

Dear Legislators,

This week the Oregon Interim Committee on the Third Special Session of 2020 is holding meetings regarding, among other issues, LC-18. The LC-18 proposal contains many components that will be harmful to the housing industry and fails to guarantee adequate rental assistance. Please consider the following points:

- The proposal incentivizes tenants to claim the inability to pay rent regardless of the truth, provides no means of verification or fraud prevention, and puts the entire financial burden of legitimate and illegitimate claims on housing providers by forcing them to take a 20% cut in income.
- The message this proposal sends is "Tenants, just give this paper to your landlord and you get free rent for 6 months. Landlords, in exchange you get a 20% pay cut." Lawmakers, are you willing to take a 20% reduction in *your* salary to help pay for this proposal?
- Without adequate emergency rental assistance, this proposal simply pushes the problem out another six months and deepens the tenants and housing providers' financial stress.
- The proposal provides that a tenant can decline to pay rent until July 1, 2021, by merely signing an "attestation" of hardship. The proposal continues to permit deferral of rent for virtually any reason, even if it is not causally related to the COVID-19 Pandemic or the Governor's executive orders. There is no due process or legal mechanism to evaluate the validity of attestations.

We encourage you to direct funding towards an emergency rental assistance system and target those households at risk of eviction, rather than hand out a blanket exemption to all regardless of their circumstances. That is an invitation for massive fraud and business losses.

Thank you,
Jeremy Seely
Small Multifamily Owner, Salem

