



November 25, 2020

For the past three months, the Hillsboro Chamber has been convening a group of local commercial and residential property owners discussing possible Legislative solutions to assist our local property owners continue to help their tenants remain safely housed and in business. We are grateful for ongoing legislative efforts to include residential property owners in legislative solutions. This letter is to urge you to include local **commercial property owners** in proposals to stabilize the rental market for the December 21st Special Session.

We know you understand the deep despair being felt by so many small businesses throughout the State of Oregon. I also hope you understand the great lengths our local property owners have gone to ensure their tenants remain in safe, stable housing and in business. Many of these property owners have been with these business owners for many years, they are like family.

These local property owners are members of our community. They have contributed to the success of our non-profits, they support our initiatives, contribute to the local economy, and serve in leadership roles in the community. For many, building ownership helps fund their retirement and keeps them connected to the communities they love. These are not out-of-state pension funds. These property owners are residents of our communities.

We are requesting the Legislature not lose sight of these individuals and families in the upcoming Special Session. Waiting until the 2021 Legislative Session is TOO LATE! Property owners need to know the path forward to enable them to appropriately support their tenants through these unprecedented times.

We want to thank Representative Susan McLain, Representative Janeen Sollman and Representative Courtney Neron. These Representatives have made time to attend meetings with property owners in their Districts. They have heard first-hand how these property owners have been working with and supporting their tenants. There is no blame here. Property owners want their tenants to be successful, prosperous and remain in their buildings.

We support the work Representative Fahey has undertaken in her Committee and the effort to support both tenants and landlords. We are also supportive of Senator Betsy Johnson's LC 881 providing for temporary tax credits for property owners.

Thank you for your consideration of this request. We would be happy to meet with you to provide additional details of our meetings if that would be useful.

Sincerely,

A handwritten signature in black ink that reads "Deanna Palm". The signature is written in a cursive, flowing style.

Deanna Palm
President

"I own a building on Main Street in Downtown Hillsboro occupied by long-time tenant, owner/operators of Amalia's Mexican Restaurant. They are like family, and I have worked with them since the beginning of the pandemic – working out partial payments – forgiving rent – and brainstorming how we can work together to keep them afloat during these difficult times. Neither party can endure this in perpetuity, which is why it is so important that the Legislature step in to support partnerships like ours." -**Les Davis, President/Owner, C/D Properties**

"I was the owner of Maggie's Buns for 23 years. I bought my building as a retirement fund. I knew that the long hours of owning a restaurant would never compensate me as it should, so I counted on the ownership of the building to help me build a nest egg for when I sold the business. Restaurant ownership is rewarding but long hours and hard work. After I retired, I rented the property to a young couple with a dream.

When Covid hit I reached out to my tenant to see how I could help. During the past 9 months, we have been in this pandemic help has come in the form of many things. I have paid for repairs for the tenant, reduced rent for 6 of the months, and have never sent out notices when rent was past due.

Having worked this business I understood the difficulty in sustaining a business in good times, now that Covid has hit it is extremely important that we do all we can to assist our tenants. We are actively trying but our bills are due and unforgivable. I am not a rich landlord, in fact my net after concessions to the tenant is \$124.00 a month.

In order to keep our tenants in the building I need help! If I cannot get some type of assistance, we will see our wonderful communities grow dark as businesses close. Thank you for considering our request." **Maggie Pike, former owner of Maggie's Buns and current Main Street Property Owner in Forest Grove, Oregon**

*"I own several residential rental properties as well as commercial properties in western Washington County. I have lived in Hillsboro my entire life and my children are now part of our business. We have been successful landlords for generations. Our tenants know us and see us in their community on a regular basis. We have worked with our tenants during this crisis and want to continue to do so, but we need some relief and support from our Legislature to continue to help."—***Gene Zurbrugg, Owner, Zurbrugg Construction**

"We as a company gave rent to credits to our commercial tenants that were closed by the initial Stay at Home order. We did this for tenants that we knew would have no form of income during these times. We, like many, did not think this state of emergency would last as long as it has. We do what we can for our tenants, but we can't do it indefinitely. We need the state government to help us help our tenants." -**Brad Smith, Windsor Properties, Ltd.**