

**I OPPOSE [HB 2754].**

Representative Marsh, did you author [HB 2754]? If not, who did?

<https://olis.oregonlegislature.gov/liz/2023R1/Downloads/MeasureDocument/HB2754/Introduced>

**The problem as I see it:** A landowner for tax purposes and or out of the goodness of his/her heart, makes a pact with the Devil (the Oregon Legislature) to keep the proposed residential Housing project's "rent" at a rate considered "Affordable" for a specified period of time, usually 15-30 years. People move in and live in the apartments for years.

The property is close to ending the agreed to time period to remain in "Affordability" and Senior citizens are emotionally devastated at the prospect of "evictions" or to pay the "Market Rate" (which they can't afford) to remain in their rented "homes." The property in question does not have to remain as "Apartments."

Are the Senior citizens and all Tenants of the aforementioned property entitled to the remedy proposed by [HB 2754]?

Maybe. They are adults and have an affirmative duty to perform their responsibilities contained within the "contract/rental agreement" knowing the date when the "Affordability period," comes to an end.

Did the, "contract/rental agreement" have language contain a "warning" as to the termination date? Maybe.

Does the State of Oregon have an affirmative duty to "warn" residents living in the property, periodically, as to the contract condition defining the period of "Accountability?" Maybe.

A controversy now exists. Time is running out, people are upset and the Legislature is reaching for the "political band aide" to cover the gaping wound.

\*Nowhere is there any love for the Property Owner/Landlord.

\*\*The Property Owner/Landlord lost thousands of dollars due to the eviction moratoriums, Tenants took advantage and ran-up large back-rent obligations with "No" intention to pay their obligations. Some Property owners "Lost" their properties due to the eviction moratoriums related foreclosures and or bankruptcies.

The website below are concerned with the State of Oregon's "Rent Law."

[https://oregon.public.law/statutes/ors\\_456.255](https://oregon.public.law/statutes/ors_456.255)

[https://oregon.public.law/statutes/ors\\_90.427](https://oregon.public.law/statutes/ors_90.427)

[https://oregon.public.law/statutes/ors\\_90.323](https://oregon.public.law/statutes/ors_90.323)

[https://oregon.public.law/statutes/ors\\_90.324](https://oregon.public.law/statutes/ors_90.324)

[https://www.oregonlegislature.gov/bills\\_laws/ors/ors090.html](https://www.oregonlegislature.gov/bills_laws/ors/ors090.html)

[HB 2754] does not fix the problem concerning the "Affordable Housing property deals."

David S. Wall  
Mr. Oregon Concurs.  
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