

March 3, 2021

Re: SB 282-1 Hearing

Dear Senate Committee,

I am writing to you as a 28 year old, 2015 graduate of Western Oregon University and small property landlord. I own 3 duplexes which are all in Polk County and I pride myself on providing clean and affordable housing to local residents. In March of 2020 I was laid off from my job due to the pandemic and In April of 2020, I voluntarily lowered April's rent on my properties to give a little back to each of the residents. I have mortgages on all 3 properties and have still made all my payments on time and in full. I am fully reliant on my residents paying their rent so that I can still pay my mortgages. **On one of my duplexes, I had a tenant turn in a COVID Declaration Form in January 2021 and the other tenant just turned one in for March 2021 confirming they BOTH will no longer be paying rent. I now have no income for that property and have to come out of my own pocket to pay for the mortgage, utilities, taxes, insurance etc. I still have to make my monthly mortgage payments and my margins are very thin with my own family expenses on top of now having an additional mortgage to pay for.** Please consider immediate distribution of rental assistance funds to those who truly need it as opposed to an extension of the repayment grace period for past due rent. I ask that you would seriously consider taking action that will no longer further divide landlords and residents and do NOT extend the grace period for past due rent.

Best Regards,

A handwritten signature in black ink that reads "Sam Spiro" with a horizontal line extending to the right.

Sam Spiro