



June 22, 2020

Joint Interim Committee on the First Special Session of 2020
Oregon State Legislature
900 Court St. NE
Salem, Oregon 97301

RE: Legislative Extension of Commercial Eviction Moratorium

Honorable Chairs Courtney & Kotek, Vice Chairs Girod & Drazen, and Members of the Committee:

The Portland Business Alliance (the Alliance) is greater Portland's Chamber of Commerce and represents the largest, most diverse network of businesses in the region. The Alliance advocates for business at all levels of government to support commerce, community health and the region's overall prosperity. We represent more than 1,900 members, from 27 counties, 13 states and virtually every industry sector. More than 80% of our members are small businesses.

We write today regarding the extension of the Governor's Commercial Eviction Moratorium Executive Order 20-13 included in LC 45.

The Alliance represents many of Portland's largest and most respected commercial property management companies. Alliance members have collectively and voluntarily renegotiated leases or provided rent abatement for hundreds of tenants to support their continued viability during the COVID-19 crisis without the need for regulatory intervention.

The Governor's Executive Order 20-13 was drafted with extensive input from a diverse set of stakeholders including the Portland Business Alliance and our members from the commercial property sector. The order struck the right balance between protecting tenants negatively impacted by the coronavirus pandemic, while ensuring those tenants who are either not impacted or minimally impacted continue to pay their lease.

In order to maintain this balanced policy, we request that LC 45 be amended to either simply extend the Governor's Executive Order as written, or to ensure that tenants requests for rent relief: 1) be based on verified inability to pay, 2) is time limited, and 3) limited to properties that are currently occupied by a business or currently being used as a primary residence.

Thank you.

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