



JUN 17 2021



From the desk of
Rep. Julie Fahey

A handwritten signature in black ink that reads 'Julie Fahey'.

Support SB SB 278A

**Comes to you after unanimous and enthusiastic bipartisan passage in House Rules
Protects renters who have applied for rent assistance.
Protects landlords
Supports the distribution of federal rent assistance.**

Oregon has hundreds of millions of dollars in rental assistance for low-income renters struggling during this difficult year. Rent is due July 1, 2021, and there is no grace period for rent due from July forward.

More than 10,000 households have applied for emergency rent assistance through Oregonrentalassistance.org. 70% of them need help with July rent. 61% earn less than 50% of their local median income. These are our most vulnerable Oregonians and they are in trouble come July 1. Community action agencies and community based providers are working incredibly hard to meet unprecedented demand. During testimony on the bill, it was clear that because of federal delays, issues standing up a brand new system, and incredible need for the funds, without SB 278, people will be evicted while their rent assistance applications are pending.

SB 278A protection for tenants:

- Prevents evictions for people who are in line for assistance, while their applications are pending.
- Applies only to people who have applied for rent assistance. If they are worried assistance won't get to their landlord before rent is due, proof of application stops non-payment evictions until the rent payment is made or in 60 days, whichever comes first.
- If rent payment isn't received within 60 days, landlord can move forward with eviction.
- Tenants can use SB 278 protections only once.

SB 278A protection for landlords

- Risk is guaranteed. If payment isn't made within the 60 day timeline, compensation is available for missed rent payments during that 60 days.
- Makes landlords whole through the Landlord Compensation Fund. Landlords who used the Landlord Compensation Fund - which paid 80% of rent owed - will be reimbursed retroactively for the remaining 20% and new awards will be 100% of back rent owed.

SB 278A is:

Narrowly tailored

Specific to tenants who have applied for assistance

Essential to preserving stability for tenants and distribution of rent assistance to landlords

We support SB 278A

No one in line for rent assistance backlog deserves to lose their home

