

I write in absolute opposition to this bill. As an owner of about 100 units in the Portland area and a 50% partner in another 200 units partially in Portland and partially in Bend, I have struggled through this COVID pandemic like so many others. However the housing and affordability crisis facing Oregon at this time existed long before COVID and will continue to exist long after COVID. Various special interest groups, and to a significant degree local City leadership as well, are now attempting to solve some of the problems that have been created over a very many years by using COVID as an excuse to further regulate how rental housing is managed and operated. A continuation down this path will surely result in the eventual exit of any additional housing capital from the State of Oregon and along with it any hope whatever for the additional housing construction that is so desperately needed to help solve the shortage of adequate housing which is what is largely responsible for housing being so unaffordable. I personally have many tenants, in fact most, that one way or another have managed to pay their rent and utility payments throughout this crisis. Most by means of finding jobs wherever they may be and earning enough money to pay the rent, and a few more by means of taking the initiative to avail themselves of the various help programs that have been available. And then I have a few more, perhaps 5% or so of the total, whom as nearly as we can tell are just taking advantage of the eviction moratoriums that have been imposed at various levels and which for the most part have required no actual statement of certification of need form the tenant. These folks refuse to even talk to us or to acknowledge the debt. Very telling in the regard is that the program that Oregon just rolled out which offers to pay 80% of the rent for these tenants if they will testify to their having been negatively affected by COVID, is resulting in out being unable to get many of these tenants to sign the required affidavits. We can only assume that they understand the danger in attesting to something that is not true, namely that they actually have been affected as opposed to just being opportunistic. There is no way that these tenants who are being the bad actors in this, should be rewarded for this behavior with any of the concessions being considered in SB 282. It is not fair to the landlords in this state who are trying to continue to provide safe and affordable housing to the states residents, and it is also unfair to the 95% of our tenants who are doing the right thing and paying their rent or finding social service agencies to do it for them. And as noted I'm sure by many others, continuation of the moratoriums and deadlines will just put the problem off into the future and in so doing further disincentive anyone to build any more housing which is so desperately needed. I instead ask you to work on real solutions, to simplify the process for getting rental assistance to tenants who are truly in need, and above all, do not reward the ones who are not truly in need with the largess and forgiveness of this bill, which will do nothing save further encourage unacceptable behavior on the part of a few bad apples.