

Dear Committee Members,

I am 74 years old and the sole owner of a duplex and tri-plex in Portland, and this is the main basis of my income. I have 3 mortgages (including my residence) to pay and of course the sizable property taxes, and insurance and sizable water bills, garbage, yard care, etc which accompany property ownership.

As the freeze is structured as I now understand it, I could be looking at zero income for 6? months. And in reality, what is my recourse if they have no money to repay over 6 months? I could not afford an attorney and in all likelihood, could not recoup my losses in most cases.

And what is to stop even renters who could pay, deciding not to for 6 months, and then just giving notice? Like I said, it is not practical to think we could afford to hire an attorney to track people down and pursue these rents .

I understand we have an enormous problem with the loss of jobs. And believe me, I feel for these people. But this approach has the landlords basically subsidizing the lack of income on these unemployed and as an individual landlord, living off a few places, I just do not have the funds to do this and still pay my bills.

Maybe at least restrict this to the owners of the big multi-unit buildings who have much more capital to absorb this. Of course normally it is the government (state or federal) who deals with keeping people afloat during job loss. But as it's written, I can guarantee that it is taking away the income of a lot of small time owners. And will cause properties to fall into the hands of the corporate type owners when these owners can't pay their bills and decide to try to sell instead (which would be during a very bad market.)

And speaking for myself, and the others like me I know, it is us small-time owners that are some of the most responsible and responsive owners, who did Not jack up rents in the past few years, who really stay on top of repairs, and try really hard to keep our tenants happy.

I hope you can come up with a solution that will keep us small-time owners a part of the Portland rental picture. I don't want to be forced into foreclosure myself because of not receiving the rents to pay my bills.

Thank you for listening, and for being public servants,
Clarice Johnston 503-860-9808