

To whom it may concern,

We're writing to you in regards to the proposal of an extension of the eviction moratorium, "LC9". We own, and self manage, 104 rental units in a low income area of Portland (181st and Halsey are). We have owned and managed our properties in this area for over 24 years now, and have seen both the good and bad of being a service housing provider.

The last 18+ months have been interesting times for all. At the beginning of the pandemic, we saw the fear and worry in our residents and ourselves. The same fear that much of the world shared at that time. This led us to purchasing and hand delivering steak/pasta dinners to all of our residents one evening. It brought a night of peace and joy to our residents, which they were very thankful for.

Fast forward through the pandemic, and we only had 2 units out of 104 that struggled to pay rent, but eventually did catch up. A few of our residents reached out to rental assistance agencies, and while the agencies weren't always easy to work with, we all made it work out in the end.

From talking with other housing providers and other renters in the area, however, it seemed that the states further response to the pandemic (eviction moratoriums, tightening of Oregon Landlord - Tenant Laws, extensions of the moratorium, etc.,) had put a heavy strain on residents than the actual pandemic itself. While the moratorium was suppose to help tenants in need due to COVID, it had a much greater negative effect; lowered vacancy rate, increase rental rates, less building permits pulled which will lead to less available housing, etc.,

WE personally believe that for the safety and future well being of low income residents, the state needs to end any and all rental moratoriums, as well as impose less on the services that housing providers provide.

Further, the proposal "LC9", doesn't promote a better tomorrow, but instead for a weaker community and economy. In a time when the unemployment rates are low, jobs are open, and the economy is speeding up at an incredible rate, an extension of a rental moratorium is not necessary. The extension of a rental moratorium only further strains ALL housing providers and ALL tenants.

Lastly, the extension of an eviction moratorium will lead to builders and investors no longer wanting to invest in Oregon and go to another state. The count of building permits that are pulled each year are only decreasing at a quick rate, and will only get worse with the extension of another moratorium. This will lead to less housing in the future, lower vacancy rates, and harsher living conditions for the lower classes.

Thank you for your time,  
Rob, Connie and Ally Mager

--

RCM Properties

[www.rcmproperties.com](http://www.rcmproperties.com)

503-665-8607

Office: 1300 NE 181st Ave,  
Portland, OR 97230