

Housing and Community Services Dept,

The current moratorium and the potential of an extension through next February will continue to damage the rental industry in Oregon. I am seeing current rental property owners quickly selling their single family homes due to the moratorium.....they no longer want have rental property in Oregon due to the overreaching rules on their income and investment. These owners are also required to pay their property taxes even though their income has been significantly reduced or taken to zero in some cases. The current landlord reimbursement program is overwhelming at best for many owners to navigate through and there is no guarantee they will receive the past due funds.

The current vacancy rate in Salem is about 2 percent which is historically low. We manage over 1800 units in the area and have very few available units for new tenants to move into due to the lack of tenants having to vacate their units. A number of tenants who have not vacated over the past 10 months during the moratorium have had jobs, but chose not to pay rent and abuse the moratorium that is in place.

On behalf of the 350 owners that we manage their rental property, WE STRONGLY OPPOSE this measure.