

Dear Joint Interim Committee on the First Special Session,

I am a 70-year-old retired teacher without a pension living exclusively off sadly minimal social security and the rent from my 2 properties. The rents just cover the mortgages. I am paying the mortgages at 1514 NE 76th Ave, Portland and 2711 NE 108th Ave., Portland. The tenants in one house have moved out, and the tenants in the other house are destroying it as validated by photos during inspections - not only repeatedly violating the lease but also violating multiple City Codes including fire codes (as confirmed by the Fire Department). They are destroying the house. Obviously I did not renew the 1-year lease. How would a reasonable person feel about the City Council's treatment of me that I was forced to pay them \$4,500 to save my house, but they have still not moved out and are not paying consistent rent? I can answer that question: very clearly the City Council thinks that I am dirt and treats me like dirt. I am financially going under because I have almost no income since the tenants have taken my \$4,500 but not moved out.

To my shock, I understand that you are currently meeting to consider extending the rent moratorium. It's an ethical failure that you treat your struggling seniors and other hard working citizens like dirt. Soon I will need to move onto the street because I cannot pay my mortgages. Is that your goal?

I point out that the suggested decisions for your Committee:

- do NOT address the **\$150M** shortfall in rental assistance funding for struggling Oregonians;
- lack 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.
- declare that the tenant has possession of the unit despite nonpayment of rent, which is a violation of contract law
- create a yearlong state seizure of property with no reassurance of compensation.- penalizes housing providers for administrative errors but gives no guarantee of relief to housing providers who incur property damages during the moratorium.
- provide immunity to shelter operators and public entities but not to rental housing providers
- codify an emergency ordinance on the books forever.

Again I ask: why are you treating hard working, financially struggling seniors and other citizens like dirt?

Please act responsibly toward struggling seniors and other citizens and please do not extend the moratorium.

Sincerely yours,

Louise Pender

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