

Dear Committee:

My name is Anne Mileham. My husband and I are owners of a single family rental home in SW Portland and have continued to maintain and update the rental property through the years.

We also reside in SW Portland, enjoy the neighborhood and take pride in keeping our rental property well maintained.

I am writing today because I am deeply concerned about the proposal regarding residential/commercial evictions.

Please vote against this legislation.

The proposed legislation:

- Does not address the shortfall in rental assistance funding for struggling Oregonians.
- Lacks a minimum objective demonstration that nonpayment of rent is tied to COVID-19 virus, creating a loophole for those looking to exploit a crisis in their favor.
- Declares that the tenant has possession of the unit despite nonpayment of rent, which is rewriting contract law.
- At a minimum, creates a yearlong state seizure of property with no reassurance of compensation.
- Aggressively penalizes housing providers for administrative errors but gives no guarantee of relief to housing providers who incur property damages during the moratorium.
- Provides immunity to shelter operators and public entities but not to rental housing providers.

COVID-19 has impacted all of us. As housing providers, we remain obligated to maintain the property, pay required utilities, property taxes, insurance and any mortgage payments.

I am asking you to recognize the value of providing housing in Oregon. Thousands of Unemployment Insurance claims are still pending and millions

of dollars in rental income assistance is waiting to be distributed. These are the problems that need to be addressed.

Please vote against this proposed legislation.

Thank you for considering this request.

Anne Mileham
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