

**From:** [Maureen MacNabb](#)  
**To:** [J1SS Exhibits](#)  
**Subject:** LC45  
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As an employer of 49 people in the City of Portland and the sole owner of Capital Property Management, I understand today and over the course of the next few days you and your colleagues will consider passing the above legislative emergency bill.

I ask for your consideration in not doing so for the following reasons:

1. When rent is no longer paid, I cannot pay my employees. One by one, they will be laid off and will stand in the unemployment line like the rest of the 70K+ that have yet to receive their benefits. Believe me this is not a threat this is the reality of what Covid is wreaking. I currently have 127 residents who have deferred rent. This is a substantial amount and is impacting me operating my business.
2. Do not extend the eviction moratorium. I cannot terminate problem tenants under the current moratorium and we have a few bad actors such as one I am dealing with currently: He opens his windows yells out racial slurs to BLM protestors further inciting violence and hate. Protestors are targeting my building and other residents to and from this building as though this is their sentiment too. Horrible situation and I cannot get him out under the moratorium! I PROMISE we do not recklessly terminate people only to make them homeless. If this is the narrative that is being peddled to you it is incorrect. I have housed people in our State for 30 years with integrity and best practices and I do not aim to start changing my business practices under the worst of times.
3. When rent is not paid, I have to scale back services. When a janitor ,maintenance technician, painter cannot be hired, they will be among those that get into the unemployment line as well. How can I scale back cleaning services when I should be increasing janitorial to keep common spaces as sanitary as possible? Will I be held liable should a resident contract covid because my cleaning services were reduced?

**The ANSWER to this is rent assistance.** Keep funds coming to the property owners, cover the unpaid rents due to Covid and this ensures business to continue uninterrupted. This allows for property taxes to be paid which our State will need post haste! Taking from my livelihood only to support another creates the in balance we are seeking to solve.

Please, do not make matters worse by passing legislation that feels good in the moment but creates a far bigger problem. Contrary to popular belief, we housing people do not displace them and I know none of my industry colleagues that are seeking to displace anyone. Without a tenant I have NO BUSINESS!

I have been at this work for 30 years , paid my taxes and employ beyond my 49 employees MANY of whom are vendors who look after the buildings I manage. Please vote NO on this recklessly laid out legislation. If not for me , for the employees I seek to feed day in and day out and the great residents who deserve a helping hand by way of rental assistance and protections from the bad actors who are gaming the system over the eviction moratorium.

Respectfully,

Maureen T. MacNabb

President

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