

Submitter: Erin Meechan

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure, Appointment or Topic: SB586

Re: Opposition to SB 586

Chair Pham, Vice-Chair Anderson, and Members of the Committee:

I am writing to respectfully urge your opposition to SB 586, which would displace hard working renters, without much time to gather belongings and resources in a brutal housing market. This no-cause eviction becomes a countdown to relocation and to no fault of their own, have to incur all the urgency-related steps in the struggle for shelter. 90 days under the current terms is not enough time to make a solid plan for a huge life changing and expensive transition. Reducing the amount of notice they would get prior to being displaced from their homes when the landlord has decided to sell is unfair to good people in these rentals and causes a ripple effect of instability throughout the families involved.

This past summer, my private landlord wanted to do a short sale. I understand why, skyrocketing HOA fees due to misguided HOA funds lacking owner input overall. Many owners were selling. He wanted me to vacate in 30 days for a short sale...after residing there for 6 years, the longest I have ever lived anywhere in my life. My high school girls, starting to feel confident after years off and on housing insecurity. This was paralyzing for the whole family, but we worked it out.

I reminded my landlord that current Oregon law already allows a landlord to evict their tenants when the landlord decides to sell but gives the tenant somewhat equitable rights to the circumstances. The current law allows the landlord, realtor, and purchaser the flexibility to time the closing of the deal, so long as the tenant gets 90 days' notice prior to being displaced. SB 586 would harm good tenants by reducing the amount of notice required for tenants, expanding the potential use for this kind of no-fault termination, and removing the penalty for landlords who violate the terms of the statute.

This is a time when we must come together to support solutions, and not unravel equitable solutions in placement hurting housed Oregonians. For these reasons, I urge the legislature to focus on solutions for eviction prevention, supportive wrap around services, preservation resources to stabilize affordable housing providers, increased access to homeownership, and supply-based solutions. Lastly, not criminalizing, adding more barriers engaging trauma-based responses to anyone, especially the most vulnerable but in today's economic climate this includes many Oregonians.

In closing, I oppose this bill, it diminishes the current accepted law and harms housed people and families. Thank you for the opportunity to submit testimony and for your

service to keeping all Oregon communities housed.

Respectfully,

Erin Meechan