

To Whom it may Concern:

I am a Property Manager for a Multi Family provider and I am asking that our law makers vote NO on legislative concept 90 (moratorium extension).

This has been a difficult time for many of us, providers and residents included. All of the housing providers I know have done everything we can to help our residents through this hard time while struggling ourselves.

This bill is BAD. Here's why –

Housing providers cannot continue to shoulder the collective burden of this pandemic. We need to be able to run our communities and that takes money. Our source of income is RENT. Without it, we will not be able to continue to provide housing. It will run this industry into bankruptcy and as one thing leads to another, who is going to buy our run down, invoice laden communities? People that will get them for a song and turn them into slums? Our residents DESERVE better.

We are not trying to do mass evictions! Why would we? No rent is still no rent, right? Whether the government takes it away from us through moratoriums or whether we have evicted everyone that suffered any type of hardship. It makes no sense, right?

This bill does NOT:

- Address the \$150 MILLION dollar shortfall in rental assistance funding
- Give Housing Providers any type of relief (no guarantees) who incur property damages during this time but instead PUNISHES US aggressively for any admin error

It does:

- Lacks a minimum objective demonstration that non payment of rent is tied to COVID-19 virus (hugely exploitable loophole, wouldn't you think? Don't disregard that, it's happening)
- **This bill is rewriting contract law** – It declares that the tenant has possession of the unit despite nonpayment of rent
- At the very least, it's creating a year-long seizure of OUR property with NO reassurance of compensation
- Provide immunity to shelter operators and public entities but not to rental housing providers? Why??
- And finally, it codifies an emergency ordinance on the books ...forever.

Vote to get a uniform application in place right now that will improve the distribution of rental assistance to struggling residents – right now. Help us to get courts to process housing providers claims for damages and losses to minimize debt and preserve naturally affordable rental housing. Establish liability protection for housing providers, with exception for gross negligence, to head off costly frivolous lawsuits that will further restrict housing supply and flood the courts. Don't let this codify an emergency order into law.

Thousands are hiring – help Oregonians to find and receive help where it is needed. In my 27 years in property management, I've found that most people want a hand up, not a hand out. Help them to get this emergency relief to get back on their feet and help them to get back to work, they way they want to.

Sincerely,

**Chylo Schwab**  
Community Director  
Tualatin Heights Apartment Homes  
9301 SW Sagert St.  
Tualatin, OR 97062  
T: (503) 691-0184  
[www.tualatinheights.com](http://www.tualatinheights.com)  
[cschwab@udr.com](mailto:cschwab@udr.com)



Opening doors to the future®

This email message is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.