

Hi - I'd like to add one more statement, that is an anecdote in from just the last hour:

I just had a tenant reach out to me, and ask to reduce their rent next month almost 45%. No other information other than specifying "hardship"

After asking a few other questions, I found out:

- they have a two bedroom unit, with one empty unit, and haven't been looking / looked for a roommate yet
- were unaware of all the hiring going on at certain companies
- no confirmation that they'd lost their job, and/or they'd applied for unemployment

We need tenants to be **proactive**. An eviction moratorium should not give them a hall pass not pay rent AND be complacent. They also need some sort of **proof of hardship** to be exempt from eviction. I have no idea if they are using this as way to take advantage of the situation. Yes, having a roommate may not be as nice for this tenant who would like the luxury of a full two bedroom suite to themselves. But that's not a prescription to pay reduced rent at the landlord's expense.

Without some sort of disincentive for tenants, I fear getting more of these requests - and I will not be able to sustain them all.

On Wed, Mar 18, 2020 at 1:04 PM Narayan Kristina <Kristina.Narayan@oregonlegislature.gov> wrote:

We should be all set, thank you.

kn

From: Matt Brischetto <matt.brischetto@gmail.com>
Sent: Wednesday, March 18, 2020 1:02 PM
To: Narayan Kristina <Kristina.Narayan@oregonlegislature.gov>
Subject: Re: Testimony in Support of Landlords / Multifamily NW

Hi Kristina,

I directed my email to the JSCVR email noted in the link below. Is there anything else you need from me to get it on the record?

Best,

Matt

On Wed, Mar 18, 2020 at 12:54 PM Narayan Kristina <Kristina.Narayan@oregonlegislature.gov> wrote:

Matt:

Thank you for the message. The Speaker asked that I reply to you directly.

We hear your concern about a lack of certainty for mortgage holders and you're right – we have limited oversight over federal lenders. Individual lenders may have loosened standards for forbearance and the best advice we can give is to work with your lender directly and ahead of any specified need so that you know your options.

Our Joint Committee on Coronavirus Response is taking a **holistic** approach. I want to encourage you to share your comments with the Joint Committee through the exhibits email ([linked here](#)) and put your comments on the legislative record. In a few hours, the recording of today's discussion will be viewable on our committee page ([linked here](#)). Many of the questions you've raised were discussed in committee today and there may be some additional information regarding fixed costs that you might find of interest.

I have forwarded your email to our House co-Chair of the Joint Committee.

Kristina Narayan

Legislative Director

House Speaker Tina Kotek

971-209-5808

From: Matt Brischetto <matt.brischetto@gmail.com>
Sent: Wednesday, March 18, 2020 11:10 AM
To: Exhibits JSCVR <JSCVR.Exhibits@oregonlegislature.gov>
Cc: Sen Frederick <Sen.LewFrederick@oregonlegislature.gov>; Sen Burdick <Sen.GinnyBurdick@oregonlegislature.gov>; Sen Taylor <Sen.KathleenTaylor@oregonlegislature.gov>; Rep.TinaKotek@state.or.us; Rep.RobNosse@state.or.us; Rep Lawrence Spence <Rep.AkashaLawrenceSpence@oregonlegislature.gov>; sen.ginnyburdick@state.or.us; Rep Sanchez <Rep.TawnaSanchez@Oregonlegislature.gov>
Subject: Testimony in Support of Landlords / Multifamily NW

Hi,

I am a landlord that houses ~100 residents in the Portland metro area. Most of my tenants are 20-35, low-moderate income. All of my properties are mortgage backed, which I've built up over 15 years.

I absolutely understand and agree that as a 1st priority, people should not be concerned with the basics of housing during this huge shock to the economy. I'm doing what I can / will do what I can to support my tenants during this period. But I am only one person and I have no idea what is to come in terms of requests for from a tenant base this large.

Yesterday's no eviction declaration in Multnomah County may and will put enormous pressure on landlords as it is entirely **a one sided solve**. All of my properties are mortgage backed. While local credit unions may work with Ted Wheeler, large national banks - Wells Fargo, Bank of America, etc. - that hold mortgages have no obligation to do so. They will likely not even be involved in those conversations. When a person in the audience asked Multnomah Cty reps at the conclusion of the prepared statements about landlord support, the rep **did not answer the question**.

If banks take over rental property in foreclosures, everyone loses. Safety nets need to be created for BOTH constituents - not just renters. It's a very simply math equation: rent in, expenses out. No rent in...still expenses out.

In addition - I'm trying to be proactive to direct my tenants who are out of work to a massive number of employment opportunities at grocers that have publicly stated they are hiring aggressively (Fred Meyer, Albertsons, Safeway, Amazon, Costco, etc.). Everyone - government, landlords, tenants - need to be smart and think about other obvious private sector solutions that just take some initiative and common sense.

Lastly, there needs to be some disincentive for tenants to simply sit at home and live rent free. If evictions for non payment of rent are not allowed, some sort of interest expense should accrue to owed payments, there should be an easy mechanism for landlords to hold current and prior tenants accountable for these owed monies beside the court system, there needs to be some actual proof of actual financial hardship to qualify, etc. I am not eager to chase down old tenants in small claims court for months of back rent. These are not suggestions to promote new revenue streams - but rather, **ways to disincentive complacency, and incentive for renters to pay what they can, and seek other, new forms of income, even if it is not their dream job.** I will be much less eager to help a tenant that has sat around for two weeks, than one who has taken action - applied for unemployment, looked for other jobs in obvious places, tried to create their own grocery delivery service for the elderly, etc.

I support the measures NW Multifamily is proposing.

Best,

Matt Brischetto