



TO: House Committee on Housing
FROM: Ron Garcia, Executive Director
Rental Housing Alliance Oregon
DATE: April 26, 2021
RE: SB 282

My name is Ron Garcia and I am the current President of Rental Housing Alliance Oregon - established in 1927 we represent mostly smaller landlords. We have about 2000 members and 60% of them own 4 units or less.

Years ago I witnessed a wedding where the minister prayed for the couple that throughout their future life together they would remember to "think more about their responsibilities and less about their rights".

It strikes me that this is also applicable for Landlords and Tenants - And that instead of escalating conflict by adversely professing each other's unique "rights" - That we should begin to work in collaboration. I believe with mutual respect we can work to promote one another's mutual protections.

With this in mind I want to go on record to say that the Oregon Rental Housing Alliance supports SB 282 because It was crafted with that spirit in mind, SB 282 allows us to keep pandemic and wildfire victims, with dignity, in stable housing while it also ensures landlords can maintain the safety of the property and community by keeping key protections in screening occupants and holding tenants responsible for action and violations.

Tenants want to pay rent. and they deserve safe and stable homes. Landlords want to provide safe and stable housing and they also need to run their business profitably without threats of lawsuits.

We all want to see the financial burdens caused by the pandemic and wildfires cured and SB 282 helps do that in a fair way. We do believe that the tax credits to landlords for unpaid rent forgiveness (as are being discussed in SB 330) would actually compliment this bill. We are encouraged that our leaders are drafting equitable solutions for housing needs that share a win-win for both Tenants and Landlords.