

I own investment rentals, which are now my sole source of income. I have a mortgage on every rental we own. We work hard to keep them nice and safe. This is stating the extreme obvious, but I use the rent to pay the mortgages and to support my family. The idea that you, the government, can just stop evictions by signing a law does not address the problem. Rather, it puts the problem squarely on the shoulders of property owners like myself. Stating that this doesn't forgive the tenant's debt is naive. As a practical matter, the tenants will not be in a position to repay such large debts later. Again, all you are doing is shifting the financial impact of COVID from the tenants to the landlords. I suspect that you have a naive impression that landlords can handle the financial strain better. Whether that is true or not in one case or another, it is not reasonable to use such a stereotype and categorically cause that shift.

The government is using this catastrophic pandemic to create new laws that punish property owners and give unreasonable outs to their tenants. It may take time, but making investing in housing less appealing and/or riskier will NOT improve housing availability. You are creating disincentives that impact future construction, etc. SB 282-1 does not address the root cause of the housing crisis...it just moves the pain from one group to another.

I ask you to oppose SB 282. Please focus on the #1 issue driving housing instability right now, which is past due rent. Please support SB 330, a real solution for struggling renters who need help.

Sincerely,

Mike Moore
Corvallis, OR