

Submitter: Jeffrey Bennett
On Behalf Of: Self
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: HB3054

Dear Legislators,

I am both a landlord and a landlord's attorney.

As a landlord, the cavalcade of draconian, anti-housing provider laws that have been enacted over the past five to ten years have rendered my small portfolio too risky to maintain. Providing housing is a business endeavor. Without the ability to make a reasonable profit without undue risk, it's an unpalatable business endeavor. Due to YOUR laws, I'm selling, getting out of the business, and will join the throngs of others who have done so. Losing housing opportunities is the antithesis of what Governor Kotek purports to be promoting, but that blame rests on the legislature's shoulders.

As a landlord's attorney, I've watched a myriad of rental housing properties succumb to the weight of Oregon's laws. Owners have fled Oregon for regions more hospitable to favorable landlord/tenant relationships. New laws will inevitably perpetuate and exacerbate that exodus.

I could wax eloquent about the delusional path the legislature seems to be bent on pursuing. Alas, I can't tell whether the pending bills are based on delusion, fiscal and economic illiteracy, or deception. Alas, it's the tenants you're pretending to assist who you're harming. Oregon's anti-housing provider laws have driven up operating expenses, discouraged development, allowed terrible tenants to remain in their premises despite their threat to neighboring tenants, and have generally made tenants' lives much worse than anytime in my 35 year legal career. But, I'm not surprised. You're politicians. I just wish the tenants would understand that your political machinations harm... tenants.

If I've made a modicum of sense - and any impact on your psyche - I'm hopeful you'll temper your political ambitions with some common sense. Vote "no" on HB 3054... or explain to tenants why your laws harm them.

Respectfully, Jeff Bennett