

Dear Joint Committee on First Special Session of 2020:

I'm a property owner and a property manager. We manage all "mom & pop" owned properties in the Portland Metro area.

My staff of 4 and I are committed to providing quality management to owners and have strong tenant relations.

We have been working individually with tenants that have experienced loss of income during the COVID 19 crisis. Our owners have all been flexible and compassionate even when it causes them financial stress. We all truly believe that we all have to share the pain to get through this situation whole.

LC 90 is not about sharing the pain. It is about punishing one side and protecting the other. It pits landlords against tenants and makes us adversaries.

It would be much better to consider the following:

1. Make sure that all unemployed workers have access to unemployment benefits. This should go without saying but here we are.
2. Provide rent assistance funds to landlords and/or tenants so that some income continues to flow during the crisis. We have worked with tenants to implement temporary rent reductions with no payback after the moratoria are lifted.
3. Provide some legal protections for landlords that are working hard to come up with special considerations at this time so we are not open to frivolous lawsuits after this is all over.
4. Open the courts so we can make claims for damages and losses. You wouldn't believe the condition we face in some units when tenants vacate and it is currently extremely difficult to get payment for the damages.

As a small business owner, I balance a lot of interests. I want my employees to have a living wage and benefits such as health insurance and a 401K. I want my business to be financially viable. I want the owners that we manage for to realize solid returns on their investments (my owners all rely on the income from their properties) and we want to provide quality housing and responsive management for tenants. All of this is difficult enough without the current headwinds we face in the City of Portland with extremely onerous and punitive ordinances. In Multnomah County we have judges that are famously pro-tenant and anti-landlord. Please take a balanced approach that does not make management even more difficult financially and administratively.

Thank you for your consideration.

Ann-Marie Lundberg



6030 SE 52nd Ave. #205
Portland, OR 97206
503-594-2101