

Folks:

While the ORHA has outlined the concerns most us of rental property owners share I would like to expand on a couple points. First I would encourage you to require a means test for those seeking help with rent to avoid dishonesty and therefore an increased burden on state/federal funds at this time of crisis. As with so many other attempts to assist those in need there are those that look at it as an opportunity to game the system. Seems like the rent relief should be sent directly to the property owner as in Section 8 housing to avoid any mishandling of funds. Another issue is the eviction thing. If a tenant is violating the rental agreement in ways other than non payment of rent then that should not cripple the owners from protecting their property. This could be another opportunity for someone to take advantage of the situation affecting those around them and/or the owners. At a minimum I would think it fair to let those existing cases continue.

One last thing I would like to mention is to take your time on implementing anything and give this crisis time to settle down. Maybe a lot of these things that our gov't is doing could be avoided once the panic stops and we see people can actually get back to work. All it would take is a finding of an existing medication that would reduce the symptoms, inoculate an individual or both to turn this whole thing around on a dime. Just a couple weeks could make a big difference.

Thank you for listening

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