strong opposition of this proposed bill. I am a property manager in Eugene, and I manage 200 single family homes for owners (most of who only own 1-2 rentals). 95 percent of the owners I manage for, cannot afford to not receive rent for 1-2 months. During the pandemic, I had a few owners that almost lost their homes because of nonpayment of rent. I did have tenants that truly had a hardship and needed assistance, but I also had several tenants whose income did not change during the pandemic, but chose to not pay rent for months. If the State is going to help tenants with rent, then maybe the State should help the owners with mortgage payments, property taxes and insurance. The owners still have to maintain their properties in habitable and safe conditions (which they should) even if no rent is coming in, but it can truly be a hardship for those owners to do repairs when there is no rental income coming in. In our small company, we had 3 owners sell their homes after the pandemic. I am afraid several others will choose to sell their rentals because of all the restrictions on owners. Less rentals available for tenants, will cause even more issues for tenants .

Thank you for reading this.