



Dear Chair Smith Warner, Vice-Chairs Drazan and Holvey, and Members of House Rules Committee,

My name is Natalie Dybens, and I am a Landlord Liaison, testifying as the Recording Secretary, Steward, and E-Board member of AFSCME Local 3267, Homes for Good. Passing SB 278 is needed to prevent anyone who has applied for rental assistance from being immediately evicted.

SB 278 simply says that if you have applied for rent assistance, you can't be evicted for 60 days. It's the right thing to do and it gives enough time for the rent assistance to be processed during this time of record need.

I get calls and emails daily from landlords and tenants including inquiries about resources and current laws for both subsidized and unsubsidized housing units. While the Landlord Compensation Fund was the first to open, I am aware that we are still working on issuing payments for those Landlords who applied to the first round of funding. This means that even though funds are on their way, landlords are still financially stressed to stay afloat. When the end of the month hits, I think many will choose to terminate tenancies despite funding being available, simply because of the enduring financial stress coupled with the regained ability to terminate. Passing SB 278 will allow a grace period for landlords to get their rent monies owed and to reconsider whether they truly want to terminate their tenancies, or if it was just a short-sighted goal in response to the financial stress due to the pandemic.

Please pass SB 278. I believe it will help not only tenants, but landlords and our community as we all recover from the pandemic.

Sincerely,

Natalie Dybens
E-Board, Recording Secretary, and Steward, AFSCME 3267
Eugene, OR