

Submitter: Jason Licato

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB799

Landlords are NOT opposed to tenants seeking and getting rental assistance, this must be clear. Landlords however CANNOT be expected to foot the bill for tenants while they seek rental assistance (almost indefinitely per SB799). Decisions like this will have ramifications in Oregon for a very long time, I would hope at the very minimum, every detail is carefully examined and gamed out before any implementation is made permanent. During Covid, housing providers accepted some level of chaos in the moratoriums due to the urgency of the matter. We have time now, and getting rental assistance right is more important than getting it done fast. What is the tenants responsibility per SB799? This must be discussed. The law is very plainly written regarding the 72 hour notice and expectations are known. Any new rent law must be equally concise and easily understood by both renter and landlord. If anything is needed it is the streamlined process of a renter applying for, and receiving, rental assistance. This worked well during 2020-21 when assistance was routed through local agencies. When it moved to Public Partnership it all went down hill significantly.

Most landlords (albeit it would be a concession) could live with a 10 day notice, but 60 day grace period is far too much and opens up landlords to far too much risk. This will cause landlords to leave the rental market and likely selling to new home owners causing less rentals in the market. Maybe a provision in the law excludes single family units and pertains to multifamily complexes of more than 100 units? How about try it in Portland first, where most of the proponents of the bill live? Test it out for a year, see if it works.

We want to incentivize new property development and new landlords, SB 799 continues to push the narrative that "all the laws are in favor of the tenant". The state needs landlords, don't run them off with poorly written, poorly thought through law. Please.

We represent 1500 units in Eugene and Medford.

Thank you.

Jason Licato