

From: [Lisa Demeter](#)
To: [J1SS Exhibits](#)
Subject: Housing moratorium extension
Date: Tuesday, June 23, 2020 9:54:10 AM
Attachments: [image001.png](#)

Hello. I hope this email finds you well. I oversee 8 apartment communities in the Portland metro area totaling 2400 units.

I would like to voice my perspective on the impact of COVID19 and what is happening in reality versus what is being portrayed on the news and by folks that are not engaged in the day to day business. We are essential workers. Providing safe housing.

Overall, our residents are happy and well taken care of. All along, we have been working with residents impacted by the virus and would have done so regardless of the state of emergency and moratorium. It is the right thing to do and that is the culture of our business. Contrary to what is sometimes portrayed. We care about our residents.

I have closely monitored all of my delinquent resident accounts and the bulk of the delinquency is not related to COVID19. 5% of our delinquency is folks that have flat out decided to not communicate with us at all or told us, I know I do not have to pay you rent so "screw you". Folks actually impacted by the virus have been communicative, reasonable and acted with integrity.

Extending this moratorium without any parameters in place to ensure an eviction is being halted due to COVID19 is not solving any problems or helping people that really need help. Let our elected judges sift through what is reality and what is not. Let these judges enact stipulated payment agreements that are on the record so property owners have some protections. Release the rental assistance funds that the citizens who truly are impacted need to catch up on rent.

Do not continue to penalize property owners with the burden of hundreds of thousands of dollars in rent delinquency.

Improve the distribution of rental assistance with a uniformed manner to vet out what Oregonians need assistance.

Do not codify and emergency order into law.

Open courts.

Help protect liability protection for housing providers

Thank for reading.

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