

AL Orloff, Silverton, OR 97381

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RE: Landlords needing assistance

To: Joint Special Committee On Coronavirus Response

I own a small apartment complex in Mt Angel Oregon known locally as the 'Farm Housing complex' which was previously uninhabitable. Low income/no income tenants and I came to a mutual understanding that I would rent it to them at a low price to cover tax, mortgage, utilities, etc. and increase rents as we updated each unit. I sold my house, purchased it on loan, and have been investing almost every paycheck into that property.

If tenants begin to withhold rent, it's likely that the property will quickly become uninhabitable again and will revert to the bank. I share this concern with several local Landlords.

The state has bailed my tenants out (rent control) at the expense of the Landlord, but Landlords cannot bear any further burden. To keep tenants off the street, Landlords need financial aid from the state.

Respectfully,

AL Orloff