



*A place where families and businesses thrive.*

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June 23, 2020

RE: Support of LC 45

Emailed to: [J1SS.exhibits@oregonlegislature.gov](mailto:J1SS.exhibits@oregonlegislature.gov)

As Mayor of the City of Forest Grove, I strongly support the extension of the Governor's Executive Order 20-13 issued on April 1, 2020, as being proposed by your Legislature in LC 45. This Executive Order enacted a moratorium on evictions for non-payment of rent and evictions without a cause until June 30. Given the ongoing public health emergency, we believe further action is necessary to prevent termination of residential and non-residential leases and the initiation of eviction proceedings during this emergency. We ask that the legislature extend the moratorium through the months of July and August (at a minimum). These actions will also strengthen the existing protections for residential tenants ensuring they can stay home to the greatest extent possible, consistent with Governor Brown's Stay Home, Stay Safe directives, while offering a vital lifeline to small businesses.

**EVICTON MORATORIUM:** The impacts of Coronavirus for people with low incomes or lost incomes has only gotten worse in the last few months. We are asking that the Legislature to extend the eviction moratorium so more people have a chance to get back to work, to access rent assistance, and prevent a wave of evictions. Concurrently, many of our businesses are operating at less than full capacity as we enter Phase 1 due to necessary government restrictions to mitigate the spread of COVID-19. As a result, they and their low-income employees have seen a significant loss of income. Without Legislative relief, some of our businesses may face termination of leases or eviction, which could adversely impact the necessary provision of goods and services during this emergency and similarly impact the livelihood of our residents, particularly those persons of color, seniors and low-income families.

**REPAYMENT PERIOD:** Whenever the eviction moratorium ends, we know that people who rent their homes, particularly people with low incomes, won't just be able to pay any back rent that was due. They may need more time to access rent assistance, or to save up funds once they are back at work. Small businesses will likewise experience similar challenges. We are requesting that the Legislature to enact a repayment period for six months to give folks time to pay back any rent that was due during the moratorium.

**FORECLOSURE PROTECTIONS:** Housing stability is paramount during this pandemic. Low-income homeowners are particularly struggling to make payments, struggling to access options or get information from their lenders. We are pleased to see that LC 45 currently includes the right for homeowners to roll any missed payments to the end of the loan term. As a result, we are asking

the Legislature to enact these basic protections against foreclosure so that homeowners (and small businesses) may have consistent information and rights during this emergency. This legislation is particularly critical for our community of color and people with low incomes who might possibly be given less information or less favorable treatment by their lender,

All of these provisions are currently included in whole or in part in your draft LC 45 which protects both renters and landlords from predatory practices. We respectfully ask your immediate action on ensuring stability and relief for our renters, our homeowners and our small businesses through enactment of these measures.

Sincerely,



Peter B. Truax, Mayor