

From: [Isaac Judd](#)
To: [J1SS Exhibits](#)
Subject: Testimony in Support of the extension of the Eviction Moratorium
Date: Monday, June 22, 2020 2:30:10 PM

Dear co-chair Courtney & the others on this committee,

I wanted to take a few moments to write to you about my concern for the tenants in Lane County who are affected by the current economic downturn due to COVID-19. I'm writing as a real estate agent, citizen and as a private market landlord, I have great concern about how our most vulnerable neighbors will be affected as we continue to open up Oregon. As you know there will be many issues to deal with and my hope is that we prevent some of the new pain that may be caused as the eviction moratorium is lifted. I have read the recommendations from the Springfield Eugene Tenant Association and agree that many of them would be reasonable measures to ease the pain for tenants and landlords alike.

- 1) Grace period for missed rent - This gives 6 months for the tenant to catch up on missed rent payments.
- 2) Emergency Rent Assistance Fund
- 3) Credit Protection - This one is vital to the tenant's ability for stable housing in the future. If missed rent payments are used against them in the future, they may not be able to get new housing in the future
- 4) Early termination for tenants - Many people may not be able to live at the same standard as prior to COVID and it's reasonable to allow a period of time for tenants to find more financially appropriate housing without the fear of judgments or lawsuits for breaking a lease early
- 5) No rent or security deposit increases for 90 days - This will help to mitigate the additional stress of housing price increases during the 90 days following the end of the Governor's moratorium

Each of these recommendations seem to be very reasonable and many (or most) well meaning landlords will have no issue with working with their tenants as we all do our best to get back on our feet. This has affected us all, landlords included, but working together towards reasonable solutions should be our goal as we try to get back to a new state of normal.

Sincerely,

Isaac Judd
541.513.3728