

Hello Housing Committee on the Crisis amid Covid-19.

I am sending this email because the discussion needs to be balanced for both renters and landlords. We all depend on the flow of money to make our house payments. Whether we are renting, or own and make our house payments. We all have obligations to pay our bills. It is necessary then that your solution take into account the effect a no eviction moratorium will have on Landlords like myself who only own two houses will be impacted. While tenants may have some relief from paying rent, my mortgage company will still require me to make my house payments regardless of the impact on my job, renters or life. I am asking that for the sake of the whole, meaning all residents of Oregon that you make a clear and concise plan to help small landlords be able to weather the crisis in front of us. If homes foreclose, people will lose their place of residence, the economy will slow, and the housing shortage in Oregon will become worse. This will have long lasting and deep ramifications for the homeless crisis and many other facets of life.

I understand the need to help protect those who have been most affected by this but I also want to stress that those of us who own property need help weathering the crisis as well. Please consider a balanced approach as you make preparations to help everyone through this time.

Sincerely,

Richard Feredinos