

Good Morning,

Thank you for the opportunity to mention a couple concerns as an owner of 8 residential apartments units.

I'm sure that I am not the only one who is overwhelmed with the potential ramifications of this looming economic calamity. Who would have thought of any of this a month ago? Here are my thoughts.

I would support a program that pays owners directly on behalf of tenants who have signed up for assistance and for the full amount of the rent. In my case, I pay water, sewer and garbage utilities and am responsible for all grounds maintenance. I have mortgage payments. If required mortgage payments are suspended, do those renters who do not need assistance have to pay? My answer is yes. We all have financial obligations. Do insurance companies continue to insure even if premium payments are suspended?

Will the water/sewer utility, and state taxing authorities, property tax, gasoline tax, liquor tax, DMV suspend or cancel those taxes for a period of time until the economy improves or the public health crisis subsides if tenants are allowed to not pay rent?

Owners of residential rental property are on the front line of the housing crisis. I hope the State of Oregon can foresee that, whether by default or intent, requiring property owners to pay out of their own pockets just to stay in business, and possibly have to suffer tenants who get a free pass from responsible tenant behavior (such as no for-cause evictions) is a step with dire future consequences.

I can't operate like PERS. I can't pay to house others with money I don't have.

Thank you,

K. Brown