

Dear Representative,

Please vote no on the Moratorium Extension.

My name is Elaine Johansen. I own and manage my apartments in Multnomah County and Washington County. I live in Multnomah County. The apartments are my livelihood.

As a housing provider I know that this is a bad bill. The collective burden will be put on housing providers and will land a devastating blow to Oregon's affordable housing supply.

Are you aware that under this proposal that you would be voting on legislation **that gives you the right to take my property without clear compensation**? The proposed legislation also:

- 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.
 - Codifies an emergency ordinance on the books forever.

Oregonians need long term solutions. Oregon's leaders need a comprehensive response that:

- * 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 had 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 moratorium extension.

Elaine Johansen
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