

Submitter: Chuck DeSeranno
On Behalf Of: Salem Rental Housing Association
Committee: Senate Committee On Housing and Development
Measure: SB611

Dear housing Chairman and committee Members,

My name is Chuck Deseranno and I am the current VP for SRHA, beside that I am I am a third generation housing provider here in Salem. I am testifying to day in opposition to SB 611 as it is currently presented. I say this for the following reasons:
1) Adjusting rent increase cap.....The current cap has worked well in these prior years. But due to inflation and economic conditions it is now stated that things need to be changed. and again the housing provider is being asked to absorb and alter the current situation in favor of the tenant... just as during the Covid 19 pandemic. I say this because our association is made up "mom and pop" members....to which most did not raise their rents to help the tenants. If they did raise rents it was nowhere near the cap. So now when

they have the opportunity arise that they can reclaim their past losses.....they are told sorry it is too little and they now have to give more .

2) 3x Rent for Relocation costs....We have lived with 1x and I can not see by any evidence that 3x is nothing but a inconvenience payment to the tenant or punishment to the

owners for properly using these exceptions....Not sure other than making these exceptions cost prohibitive to exercise so they will not be used

3) 15 yr to 3 yr cap exemption....So even newer builds will be able to recoup their investment cost, but old building which make up a even bigger percentage of the rental market is

told to once again take the "hit" even more for their prior cost.

Matter of fact I do not see how this helps stabilize the situation...using any of these exceptions still requires that the tenant to move

Thank You for your attention

Chuck DeSeranno