

I would like to enter the following exhibit regarding impacts of Covid-19 on the rental housing industry. The following email was sent to the Linn County Assessor on March 19. If Salem decimates these RMV's like we saw in 2008/2009 they will decimate the public sector, they will decimate our community, we will have unimaginable cuts to services and schools. I have over \$55,000 that I am responsible for as a small housing provider to my local government, that includes a large portion of my tenant's city water and sewer bills, these markets are fragile, you can cause unthinkable damage to Oregon if don't think this through. Salem needs to back off and let communities work through this, you're going to do more harm than good, our community will let you know if we need your help. We have already contacted our tenants and told those that may think they are going to have an issue to get down to the CSC and get on the list, CSC will contact us so we're all on the same page, also contact DHS to fill out their paperwork. We told them to get down to Linn Benton Housing Authority and get your application in, make sure you have updated with your housing councilor, we have many housing voucher tenants we have worked with for years. We informed them if there is a housing stimulus from the Federal government it will most likely go through the Housing authority, chances are there is going to be a lot of vouchers available. We have worked extensively with Linn County Mental health to keep tenants in units and avoid evictions, an eviction is the absolute last resort it is a failure for everyone involved. We know how to do this job, we have done it for years, I have been licensed as an Oregon property manager for years, we have worked with tenants for years, quit demonizing us, you need to let us do the job.

If some landlords are struggling and may not have the expertise to deal with the agencies, have them contact the Housing association we can walk them through how the agencies work. This insanity of destroying our markets is just hysterical panic, we have a lot of tools at our disposal.

Thank you for listening....

Steve Reynolds

Member of the Linn-Benton Rental Housing Association

**From:** [reynoldspropertiesllc@gmail.com](mailto:reynoldspropertiesllc@gmail.com) [mailto:[reynoldspropertiesllc@gmail.com](mailto:reynoldspropertiesllc@gmail.com)]  
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**Cc:** Gerger, Samantha <[sgerger@co.linn.or.us](mailto:sgerger@co.linn.or.us)>; Ray Kopczynski <[gwarepray@aol.com](mailto:gwarepray@aol.com)>; Konopa, Sharon <[Sharon.Konopa@cityofalbany.net](mailto:Sharon.Konopa@cityofalbany.net)>  
**Subject:** RE: RE: Hi Natalie...

It's good to hear from you Natalie, I always enjoyed our spirited debates and conversations. I tell everyone you're the single person that taught me most about how the whole Oregon system works. I wish everyone could talk to you before they buy a home, "You don't buy the price, you buy the AV.", listen to Natalie, that's how she bought her house. I have a great relationship with my buddy Ray, who does a lot with the city and Mayor K, she's seen these cycles before, also a great resource to learn from. Mayor does some landlordism herself for the non-profits so she's on the front lines. Ray and I talk a lot about Measure 5 and 50 over coffee, how it works and how the whole machine functions.

Well, I never thought we would be looking at facing having to go through this again in my life time but who know, at least we each have another 10 years of experience under our belts this time around, we're seasoned...Lol. If what happens this time around is comparable to what happened last time, I expect the credit markets will lock up next and we'll be back to a cash only economy at least for a while, I'm already getting delays from Wells Fargo regarding "pre-approved" credit lines. Next it will be credit for only AAA, then we'll get all the programs like HARP and finally the markets will start to rebound.

This time around I really want to have a lot more communication with you so we know where we are, I assume you're running some models against the mass appraisal system right now. I'm going to start mapping sales data from this point on, I'll probably have some questions down the road, like how Jan. and Feb. sales data should weighted and handled? Just to give you a heads up. Big thing is what to expect for RMV's, everyone is going to want to know your numbers. We'll all get through it, just like last time.

Steve