

Submitter: Chuck DeSeranno
On Behalf Of: Salem Rental Housing Association
Committee: Senate Committee On Housing and Development
Measure: SB799

Dear Members of the Senate Committee On Housing and Development,

My name is Chuck DeSeranno and I am currently the Vice President of Salem Rental Housing Association as well as a 3rd generation housing provider.

I am writing to you today to voice my opposition to SB 799 and the areas of tenant/landlord law it effects.

1) I understand that many of these proposals in the Bill were developed and implemented because of the recent pandemic and Wild fires.....We were told that these issues were only temporary even to the point where they expired and were dropped. Now we see that they are being proposed on a permanent bases. Thus once again asking housing providers to potentially to continue to take the risk of losing thousands of rent once again.

2) 60 day "Safe Harbor".... Only kicks the can down the road if person is denied...adding 2 months of lost rent

3) Adding and extending notices.....If one took advantage of maxing out all the steps required all ready by both sides. Potentially the process could take up to 118 days to complete. The reason stated was so tenant has time to defend themselves and understand their options. So how is making the processes more complicated going to help anybody.

72 hr or 10 day notice....I would like to see the stats on the actual completed evictions where this changed anything.

4) There were members in my own association that lost thousands of dollars under these emergency measures and there were those that waited forever to get reimbursed for the approved rental assistance. We are what you would call a "Mom and Pop" housing association and our members can not afford to take these types of hits to their income. Many are also retired or senior citizens depend on their tenants paying rent on time.

5) This is only going to cause more selling of rental properties because providers are over whelmed by regulations and increasing risk of loss of income...,because the tenant is protected until they incur major monetary damages to the housing provider.

6) the housing provider is told even if they follow all regulations and process and still

out the rents is take tenant to small claims...Well I am here to tell you the collection rate on such claims is about 3-5 percent. In my personnel experience regarding collection I have one tenant that I have been trying to collect on monies owed for 2 years and several states.

So it is for these reasons I oppose SB 799...and the fact that I believe there is an answer beyond just switching the hardship from one group to another

Thanking you in advance for your consideration in reading my testimony

chuck DeSeranno
VP Salem Rental Housing Association