

Submitter: JEFF DOOD

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

This all started with Chloe Eudaly rallying a handful of angry tenants to get elected, and then immediately coming up with a huge wave of overboard landlord punishments in 2019. Particularly Relocation Assistance (a misnomer) and screening restrictions. Sold to the public as "Tenant Protections," as if landlords were looking to evict tenants whenever possible. Apparently landlords needed to be punished for providing housing to Portland's population on our own dime and at our own risk. Landlords forewarned that it all would backfire and actually create less housing due to completely spooking away existing and new landlords, and existing and new developers from ever wanting to do biz in Portland. Then along came the wave of pandemic punishments for landlords. Where, if we were lucky, we might be able to get 3 months forbearance from our banks (only with certain types of loans). Meanwhile tenants got 2+ years of not needing to pay rent just by checking a box, no questions asked. Sold to the public as "Covid Hardship Protections", as if all tenants had lost their jobs due to Covid. And landlords were somehow financially immune from any Covid Hardships. So landlords had to suffer and just figure out on their own how to pay the bills and keep the properties livable with 10-30% of tenants not paying rent for 2+ years. At least the State under Gov Brown showed some restraint by not adopting all Portland's over the top punishments verbatim, and coming up with a mini-version instead. Namely 1x month of rent relocation assistance, with restrictions. Now cut to the chase. It's recently been all over the news that landlords are raising everyone's rent by 14%. As if that was actually happening. No clarification to the public that was a number we "could" raise to, but most landlords were not. Instead sold to the public once again that landlords are out to get tenants whenever possible and tenants need more "protections". So now the State is considering going from 1x rent RA, to 3x rent RA. Which puts it above Portland's RA. And of course Portland will soon follow suit by matching the State, or going even higher a few months from now. Well you know what? You know who now needs protections now?? LANDLORDS. Because after 3-4 years of this, it has resulted in the very thing we all forewarned would happen. Now no one wants to be a landlord in Portland anymore, and soon the entire State. No small landlords, no large landlords, no first time landlords. No one with an extra house or basement apartment wants to risk renting it out and be stuck with a tenant for life. They don't care if they get some extra breaks for having 1-4 units. They see the writing on the wall anyway and don't want to even take the chance. And who can blame them? Much safer to Airbnb it, sell it, or convert it back to SFR living space. And developers who have been forced to include some cheap apartments in their brand new projects, at least had a 15 year waiver from the nonsense rules to balance things out. Yet new multifamily project building permits took a nosedive anyway. And now that 15 years

will become only 3 years, and they will have an 8% rent cap as well. Developers and landlords were already scared away. Now you are pushing us off the cliff. To now actually be proposing even MORE landlord punishments is beyond absurd. Unless the goal is to drive away every landlord and developer in the state. Want more housing?? Create some LANDLORD PROTECTIONS! How about REVERSING the existing Eudaly era restrictions?? How about legislation to actually ENCOURAGE new housing by making things EASIER on landlords and developers instead???