

My husband and I own a two family duplex in Eugene. For the past twenty two years, we have lived on one side of the duplex, while we rent out the other side. We do this, because it helps to cover the mortgage, taxes, upkeep and expenses.

When I heard Governor Brown announce "no evictions during the coronavirus", I instantly became very concerned. I could imagine a situation, where the expectation will become that no has to worry about paying rent any more. Sure enough, the next morning, my tenant informed me that he has enough money to pay April's rent, but doesn't know after that. The problem with this for me, is that it is asking one family to essentially fund and support another family, to whom they are not related in any way. How are we supposed to do that? Perhaps our tenants will agree to owe us money, but what if they declare bankruptcy, or just never pay? Will we have to hire expensive attorneys to go after them? How is that fair? Who will cover our bills? How will our mortgage be paid? How long will we be required by law to continue to provide shelter without any rent being paid? Will we have to lose our home that we have worked for all of our lives because of this?

Provisions need to be put in place so that we don't all end up homeless. The current situation is unworkable, because landlords' expenses don't disappear because of the coronavirus. Some type of provision needs to be put in place to assure that some of whatever income that is being brought in by tenants needs to go towards paying their rent, preferably directly to landlords, so that we can keep our properties out of foreclosure.

We would also ask that exceptions be made if landlords need to move family members into their unit for whatever reason. Many of us have aging parents, children with families who are likely to lose their jobs, and so on. We need to be able to take care of our families also, and may have had plans in place to do such a thing before the virus hit.

I ask that you take these questions and concerns very seriously, as these are serious concerns.

Sincerely,  
Sandra Starr