

WINKLER DEVELOPMENT CORPORATION

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March 2, 2021

RE: Support of Senate Bill 330

Dear Governor Brown, President Courtney and Speaker Kotek:

I am writing in support of Senate Bill 330. The COVID-19 pandemic has created an unprecedented public health and economic crises that has had a disproportionate impact on the renter community. We are a local family owned and operated company with a long history of developing and operating rental housing, particularly affordable rental housing, in Oregon. The pandemic's devastating impact on many of our low-income renters is undeniable. We appreciate the resources that the state has made available to tenants and landlords to meet growing tenant arrearages. However, Oregonians continue to face hundreds of millions of dollars in past due rent. Currently available resources do not come close to adequately addressing the magnitude of the problem at hand. Consequently, both tenants and landlords are confronted with a high level of uncertainty regarding how these outstanding obligations will ultimately resolve. It is clear that if the state fails to act further, housing instability and rent prices will rise while Oregon's rental housing inventory will suffer. At the same time, it is evident that the need for direct financial assistance is far greater than the funding availability.

Senate Bill 330 will play a critical, and desperately needed, role in equitably resolving our state's COVID-19 rental housing crises by providing tax credits to landlords and immediate relief to renters. Moreover, its five-year implementation horizon makes it a practical solution with respect to our state's current budget situation.

For the benefit of Oregonians, I urge you to pass Senate Bill 330 in swift order.

Sincerely,



Julia Winkler
CFO