

## TESTIMONY ON LC 18 – 12/17/20

Chair and members of the committee:

I am Violet Wilson, a 30 year licensed, property manager and rental property owner of single family homes in Keizer, and Education chair of ORHA

Like all housing providers, I did not come to occupation in isolation. My father died when I was young, and we lived on welfare and housing support for most of my growing up years. I remember having to ask my neighbor for water when my mother could not pay the water bill and getting through winters without heat or electricity when those bills could not be paid.

So, when my tenants struggle to pay their rent, I work with them. I have accepted late payments, partial payments, given rent credits, and directed them to programs to help with their rent. I am trying to do my part as a landlord and rental property owner in these difficult times.

Currently, although most of my tenants pay their rent on time, I have 7 tenants who owe over \$30,000 in back rent. Three owe over \$7000 each, so far. If they do not pay over a six-month extension of the moratorium, the amounts owed will double. Several do not qualify for rent support because of their current income.

The draft of LC 18 contains language to compensate landlords for lost rent but it requires the landlord to forgive 20% of the amount owed. I understand this is being done to help stretch dollars but housing providers cannot do the same. We cannot pay our contractors 80% of their bill or pay 80% of property taxes or insurance. I have owners who rely on the rents to live, this is their retirement income. Instead of investing in stocks and bonds, they became housing providers. Now this income is threatened and some are selling out which further lowers available rental units.

I am concerned that this proposal is vague about restrictions that could apply to the unpaid compensation to landlords, such as limits per tenant, per landlord, per period, per number of units owed, and percentage of total amount of rent unpaid. Many housing providers are likely not to get relief.

On one hand, tenants do not have to provide any verification for their declaration but landlords could receive steep fines for failure to understand or follow the correct procedures. Our organization works diligently to inform our members of new laws but the short timelines before implementation makes it very difficult to get recent changes out soon enough for our members to shift and be ready.

In sum, I am asking the committee to remove the 80% limit on rent recovery, provide clear language on other limitations, and reduce penalties if landlords who do not meet current requirements.

I thank you for your time.

