

Submitter: Matt Tronsdal  
On Behalf Of: Radiate Hospitality  
Committee: Senate Committee On Finance and Revenue  
Measure, Appointment or Topic: HB4134

Opposition Statement to Oregon HB 4134  
On Behalf of the Hi-Lo Hotel and Portland's Urban Hotel Community

Chair and Members of the Committee,

My name is Matt Tronsdal, and I represent the Hi-Lo Hotel, Autograph Collection in downtown Portland. I am writing in opposition to Oregon HB 4134 and to express concern on behalf of Portland's urban hotel community.

The Hi-Lo Hotel is an independent, full-service boutique property operating under the Autograph Collection flag. Like many downtown hotels, we are still in active recovery. Business travel has not returned to pre-pandemic levels, large group demand remains inconsistent, and operating costs have risen sharply — including wages, utilities, insurance, and property taxes. Urban hotels are also uniquely impacted by public safety perceptions, reduced office occupancy, and volatile visitation patterns.

HB 4134, while well-intended, introduces additional financial and administrative pressure at a time when Portland hotels are working to stabilize occupancy and reinvest in our properties and teams. Every new mandate — whether regulatory, tax-related, or operational — has a direct impact on:

Our ability to keep room rates competitive

Our capacity to maintain and grow employment

Our investment in guest experience and property upkeep

Our competitiveness with alternative lodging platforms

Hotels like the Hi-Lo are significant employers. We provide living-wage jobs with advancement pathways in culinary, operations, sales, and management. We generate substantial Transient Lodging Tax revenue that funds tourism promotion, cultural programming, and city services. When additional burdens are placed on urban hotels without economic offset, the impact ripples through our workforce and the broader downtown economy.

Portland's recovery depends on restoring confidence in its core. Hotels are foundational to that effort. We host conventions, weddings, business travelers, and

leisure guests who dine locally, shop locally, and contribute to the vibrancy of our neighborhoods. Policies that increase operating costs risk higher room rates, reduced reinvestment, and slower economic momentum for downtown Portland.

We respectfully urge lawmakers to consider the cumulative impact of HB 4134 on Portland's hotel community — particularly independent and boutique properties operating on tight margins. We welcome collaboration on balanced solutions that support workers and businesses alike without undermining recovery.

Portland hotels are not just buildings; we are employers, community partners, and economic engines. We ask that you oppose HB 4134 in its current form.

Thank you for your time and consideration.