

Hi,

My wife and I own a few small 1970-ish plexes in [REDACTED]. Total of 17 doors including the duplex we live in. We carry mortgages on all the properties.

We self manage and over the years of saving and forgoing vacations to acquire rentals, we managed to make a small business out of it. We did this on a very middle class income.

Our tenants are primarily a mix of college students, young service sector industry, and older aged service sector industry employees. They will be or are being hit hard by this virus.

We are not a large property investment firm with the resources to weather a prolonged rent eviction moratorium. We also lack the funds to chase down and sue any tenant that does not repay back rent six months from now.

If an eviction moratorium leads to a large percentage (>15- 20% ) of people to postpone their rent, without some sort of intervention, It will be devastating to us financially.

I get this is a crazy crazy time, and we are willing to do what we can to support oregon and this country.

I also strongly feel that city, county, and state governments have been consistently attacking landlords in this state for the last two years. You ask landlords to take this hit on top of the other countless regulations, taxes, and fees you have imposed on us. We are tired and now you are allowing our tenants not to pay rent? I have no representation at the city, county, nor state level.

You cannot impose a eviction moratorium without a plan in place to compensate landlords for their loss. It is irresponsible, short sighted, and once again penalizes landlords who are out of resources and options.

if we don't get deferment of loans, a government program to pay any unpaid rents, or other support, we will be faced with the difficult decision of defaulting on our obligations or liquidating our property.

Multnomah county and portland tell me to have patience for state and federal policies to help solve the problem. They are kicking the can down the road.

I know what you are going to do for tenants in this state, i desperately ask what will you do to support small local landlords through this time?

Kind regards,

[REDACTED]