

I oppose SB 852. I have volunteered in homeless services agencies for 15 years. My observation is that there is a lot of money available in the affordable housing system in OR, and we waste huge amounts of it through bureaucratic inefficiency in how this money is distributed. Rather than pursuing this bill, you should be asking the magic question, "**What percentage of every housing dollar currently available goes to direct services (building and operating housing and providing supportive services) to people experiencing homelessness?**" I've asked this question a number of times, and no one wants to talk about it.

How this bill would impact my family:

- Both of my parents and my brother are seriously ill with dementia, Alzheimers, Parkinsons, heart disease and diabetes. We are a farm family. My parents sold most of the farm and bought rental houses, which produce an income rather than a loss from farming. We started out dirt poor and worked our collective butts off to be able to pay our bills.
- The monthly cost of my parents' care is \$12,200. Income from their rental houses plus social security covers about 60%. I just refinanced my home to cover the gap - for now. I am 67 years old. I won't 'own' my house until I am 83. The MD is important to my family.
- I also 'own' 2 rental houses. They are not fancy. I take good care of them. After all expenses (mortgage, insurance, taxes, maintenance, repairs) I am at a cash flow deficit of about \$600/month. It is an investment for the future. Without MD, little guys like me will be forced to sell to a property management firm that will raise the rents.

I definitely support providing more affordable housing and services to the thousands of desperate people who are currently living on the street. Manage the money we already have better before asking those who currently provide rental housing to foot the bill.

Sincerely,

Jeanne Nyquist

Tigard, Oregon