

Hello Subcommittee Members:

In the event I do not get to testify on Sat, 12.19.20. I support LC18

I live in Far East Multnomah County. I live in Senior Housing with a Voucher. We do not have the same protections as PDX. I talk to and hear from friends, family and others in a few chat groups. Evictions are happening in Rural areas. Some of my friends and family are now fighting Covid. They reside in Rural Or. Some are off work and will have to quarantine 14 more days before going back to work.

For others there is no work due to the shut down. The moratorium needs to be extended. I think the Landlords getting 80% rent is better than NONE. I also believe the 20% can be a TAX write off.

When all the vaccines are given out. Many people will have NO JOB to go too. Closed for Good.

Way too Many are still waiting for their Unemployment Checks that are sitting on the Adjudicator desk. They will be able to pay back rent someday. A few are Business owners I know. Are getting double whammies Who can not pay rent for their Business and the LL is threatening to keep their property.

1. Mom & Pop Landlords are 4 or fewer rentals. Mom & Pop is NOT the owner of 11 duplexes But if there is a Landlord that has 6 properties and 3 tenants can not pay rent allow them to apply for the 80% rents for the rents. Renter NEED that documentation also

2. IT sure wasn't that the renters who were Doubling the rent or Hiking rents SO HIGH \$300-\$500.00 in the Blink of an Eye. Thank goodness for a rent CAP. We are still getting rents hikes during this pandemic

3. HomeForward sent out a letter in August 2020 to all the Landlords & renters doing a rent Freeze from Sept .1.20 to Dec.31.21 due to the unfair rent increases by Landlords By Home Forwards own stats 48% of PEOPLE of Color were getting Rent increases higher than others. My rent increase notice was given in August before the freeze. Many of my neighbors. Are terrified of next year's rent increase. Will they have to move? A few neighbors have moved out in the last 2 months out of Mult Co.

4. In this 190 unit complex others are terrified of next year's Rent hike. 7% plus inflation. How many can not work I am not sure. 1 is 3 doors down and behind on the rent.

Deborah Olson

1003 NW Shattuck Way. #217

Gresham OR 97030