

I have worked with IBT Management over seeing 2 complexes for 2 years. During the covid period I have several units that have not paid rent. I have given them every assistance numbers that I had received to help with rent assistance. Some chose to seek help and received it already, some chose to use monies received for assistant to buy new furniture, new cars, and to take trip from what they have said to me, and some don't even bother with paying their rent or asking for assistance. With all this said they have all have had a choice and they all reframe from using their choice to pay their rent and think that it will just go away because they do not make them pay nor do they evict "because its covid" . From what I have seen I am asking you to stop it and move things back and make people liable for their own actions.

- 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.

Thank you,
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