

**From:** [Sandy Wilhelm](#)  
**To:** [JISS Exhibits](#)  
**Subject:** Legislative Concept 90 (moratorium extension)  
**Date:** Tuesday, June 23, 2020 9:57:51 AM

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To whom it may concern:

My name is Sandy Wilhelm, residing in Springfield, OR, and have one rental in Eugene, OR (97404).

I am a housing provider with one rental at this time. I am lucky to have a good renter. However, I have a friend with 4 rentals, and because of this moratorium, 3 out of his 4 renters are NOT paying rent. My friend and his wife both were laid off because of COVID19.

Because he cannot collect rent, he is at risk for losing his rentals and his home. He is kind hearted and hard working, and extending this indefinitely would be a hardship for him and others like him.

It has been explained that this:

- 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.

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.

Please vote NO on this and address the problem directly instead.

Thank you for your consideration of this matter.

Kind regards, Sandy Wilhelm