

Dear Chair Smith Warner and members of the House Rules Committee,

Please vote NO on the Dash-2 gut and stuff amendment for SB 278 that would essentially extend the nonpayment of rent eviction moratorium. Passage of Dash-2 would unfairly extend our existing 15-month eviction moratorium for a third time, further damaging Oregon's rental housing industry unnecessarily.

Please consider the following points:

- SB 282, which was signed into law on May 19, already provides tenants with an array of rental-related protections, including an extended grace period for repayment of balances until February 28, 2022; among all 50 states, Oregon already provides one of the most protective grace period repayment options for Oregonians.

- Since early April 2021, hundreds of millions of dollars in state-based rental resources have been awarded and are available for Oregon residents who qualify and voluntarily choose to participate; the vast majority of housing providers have worked tirelessly to help support tenant participation in these programs and many providers have already suffered significant losses with programs such as LCF's 20% rental forgiveness requirement in an effort to help their tenants in need.

- According to OHA, as of June 11th, 67% of Oregonians (age 18 and older) have already been vaccinated. Since individual county requirements to qualify for low-risk restrictions have a threshold below 67% (set at 65%), we anticipate employment within most industries to further strengthen as the pandemic continues to abate; therefore, with a burgeoning job market, enhanced unemployment insurance, and plethora of remaining state and county rental assistance funds, Oregon renters have multiple resources to assist with future housing rental commitments should they still be needed.

We encourage you to vote against extending our existing 15-month eviction moratorium a third time to prevent further damage to our Oregon housing industry, local economies, and the state's ability for a successful post-covid rebound.

Many of my clients as well as my my wife and myself on our personal rental units have been paying utilities, (water/sewer/garbage/electric) for the tenant now for well over a year. Not to mention property taxes and upkeep.

Thank you,

John Fredrick
ELF Property Management
113 East 2nd Street
The Dalles, Oregon 97058