

Dear Legislators,

LC-18 is the wrong response

The proposal contains many components that will be harmful to the housing industry, and fails to guarantee adequate rental assistance. Please consider the following points:

- Without adequate emergency rental assistance, this proposal simply pushes the problem out another six months and deepens the financial stress for both tenants and housing providers.
- The proposal provides that a tenant can decline to pay rent until June 30, 2021 by merely signing an “attestation” of hardship. The proposal continues to permit deferral of rent for virtually any reason, even if it is not causally related to the COVID-19 Pandemic or the Governor’s executive orders. There is no due process or legal mechanism to evaluate the validity of attestations.
- The proposal re-writes other sections of the landlord/tenant law unrelated to the pandemic. Any proposal to resolve the moratorium should focus on pandemic specific issues, not unrelated agenda items.
- Oregon anticipated the need to utilize private property under a state of emergency when it passed ORS 401.192 (3). That law includes protections and reasonable compensation if real or personal property was utilized for emergency actions by the State. HB 4213 and this proposal sidestep existing law, putting the burden of the moratorium squarely on housing providers.

We encourage you to direct funding towards the emergency rental assistance system and target those households at risk of eviction.

Thank you,

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