

From: [Lisa Long](#)
To: [JISS Exhibits](#)
Subject: commercial and residential property
Date: Tuesday, June 23, 2020 8:40:53 AM

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My name is Lisa Long, and I am the owner and only employee of High Five Properties which manages residential and commercial rental of units in Portland, Oregon.

I manage properties in Portland, Astoria, Forest Grove and Cornelius. My owners are individuals who own maybe one or two properties. None of my owners are big investors and none of them are rich including me.

I am calling today because I am deeply concerned about the proposal regarding residential/commercial evictions.

Are you aware that under this proposal that you would be voting on legislation **that gives you the right to take my property without clear compensation**? The proposed legislation also:

- Does not address the \$1.5M shortfall in rental assistance funding for struggling Oregonians.
- Lacks a minimum objective demonstration that nonpayment of rent is tied to COVID-19 virus, creating a loophole for those looking to exploit a crisis in their favor.
- Declares that the tenant has possession of the unit despite nonpayment of rent, which is rewriting contract law.
- At a minimum, creates a yearlong state seizure of property with no reassurance of compensation.
- Aggressively penalizes housing providers for administrative errors but gives no guarantee of relief to housing providers who incur property damages during the moratorium.
- Provides immunity to shelter operators and public entities but not to rental housing providers.

COVID-19 has impacted all of us. I am asking you to look beyond the hyped-up politics of renters vs landlords, and recognize the value of

providing housing in Oregon. There are 70,000 Unemployment Insurance claims still pending and over \$63 million in rental income assistance is waiting to be distributed. These are the problems that need to be addressed.

Let me add here that the Portland property owners that will be penalized by this legislation are not a bunch of fat cats from out of state. One the owners I manage for is a single mother who owns one property, a single family home. She decided to hire to me rent the home for her after he spouse died unexpectedly. She was unsure of what to do and decided to move a few miles away to live next door to her best friend who could assist her with childcare. She was not ready to make a decision about the home she had occupied with her spouse and thought it was best to rent it for a year while she got her life back on track. I rented the house for just enough to cover her mortgage and my fees. She makes no money on the house.

My owner's tenants stopped paying rent in April. My owner did not qualify for a mortgage deferment and has been covering the mortgage out of her savings which are exhausted. She is now in a position where she needs to sell the house, and she has no way vacating the tenants or making the house available to buyers. My owner is not a greedy landlord. She is a working mother who needed time after the death of her partner to decide how to proceed and now she has blown through her savings to cover a house that she is not receiving rent for and cannot sell but which she still needs to cover expenses for such as repairs and utilities. Needless to say, I have waived my fees, but I have a family to support too, and I can't work for free just because my clients are in distress.

The property owners being ruined are real people with families to support, parents to care for, and bills to pay. None of us, I repeat none of us, can afford to forgive rents.

Please vote against this proposed legislation.

I understand that the Governor, through her Executive Order has the power to extend the eviction moratorium. I think the Governor should be able to address this issue without the political horse trading of the special session.

Thank you for taking my call and considering my request.

Lisa Long

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