

To Whom it May Concern,

As an owner of one of the largest property management firms in the Pendleton area, I'm writing to voice my great concern about an upcoming proposal regarding residential and commercial evictions.

My understanding is that essentially, this proposal gives the government the right to take away a citizen's property without clear compensation. Additional concerns are that the proposed legislation:

- Does not address the \$1.5M shortfall in rental assistance funding for struggling Oregonians.
- Lacks a minimum objective demonstration that nonpayment of rent is tied to COVID-19 virus, creating a loophole for those looking to exploit a crisis in their favor.
- Declares that the tenant has possession of the unit despite nonpayment of rent, which is rewriting contract law.
- At a minimum, creates a yearlong state seizure of property with no reassurance of compensation.
- Aggressively penalizes housing providers for administrative errors but gives no guarantee of relief to housing providers who incur property damages during the moratorium.
- Provides immunity to shelter operators and public entities but not to rental housing providers.

Please remember that COVID-19 has impacted all of us. It has affected my family in a personally devastating way. So, I earnestly ask you to take special care to look past the hyped-up politics of renters vs. landlords, and keep in mind the great value of providing quality housing in Oregon. Our business takes this responsibility very seriously. And we believe the 70,000 Unemployment Insurance claims still pending and the over \$63 million in rental income assistance that's still waiting to be distributed are the major problems that need to be addressed at this time.

For these reasons, I am highly opposed to this proposed legislation.

Thank you for your consideration,

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