

To Whom It May Concern,

I am writing to you today to ask that you please vote no on the upcoming vote in the special session regarding extending the rent moratorium in Oregon. This is not the answer to our financial or housing crisis, and in fact, will exacerbate it beyond belief. I am a landlord and property owner that has provided low-income housing in Springfield, Oregon to 84 families since 2003. Up until now, I have been able to provide affordable housing options for our community for people who might otherwise be unhoused.

The current rent moratorium has been devastating to my community and business. It has provided an easy way for ALL tenants, regardless of the impact COVID-19 has had on their personal finances, to CHOOSE not to pay rent with zero consequences. In April, the first month this moratorium was enacted, more than 30% of my tenants chose not to pay rent. Only ONE of those tenants was impacted financially by COVID-19. This has continued in May and June and has only gotten worse. I have been told by many tenants that "if my neighbor doesn't have to pay rent then neither do I". Clearly, this is not a sustainable model for being able to continue providing affordable housing, or any housing at all. This has put them all in a vulnerable position where they will never be able to catch up, whether given 6 months post-moratorium, or 6 years. It simply is not possible given their income levels and rental history. The state is setting these citizens up for failure by enabling them to defer their payments any further.

The unintentional consequences of pushing this moratorium out any further will guarantee a large number of our tenants, who are already on the precipice of being homeless, will lose their housing. It also jeopardizes this type of low-income housing as a viable option for landlords and property owners. We simply cannot continue providing this service and will be forced to look at closing, putting so many families out on the street. Low-income housing is essential for protecting our community and it's citizens who have no other options.

Please vote no on extending the rent moratorium and help us help our tenants get back on track and be able to retain their stable housing.

Thank you for your time and consideration,

Angie Johnson
Eugene, Oregon