

March 23, 2020

Dear Governor Brown and Members of the Special Committee on Coronavirus Response;

My name is Robert Thomas and I have providing rental housing for five years. I have 22 units located between Portland, OR and Eugene, OR.

I want to help Oregonians that have been furloughed or had their unemployment terminated as a result of this outbreak and who may be unable to meet their rental obligations in the months ahead. Oregon is already at an extreme housing shortage, well documented before the Coronavirus COVID -19 outbreak, and we understand that given that sheltering in place is the best way to control the spread of the virus has now created an emergency requirement to keep Oregonians housed.

Most rental properties are owned by individuals and small businesses that have financial obligations, including mortgages, utilities, payroll, insurance, and taxes. Many Oregonians are likely to suffer a loss of income as a result of the COVID-19 outbreak, which will, in turn, harm their ability to fulfill their rent obligations.

As a result, even if rental relief were provided to large numbers of residents, it is likely that rent payment shortfalls will impact the ability of rental property owners to satisfy their own financial obligations.

To maintain a stable economy, I/we believe that targeted financial government-assisted relief should also be provided to all rental housing providers during this time of crisis. Any disruptions to the regular financial flows should not be disproportionately borne by anyone in the process: renters, property owners, servicers, lenders, or mortgage securitizers.

Given that I/we cannot provide housing without ensuring that I/we meet our obligations to paying our mortgages, utilities, taxes, insurance, and I/we are asking that you provide:

- Immediate rental assistance to all rental housing providers in Oregon on or before April 1, 2020.
- To continue to provide rental assistance for the duration of the statewide moratorium on evictions and to renew that rental assistance to ensure that we don't default on our loans.
- To enact mortgage forbearance and allow us to defer our payments to our lenders for the duration of the eviction moratorium and to restructure our loans with access to zero or low-interest loan repayments

Thank you for considering our requests. We greatly appreciate your thoughtful and swift consideration of these requests.

Sincerely,

Robert Thomas

Oregon Rental Housing Provider

(619) 309-8973