

Oregon State Capitol
900 Court Street NE
Salem, OR 97301

RE: Coronavirus Rent Relief Package

Dear Co-Chairs Roblan, Holvey, and members of Joint Special Committee on Coronavirus Response:

We are involved in providing housing to 38 units in our local community. Thank you for taking the time to read our comments. During this crisis, our number one priority is to offer a workable solution for tenants, landlords, and property managers and/or owners.

We own and self-manage 38 residential properties in Linn, and Benton counties with mortgages. We also work with local contractors that are also business owners who will be affected by the rent relief package being considered.

Rent relief for property managers/owners and tenants will become necessary in the coming months because of the coronavirus pandemic. Rent is income and that income is used to pay reoccurring monthly bills that need to be paid in order for the tenant to have a habitable place to live like water/sewer, trash service, landscaping, maintenance, and other essential services. It is everyone's goal to keep tenants housed and have properties that are fully functional and kept in a habitable condition. Making rent payments directly to the property manager/owners will ensure that these costs are covered, ensuring tenants continue to live in a safe and healthy environment.

All current rental assistance programs we currently work with (Section 8, CSC, DHS, and other non-profit agencies) pay rental assistance directly to the property manager on behalf of the tenant to ensure the tenant does not lose their housing due to non-payment. This rent relief package being considered before you should work the same way.

Further, by directing payment to the property management company/owner, it ultimately gets taxed as income to the property owner, not the tenant. If rental assistance goes directly to the tenant, the tenant will be taxed for receiving additional income. That is not helpful to any of the parties involved and hurts tenants who are already stretched thin during this crisis.

Paying property management companies directly is the tried and true way to ensure people stay housed. Please consider the solution that works for this time of crisis. Please be expedient, we want to avoid the ripple effect of foreclosures, forcing the loss of housing for renters long-term.

Sincerely,

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