



March 2, 2021

Senator Kayse Jama
Senate Committee on Housing and Development
Oregon State Capitol
900 Court St. NE
Salem, OR 97301

RE: Support for SB 330

The cities of Hillsboro and Beaverton appreciate the opportunity to provide testimony in support of SB 330. Since the onset of the pandemic state and local governments have worked hard to keep individuals and families housed through a series of eviction moratoriums. In addition to the moratoriums, our cities appreciate the concurrent investments in rent assistance that has helped mitigate the debt crisis facing tenants in our communities and throughout Oregon. We are also happy to see the recent opening of Landlord Compensation Fund, which will bring desperately needed resources to tenants through certain property owners. It is clear, however, that available resources are insufficient to meet the need and as a result, communities across Oregon face an additional pending crisis when eviction moratoriums are eventually lifted and unpaid rent is due.

Over the last year we have heard many stories from property owners of all sizes about the measures they have taken to support their tenants and help them navigate an uncertain and frightening future – all while terrified that in the end they may lose their property which for many constitutes their retirement, income to pay their own housing costs and respond to unexpected emergencies, and/or to support their family. They have supported their tenants knowing that they may not have any form of income during a crisis without a clear end date and that they may never be fully compensated.

It is important to humanize the impact on property owners as well as tenants. In Hillsboro and Beaverton, the property owners we are hearing from are members of our community. They have lived in our cities for years – sometimes generations. They serve in positions of civic leadership, they are active in community organizations, and they help design and support community projects and initiatives. It is also why many didn't hesitate to look for ways to support their tenants because so often both property owner and tenant know each other as a result of living in the same community.

So as you consider SB 330 – please remember that as of now the state is expecting property owners across Oregon, just like the ones we know in our communities, to forgo at least 20% of their arrears in service to the common good, if they are lucky enough to get a grant through the Landlord Compensation Fund. SB 330 is an important component to a *holistic* state response

that ensures property owners are treated with the fairness they deserve while simultaneously providing certainty to tenants who carry significant debt with no obvious path towards repayment. SB 330 addresses the burdens of both the property owner and the tenant, and that's good policy.

Finally, although this legislation is limited in application to residential tenancies, we encourage the Legislature to not lose sight of the urgent need to account for the impacts of public health measures on commercial tenancies – whether through future legislation or through the administration of future federal aid. We appreciate initial efforts to direct \$100 million to commercial rent relief and anxiously await its availability to our community members. At the same time, it is likely these funds, too, will not be adequate to cover those small business tenants that were required to shut down or severely restrict their operations during the pandemic nor the commercial property owners that have also tried to support their tenants while not knowing when they will be compensated.

We want to thank Senator Johnson for bringing this measure forward along with property owners and tenants in Hillsboro and Beaverton who have stuck together as a community during this unprecedented crisis.

We urge your support for SB 330.

Sincerely,



Mayor Steve Callaway
City of Hillsboro



Mayor Lacy Beaty
City of Beaverton