

Save affordable housing providers by voting NO.

We already have several tenants not paying rent and not providing any documentation or response of any COVID related need. Some tenants are taking advantage of the emergency order and landlords have no means to enforce rental agreements.

As owners of 2 multi family units in Oregon for a long time this order extends an already unfair and excessive property give any to some tenants. Even if we get a moratorium on our bank loans it will have to be paid back and its secured by the property. Rent is lost, noncollectable from those that can't pay in low cost housing.

For multifamily landlords the costs of utilities, maintenance, repairs, turnover, management, property taxes, vacancies, noncollectable rents and legal and other expenses is more then the amount of loan payments. In our case about 40%-50% of our collected rent goes to these expenses not to mention any reserve for major capital expense. The remainder goes to loan payments, capital expense projects , and if anything is left a return on investment.

A tenant not paying rent to us costs us about \$250-350 a month per apartment to support not including any loan payments whatsoever.

How can the housing industry survive if we cannot collect rent? Soon there will be properties in foreclosure and disrepair or even abandoned properties as owners go bankrupt and walk away. This legislative concept is a taking of private property for public use without compensation.

Will the county forgive some or all of our property taxes?

Will the city provide free water and sewer services? Will all fees for city licenses be waived this year?

The passing of this legislative concept 90 sends a clear message that owning rental property in Oregon is a losing and very risky proposition. We have already decided if we cannot even enforce a rental agreement that we will exit the Oregon housing market permanently and never invest in it again. The laws and legal hassles of owning property in Oregon, especially recently, have already become very unfavorable this is the final blow.

Why be involved in rental housing if the only outcome is losing money monthly, asset value loss, and endless litigation and legal headaches in this landlord hostile environment. How can responsible owners maintain decent housing for the low income renters in this environment? They can't.

COVID is not the fault of landlords . The state needs to provide housing vouchers to those tenants they determine have a valid COVID reason for not paying rent. And those vouchers should be paid directly to landlords to maintain the housing stock. Landlords need their day in court with those tenants not acting in good faith. These tenants are just making it far worse for everyone else doing the right thing. Tenants have received significant federal bonus checks and unemployment funds that far outweigh the rent in out properties in Gresham or Salem. In fact some renters are making more with the 600 a week federal checks.

This order and the current emergency order constitute taking of private property for public use without fair compensation Its simple - The government is making it legal for tenants to stay for a long time -free - and there is nothing landowners can do. Landlords will not be able to collect past due rents from most tenants. This uncollected rent should be repaid by the city, state, and counties that forced landowners to provide housing by denying due process of the law.

Our only hope that this proposal is reconsidered and the courts will again function to enforce the law and rental agreements. The only option we (landlords) seem to have is to join class action suits again the state for property confiscation or let the properties fall into disrepair and abandonment as rent collection continue to fall off under the current emergency order and further additional devastating impact of this order.

My wife and I have owned property in Oregon since 2002. We have been responsible and kept reinvesting in the property. We provide low cost housing. Please be fair to housing providers, we are all victims of COVID too. The small to mid size multi family until buildings are the majority of the low cost housing stock. This housing stock will be adversely affected by the proposed LC90 and any extension of preventing justified evictions. We need action that helps those with legitimate need without forcing landowners to give away property (rent) without compensation. Does the legislature really want to destroy low cost housing providers with implications that will last a long time?

Greg Hunt