

Dear Legislator,

While my wife and I understand the housing crisis, the unintended consequence of this bill will make the crisis even worse. We are in our seventies and have worked our whole lives to build a modest rental portfolio to support us in our retirement. We already have tenants that are not paying rent. While they don't pay rent we HAVE to pay mortgage, property taxes, insurance and some utilities. One of our tenant have paid 5 out of the past 12 months and has not responded to our requests for even partial payments.

With passage of the extended moratorium, we will be FORCED by its passage to sell our rental properties to people who want them for a home. The market is robust so we are sure they will sell. That will cause us old people to be deprived of a sustainable retirement income, remove badley needed rental housing from the market forever (our current vacancy rate is under 1%).

One of my friends is a land use consultant has told me that, with the introduction of this bill, four rental housing clients have discontinued work on their projects.

Find another way to deal with the challenge as this bill will KILL the retirement that old people have worked a lifetime to pay for and the very people you are trying to help will get only temporary relief and the long term crisis is only getting MUCH worse for the people you are trying to help. The consequences will be to expand the pain to thos paying who will not have rental inventory to go to.

Southern Oregon Landlord