

From: [Arbor Place](#)
To: [J1SS Exhibits](#)
Subject: URGENT: OREGON LEGISLATURE SPECIAL SESSION- I AM CONTESTING THIS!!!
Date: Tuesday, June 23, 2020 12:52:44 PM
Attachments: [LC 32 residential LC0032 DRAFT 2020 1st Special Session.pdf](#)
Importance: High

Hello,

I am writing to you in hopes to get my voice heard.

Governor Kate Brown called for a special legislative session on June 24th. One of the reasons for this special session is to adopt some of the coronavirus executive orders into law. If passed, these laws would have a serious negative impact on the rental housing industry. I've attached a copy of the draft proposal from the Oregon state legislature for your information.

Multifamily NW, the association for our industry, strongly recommends all industry professionals, landlords and property owners immediately contact their state legislators to ask them to reject these policy proposals, as they will undermine contract law and signed rental agreements and also effectively allow the taking of property without clear compensation.

In your email to your representative/senator and/or your written testimony to the joint interim committee, ask them if they are aware that this proposal would:

1. Require them to vote on legislation that gives the state government the right to take your property without clear compensation
2. Rewrite contract law by giving the tenant possession of the unit without payment of rent.
3. Create a yearlong state seizure of property with no reassurance of compensation.
4. Create a loophole for those looking to exploit the COVID-19 virus crisis in their favor, as it lacks a minimum objective demonstration that nonpayment of rent is tied to the pandemic.
5. Penalize housing providers for administrative errors but give no guarantee of relief to housing providers who incur property damages during the moratorium.
6. Provide immunity to shelter operators and public entities but not to rental housing providers.

COVID-19 has impacted all of us and that what needs to be addressed are the 70,000 Unemployment Insurance claims still pending and the over \$63 million in rental income assistance waiting to be distributed. Casting the burden onto rental housing providers during this pandemic is not a viable or equitable solution.

Thank you!

Brittney Otis

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