

**From:** [Hilltop Court](#)  
**To:** [J1SS Exhibits](#)  
**Subject:** Oregon Governor Kate Browns's Legislature Special Session  
**Date:** Tuesday, June 23, 2020 3:54:53 PM  
**Importance:** High

---

Dear Joint Interim Committee,

Good afternoon and Thank you for your time in reading this email in response to Governor's Kate Brown's Oregon Legislature Special Session to occur on June 24th, 2020. I am a voter and currently a landlord for a property in Oregon City, Oregon.

While COVID-19 has impacted all of us (tenants, landlords, property owners, small business owners, etc...). We are hurting as much as residents/tenants that are currently without a job and/or without their unemployment check arriving on a timely matter to help them ease their current circumstances due to COVID-19.

For this reason, we are asking for these policy proposals to be rejected by you, as they will undermine contract laws and singed rental agreements and also effectively allow the taking of property without clear compensation.

Wondering, if you are aware that these proposals would:

1. **Require you to vote on legislation that gives the state government the right to take my 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.**

I believe that what all COVID-19 affected Oregon citizens needs at this time and what really 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.

Rather than a solution this/these proposal(s) will only create higher unemployment, homelessness and/or violence in site properties for the state of Oregon as housing providers will have to begin letting go many of their employees due to not been able to pay our salaries; if this(these) proposals comes into effect and/or as a law for a year's long as proposed.

Are you also aware, that many property owners do not have any other way to get income to pay their own personal bills and **DO ONLY** have this income to help them with their personal and property expenses as well? Many believe that property owners, property managers and/or landlords have pockets full of money and that we will not be impacted by a proposal(s) as such. We have already being impacted and keep being impacted.

I am one of the many community managers that could potentially be homeless, unemployed and become one more on the unemployment claim list waiting months to receive an unemployment check (if they ever figured it out and get it together at the Unemployment offices) if this proposal is approved/passed by you.

We vote alike everyone else, we have personal bills, expenses, medical necessities alike every other citizen in Oregon State and it seems that this is not been really thought through. What a higher impact it will be; if this will become approved and/or a law.

Professionally our work is with fair housing and to follow the law and we do it. Everything that has been asked from us to provide fair housing to all. It seems that WE (housing providers) are not getting a FAIR treatment and/or solution but getting affected the most as we move forward; BUT setting us back and possibly up to becoming unemployed, owners unable to recuperate at all. It will also generate tenants to become more aggressive toward us (they already see us as the bad guys from doing our job) and fair housing will go out the window.

I am urging you at this time to please reject these policy proposals, as mentioned earlier; it will undermine contract law, signed rental agreements and effectively allow the taking of property without clear compensation. It will be a negative impact, affecting housing providers at all levels of the industry. Also, more so in our personal lives that have been already affected by the COVID-19 and now the possibility to be affected from our professional lives to be impacted by an unnecessary proposal as the one Governor Kate Brown called for a special legislative session to present.

Thank you for your time and consideration; I truly appreciate you and the time you have taken to read my request

Thank you,

Sandra Minera  
Hilltop Court Apartments  
Community Manager  
158 Warner-Milne Road  
Oregon City, Or 97045  
P: 503.657.6004 F: 503.657.6004  
hilltopcourt@milestonepm.net

