

To whom it may concern,

I respectfully request that you enter this letter into the record.

I am an apartment housing provider and commercial space provider in Multnomah, Clackamas, and Washington County. I was born and raised in Oregon and my businesses are based in Oregon.

I'm writing today to express my deep concerns about the proposal regarding residential/commercial evictions contained in House Bill 4213 (LC 90).

Are you aware that under this proposal that you would be voting on legislation that gives you the right to take private real property without clear compensation? The Speaker and Governor attempt to justify their unconstitutional takings under the emergency order, but also:

- Allows the tenant to forgo payment of rent, utility charges, service charges, or late fees in the lease. However, we still have to pay our property taxes, utilities, basic maintenance expenses, mortgage payments, and many more basic operating expenses required to provide housing for these families and small businesses.
- Declares that the tenant has possession of the unit, which is a fundamental attempt to rewrite contract law.
- Allows the tenant to seek injunctive relief against a rental housing provider if they attempt to recover possession of the rental housing provider's property.
- Provides immunity to shelter operators and public entities, but not to rental housing providers. Why are public entities not required to play by the same rules as public entities?

Coronavirus has impacted all of us. I am asking you to look beyond the politics of renters vs. landlords, and recognize the value of providing housing in Oregon, which is an honor that I take very seriously.

We are sympathetic to the fact that there are 70,000 unemployment insurance claims still pending and we appreciate that the Legislature has allocated over \$63 million in rental income assistance.

Please vote against this proposed legislation.

Thank you for your time and consideration.

Peter M. Angel

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