

Good afternoon co-chair Fahey and Beyer, Vice chairs Knopp, Wallan and members of the community. Thanks for allowing me to share some thoughts with you today.

My name is Jeff Reingold. I am president of Income Property Management Co. Our firm manages approximately 200 buildings in Oregon and SW Washington consisting of both affordable and market rate apartments. I am a life-long fourth generation Oregonian and a resident of Portland. I've been engaged in property management for 48 years having started this business in 1974.

The reason I am here today is to ask you to carefully consider whether you feel that those responsible for distribution of rental assistance have been timely, effective and responsible in getting rental assistance out to residents and housing providers. Will yet another extension of the moratorium now in place result in residents and housing providers being paid timely or, as has been the case in the recent past, will the extension simply move the problem down the road, still leaving thousands of residents and housing providers without the compensation that has already been too-long delayed?

Housing providers have given shelter to literally thousands of Oregon residents without payment. In some cases, for more than 18 months. Is this fair or reasonable by any standard?

You have within your power the ability to address this problem more effectively than to simply add delay upon delay. Please make the right choice and demand that checks be issued promptly and in full.