

Dear Committee Members,

I'd like to first thank you all for your hard work and strenuous efforts on providing relief to all Oregonians affected by the COVID-19 pandemic in this unprecedented time. The relief is important, it is critical and it is the right thing to do, because we all want to keep people housed and eventually come out of this stronger.

I also share a lot of the common sense opinions currently held in the landlord community.

1. If the disaster relief is in the form of rent suspension to support renters, there should be compensation to landlords too. One of the measures could be mortgage payment suspension if the property is on a mortgage loan. Another measure could be direct payments to landlords who can provide tax documents showing that certain percentage of their income was from rents. The direct payment amounts can be designed to vary by the aforementioned percentage, say, it can start with full amount when the landlord's income was 100% from rents, and phase out when it drops to 5%.

2. The U.S. congress is preparing a wide-range rescue bill which may include direct payments to whoever affected by the pandemic, either because of unemployment or health issues. If the amount of the direct payment matches a renter's current salary or is close to it, then rent suspension becomes unnecessary.

3. Proof by documentation is the key. There are people who would not be affected by the pandemic, there are even people who always try to game the system and take advantage of others' misfortune. Therefore, a disaster relief shouldn't be a blanket one. Rather, it should be very specific, only benefiting people affected by the pandemic. Otherwise we won't have enough money, nor will it be fair.

Thank you for your attention.

Best regards,

Bing Sun