

We landlords are inextricably linked to our tenants. Without their income we cannot make our mortgage payments. If we are unable to do plumbing or electrical repairs under a stay in your house order some units will become uninhabitable. If our rent income drops we will have to make a choice whether to pay mortgage, electricity, water or garbage. Our rental units in Albany are my main retirement income, and we rent furnished rooms from \$300 per month to HUD assisted tenants at \$650 per month for a two bedroom unit. About 35% of our tenants are Hispanic and all our exterior yardcare is provided by Latino crews whose families, of course, depend on their jobs.

We have told all tenants that those who can continue with their rent payments during this crisis will receive a \$50 gift card to Fred Meyer each month, but that is about all the relief we can provide at this time.

For what it is worth, we see more of our lower income tenants at home now, than those in the more expensive units. And because they are now at home all day next to their neighbors they are getting on each other's nerves.

The sooner we shut down this virus, the sooner we can get back to a new normal.

Thank you all in Salem for your efforts at with this very difficult situation. We are with you.

Ken Self

Sent from Ken's iPhone