

Dear respected members of the Oregon Senate,

My family has owned and operated multifamily apartments in the Portland Metro and surrounding areas for 3 generations, of which I am the current. During these almost 60 years, we have always tried to work with our residents and treat them professionally, which we expect in return. Our company and employees are like family to us, and many of them are long term, having worked for our company for 15-20 years or more. Although we are cognizant of margins, and have a fiduciary responsibility to our investors to make a decent return on their investments, we have tried to always reinvest in our projects and not raise rents on current residents an unfair amount.

I understand that the Pandemic is an extreme circumstance and demands some sacrifices for everyone in the country. That being said, I find it unjust to keep adding to the burden of it on those who made the decision to invest in real estate arbitrarily by extending the eviction moratorium to cover almost 2 years and making any of the charges incurred during that time unable to affect the resident in the future if they choose to not pay. We have become a business that is treated as a social service, and the measures taken to assist us, such as the Landlord Compensation Fund, have been implemented haphazardly and have so many restrictions that they are barely viable except by a narrow group.

I strongly recommend that the members of this senate refute this added extension of the eviction moratorium and instead spend energy on facilitating rental assistance programs for renters who are behind on rent during the pandemic and/or increasing access to the landlord compensation fund and getting rid of the requirement of a signed declaration by the resident for them to be able to be covered by it.

Thank you for your time and consideration,

Evan Labby