

Dear ORHA,

I sent the below message to Sen. Gelser and Rep. Rayfield this morning. Thank you for representing us during this critical legislative session.

Alex Wilkens
Licensed Property Manager
Owner, Kingfisher Property Management

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Subject: LC-18 steals from elderly Oregonians

As a property manager for multiple owners I appreciate the effort at relief for property owners. This is especially true since all of my owners are elderly and on fixed incomes. Their rental income is a key component of their retirement income. The loss of rental income from covid-19 and the associated eviction moratoriums has cost my owners thousands upon thousands of dollars, so the landlord relief is welcome.

However, asking property owners to “forgive” 20% of rent owed still puts them in a hole. For the vast majority of my managed properties, the rental income received is disbursed as follows:

50%: mortgage

40%: taxes, insurance, maintenance, management

10%: profit

There is no 20% to “forgive.” There is only 10%, and that income is what my elderly property owners use to make ends meet.

Covid-19 and its knock-on effects have already created economic winners and losers; mostly losers. Why is the Oregon legislature planning on making more losers out of property owners? Tenants aren’t being asked to give anything up; indeed, many have been living for free for nine months now. Landlords have been the group being told to make concessions for months on end, and here we are again: LC-18 gives tenants a bailout and landlords are asked to take another loss.

Writing legislation that removes 20% of a person’s income is, simply put, stealing. Codifying that stealing from a single group, in this case property owners, is tantamount to discrimination. The state legislature can do better than stealing and discriminating against Oregonians that worked hard their entire lives, invested in Oregon’s future, and provide a critical service to fellow citizens. Please don’t take their livelihood.

Yours truly,
Alex Wilkens
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Corvallis, Oregon