

March 22, 2020

To: Oregon Legislative Committee

From: Gary and Yvonne Thomas

Corvallis, OR

Re: Rent relief for Renters and Property Owners

Renters -

Relief is what we believe should be extended to those who

- Have been sick
- Laid off their jobs
- Have hours/work cut or limited because of Covid -19 crisis restrictions
- Need to care for family members, young or old.

We know some of those who rent live from paycheck to paycheck with limited or no reserve funds which now may be needed for utilities living or working full time in their homes. These stressors cause a variety of concerns, which impact the community and economy.

Property owners-

We understand as regards to the property we have different advantages and obligations than the renter.

Maintenance and upkeep continues for property

Insurance cost does not change

Property taxes are required and continue.

We believe that if an Oregon rent relief package is approved, that the rent relief should be sent directly to the property owner/property manager.

As property owners, we are already considering the following concessions individually or combination with evidence from the renter of their circumstances that limits their ability to pay rent:

- A limited percentage (10- to 20%) of the amount of monthly rent to be forgiven for the duration of the crisis.
- A plan that allows for rent deferment agreements (with legal strength) for the rent or a portion of it over a long period of time.

We have similar requirements to take care of our own homes and families. We ask that the renters continue to take care of the property and maintain communication with our property managers or us.

To eliminate the decision the renter has to make about numerous family needs or wants our request is that the property owner be paid the rent or an appropriate portion as agreed.