

From: [Daniel Hayes](#)
To: [J1SS Exhibits](#)
Subject: Special Session and Eviction Moratorium
Date: Tuesday, June 23, 2020 8:48:46 AM
Attachments: [image001.png](#)

Dear Legislator

I am urging you to vote no on the proposed extension of the eviction moratorium before you today. 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. I can tell you first hand this is happening as we speak and will only get worse
- 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.

There is a better way!!

Dan Hayes

Real Property Management Solutions

Office Hours: [9:00am - 5:30pm](#) M-F

Main Office [503-224-3002](#) | **Direct** [971-703-7115](#)



WWW.REALPMSOLUTIONS.COM

[10725 SW Barbur Blvd. Suite 200 Portland OR 97219](#)

[503-224-3002 – support@realpmsolutions.com](mailto:support@realpmsolutions.com)

The information contained in this email may be confidential and/or legally privileged. It has been sent for the sole use of the intended recipient(s). If the reader of this message is not an intended recipient, you are hereby notified that any unauthorized review, use, disclosure, dissemination, distribution, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please reply to the sender and destroy all copies of the message. If this message contains a rental analysis(s), pro-forma projections or other information regarding rental properties investments, the information is not guaranteed to be accurate or reliable and is not considered a prediction or guarantee of future results. The recipient of this information is encouraged to seek additional counsel and is responsible for the proper use of said information

