

Dear Legislators,

I am writing to share the perspective of my members, many of whom have been severely impacted by the various rental moratoriums issued since April 2020. While many of the measures implemented were troubling to my constituents, we also understand the challenges posed by the shut downs and the logistics of trying to figure out who needed help and who didn't. At this point, we are seeing help on the horizon which is very encouraging. The Landlord Compensation Fund is one part of the solution. Certainly, the other part of the solution are the federal funds being distributed to various Community Action Agencies statewide to provide rent assistance to qualifying renters. Unfortunately, the numbers aren't adding up to a complete solution.

SB 330 proposed a fantastic opportunity to provide the last piece of help that could solve the problem of rent arrears. Unfortunately, though, the provision that would have allowed housing providers to take a tax credit was removed, unless the provider had received help from the Landlord Compensation Fund. We fervently hope that it will be put back in as we see this as the third leg of the stool that will provide a solid base for recovery for both renters and their housing providers.

Certainly, there can be no doubt that another part of the long-term solution, requires expanding opportunities for more housing. For example, a bill that passed in a prior legislative session, now allows counties to permit an ADU under certain circumstances, but only if the property lies within the urban growth boundary. How about allowing ADU's on all county properties? Love the push for tiny house communities, and would love to see more of that, also more trailer parks would provide affordable housing for Oregonians. Just doesn't seem like we're seeing opportunities to add those, so perhaps you could focus on incentives or legislation that would encourage more of that.

Part of the reality that you need to take into consideration is that more restrictions on housing providers is causing the sell-off of property portfolios. While some of those units are kept as rentals and are being purchased by new investors, the majority of the single-family home sales are being snapped up by home buyers who intend to live in the unit, thereby removing another property from rental stock and making Oregon's rental housing situation more bleak than ever.

Thank you for taking the time to hear our perspective.

Best regards,
Tia Politi, President
Rental Owners Association of Lane County, representing more than 1200 members in Lane County