

Oregon Senate Committee on Housing and Development

Chair. Sen. Kayse Jama
Vice Chair. Sen. Dennis Linthicum
Members Sen. Dick Anderson
Sen. Jeff Golden
Sen. Deb Patterson

Re: Opposition to SB 282

03-04-2021

Chair. Jama, Vice Chair Linthicum, and Committee Members

First of all I would like to thank you for taking the time to read my written testimony in regards to my opposition to HB 282 in its present form.

My name is Charles DeSeranno and I am currently the Vice President of the Salem Rental Housing Association. I come to you today not as a Vice President but as a small housing provider here in Salem.

I oppose this bill not because I do not think it is a good starting place for open discussion with the parties involved (Tenants, Housing Providers, and the current Legislative Session).

I oppose it because of the following:

- 1) I received the amendment to this bill less than 48 hours ago and feel there has not been enough time for proper review.
- 2) The Bill and its amendment are once again totally waited towards the tenant as it relates to the damages of Covid 19. It does not address the rest of those who were also effect during this pandemic. Matter of fact it creates further burden and responsibility on the housing providers.
- 3) Where are the protections that are provided to Tenants provided to Housing Providers in this bill? When it comes to their mortgage companies, credit reporting, or what is counted when acquiring a new property and loan. On the reporting to credit bureaus I have personnel experience with Wells Fargo. I was one of those who checked into their Covid 19 program and was placed into that program without my approval. When I went to rectify the situation I found that

They had reported to credit agencies that I was on their program...when the idea was that there would be no such adverse reporting.

- 4) I am unclear on how the section of the bill as it relates to guests is relevant to what the bill was crafted for.

I have only mentioned a few of my objections over this bill and its ramifications to a major player also affected by Covid 19.

As a solution I would like to suggest that a work group be formed of the parties involved to address the inequities presented by this bill.

One consideration of the work group could be is to explore packaging other bills of this nature (Housing) into one bill for consideration.

As I said before the Bill presented is a good start for discussion, but is still too rough in content for me to support.

Again thank you for your reading and consideration of my testimony.

Charles and Janice DeSeranno
Marion County Oregon