

Dear Senators and House Representatives,

On behalf of Affinity Property Management;

We understand the substantial amount of work being done by local, state and federal officials during these unprecedented times and appreciate your efforts to secure the public safety and well-being.

We manage approximately 10,000 multifamily units across Oregon along with several commercial spaces. When evaluating priorities and relief packages please consider the below.

1. Access to short term rental assistance through a centralized access program preferably in coordination with other West Coast states.
 - a. Resident and/ or their representative should be able to apply for the assistance
 - i. Require resident to provide landlord information
 - b. Assistance payments should be sent via ACH directly to the landlord not by check due to reduction of workers to just essential personnel,
 - c. Payments should be issued within 10 days of application by resident if possible
 - d. Allow for sequential months of eligibility during the emergency without reapplication by resident.
2. Couple the short term rental assistance with moratorium on financial based evictions due to financial impact from COVID-19
 - a. To establish eligibility for this moratorium, affected tenants must:
 - i. Demonstrate substantial loss of income, through documentation or other objectively verifiable means, resulting from the COVID-19 pandemic, including County, state, and federal restrictions imposed to mitigate its spread; and
 - ii. Notify their landlords on or before the day that rent is due that they are unable to pay
 - b. Allow for payment plans for back due rent for 6 months after expiration of emergency
3. Couple the above Mortgage relief
 - a. Deferral of mortgage payments through the emergency
 - b. Allow interest and penalty free repayment for 6 months after the emergency is lifted
4. Payroll relief for essential services
 - a. Allow for interest free loans for payroll for employees of essential services
 - b. Declaring maintenance and operations of properties an essential service

Please understand that all of the employees of the on site support staff, those who respond to water leaks and floods, inoperable appliances like refrigerators and stoves, those who deposit the checks and who will need to help people with their payment plans, assist people in getting into their new home, these crucial people are employees of the management company not the owner of the building. Payroll costs are 20 times the revenue of the management company itself. It's a reimbursable expense that the building pays out of revenue.

In reviewing the inquiries from residents who will not be able to pay their rent due to COVID-19 related reasons delinquency rates for April will create a situation for most properties where they cannot pay both the mortgage and essential payroll, not including anything else like utilities. This means management companies will be insolvent and cease to be able to operate essential services unless action is taken .

Here is a sample of some of the property scenarios we have run based on already reported non payment of rent.

Scenarios				
: Total Expenses	(66,290)	(48,406)	(40,774)	(65,492)
: Operating Exp & Mortgage	(54,169)	(43,604)	(40,627)	(26,855)
: Operating Exp. & Mortgage w/o Utilities,Taxes & R&R	(38,424)	(30,502)	(30,232)	(13,434)
: Mortgage, & Payroll	(19,146)	(21,381)	(22,614)	(2,225)
: Mortgage	18,479	(1,153)	(9,958)	8,872

Thank you for your time and consideration.

Jessica Greenlee

Affinity Property Management