

From: [Sheryl Miller](#)
To: [Exhibits JSCVR](#); [Sheryl Miller](#)
Subject: Landlord Survival in Portland... Please Help!
Date: Wednesday, March 18, 2020 7:19:35 PM

I am a small business owner. My family (including my elderly parents) recently invested in multi-family rental properties this last year in Portland. If Renters are either not willing or able to pay their rent we will not be able to pay our Mortgage let along the utilities, salaries, plumbing etc. required to keep the property operational. Our cash flow after expenses in the buildings are less than 10% of the gross revenue. We simply cannot afford to support apartments that are not providing rental income.

If relief is provided to tenants then there must be relief for the impacted landlord! That subsidy should also be given directly to the landlords so that they can keep their property afloat. If tenants are provided federal funds there no guarantee that they will spend those dollars to pay their rent.

We cannot possibly be expected to fund the rent on behalf of tenants that are having hardships from the COVID-19. We are incurring hardships ourselves with the additional expenses associated with additional cleaning and higher vacancy levels than normal. We will not be able to survive without an offsetting financial support to mitigate a ruling which has such significant financial impact. Everyone wants to beat this virus but penalizing the small business owner who is providing housing is not the way to do it.

Sincerely,

Sheryl Miller
Rental Property Owner

Sent from [Mail](#) for Windows 10