

We ask that you focus more time and energy on providing funding for all tenants and on encouraging ALL tenants to actually apply for resources. Our small time landlords (many of which provide the most affordable housing to their tenants) are being crushed by the continued moratorium extensions and delayed distribution of the Landlord Compensation Fund. A tenant providing documentation that they have APPLIED for assistance is simply not enough at this point, particularly since some landlords have gone the entire pandemic without any rent payments, yet the same landlords are continuing to pay the property taxes, insurance, utilities, and maintenance of the property.

At the very least, it should be required that the housing assistance agencies provide the landlord documentation that the tenant is actually APPROVED for funding. (Rather than solely requiring documentation that the tenant applied, with no guarantee of actual funding coming and when.)

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:

- SB282, 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.

Thank you,

Kristin Simpson  
Realty Management Advisors Oregon, Inc  
Representing over 50 small time landlords (owners of 1-2 rental houses or small complexes) in Oregon