

As a housing provider in Oregon, I oppose SB 799. As it is written, it would allow tenants to indefinitely apply for assistance with no guarantee or promise they will qualify and receive it, effectively allowing them to go further and further into debt while they wait for a response. This only increases their housing instability. Furthermore, it does nothing to protect the housing provider in the event assistance is not granted. Who will pay for the months of rent lost if a resident ultimately is not approved? Contrary to popular belief, most housing providers cannot afford to sit on months of vacancy and these losses, or even potential losses, will be enough to prompt providers to leave the market. We have already seen a 6,400+ loss in single family rentals from 2017 – 2020. Where are families who cannot afford to buy supposed to go when more and more supply is leaving the market? The reduction in supply continues to drive prices up in Oregon.

Again, our legislature is proposing restrictions on the rights of property owners instead of focusing on the dismal lack of supply. Your policies have slowed development at every passage, yet you continue with one-sided policies that are not created with all stakeholders at the table.

The proposal of this bill ahead of fixing the very real problems with state-funded rental assistance shows your total lack of regard for housing providers. The application for your program is long and confusing, leaving renters unsure if they have completed it correctly. There is no means by which to understand if a renter qualifies, leaving both the housing provider and tenant in limbo for months and in some cases more than a year for a response on assistance. We had a resident who waited more than 12 months for assistance during the eviction moratorium. Ultimately, \$20,000 in rent assistance went directly to the tenant, of which he owed more than \$15,000 to our client. He never paid any of the rent owed and we were forced to evict him for non-payment. In this scenario, does he get to apply for assistance again to hold over his eviction? The State needs to fix its existing programs instead of putting that stress on the backs of housing providers – at some point, they will break, and our housing affordability issue will be far worse than it currently is.

I would urge you to vote no on this bill and encourage you to bring all stakeholders to the table to have a real conversation about what can be done to protect both renters and housing providers, while increasing the opportunity for development, which will naturally relieve the pressure on pricing.