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**Sent:** Wednesday, March 27, 2013 10:26 AM  
**To:** Newell Channa  
**Subject:** SB 558-11

Chair Shields, Vice-Chair George, and members of the committee,

Many Oregonians are still struggling each month to try to find a way to avoid foreclosure on their home. 5.27% of all Oregon Homeowners in January 2013 were past due 90 days or more on their mortgage. With the advent of SB 1552, homeowners who were struggling were given the opportunity to request mediation with their servicer as a way to get straight answers and see what options might be available to avoid having to lose their home. Sadly however, many of these homeowners are finding themselves in the judicial foreclosure process, and when they go to request mediation from their lender they are rebuffed due to the fact that the bank doesn't have to participate. SB 558 -11 remedies this and helps address other loopholes that have been found since SB 1552 went into effect last summer.

Mediation is not only a benefit for struggling homeowners who want to get a straight answer about their options from their lender, it's also a benefit to the lender themselves. US Bank has already announced, in an article in The Oregonian on February 18<sup>th</sup>, 2013, that they support mediation. "We see the mediation process as being very effective," said Malia Wasson, U.S. Bank's president for Oregon and Southwest Washington. "We get quick answers and conclusions, which is of course what our borrower wants." Lenders are looking for a quick resolution to the foreclosure process as well to cut their substantial foreclosure costs, making the pursuit of mediation a goal for both parties. With SB 558 making the pursuit of mediation between both lender and homeowner even easier, it will have a positive impact to both parties.

SB 558-11 has a lot of benefits that will strengthen Oregon's mediation program for the better. It forces the smaller out of state servicers to mediate while still exempting many local credit unions and banks. It maximizes participation for those homeowners who want to have a face-to-face talk with their lender, and it allows for enforcement by the attorney general to protect the rights of homeowners to pursue mediation.

Please support SB 558-11, which will provide the most benefit to Oregonian homeowners. By doing so you'll support not only Oregonian homeowners but also lenders who both are trying to find ways to avoid the pain and financial loss of a foreclosed home.

Thank you for your thoughtful considerations,

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*¡Una comunidad viva!*

