

Hello Oregon Legislature

I provide housing in Southeast Portland.

I am writing today because I am deeply concerned about the proposal regarding residential/commercial evictions. Please do not penalize me for trying to maintain my affordable housing property that I maintain to the highest standards. I grew up low-income and know that it is essential to have a safe, well maintained place to live. We do not discriminate and have a wide diversity of folks. In 2018, I spent \$70,000 for a new roof. I am still paying this and other essential expenses off. It costs a lot to maintain a healthy, safe building. I value my tenants and NEVER Evict someone unless it is absolutely necessary due to crime or another associated reason. The GOOD people should not be penalized for the few that need to be evicted to maintain the peace and safety of the community. Do you realize how expensive it is to re-hab an apartment after it has been destroyed by an irresponsible person? Do you understand the costs and loss we face in order to provide affordable housing/?

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.
- 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, not political punting. 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.

Respectfully,
Rachel Janzen
Co-owner