

I oppose SB 282 and feel this will have the opposite effect for protecting affordable housing as intended. I own single family rental homes in the Santiam Canyon. I have some tenants who have not paid rent for 10 months or more. I have given them the information on where to apply for rental assistance, but I can not apply for them. I still have to pay my monthly mortgage, insurance, taxes, some utilities, and repairs. If this bill passes and tenants don't pay, I will be forced to sell the homes. I do not have the funds to continue to support these families for another year. Therefore, there will be less rentals available for tenants if landlords like me can't hold onto our properties. Having fewer rentals available could also cause higher rents as there would be fewer rental properties to choose from. We already have a shortage because of the Beachie Creek fires. I do understand the need to have available housing for tenants, but I do not understand why landlords would be required to support those families for years without any guarantee of rental income.

In addition, all of my properties are on septic systems that have limited capacity for number of people that can use the system per day. I always have to consider the number of tenants with how big the septic system is on the property. If tenants are allowed to have unlimited number of guests, that can stay an unlimited amount of time, this could quickly cause the septic systems to fail. If this bill passes, and I was not allowed to limit the number of people staying at the rental, there could even be fines by DEQ if I could not stop overuse of the septic system. Septic repairs can cost thousands of dollars or tens of thousands of dollars. I should not be forced to allow tenants to create septic problems that DEQ already has clearly defined rules about capacity and usage. If this bill passes, it would force me to allow overuse of systems that are against the rules by DEQ. The tenant has no responsibility for any of these extra fines, fees, repairs, or costs so therefore has no incentive to help prevent them. Without a working septic, or a failing system, it could decrease the value of my property as well.

Also, on properties that I am paying utilities, then additional people at the unit will increase those utility bills with no limits. The rental amounts I agreed to was based on the number of people living in the unit. This will only increase the need for me to sell the properties and that will decrease the available rentals in the area.

Thank you for hearing my testimony.

Sharlene Trexler