

Submitter: Jason Miller
On Behalf Of: Oregon Rental Housing Association
Committee: Senate Committee On Housing and Development
Measure: SB799

Senate Bill 799 makes permanent emergency measures put in place during the COVID pandemic to avoid massive amounts of evictions.

These measures were not meant to be permanent; they were an extreme measure taken during extreme times. If these emergency measures are made permanent it will have a negative impact on the rental housing industry.

Mom and Pop housing providers will be forced to sell their properties before they lose everything when they go months without rent payments, these rental homes will most likely become owner occupied making the pool of available rentals in Oregon even smaller. This happened when these measures were temporarily implemented and is sure to happen if they are made permanent.

The risk of not receiving rent on time is increased with these measures and a Housing Provider can go months without any payment. They will have to take money from their family budget, retirement/savings, or even borrow money to pay expenses and mortgages. More problematic is there is no guarantee they will ever see the past due rent owed. Because of the increased risk, housing providers industry wide will need to increase rent to all tenants to make up for the financial loss these measures cause.

There are better ways of addressing the small number of tenants who are unable to pay rent than putting the financial burden on Housing Providers and other tenants.

Making these measures permanent will decrease the available rentals and increase rents making Oregon's housing problems worse.