

Dear Oregon Leaders,

My name is Tamara Houston and I own three homes in Central Oregon, two of which are rentals and one in which I live.

I strive to keep my rentals affordable because I believe that we need to be the change we want to see in the world. My tenants pay well below market rent, and have good jobs in the area. I choose to rent to them instead of putting these homes on the short term vacation rental market (where ostensibly I could make quite a bit more money) because I want people who work here to live here. That, by definition, is community.

I have already reached out to my tenants to say:

1. your housing is safe
2. if your jobs are affected, I will work with you
3. if things change, please keep me in the loop

I - like most responsible landlords - have some money in reserve and for repairs. But a gap of several months would leave me in a difficult financial position and, potentially, put my ability to keep these homes in question. Meaning, it would put these affordable rentals in jeopardy for the tenants who are living in them.

I hope your team will see that a law that gives tenants security needs to also give security to myself, and others in my position.

I have written before to several representatives: Kotek, Helt, and others LONG BEFORE THIS CRISIS about finding was to incentivize landlords to do what I do - keep rents affordable, and keep housing for families who are working and living here, not for tourists.

Oregon does nothing at the state level to cultivate this type of property management. But we could. Offering tax incentives to owners to have long term tenants is but one example.

Just think, in this time of crisis, if the 50,000+ Oregon Airbnb homes were rented to Oregonians as long term dwellings, our situation with homelessness would be vastly different right now. And we would be better poised to help our vulnerable populations stay safe and healthy.

Per the Mail Tribune (Nov 2019)"From Memorial Day through Labor Day, Airbnb had 663,400 guests and earned \$100.8 million in Oregon."

Please, as you work to create an emergency response, remember the end game. You could - at this time and in this juncture of housing crisis - make a change that would lead to better and long term outcomes.

With respect,
Tamara Houston
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