

Good morning,

As we all grapple with concerns about the long-term impacts of the COVID-19 outbreak in Oregon (and the US & World), I'd like to give you input in advance of any decisions to address housing costs in the event that employment issues affect large numbers of Oregonians' ability to pay for housing.

As a small-time landlord with 1 rental home here in Bend (where we live), we are not in a position to lose rent. We have a mortgage on our rental, we manage it privately and do our very best to keep rent reasonable and have great relations with our tenants. So far, our current tenants are up-to-date on rent, and we're grateful to be in that position. We are prepared to (voluntarily) work with our tenants if times get tough, and all landlords I know are of the same mind. Partial rent from a good tenant is better than no rent or a freeze on rents while we have mortgage payments due.

Please consider support for landlords in addition to tenants if housing costs need to be addressed during this unprecedented time in our history. We are pleased that our friends, neighbors and fellow Oregonians seem to understand that we're all in this together. Legislation that pits groups against one another would not be helpful!

Let me be clear -- as long as we can make our mortgage payments and cover necessary maintenance (not have to defer anything), we can temporarily weather the storm. I'd prefer rent assistance, with some reasonable ways to verify that the need is due to COVID-related employment/income issues. Other small-time landlords may depend on the rents they get to afford basic needs like food & housing, so please consider that, even though it's not on my list.

Thanks for your time and for considering the needs of all Oregonians.

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