

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

The economic impact of COVID-19 on the rental housing industry could be devastating, for both tenants and property owners. I have reached out to all of my tenants to determine those tenants most effected by the COVID-19 pandemic and discussed solutions that may benefit the hardest hit tenants.

Any form of rent relief must consider both tenants and property owners to eliminate tenants' anxiety of retaining their housing and ensure property owners can continue to operate. You must be careful that any rent relief package you approve does not create a new category of people (property owners) who need help. Identifying those tenants that require COVID-19 rent relief should consider those tenants who:

- Are, or have been, sick with COVID-19 symptoms
- Have been laid off, or had their work hours reduced because of COVID-19 pandemic
- Need to care for young or old family members because of COVID-19 pandemic

There are many tenants who, live paycheck to paycheck, will be effected by the COVID-19 pandemic; but there a some property owners that do too; and depend on their tenants' rent payment as their main source of income for their family's food, medicine, mortgage payment, property insurance, and property taxes. The property owner has some advantages above the tenant, but the property owner also has other obligations above those of the tenant.

All current rental assistance programs (Section 8, CSC, DHS, and other non-profit agencies) send the rental assistance directly to the property owner/property manager on behalf of the tenant to ensure the tenant does not lose their housing because of rental non-payment. The COVID-19 rent relief package being considered should work the same way to ensure tenants can continue to live in a safe and healthy environment.

Irrespective of any Oregon Legislative rent relief initiative, I have already started to collect data to determine those tenants that would benefit from some amount of rent forgiveness or rent deferment.

If an Oregon rent relief package is approved, I strongly urge that the rent relief payment **BE SENT DIRECTLY TO THE PROPERTY OWNER/PROPERTY MANAGER.**

Respectfully;
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