

**From:** [Shari Ballard](#)  
**To:** [JISS Exhibits](#)  
**Subject:** Please vote NO on extending the moratorium  
**Date:** Tuesday, June 23, 2020 2:28:08 PM

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Hello,

We are a property management company located in Bend, Oregon.

We urge you to vote NO on extending the moratorium. We truly feel this is short sighted and causes undue burden upon our owners, who still have to pay their mortgage, but without the income from rent.

Most of the tenants have started receiving unemployment benefits, etc. and their debt will continue to accrue as this is a deferment.

The collective burden will be put on housing providers (owners and/or landlords) 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.

Please consider the long term negative affect this will have on the housing market. Owners will not be able to pay their mortgages, which is very unfair. Oregon will be seen as not business friendly and owners will stop investing in property which will eventually dry up the available housing.

Thank you,

Shari Ballard

SHARI BALLARD

OPERATIONS MANAGER / MANAGING PRINCIPAL BROKER

MY LUCKY HOUSE

O: 541.815.8200, EXT. 201  
F: 888.868.9947

1293 NE 3RD STREET

BEND, OREGON 97701

[WWW.MYLUCKYHOUSE.COM](http://WWW.MYLUCKYHOUSE.COM)