

To Whom It May Concern,

I have been a property manager for 15 years. I am honored to say I have only had to evict 2 tenants in 15 years for non-payment of rent. I am based in Bend and service, Bend, Redmond, La Pine, Culver and Madras. I have excellent tenants! I now have tenants that are \$10,000 behind in back rent. Do you think kind of debt is not stressful to them? I have prideful tenants who paying rent means something to them. Its honorable.

Most of my owners are people who own one or two homes. This is their only retirement, some this is how they live is on the income from their rents, others are young and hope to someday have a home to pass down to their kids. They are normal average people who are just trying to provide another person housing. This extension is devastating to property owners. Owners need to be able to collect rent as they have mortgages, taxes and insurance payments to still make.

Rental Housing is essential to communities. These moratoriums will be cutting housing out of the market, forcing owners to sell their homes to owner occupants, making rents even higher, less inventory and more. Please think of the long term effects this will have on housing in communities.

Landlords have been hit hard over the past few years with SB608, Rent Control across the state, etc. The sad thing I am seeing is tenants have been hit even harder by these laws. The very people they were created to help! I have never seen rents so high as I do now, I have never seen rent increases to the max % as I do now, I have never seen people forced to move from a town they love to a less expensive place to live. I think that is directly caused by SB608 and Rent Control.

Please consider other alternatives and we are ALL dealing with the impact of Covid. Please know we want our tenants to stay safe in their homes but we also want owners to be able to afford the mortgages, taxes and insurance on these homes to keep the market full of inventory. Please look at the long term issues that are inevitable by extending this.

Thank you for your time!

Lindsay Cloud  
Licensed Property Manager  
*2018 Property Manager of the Year*

Velocity Property Management LLC  
2524 NE Division St. #1  
Bend, OR 97703  
(541)388-1382 ext. 9051  
[www.velocitypropertymanagement.com](http://www.velocitypropertymanagement.com)

--