

**From:** [estringers](#)  
**To:** [J1SS Exhibits](#)  
**Subject:** Extension of Rental Moratorium  
**Date:** Tuesday, June 23, 2020 4:20:14 PM

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To Whom it may concern,

As a property owner and landlord I am not in favor of an extension of the moratorium. Fortunately I have a great tenant that has been able to pay rent in a timely and complete manner. I do understand that these are trying times for most of use. It seems that the burden is being unfairly weighted against the property owners. Several months of non-payment of mortgage, due to non-payment of rents, would possibly cost us the loss of property that we have worked hard for decades to acquire. This is our future too!

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.

***I am Edison Stringer and I am co-owner of a single family residential property in the City of Eugene and have been a real estate professional for over forty years.***

***I urge you please consider the ramification of your proposed actions.***

***As the saying goes “we are all in this together”***

Thank you for your time and thoughtful consideration.

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