

Dear Senator,

My name is Carolyn Zakarian. I own 17 rental properties in Eugene, Oregon.

The State Legislature will be holding its 3rd special session of the year to review a legislative package that includes Speaker Kotek's proposal to extend the eviction moratorium.

The proposal goes far beyond extending the moratorium on evictions for nonpayment of rent and **contains many components that will be harmful to housing in Oregon**, it also fails to provide adequate and timely distribution of rental assistance.

Please consider the following aspects of the policy proposal:

- **Without adequate emergency rental assistance, this proposal simply pushes the problem out another six months and deepens the financial stress for both tenants and housing providers.**
- **The proposal re-writes other sections of the landlord/tenant law unrelated to the pandemic.** Any proposal to resolve the moratorium should focus on pandemic specific issues.
- **We're concerned that this catastrophic emergency is being used to change laws outside of the traditional legislative process.** LC-18 goes far beyond creating a housing provider relief fund and can be used to make permanent changes to Oregon's housing laws.
- **LC-18 arbitrarily sets up two different systems for rental assistance.** The system for housing providers requires a waiver of contractual rights to your property and a mandatory penalty of 20% of your income. The system for renters has no additional conditions. This is not a balanced approach.
- **The timeline and additional regulations for the relief fund are a major concern.** Accounting for the rulemaking process at the agency, setting up the program with local housing authorities and processing applications, the relief fund won't be operational for many months. Oregon's renters and housing providers simply can't wait that long for relief.

We encourage you to oppose LC-18 and instead direct funding towards the existing emergency rental assistance system and target those households most at risk of eviction.

Thank you,

Carolyn Zakarian
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