

Dear Legislators,

These are crazy times and I've never seen anything like it before. That makes it new for all of us. As a builder I survived The Great Recession...barely. I altered my entire business model to providing housing for others. I designed, developed and built new housing in the very difficult market in Corvallis.

I am now a landlord and property manager that depends on a steady rental revenue in order to pay my own mortgages, property taxes, insurance and maintenance of the whole portfolio. That's real life and I have no way to get out of those commitments. My only choice is to collect rent and pay the bills.

There seems to be a lot of talk right now about rent relief. We have already had quite a few tenants request "easy outs" from their leases. I totally empathize with their plight; however, I know that if the tenants don't pay their rent then I will not be able to pay the mortgages and expenses. If that happens, I go bankrupt and I am SCARED.

Please use common sense as you consider solutions to this crisis.

As a shelter provider, I encourage you, as well as your fellow lawmakers, to make the right choice by choosing to compensate shelter providers directly for rental payment assistance during this crisis. Several of the permanent rental assistance programs we encounter every day employ this same model of direct payment to the provider.

I understand that this situation puts many working families at risk. By making payment directly to landlords, we can cover our costs and keep providing shelter for people affected.

By not doing this, there is no guarantee that money will get to us to cover our mortgages and other overhead, forcing us close units.

I want to keep people in my units, so I am strongly urging you to direct payment to shelter providers to keep people housed.

Sincerely,

Mike Moore
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