

From: [Stephanie Swienton](#)
To: [J1SS Exhibits](#)
Subject: Single Mom Scared of the Effects of Today's Vote
Date: Tuesday, June 23, 2020 9:38:14 AM

To whom it may concern:

I live in Hillsboro and work for SauCo Properties. It has come to my attention that an extension of the moratorium is being voted on today.

I unfortunately have seen the current moratorium taken advantage of, which can leave homeowners with thousands of dollars in damages and/or lost rent income, with little hope of recovering those funds. I have also seen an uptick in many homeowners electing to sell rather than re-rent as they no longer see renting their property as viable option. Less supply means higher rent prices.

If none of that matters to you, SauCo Properties is one of the few companies who have been flexible enough to make it possible for a single mom to support her children. I do believe help should be offered to those struggling due to COVID-19. I ask you do this in a way that does not give renters, who can pay rent but would like to take advantage of this situation, the ability to bankrupt our homeowners and potentially put me out of a job.

Thank you very kindly for your time.

Opinions I support are below: The collective burden will be put on housing providers and will land a devastating blow to Oregon's naturally affordable housing supply. The proposed legislation:

- Does not address the \$150M 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
- Codifies an emergency ordinance on the books forever.

Oregonians need long term solutions, not political punting. Oregon's leaders need a comprehensive response that:

- Encourages the Governor, through her Executive Order to extend the moratorium, and

- avoid the political horse trading of the special session.
- Provides rental assistance to struggling Oregonians, who are already facing a \$150M shortfall in unpaid rent.
 - Improves the distribution of rental assistance with a uniform application process so that struggling Oregonians can receive assistance NOW.
 - Opens courts to process housing providers claims for damages and losses to minimize debt and preserve naturally affordable rental housing.
 - Establishes liability protection for housing providers, with exception for gross negligence, to head off costly frivolous lawsuits further restricting housing supply and jamming our courts.
 - Does not codify an emergency order into law.

Stephanie Swienton

SauCo Properties, LLC

6125 NE Cornell Road, Suite 350 Hillsboro, Oregon 97124

PH (503) 941-9024 FAX (971) 404-3440

Upscale Property Management | Licensed in Oregon

www.SauCoProperties.com

This e-mail message may contain confidential or privileged information. If you believe you have received this message by mistake, please advise the sender by reply e-mail and delete this message without copying or disclosing it. Thank you.