

To: House Committee on Rules
Oregon State House of Representatives
From: Charles E DeSeranno
Vice President Salem Rental Housing Association

Dear Committee Members,

I am writing to you in Opposition to the amendments being presented on SB 278 at this time.

Not only am I Board member of my local housing association my wife and I are small property providers. We have worked for many years to obtain our properties and have incorporated them into our current retirement.

We have all suffered under the pandemic and thought we were seeing the light at the end of the tunnel as of late per the Governor. It would appear that was not the case as this Bill just kicks the can down the road once again for a select group of citizen's of this state.

My other concerns regarding this amendment is as follows:

- 1) Many hours and great cooperation between all parties concerned went into negotiating SB 282 which was signed into law. That Bill was suppose to be the transition from pandemic to post pandemic for tenants as well as owners. This Amendment circumvents those efforts by extent ending the current moratorium due to expire for some individual's
- 2) Owners across this state have worked with their tenants to insure they stayed in their homes. Those tenants that were truly interested working thought this situation have already done so. It is believed that this amendment just further incentives the bad players....and is not basically needed.
- 3) The lack of time and opportunity for thorough review and debate is also of concern. Posting and announcement of Public Hearing with in hours on the same day...At the least implies the lack of transparency and political subterfuge.
- 4) Owners feel that they have made many concisions and compromises during this session in favor of tenants thus fare...while bills in their favor such as SB330 are held up in committee or died with no action taken.
- 5) There is no accountability or responsibility for the tenant to follow thru after submitting proof of application or to keep property owner informed of progress or denial of funds applied for...But there is plenty of accountability placed on owners if they should fail in any part of this process with monetary penalties.

It is for these reasons that we oppose this current amendment.

Thank You in advance for your consideration in this matter,

Charles DeSeranno