March 23, 2020

RE: URGENT NEED TO SUPPLY RENTAL ASSISTANCE TO ALL PROPERTY MANAGERS AND LANDOWNERS ON BEHALF OF TENANTS IMPACTED BY THE EVICTION MORATORIUM

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

My name is Hani Khouri and I have providing rental housing for 15 years. I have 9 units located in the Gresham area.

I/We 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 disproportionally 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,

Hani Khouri

March 23, 2020

RE: URGENT NEED TO SUPPLY RENTAL ASSISTANCE TO ALL PROPERTY MANAGERS AND LANDOWNERS ON BEHALF OF TENANTS IMPACTED BY THE EVICTION MORATORIUM

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

My name is Farrah Farhoud and I have providing rental housing for 4 years. I have 8 units located in the Portland/Gresham area.

I/We 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 disproportionally 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,

Farrah Farhoud 3/23/2020

March 23, 2020

RE: URGENT NEED TO SUPPLY RENTAL ASSISTANCE TO ALL PROPERTY MANAGERS AND LANDOWNERS ON BEHALF OF TENANTS IMPACTED BY THE EVICTION MORATORIUM

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

My name is Youssef Farhoud and I have providing rental housing for 30 years. I have 26 units located in the Beaverton area.

I/We 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 disproportionally 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,

Youssef Farhoud

March 23, 2020

RE: URGENT NEED TO SUPPLY RENTAL ASSISTANCE TO ALL PROPERTY MANAGERS AND LANDOWNERS ON BEHALF OF TENANTS IMPACTED BY THE EVICTION MORATORIUM

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

My name is Joseph Khouri and I have providing rental housing for 7 years. I have 167 units located in the Portland/Gresham area.

I/We 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 disproportionally 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,

March 23, 2020

RE: URGENT NEED TO SUPPLY RENTAL ASSISTANCE TO ALL PROPERTY MANAGERS AND LANDOWNERS ON BEHALF OF TENANTS IMPACTED BY THE EVICTION MORATORIUM

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

My name is Majeda Farhoud and I have providing rental housing for 8 years. I have 27 units located in the Portland/Beaverton area.

I/We 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 disproportionally 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,

Majeda Farhoud

March 23, 2020

RE: URGENT NEED TO SUPPLY RENTAL ASSISTANCE TO ALL PROPERTY MANAGERS AND LANDOWNERS ON BEHALF OF TENANTS IMPACTED BY THE EVICTION MORATORIUM

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

My name is Moe Farhoud and I have providing rental housing for 32 years. I have 1500 units located in the Portland/Gresham area.

I/We 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 disproportionally 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,

Mohammad Farhoud

March 23, 2020

RE: URGENT NEED TO SUPPLY RENTAL ASSISTANCE TO ALL PROPERTY MANAGERS AND LANDOWNERS ON BEHALF OF TENANTS IMPACTED BY THE EVICTION MORATORIUM

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

My name is Nasser Farhoud and I have providing rental housing for 4 years. I have 77 units located in the Portland/Gresham area.

I/We 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 disproportionally 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,

Nasser

March 23, 2020

RE: URGENT NEED TO SUPPLY RENTAL ASSISTANCE TO ALL PROPERTY MANAGERS AND LANDOWNERS ON BEHALF OF TENANTS IMPACTED BY THE EVICTION MORATORIUM

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

My name is Dolly Hachem and I have providing rental housing for 12 years. I have 18 units located in the Gresham area.

I/We 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 disproportionally 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,

Dolly Hachem

From:	Sue Scott
To:	shannon.singleton@oregon.gov; Sen Roblan; Denyc Boyles: Sen.DenycBoyles@oregonlegislature.gov; Sen Findley; Sen Gelser; Sen Knopp; Sen MonnesAnderson; Sen Steiner Hayward; Sen Taylor; Rep Barreto; Rep Bynum; Rep Evans; Rep Moore-Green; Rep Salinas; Rep Stark; Ross C; Nordlund Jan; FenderSosa Amie; Leyba James; Heinzman Dawn; Arrington Kristi; Aaron Kirk Douglas; Kathryn King; Deborah Imse
Subject:	Small landlords need help too
Date:	Monday, March 23, 2020 11:39:13 AM

Oregon State Capitol
900 Court Street NE
Salem, Oregon 97301

March 23, 2020

RE: URGENT NEED TO SUPPLY RENTAL ASSISTANCE TO ALL PROPERTY MANAGERS AND LANDOWNERS ON BEHALF OF TENANTS IMPACTED BY THE EVICTION MORATORIUM

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

Our names are Rick and Sue Scott, and we have been providing rental housing forover 40 years. We have 25 residential units, all located in Portland. We are both native Portlanders.

We 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 sheltering in place is the best way to control the spread of the virus; and 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, 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 disproportionally borne by anyone in the process: renters, property owners, servicers, lenders, or mortgage securitizers.

Given that we cannot provide housing without ensuring that 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,

Rick and Sue Scott, Happy Valley OR

From:	Cash Flow Investments LLC
To:	Exhibits JSCVR
Subject:	Special Committee on Covid-19 Response
Date:	Monday, March 23, 2020 11:34:00 AM

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

My name is Kevin Dennis and I have been providing rental housing for 15 years. I have 20 units located in the Portland Metro area, Oregon.

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 disproportionally 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 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,
Kevin Dennis

From: Bobby Johnson
To: Bobby Johnson
Subject: TENANT NEEDS
Date: Monday, March 23, 2020 11:54:24 AM

Oregon State Capitol
900 Court Street NE
Salem, Oregon 97301

March 23, 2020

RE: URGENT NEED TO SUPPLY RENTAL ASSISTANCE TO ALL PROPERTY MANAGERS AND LANDOWNERS ON BEHALF OF TENANTS IMPACTED BY THE EVICTION MORATORIUM

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

My name is Robert Johnson, and I have providing rental housing for 35 years in the Portland Metro area. Our firm manages 700 units consisting primarily of rental homes and small plex units.

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.

While sheltering in place is the right move, we are now struggling with homes being over-occupied creating overuse of systems like plumbing, hot water and ventilation that cannot keep up with homes being crowded through all hours of the day.

Most rental properties are owned by individuals or small businesses (LLCs with one or two owners) that have financial obligations including mortgages, maintenance costs, 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. Often, the primary source of income for property management companies like us is rental income.

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

Given that we cannot provide housing without ensuring that we meet our obligations to paying mortgages, utilities, taxes, insurance and keeping up with maintenance costs, and we are asking you to 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 Johnson
President / CEO
InterWest Properties, Inc.
503-256-2323

From:	Matt Brischetto
To:	Exhibits JSCVR
Cc:	Sen Frederick; Sen Burdick; Sen Taylor; Rep.TinaKotek@state.or.us; Rep.RobNosse@state.or.us; Rep Lawrence Spence; sen.ginnyburdick@state.or.us; Rep Sanchez
Subject:	Testimony on Covid-19
Date:	Monday, March 23, 2020 12:36:36 PM

RE: URGENT NEED TO SUPPLY RENTAL ASSISTANCE TO ALL PROPERTY MANAGERS AND LANDOWNERS ON BEHALF OF TENANTS IMPACTED BY THE EVICTION MORATORIUM

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

My name is Matt Brischetto and I have providing rental housing for 15 years. I have 40 units located in Portland.

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 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 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 disproportionally borne by anyone in the process: renters, property owners, servicers, lenders, or mortgage securitizers.

Given that I cannot provide housing without ensuring that I meet my obligations to paying my mortgages, utilities, taxes, insurance, and I am 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,

Matt Brischetto

From:	Slavik Dezhnyuk
To:	Exhibits JSCVR; Sen Fagan; Sen Thomsen; Sen Dembrow; Sen Frederick; Sen Taylor; Sen Olsen
Cc:	shannon.singleton@oregon.gov
Subject:	Testimony to Joint Special Committee on Coronavirus Response
Date:	Monday, March 23, 2020 1:56:54 PM

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

My name is Slavik Dezhnyuk and I have provided rental housing for 7 years. I have several rental units located in the Portland and Clackamas area.

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 disproportionally 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.

Thank you,
Slavik Dezhnyuk | DEZ Development LLC | Tel: 503-209-7561

From: Aaron Kirk Douglas
To: Exhibits JSCVR
Subject: Testimony
Date: Monday, March 23, 2020 1:38:07 PM

From: Steve Day <metroholdingsre@gmail.com>
Sent: Monday, March 23, 2020 12:16 PM

Oregon State Capitol
900 Court Street NE
Salem, Oregon 97301

March 23, 2020

RE: URGENT NEED TO SUPPLY RENTAL ASSISTANCE TO ALL PROPERTY MANAGERS AND LANDOWNERS ON BEHALF OF TENANTS IMPACTED BY THE EVICTION MORATORIUM

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

My name is Steve Day and I have providing rental housing for 17 years. I have # of units 75 located in Portland and The Dalles.

I/We 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 disproportionally 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,

Steve Day

--
Sent from Gmail Mobile

From:	vito@modernnw.com
To:	shannon.singleton@oregon.gov
Cc:	Sen Roblan; Rep Holvey; Sen.DenycBoyles@oregonlegislature.gov; Sen Boquist; Sen Findley; Sen Gelser; Sen MonnesAnderson; Sen Steiner Hayward; Sen Taylor; Rep Barreto; Rep Bynum; Rep Evans; Rep Moore-Green; Rep Salinas; Rep Stark; Ross C; Nordlund Jan; FenderSosa Amie; Leyba James; Heinzman Dawn; Arrington Kristi
Subject:	URGENT NEED TO SUPPLY RENTAL ASSISTANCE TO ALL PROPERTY MANAGERS AND LANDOWNERS ON BEHALF OF TENANTS IMPACTED BY THE EVICTION MORATORIUM
Date:	Monday, March 23, 2020 12:10:54 PM

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

My name is Vito Tishenko and I have been providing rental housing for 2.5 years. I have 19 units located at 1525 N Webster Portland OR. Also have total of 11 homes throughout Portland .

I/We 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 disproportionally 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.

Vito Tishenko

President

MODERN
NORTHWEST

Office: (360) 326-2747
Cell (360) 719-0331
Vito@modernnw.com

From:	Pamela Bugg McKenna
To:	shannon.singleton@oregon.gov; Sen Roblan; Rep Holvey; Sen.DenycBoyles@oregonlegislature.gov; Sen Boquist; Sen Findley; Sen Gelser; Sen Steiner Hayward; Sen Taylor; Sen Knopp; Rep Barreto; Rep Bynum; Rep Evans; Rep Moore-Green; Rep Salinas; Rep Stark; Ross C; Nordlund Jan; FenderSosa Amie; Leyba James; Heinzman Dawn; Arrington Kristi; Sen MonnesAnderson
Subject:	Urgent Help Needed
Date:	Monday, March 23, 2020 12:24:04 PM

Oregon State Capitol
900 Court Street NE
Salem, Oregon 97301

March 23, 2020

RE: URGENT NEED TO SUPPLY RENTAL ASSISTANCE TO ALL PROPERTY MANAGERS AND LANDOWNERS ON BEHALF OF TENANTS IMPACTED BY THE EVICTION MORATORIUM

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

My name is Mike McKenna and I have providing rental housing for 44 years. I currently have 3200 units located in Oregon.

I/We 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, 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 disproportionally borne by anyone in the process: renters, property owners, servicers, lenders, or mortgage securitizers.

Given that we cannot provide housing without ensuring that we meet our obligations to paying our mortgages, utilities, taxes, insurance, and 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,

Michael McKenna
CFO
Summit R.E. Management, LLC
3811 SW Barbur Blvd.
Portland, OR 97239
503/542-3040 (Direct)

From:	BJ Newman
To:	Sen Roblan; Rep Holvey; Sen.DenycBoyles@oregonlegislature.gov; Sen Boquist; Sen Findley; Sen Gelser; Sen Knopp; Sen MonnesAnderson; Sen Steiner Hayward; Sen Taylor; Rep Barreto; Rep Bynum; Rep Evans; Rep Moore-Green; Rep Salinas; Rep Stark; Ross C; Nordlund Jan; FenderSosa Amie; Leyba James; Heinzman Dawn; Arrington Kristi
Subject:	URGENT NEED
Date:	Monday, March 23, 2020 12:08:43 PM

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

My name is Brandi Newman and we have provided rental housing for 35 years in the Portland Metro area. Our firm manages 700 units consisting primarily of rental homes and small plex units.

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.

While sheltering in place is the right move, we are now struggling with homes being over-occupied creating overuse of systems like plumbing, hot water and ventilation that cannot keep up with homes being crowded through all hours of the day.

Most rental properties are owned by individuals or small businesses (LLCs with one or two owners) that have financial obligations including mortgages, maintenance costs, 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. Often, the primary source of income for property management companies like us is rental income.

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

Given that we cannot provide housing without ensuring that we meet our obligations to paying mortgages, utilities, taxes, insurance and keeping up with maintenance costs, and we are asking you to 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,

Get Outlook for iOS

From:	kachprop@aol.com
To:	Rep Holvey; Sen.DenycBoyles@oregonlegislature.gov; Sen Boquist; Sen Findley; Sen Gelser; Sen Knopp; Sen MonnesAnderson; Sen Steiner Hayward; Sen Taylor; Rep Barreto; Rep Bynum; Rep Evans; Rep Moore-Green; Rep Salinas; Rep Stark; Ross C; Nordlund Jan; FenderSosa Amie; Leyba James; Heinzman Dawn; Arrington Kristi
Subject:	URGENT NEED TO SUPPLY RENTAL ASSISTANCE TO ALL PROPERTY MANAGERS AND LANDOWNERS
Date:	Monday, March 23, 2020 11:41:56 AM

Oregon State Capitol
900 Court Street NE
Salem, Oregon 97301

March 23, 2020

RE: URGENT NEED TO SUPPLY RENTAL ASSISTANCE TO ALL PROPERTY MANAGERS AND LANDOWNERS ON BEHALF OF TENANTS IMPACTED BY THE EVICTION MORATORIUM

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

My name is_Eric Kachlik_____ and I have providing rental housing for __28_____ years. I have # of units__98_____ located in ____Portland_____.

I/We 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 disproportionally 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,

Eric Kachlik | Kachlik Investment Properties, LLC
911 SW Broadway Dr. Portland, OR. 97201 | Ph: 503.222.9011 | Fax : 503.222.1364

From:	Vincent Madhavan
To:	Exhibits JSCVR
Subject:	URGENT NEED TO SUPPLY RENTAL ASSISTANCE TO ALL PROPERTY MANAGERS AND LANDOWNERS ON BEHALF OF TENANTS IMPACTED BY THE EVICTION MORATORIUM
Date:	Monday, March 23, 2020 12:49:16 PM

Governor's Housing Advisor
Shannon Singleton: shannon.singleton@oregon.gov

Members of the Joint Special Committee on Coronavirus Response
Co-chair, Senator Arnie Roblan: Sen.ArnieRoblan@oregonlegislature.gov
Co, chair, Representative Paul Holvey: Rep.PaulHolvey@oregonlegislature.gov
Member, Senator Denyc Boyles: Sen.DenycBoyles@oregonlegislature.gov
Member, Brian Boquist: Sen.BrianBoquist@oregonlegislature.gov
Member, Lynn Findley: Sen.LynnFindley@oregonlegislature.gov
Member, Sara Gelser: Sen.SaraGelser@oregonlegislature.gov
Member, Tim Knopp: Sen.TimKnopp@oregonlegislature.gov
Member, Laurie Monnes
Anderson: Sen.LaurieMonnesAnderson@oregonlegislature.gov
Member, Elizabeth Steiner
Hayward: Sen.ElizabethSteinerHayward@oregonlegislature.gov
Member, Kathleen Taylor: Sen.KathleenTaylor@oregonlegislature.gov
Member, Greg Barreto: Rep.GregBarreto@oregonlegislature.gov
Member, Janelle Bynum: Rep.JanelleBynum@oregonlegislature.gov
Member, Paul Evans: Rep.PaulEvans@oregonlegislature.gov
Member, Raquel Moore-Green: Rep.RaquelMooreGreen@oregonlegislature.gov
Member, Andrea Salinas: Rep.AndreaSalinas@oregonlegislature.gov
Member, Duane Stark: Rep.DuaneStark@oregonlegislature.gov

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Kristi Arrington, Committee Assistant: kristi.arrington@oregonlegislature.gov

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Oregon State Capitol
900 Court Street NE
Salem, Oregon 97301

March 23, 2020

RE: URGENT NEED TO SUPPLY RENTAL ASSISTANCE TO ALL PROPERTY MANAGERS AND LANDOWNERS ON BEHALF OF TENANTS IMPACTED BY THE EVICTION MORATORIUM

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

My name is Vincent Madhavan and I have providing rental housing for 12 years. I have # of units 40 units (2 multi-family Properties) located in _Gresham (Multnomah County) _.

I/We 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 disproportionally 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,

Vincent Madhavan

email: vincentmadhavan@gmail.com
Mobile : +1 408 807-4169

From:	VICKI HYNDMAN
To:	Sen Roblan; Rep Holvey; Sen.DenycBoyles@oregonlegislature.gov; Sen Boquist; Sen Findley; Sen Gelser; Sen Knopp; Sen MonnesAnderson; Sen Steiner Hayward; Sen Taylor; Rep Barreto; Rep Bynum; Rep Evans; Rep Moore-Green; Rep Salinas; Rep Stark; Ross C; Nordlund Jan; FenderSosa Amie; Leyba James; Heinzman Dawn; Arrington Kristi
Subject:	URGENT NEED TO SUPPLY RENTAL ASSISTANCE TO ALL PROPERTY MANAGERS AND LANDOWNERS ON BEHALF OF TENANTS IMPACTED BY THE EVICTION MORATORIUM
Date:	Monday, March 23, 2020 1:06:58 PM

Oregon State Capitol
900 Court Street NE
Salem, Oregon 97301

March 23, 2020

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

Our names are M. Victoria Hyndman and N. Joanne Hyndman, operating as Anda Properties, LLC, and we have provided rental housing for 29 years. We have a 4-plex and a 6-plex, both located in the City of Portland, County of Multnomah. Some of our tenants have lived in their unit for the full 29 years we've owned the property.

We 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 companies of mortgage securitization.

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

Provide immediate rental assistance to all rental housing providers in Oregon on or

before April 1, 2020;
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;
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,

M. Victoria Hyndman and N. Joanne Hyndman for
Anda Properties, LLC

From:	Konstantin Klebleev
To:	Exhibits JSCVR; Sen Steiner Hayward
Cc:	Konstantin Klebleev
Subject:	Urgent need to supply rental Assistance to Landlords.
Date:	Monday, March 23, 2020 12:55:59 PM

Oregon State Capitol
900 Court Street NE
Salem, Oregon 97301

March 23, 2020

RE: URGENT NEED TO SUPPLY RENTAL ASSISTANCE TO ALL PROPERTY MANAGERS AND LANDOWNERS ON BEHALF OF TENANTS IMPACTED BY THE EVICTION MORATORIUM

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

Dear Senator Steiner Hayward;

My name is KonstantinKlebleev and I have providing rental housing for 10 years. I have 150 (one hundred and fifty) of rental units located in Milano Apartments and Aniva Apartments complexes in NE and North Portland Oregon.

I/We 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 disproportionally 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,

Konstantin Klebleev

klebleev@comcast.net
Cell: 832-623.5888

Oregon State Capitol
900 Court Street NE
Salem, Oregon 97301

March 23, 2020

RE: URGENT NEED FOR RENTAL ASSISTANCE TO ALL HOUSING PROVIDERS ON BEHALF OF TENANTS IMPACTED BY THE EVICTION MORATORIUM

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

My name is Petru Fora and I have been providing rental housing to Oregon residents for over 20 years. I currently have 6 dwelling units located in Multnomah and Clackamas Counties.

I hear a lot about the concern over essential businesses that would need to be helped and or subsidized by the government. Is housing essential? It may be the most essential need to the human race. So, while I recognize the extraordinary situation that we are now in requires sacrifice on everybody's part, I want to make sure we all understand that in order to provide housing, one has to be able to afford to provide housing.

I very much want to help my fellow Oregonians that have lost their jobs because of the COVID-19 pandemic. I understand that stay home / stay safe is the wisest policy to control the spread of the virus, and that we must keep people housed during this crisis.

With the Federal and Oregon taxes due even by July 15th, we as property owner, are strapped for extra cash. At the same time, Property taxes are due in May, the 1/3 payment required for the 2018-2019 tax period.

At almost 60 Years old myself and my husband 63, the rental income serves as our "Personal Property Pension Plan" since neither one of us will have any pension plan and almost no other investments in the market. I have chronic health issues and my husband is self-employed in the construction business that is also hurting now. We need the available cash flow as income and maintenance property fund. We manage these rentals ourselves since the cost of the third-party management would wipe out the cash flow.

Multnomah and Clackamas Counties have issued "No eviction orders until this emergency health issue is lifted" and the tenant will have another 6 months after that to pay the rent and utilities owed. There is no time limit for the emergency period and adding another 6 months to that could be close to a year of no rent and income. The landlord will then have to spend more money for evictions and court costs.

Most rental properties are owned by individuals and small businesses that have financial obligations including mortgages, utilities, payroll, insurance, and taxes. We typically have no more than a month of operating cash available. Recognizing that one or more of our tenants may not be able to pay their rent for two to three months or longer, we are very much at risk of being unable to fulfill our own financial obligations as housing providers. I am therefore asking that you:

1. Establish a statewide emergency rental assistance program that benefits tenants by keeping them in place and landlords like myself by keeping us solvent. This needs to be in place by April 1, 2020, so that we may meet our April mortgage obligations.
2. Even if there is a rental assistance program in place, there will likely be some housing providers that will need some form of mortgage forbearance. I ask that you require state-chartered lenders to grant us a temporary moratorium on debt service payments. This should be in place at least as long as the moratorium on evictions for non-payment of rent.

Thank you for your service to our State and thank you for your consideration of these requests.

Sincerely,

Petru Fora

9951 SE Eastview Dr,

Happy Valley, OR 97086

Oregon State Capitol
900 Court Street NE
Salem, Oregon 97301

March 23, 2020

RE: URGENT NEED FOR RENTAL ASSISTANCE TO ALL HOUSING PROVIDERS ON BEHALF OF TENANTS IMPACTED BY THE EVICTION MORATORIUM

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

My name is Jim Gipe and I have been providing rental housing to Oregon residents for 2 years. I currently have a duplex dwelling unit located in Portland.

I recognize the extraordinary situation that we are now in requires sacrifice on everybody's part. I very much want to help my fellow Oregonians that have lost their jobs because of the COVID-19 pandemic. I understand that stay home / stay safe is the wisest policy to control the spread of the virus, and that we must keep people housed during this crisis.

Like most rental property owners, we have financial obligations including mortgages, utilities, insurance, and taxes. We have a two-month reserve of operating cash available. Recognizing that one or more of our tenants may not be able to pay their rent for two to three months or longer, we are very much at risk of being unable to fulfill our own financial obligations as housing providers. I am therefore asking that you:

1. Establish a statewide emergency rental assistance program that benefits tenants by keeping them in place and landlords like myself by keeping us solvent. This needs to be in place by April 1, 2020, so that we may meet our April mortgage obligations.
2. Even if there is a rental assistance program in place, there will likely be some housing providers that will need some form of mortgage forbearance. I ask that you require state-chartered lenders to grant us a temporary moratorium on debt service payments. This should be in place at least as long as the moratorium on evictions for non-payment of rent.

Thank you for your service to our State and thank you for your consideration of these requests.

Sincerely,

Jim Gipe

Oregon State Capitol
900 Court Street NE
Salem, Oregon 97301

March 23, 2020

RE: URGENT NEED TO SUPPLY RENTAL ASSISTANCE TO ALL PROPERTY MANAGERS AND LANDOWNERS ON BEHALF OF TENANTS IMPACTED BY THE EVICTION MORATORIUM

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

My name is **BENJAMIN CLAPA** and I have providing rental housing for **30 years**. I have **35** units located in **Portland & Gresham**. I have **four** units of commercial property in Sutherlin Oregon, and **one** unit in **Napavine Washington**.

I/We 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 disproportionally borne by anyone in the process: renters, property owners, servicers, lenders, or mortgage securitizes.

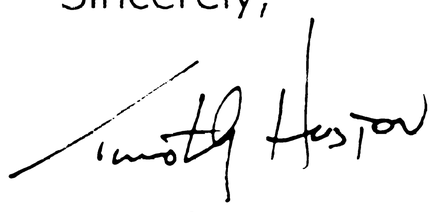
Given that I/we cannot provide housing without ensuring that I/we meet our obligations to paying our mortgages, utilities, taxes, insurance, and I/we are asking that you

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,



Timothy Huston, Agent for Benjamin Clapa
(see POA)

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS

POWER OF ATTORNEY

BENJAMIN CLAPA
PO BOX 460
ESTACADA, OR 97203

To

KEVIN TIMOTHY HUSTON
9762 SE TALBERT STREET
CLACKAMAS, OR 97023

After recording, return to (Name and Address):

SPACE RESERVED
FOR
RECORDER'S USE

I, BENJAMIN CLAPA hereby appoint TIMOTHY HUSTON as my true and lawful attorney in fact ("my attorney"), to act in my name and for my support and benefit as set forth herein:

(1) To lease, sell, exchange, or otherwise dispose of any real or personal property that I own or may own in the future, or in which I may have any right, title or interest, including rights of homestead, for any price or sum, and upon such terms and conditions as to my attorney may seem proper;

(2) To take possession of, manage, maintain, operate, repair or improve any and all real or personal property, including any business or businesses, that I own or may own in the future, to pay the expense thereof, to insure and keep the same insured, and to pay any and all taxes, charges and assessments that may be levied or imposed upon any such property;

(3) To buy, sell and generally deal in and with goods and merchandise of every name, nature and description, and to hypothecate, pledge and encumber the same;

(4) To buy, sell, assign, transfer and deliver all or any securities in my name or through a brokerage in unregistered form in any publicly or privately traded company for any price, and upon such terms as to my attorney may seem proper, and to receive and make payment therefor, so long as all such actions are consistent with my estate plan;

(5) To establish, modify, or revoke trusts; to establish, modify, cancel, select payment options under, and in all other respects to manage retirement plans, annuities and insurance contracts on my behalf;

(6) To borrow or lend any sums of money on such terms and at such rates of interest as to my attorney may seem proper, and to give or accept security for the repayment of the same, so long as all such actions are consistent with my estate plan.

(7) To ask for, demand, recover, collect and receive all moneys, debts, rents, dues, accounts, legacies, bequests, interests, dividends and claims whatsoever which are now or which hereafter may become due, owing and payable or belonging to me, and to have, use and take all lawful ways and means in my name for the recovery of any thereof by attachments, levies or otherwise;

(8) To prepare, execute and file any proof of debt and other instruments in any court and to take any lawful proceedings in connection with any sum of money or demand due or payable to me, and in any proceedings, to vote in my name for the election of any trustee(s), and to demand, receive and accept any dividend or distribution whatsoever;

(9) To adjust, settle, compromise or submit to mediation or arbitration any account, debt, claim, demand or dispute, as well as matters which now exist or hereafter may arise between me or my attorney and any other person or persons;

(10) To sell, discount, endorse, negotiate and deliver any check, draft, order, bill of exchange, promissory note or other negotiable paper payable to me, and to collect, receive and apply the proceeds therefrom for my use for any lawful purpose; to pay to or deposit the same or any other sum of money coming into the hands of my attorney into checking and into savings accounts in my name with any bank or banker of my attorney's selection, and to draw out moneys deposited to my credit with any bank, by check or otherwise, including deposits in savings accounts, and to apply the same for any of the purposes of my business as my attorney may deem proper; to purchase and sell certificates of deposit; to appoint any bank or trust company as escrow agent; to transfer any asset of mine into any form or sort of trust; and, generally, to conduct any and all banking transactions on my behalf;

(11) To make, execute and deliver any and all manner of contracts with reference to minerals, oil, gas, oil and gas rights, rents and royalties, including agreements facilitating exploration for and discovery of oil, gas, minerals and deposits;

(12) To commence and prosecute, to defend against and to compromise, suits and proceedings concerning any matters in which I am or hereafter may be interested or concerned;

(13) To vote any securities in my name as proxy;

(14) To have access to any safe deposit box which has been or may be rented in my name or in the name of myself and any other person or persons;

(CONTINUED)

(15) In connection with any of the powers herein granted, to sign, make, execute, acknowledge and deliver in my name any and all deeds, contracts, bills of sale, leases, promissory notes, drafts, acceptances, evidences of debt, obligations, mortgages, pledges, satisfactions, releases, acquittances, receipts, bonds, writs and any and all other instruments whatsoever, with such general or special agreements and covenants, including those of warranty, as to my attorney may seem proper and consistent with my estate plan;

(16) To employ, pay and discharge any person, including legal counsel, in connection with the exercise of any power granted by this instrument;

(17) To complete, amend, execute and deliver any tax return or form of any nature whatsoever; to pay any tax due or collect any tax refund due; to make and respond to lawful inquiries from any taxing authority in connection with any power granted herein;

(18) ~~To conduct Banking, to sign checks or Bonds, to open and close Accounts~~, TO COMMUNICATE WITH ALL MY BANKING ISTITUTIONS REGARDING ALL ACCOUNTS INCLUDING BUT NOT LIMITED TO CHECKING, SAVINGS, LOANS, INSURANCE, AND TO CONDUCT ALL OTHER BANKING BUSINESS

BC

(19) Generally, to conduct, manage and control all of my business and my property, wherever it may be located, as my attorney may deem necessary for my support, in my best interests and consistent with my estate plan, hereby releasing all third persons from responsibility for their good-faith reliance on the acts and omissions of my attorney.

I hereby give to my attorney full power and authority to do each and every act and thing whatsoever, as fully as I might or could do if personally present, hereby ratifying and confirming all that my attorney shall lawfully do or cause to be done by virtue hereof, and specifically acknowledging that any change in the status of my mental competency, or its deterioration, absence, or failure, whether temporary or permanent, shall not affect, diminish, or make null and void the effectiveness and validity of this instrument.

This power shall take effect (check one):

☒ on the date it is signed.

☐ if given by an individual, on the date that individual becomes "financially incapable" as defined by ORS 125.005.

☐ if given by an individual, on the date that individual is adjudged incompetent by a court of proper jurisdiction.

☐ (describe circumstance) _____

If no box is checked, this power shall take effect on the date it is signed.

My attorney and all persons who rely in good faith on my attorney's actions under this power of attorney may assume that this power has not been revoked until my attorney has received actual notice either of such revocation or of my death.

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

I have signed this instrument on 7/05/2019. Any signature on behalf of a business or other entity is made with the authority of that entity.

STATE OF OREGON, County of Clackamas) ss.

This instrument was acknowledged before me on 7/5/2019

by Benjamin Clapp

This instrument was acknowledged before me on _____

by _____

as _____

of _____

OFFICIAL STAMP
BROOKE ELIZABETH BRAGG
NOTARY PUBLIC-OREGON
COMMISSION NO. 958247
MY COMMISSION EXPIRES JANUARY 30, 2021

Notary Public for Oregon

My commission expires 1/30/2021

PUBLISHER'S NOTE: Use of this form in connection with real estate may subject the user to real estate licensing requirements. To avoid the need to comply with those requirements: 1) record this form in the county or counties where the real estate is located; 2) specify the address(es) of the property to be managed, controlled, and/or sold; and 3) state that the agent, in dealing with the real property, may not receive any compensation that would require the agent to be licensed under ORS 696 or other applicable law.

Oregon State Capitol
900 Court Street NE
Salem, Oregon 97301

March 23, 2020

RE: URGENT NEED FOR RENTAL ASSISTANCE TO ALL HOUSING PROVIDERS ON BEHALF OF TENANTS IMPACTED BY THE EVICTION MORATORIUM

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

My name is Don Domes and I have been providing rental housing to Oregon residents for over 40 years. I currently have two dwelling units located in Washington County. I am also a Licensed Tax Consultant and advise clients on rental housing opportunites. I have already gotten a call about a renter who lost her waitress job.

I recognize the extraordinary situation that we are now in requires sacrifice on everybody's part. I very much want to help my fellow Oregonians that have lost their jobs because of the COVID-19 pandemic. I understand that stay home / stay safe is the wisest policy to control the spread of the virus, and that we must keep people housed during this crisis.

Most rental properties are owned by individuals and small businesses that have financial obligations including mortgages, utilities, payroll, insurance, and taxes. Many of those typically have no more than a month of operating cash available. Recognizing that one or more of their tenants may not be able to pay their rent for two to three months or longer, puts them very much at risk of being unable to fulfill their own financial obligations as housing providers. I am therefore asking that you:

1. Establish a statewide emergency rental assistance program that benefits tenants by keeping them in place and landlords like myself and others by keeping us solvent. This needs to be in place by April 1, 2020, so that we may meet our April mortgage obligations.
2. Even if there is a rental assistance program in place, there will likely be some housing providers that will need some form of mortgage forbearance. I ask that you require state-chartered lenders to grant us a temporary moratorium on debt service payments. This should be in place at least as long as the moratorium on evictions for non-payment of rent.
3. Establish a credit for unpaid rent to offset property tax or state income tax for those property owners who have to delay eviction. This should apply for up to four months lost rent.

Thank you for your service to our State and thank you for your consideration of these requests.

Sincerely,

Don Domes

Hillsboro, Oregon

Oregon State Capitol
900 Court Street NE
Salem, Oregon 97301

March 23, 2020

RE: URGENT NEED FOR RENTAL ASSISTANCE TO ALL HOUSING PROVIDERS ON BEHALF OF TENANTS IMPACTED BY THE EVICTION MORATORIUM

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

My name is Chris Cataldo and I have been providing rental housing to Oregon residents for 19 years. I currently have 32 dwelling units located in City of Portland & Milwaukie.

I recognize the extraordinary situation that we are now in requires sacrifice on everybody's part. I very much want to help my fellow Oregonians that have lost their jobs because of the COVID-19 pandemic. I understand that stay home / stay safe is the wisest policy to control the spread of the virus, and that we must keep people housed during this crisis.

Most rental properties are owned by individuals and small businesses that have financial obligations including mortgages, utilities, payroll, insurance, and taxes. We typically have no more than a month of operating cash available. Recognizing that one or more of our tenants may not be able to pay their rent for two to three months or longer, **we are very much at risk of being unable to fulfill our own financial obligations as housing providers.** I am therefore asking that you:

1. Establish a statewide emergency rental assistance program that benefits tenants by keeping them in place and landlords like myself by keeping us solvent. This needs to be in place by April 1, 2020, so that we may meet our April mortgage obligations.
2. Even if there is a rental assistance program in place, there will likely be some housing providers that will need some form of mortgage forbearance. I ask that you require state-chartered lenders to grant us a temporary moratorium on debt service payments. This should be in place at least as long as the moratorium on evictions for non-payment of rent.

Thank you for your service to our State and thank you for your consideration of these requests.

Sincerely,

Chris Cataldo
7260 SW Norwood Rd
Tualatin, OR 97062

Tel: 503-449-9502

Oregon State Capitol
900 Court Street NE
Salem, Oregon 97301

March 23, 2020

RE: URGENT NEED FOR RENTAL ASSISTANCE TO ALL HOUSING PROVIDERS ON BEHALF OF TENANTS IMPACTED BY THE EVICTION MORATORIUM

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

My name is Elizabeth Hutter and I have been providing rental housing to Oregon residents for 5 years. I currently have 2 dwelling units located in Multnomah and Washington counties. I live in Washington County and my husband and I have invested in two rental properties as part of our long-term retirement plan. We do not unfairly raise rental rates for our tenants, we fix problems immediately in our two dwelling units, and we treat our tenants with respect. However, it would greatly hurt our financial solvency and our ability to provide housing to Oregonians if both of our tenants at our two dwelling units cannot pay rent for 90 days.

I recognize the extraordinary situation that we are now in requires sacrifice on everybody's part. I very much want to help my fellow Oregonians that have lost their jobs because of the COVID-19 pandemic. I understand that stay home / stay safe is the wisest policy to control the spread of the virus, and that we must keep people housed during this crisis.

Most rental properties are owned by individuals and small businesses that have financial obligations including mortgages, utilities, payroll, insurance, and taxes. **We typically have no more than a month of operating cash available.** Recognizing that one or more of our tenants may not be able to pay their rent for two to three months or longer, we are very much at risk of being unable to fulfill our own financial obligations as housing providers. It is unfair to provide protections for tenants, but not require that lenders provide landlords with leniency in making their mortgage payments. I am therefore asking that you:

1. Establish a statewide emergency rental assistance program that benefits tenants by keeping them in place and landlords like myself by keeping us solvent. This needs to be in place by April 1, 2020, so that we may meet our April mortgage obligations.
2. Even if there is a rental assistance program in place, there will likely be some housing providers that will need some form of mortgage forbearance. I ask that you require state-chartered lenders to grant us a temporary moratorium on debt service payments. This should be in place at least as long as the moratorium on evictions for non-payment of rent.

Thank you for your service to our State and thank you for your consideration of these requests.

Sincerely,

Elizabeth Hutter, M.P.H.

Oregon State Capitol
900 Court Street NE
Salem, Oregon 97301

March 23, 2020

RE: URGENT NEED FOR RENTAL ASSISTANCE TO ALL HOUSING PROVIDERS ON BEHALF OF TENANTS IMPACTED BY THE EVICTION MORATORIUM

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

My name is Dan BAx and I have been providing rental housing to Oregon residents for over 28 years. I currently have 8 dwelling units located in Washington County.

I recognize the extraordinary situation that we are now in requires sacrifice on everybody's part. I very much want to help my fellow Oregonians that have lost their jobs because of the COVID-19 pandemic. I understand that stay home / stay safe is the wisest policy to control the spread of the virus, and that we must keep people housed during this crisis.

Most rental properties are owned by individuals and small businesses that have financial obligations including mortgages, utilities, payroll, insurance, and taxes. We typically have no more than a month of operating cash available. Recognizing that one or more of our tenants may not be able to pay their rent for two to three months or longer, we are very much at risk of being unable to fulfill our own financial obligations as housing providers. I am therefore asking that you:

1. Establish a statewide emergency rental assistance program that benefits tenants by keeping them in place and landlords like myself by keeping us solvent. This needs to be in place by April 1, 2020, so that we may meet our April mortgage obligations.
2. Even if there is a rental assistance program in place, there will likely be some housing providers that will need some form of mortgage forbearance. I ask that you require state-chartered lenders to grant us a temporary moratorium on debt service payments. This should be in place at least as long as the moratorium on evictions for non-payment of rent.

Thank you for your service to our State and thank you for your consideration of these requests.

Sincerely,

Daniel H. Bax

Oregon State Capitol
900 Court Street NE
Salem, Oregon 97301

March 23, 2020

RE: URGENT NEED FOR RENTAL ASSISTANCE TO ALL HOUSING PROVIDERS ON BEHALF OF TENANTS IMPACTED BY THE EVICTION MORATORIUM

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

Our names are Jim and Lisa Alan and we have been providing rental housing to Oregon residents for nearly six years. We currently have two dwelling units located in SE Portland – Hosford-Abernethy neighborhood.

We recognize the extraordinary situation that we are now in requires sacrifice on everybody's part. We very much want to help our fellow Oregonians that have lost their jobs because of the COVID-19 pandemic. We understand that stay home / stay safe is the wisest policy to control the spread of the virus, and that we must keep people housed during this crisis.

Most rental properties are owned by individuals and small businesses that have financial obligations including mortgages, utilities, payroll, insurance, and taxes. Being self-employed in service jobs, one of us is out of work, and the other's work is considerably diminished. We typically have no more than a month of operating cash available. Recognizing that one or more of our tenants may not be able to pay their rent for two to three months or longer, we are very much at risk of being unable to fulfill our own financial obligations as housing providers. We are therefore asking that you:

1. Establish a statewide emergency rental assistance program that benefits tenants by keeping them in place and landlords like myself by keeping us solvent. This needs to be in place by April 1, 2020, so that we may meet our April mortgage obligations.
2. Even if there is a rental assistance program in place, there will likely be some housing providers that will need some form of mortgage forbearance. We ask that you require state-chartered lenders to grant us a temporary moratorium on debt service payments. This should be in place at least as long as the moratorium on evictions for non-payment of rent.

Thank you for your service to our State and thank you for your consideration of these requests.

Sincerely,

Jim and Lisa Alan

Alan Properties LLC
8015 SW 9th Ave
Portland, OR 97219
503.290.6681
alan.lisak@yahoo.com

Oregon State Capitol
900 Court Street NE
Salem, Oregon 97301

March 23, 2020

RE: URGENT NEED FOR RENTAL ASSISTANCE TO ALL HOUSING PROVIDERS ON BEHALF OF TENANTS IMPACTED BY THE EVICTION MORATORIUM

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

My name is Daniela Fora and I have been providing rental housing to Oregon residents for over 20 years. I currently have 6 dwelling units located in Multnomah and Clackamas Counties.

I recognize the extraordinary situation that we are now in requires sacrifice on everybody's part. I very much want to help my fellow Oregonians that have lost their jobs because of the COVID-19 pandemic. I understand that stay home / stay safe is the wisest policy to control the spread of the virus, and that we must keep people housed during this crisis.

With the Federal and Oregon taxes due even by July 15th, we as property owner, are strapped for extra cash. At the same time, Property taxes are due in May, the 1/3 payment required for the 2018-2019 tax period.

At almost 60 Years old myself and my husband 63, the rental income serves as our "Personal Property Pension Plan" since neither one of us will have any pension plan and almost no other investments in the market. I have chronic health issues and my husband is self-employed in the construction business that is also hurting now. We need the available cash flow as income and maintenance property fund. We manage these rentals ourselves since the cost of the third-party management would wipe out the cash flow.

Multnomah and Clackamas Counties have issued "No eviction orders until this emergency health issue is lifted" and the tenant will have another 6 months after that to pay the rent and utilities owed. There is no time limit for the emergency period and adding another 6 months to that could be close to a year of no rent and income. The landlord will then have to spend more money for evictions and court costs.

Most rental properties are owned by individuals and small businesses that have financial obligations including mortgages, utilities, payroll, insurance, and taxes. We typically have no more than a month of operating cash available. Recognizing that one or more of our tenants may not be able to pay their rent for two to three months or longer, we are very much at risk of being unable to fulfill our own financial obligations as housing providers. I am therefore asking that you:

1. Establish a statewide emergency rental assistance program that benefits tenants by keeping them in place and landlords like myself by keeping us solvent. This needs to be in place by April 1, 2020, so that we may meet our April mortgage obligations.
2. Even if there is a rental assistance program in place, there will likely be some housing providers that will need some form of mortgage forbearance. I ask that you require state-chartered

lenders to grant us a temporary moratorium on debt service payments. This should be in place at least as long as the moratorium on evictions for non-payment of rent.

Thank you for your service to our State and thank you for your consideration of these requests.

Sincerely,

Daniela Fora

9951 SE Eastview Dr,

Happy Valley, OR 97086

Oregon State Capitol
900 Court Street NE
Salem, Oregon 97301

March 23, 2020

RE: URGENT NEED FOR RENTAL ASSISTANCE TO ALL HOUSING PROVIDERS ON BEHALF OF TENANTS IMPACTED BY THE EVICTION MORATORIUM

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

My name is Jessica Vollendorf and I have been providing rental housing to Oregon residents for 5 years. I currently have 2 dwelling units located in NE Portland.

I recognize the extraordinary situation that we are now in requires sacrifice on everybody's part. I very much want to help my fellow Oregonians that have lost their jobs because of the COVID-19 pandemic. I understand that stay home / stay safe is the wisest policy to control the spread of the virus, and that we must keep people housed during this crisis.

Most rental properties are owned by individuals and small businesses that have financial obligations including mortgages, utilities, payroll, insurance, and taxes. We typically have no more than a month of operating cash available. Recognizing that one or more of our tenants may not be able to pay their rent for two to three months or longer, we are very much at risk of being unable to fulfill our own financial obligations as housing providers. I am therefore asking that you:

1. Establish a statewide emergency rental assistance program that benefits tenants by keeping them in place and landlords like myself by keeping us solvent. This needs to be in place by April 1, 2020, so that we may meet our April mortgage obligations.
2. Even if there is a rental assistance program in place, there will likely be some housing providers that will need some form of mortgage forbearance. I ask that you require state-chartered lenders to grant us a temporary moratorium on debt service payments. This should be in place at least as long as the moratorium on evictions for non-payment of rent.

Thank you for your service to our State and thank you for your consideration of these requests.

Sincerely,

Jessica Vollendorf
JMV Rentals LLC
jessvollendorf@gmail.com
503-957-9817

Oregon State Capitol
900 Court Street NE
Salem, Oregon 97301

March 23, 2020

RE: URGENT NEED FOR RENTAL ASSISTANCE TO ALL HOUSING PROVIDERS ON BEHALF OF TENANTS IMPACTED BY THE EVICTION MORATORIUM

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

My name is Tyra Grove and I have been providing rental housing to Oregon residents for 16 years. I currently have 7 dwelling units located in the City of Portland, Multnomah County.

I recognize the extraordinary situation that we are now in requires sacrifice on everybody's part. I very much want to help my fellow Oregonians that have lost their jobs because of the COVID-19 pandemic. I understand that stay home / stay safe is the wisest policy to control the spread of the virus, and that we must keep people housed during this crisis.

Most rental properties are owned by individuals and small businesses that have financial obligations including mortgages, utilities, payroll, insurance, and taxes. We typically have no more than a month of operating cash available. Recognizing that one or more of our tenants may not be able to pay their rent for two to three months or longer, we are very much at risk of being unable to fulfill our own financial obligations as housing providers. I am therefore asking that you:

1. Establish a statewide emergency rental assistance program that benefits tenants by keeping them in place and landlords like myself by keeping us solvent. This needs to be in place by April 1, 2020, so that we may meet our April mortgage obligations.
2. Even if there is a rental assistance program in place, there will likely be some housing providers that will need some form of mortgage forbearance. I ask that you require state-chartered lenders to grant us a temporary moratorium on debt service payments. This should be in place at least as long as the moratorium on evictions for non-payment of rent.

Thank you for your service to our State and thank you for your consideration of these requests.

Sincerely,

Tyra Grove,

Real Estate Agent licensed in OR and WA

Small business owner (Akasu hair + skincare studio)

DocuSign Envelope ID: 6717F0E6-B8D4-4225-8FA9-AB80A5603A4F

Oregon State Capitol
900 Court Street NE
Salem, Oregon 97301

March 23, 2020

RE: URGENT NEED FOR RENTAL ASSISTANCE TO ALL HOUSING PROVIDERS ON BEHALF OF TENANTS IMPACTED BY THE EVICTION MORATORIUM

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

My name is Reneta Peery and I have been providing rental housing to Oregon residents for 22 years. I currently have 4 dwelling units located in Portland Oregon.

I recognize the extraordinary situation that we are now in requires sacrifice on everybody's part. I very much want to help my fellow Oregonians that have lost their jobs because of the COVID-19 pandemic. I understand that stay home / stay safe is the wisest policy to control the spread of the virus, and that we must keep people housed during this crisis.

Most rental properties are owned by individuals and small businesses that have financial obligations including mortgages, utilities, payroll, insurance, and taxes. We typically have no more than a month of operating cash available. Recognizing that one or more of our tenants may not be able to pay their rent for two to three months or longer, we are very much at risk of being unable to fulfill our own financial obligations as housing providers. I am therefore asking that you:

1. Establish a statewide emergency rental assistance program that benefits tenants by keeping them in place and landlords like myself by keeping us solvent. This needs to be in place by April 1, 2020, so that we may meet our April mortgage obligations.
2. Even if there is a rental assistance program in place, there will likely be some housing providers that will need some form of mortgage forbearance. I ask that you require state-chartered lenders to grant us a temporary moratorium on debt service payments. This should be in place at least as long as the moratorium on evictions for non-payment of rent.

Thank you for your service to our State and thank you for your consideration of these requests.

Sincerely,

DocuSigned by:
Reneta Peery
A9B55F2447574EA...

3/23/2020

Oregon State Capitol
900 Court Street NE
Salem, Oregon 97301

March 23, 2020

RE: URGENT – LANDLORD & PROPERTY MANAGERS ASSISTANCE ON BELHALF OF TENANTS

Dear: Governor Brown,
Members of the Special Committee on Coronavirus Response,

My name is Robert Ball. I have 27 units of rental housing over 2 retail stores in NW Portland.

Everyone is doing the right thing by getting assistance to renters. I believe the best way for any aid that goes to renters for the specific purpose of helping them pay rent, should flow through landlords. Let me explain.

Most landlords are smaller and rely on income from renters to make their debt payments and pay their own living expenses. If they fail to get rent, and therefore can't make their mortgage payments, they will be foreclosed. This will have a cascading affect and the long-term consequences will be even greater on all parties, even the ones we intended to help. Needless to say, many landlords will lose everything through no fault of their own.

I've already received my first letter from a tenant who lost a job and is asking about partial payments over the next several months. If that happens in 25% of an owner's building, without assistance, they will likely face foreclosure. For example purposes, if I reduced her rent by a $1000 a month but got aid from the State of Oregon to cover it (or a portion of it,) I can still make my payments, the property can avoid foreclosure, and we stem even greater economic problems and job loss.

To the extent that all of us step up to provide assistance, we should work to provide assistance to all of us; renters, owners, and managers. We are all in this together.

My building has a very specific type of loan, which is securitized and falls to a servicer to make sure their payments are met for the bondholders. It is called a CMBS loan. However, most loans from banks are also sold off and securitized as part of bonds. The Federal Government is already stepping in to not allow foreclosure on Agency Bond Loans (FANNIE and FREDDIE) for 12 months.

For non-agency bonds (most apartment loans) there are a few things the State of Oregon could do for the vast number of non-federally back bonds as they can cause the same issues and to the same extent as the Agency loans. Here are couple of examples:

1. Establish that during an emergency declaration where our governmental agencies are allowing renters to not pay for a period of time, no landlord's loan can be declared in default. The State of Oregon should by regulation, require that servicers make loan modifications to allow for temporary forbearance (as an aside, they are now getting Federal relief from their obligations but not necessarily passing that on) so this would be a way for force their hand to work with Oregon landlords.

2. The State of Oregon should regulate that non-agency loan also not be allowed to be foreclosed upon for the same amount of time as Agency loans. As an aside, Agency loans are market rate as well and not just affordable housing loans.

3. CMBS loans require that if Government regulations reduce the maximum allowed interest rate allowed to be charged for loans during the term of the loan, borrowers must notify the servicers and comply so government regulations are not broken. Therefore, the State of Oregon can reduce the maximum allowed interest that can be charged during an emergency period to zero, and this will give immediate relief to owners with these types of loans and the servicers cannot hold them in default.

I am asking that because the State of Oregon is rightly stepping in to help renters, that you also help owners and landlords meet their obligations and not be forced into either technical default or foreclosure.

I make myself available to help you in any way I can to strategize with all of you during this difficult time.

Thank you for considering my request and testimony. I appreciate any quick action on your part. It will be vital to all Oregonians.

Sincerely,

Robert Ball
2310 NW Glisan Street
Portland, OR 97210
(503) 515-2626

RE: URGENT NEED TO SUPPLY RENTAL ASSISTANCE TO ALL PROPERTY MANAGERS AND LANDOWNERS ON BEHALF OF TENANTS IMPACTED BY THE EVICTION MORATORIUM

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

My name is FREDERICK VON HENKLE and I have providing rental housing for 28 years. I have # of units 70 located in TUALATIN, PORTLAND, BEAVERTON

I/We 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 disproportionally 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,

For more information on our current listing opportunities
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(You can also send your request to **Customer Care** at the street address above.)

Oregon State Capitol
900 Court Street NE
Salem, Oregon 97301

March 23, 2020

RE: URGENT NEED TO SUPPLY RENTAL ASSISTANCE TO ALL PROPERTY MANAGERS AND LANDOWNERS ON BEHALF OF TENANTS IMPACTED BY THE EVICTION MORATORIUM

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

My name is Stephanie Fry of Suniga Family LLC. We have been providing rental housing for 25-30 years. We have 186 units located in Salem and McMinnville in Marion and Yamhill Counties.

We want to help Oregonians that have been furloughed or had their employment 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, 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 disproportionally borne by anyone in the process: renters, property owners, servicers, lenders, or mortgage holders.

Given that we cannot provide housing without ensuring that we meet our obligations to paying our mortgages, utilities, taxes, insurance, and 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 obligations.
- 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,

Stephanie Fry, Member

Stephanie Fry - Suniga Family LLC

1100 Liberty St. SE

Salem, Oregon 97302

Oregon State Capitol
900 Court Street NE
Salem, Oregon 97301

March 23, 2020

RE: URGENT NEED TO SUPPLY RENTAL ASSISTANCE TO ALL PROPERTY MANAGERS AND LANDOWNERS ON BEHALF OF TENANTS IMPACTED BY THE EVICTION MORATORIUM

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

Sincerely,

Stephanie Fry, Member

Stephanie Fry - Suniga Family LLC

1100 Liberty St. SE

Salem, Oregon 97302

Oregon State Capitol
900 Court Street NE
Salem, Oregon 97301

March 23, 2020

RE: URGENT NEED FOR RENTAL ASSISTANCE TO ALL HOUSING PROVIDERS ON BEHALF OF TENANTS IMPACTED BY THE EVICTION MORATORIUM

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

My name is Aryn Ferguson and I currently manager properties for Trimble Rentals, who have been providing rental housing to Oregon residents for 40 years. We currently manage 108 dwelling units located in Clackamas County, Multnomah County, Yamhill County and Douglas County.

I recognize the extraordinary situation that we are now in requires sacrifice on everybody's part. I very much want to help my fellow Oregonians that have lost their jobs because of the COVID-19 pandemic. I understand that stay home / stay safe is the wisest policy to control the spread of the virus, and that we must keep people housed during this crisis.

Most rental properties are owned by individuals and small businesses that have financial obligations including mortgages, utilities, payroll, insurance, and taxes. We typically have no more than a month of operating cash available. Recognizing that one or more of our tenants may not be able to pay their rent for two to three months or longer, we are very much at risk of being unable to fulfill our own financial obligations as housing providers. I am therefore asking that you:

1. Establish a statewide emergency rental assistance program that benefits tenants by keeping them in place and landlords like myself by keeping us solvent. This needs to be in place by April 1, 2020, so that we may meet our April mortgage obligations.
2. Even if there is a rental assistance program in place, there will likely be some housing providers that will need some form of mortgage forbearance. I ask that you require state-chartered lenders to grant us a temporary moratorium on debt service payments. This should be in place at least as long as the moratorium on evictions for non-payment of rent.

Thank you for your service to our State and thank you for your consideration of these requests.

Sincerely,

Aryn Ferguson
Trimble Rentals
503-522-0856
trimblerentals@gmail.com

Oregon State Capitol
900 Court Street NE
Salem, Oregon 97301

March 23, 2020

RE: URGENT NEED FOR RENTAL ASSISTANCE TO ALL HOUSING PROVIDERS ON BEHALF OF TENANTS IMPACTED BY THE EVICTION MORATORIUM

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

My name is Amin Vijan and I have been providing rental housing to Oregon residents for 33 years. I currently have 10 dwelling units located in Oregon.

I recognize the extraordinary situation that we are now in requires sacrifice on everybody's part. I very much want to help my fellow Oregonians that have lost their jobs because of the COVID-19 pandemic. I understand that stay home / stay safe is the wisest policy to control the spread of the virus, and that we must keep people housed during this crisis.

Most rental properties are owned by individuals and small businesses that have financial obligations including mortgages, utilities, payroll, insurance, and taxes. We typically have no more than a month of operating cash available. Recognizing that one or more of our tenants may not be able to pay their rent for two to three months or longer, we are very much at risk of being unable to fulfill our own financial obligations as housing providers. I am therefore asking that you:

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2. Even if there is a rental assistance program in place, there will likely be some housing providers that will need some form of mortgage forbearance. I ask that you require state-chartered lenders to grant us a temporary moratorium on debt service payments. This should be in place at least as long as the moratorium on evictions for non-payment of rent.

Thank you for your service to our State and thank you for your consideration of these requests.

Sincerely,

Amin Vijan

Oregon State Capitol
900 Court Street NE
Salem, Oregon 97301

March 23, 2020

RE: URGENT NEED FOR RENTAL ASSISTANCE TO ALL HOUSING PROVIDERS ON BEHALF OF TENANTS IMPACTED BY THE EVICTION MORATORIUM

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

- My name is__Catherine Myers_____ and I have been providing rental housing to Oregon residents for ____4___ years. I currently have _2__ dwelling units and 2 office spaces located in _____Silverton Oregon_____.

I recognize the extraordinary situation that we are now in requires sacrifice on everybody's part. I very much want to help my fellow Oregonians that have lost their jobs because of the COVID-19 pandemic. I understand that stay home / stay safe is the wisest policy to control the spread of the virus, and that we must keep people housed during this crisis.

Most rental properties are owned by individuals and small businesses that have financial obligations including mortgages, utilities, payroll, insurance, and taxes. We typically have no more than a month of operating cash available. Recognizing that one or more of our tenants may not be able to pay their rent for two to three months or longer, we are very much at risk of being unable to fulfill our own financial obligations as housing providers. I am therefore asking that you:

1. Establish a statewide emergency rental assistance program that benefits tenants by keeping them in place and landlords like myself by keeping us solvent. This needs to be in place by April 1, 2020, so that we may meet our April mortgage obligations.
2. Even if there is a rental assistance program in place, there will likely be some housing providers that will need some form of mortgage forbearance. I ask that you require state-chartered lenders to grant us a temporary moratorium on debt service payments. This should be in place at least as long as the moratorium on evictions for non-payment of rent.

Thank you for your service to our State and thank you for your consideration of these requests.

Sincerely,

Catherine Myers

503 999 8235

Oregon State Capitol
900 Court Street NE
Salem, Oregon 97301

March 23, 2020

RE: URGENT NEED FOR RENTAL ASSISTANCE TO ALL HOUSING PROVIDERS ON BEHALF OF TENANTS IMPACTED BY THE EVICTION MORATORIUM

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

We are Greg and Chris Hutzell of Hillsboro, and the two of us have been providing rental housing to Oregon residents for 30 years. We currently have 15 dwelling units located in Washington County, which are the main source of our household income.

We recognize the extraordinary situation that we are now in requires sacrifice on everybody's part. We very much want to help my fellow Oregonians that have lost their jobs because of the COVID-19 pandemic. We understand that stay home / stay safe is the wisest policy to control the spread of the virus, and that we must keep people housed during this crisis.

Most rental properties are owned by individuals like us that have financial obligations including mortgages, utilities, insurance, and taxes. Because we use the rental income to support our household and pay large rental expenses, we typically have no more than a month of cash available. Recognizing that one or more of our tenants may not be able to pay their rent for two to three months or longer, we are very much at risk of being unable to fulfill our own financial obligations as housing providers. We are therefore asking that you:

1. Establish a statewide emergency rental assistance program that benefits tenants by keeping them in place and landlords like myself by keeping us solvent. This needs to be in place by April 1, 2020, so that we may meet our April mortgage obligations.
2. Even if there is a rental assistance program in place, there will likely be some housing providers that will need some form of mortgage forbearance. We ask that you require state-chartered lenders to grant us a temporary moratorium on debt service payments. This should be in place at least as long as the moratorium on evictions for non-payment of rent.

Thank you for your service to our State and thank you for your consideration of these requests.

Sincerely,

Greg and Chris Hutzell

P.O. Box 503, Hillsboro, OR 97124

Oregon State Capitol
900 Court Street NE
Salem, Oregon 97301

March 23, 2020

RE: URGENT NEED TO SUPPLY RENTAL ASSISTANCE TO ALL PROPERTY MANAGERS AND LANDOWNERS ON BEHALF OF TENANTS IMPACTED BY THE EVICTION MORATORIUM

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

My name is Jamie Stangel and I have been providing rental housing for 23 years. I have 29 units located in Portland, Milwaukie and Bend.

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 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 disproportionally borne by anyone in the process: renters, property owners, servicers, lenders, or mortgage securitizers.

Given that I cannot provide housing without ensuring that I meet my obligations to paying my mortgages, utilities, taxes, insurance, and I am 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,

Jamie Stangel

Oregon State Capitol
900 Court Street NE
Salem, Oregon 97301

March 23, 2020

RE: URGENT NEED FOR RENTAL ASSISTANCE TO ALL HOUSING PROVIDERS ON BEHALF OF TENANTS IMPACTED BY THE EVICTION MORATORIUM

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

My name is_James Rinella_____ and I have been providing rental housing to Oregon residents for _46_____ years. I currently have _25__ dwelling units located in __Oregon_____.

I recognize the extraordinary situation that we are now in requires sacrifice on everybody's part. I very much want to help my fellow Oregonians that have lost their jobs because of the COVID-19 pandemic. I understand that stay home / stay safe is the wisest policy to control the spread of the virus, and that we must keep people housed during this crisis.

Most rental properties are owned by individuals and small businesses that have financial obligations including mortgages, utilities, payroll, insurance, and taxes. We typically have no more than a month of operating cash available. Recognizing that one or more of our tenants may not be able to pay their rent for two to three months or longer, we are very much at risk of being unable to fulfill our own financial obligations as housing providers. I am therefore asking that you:

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2. Even if there is a rental assistance program in place, there will likely be some housing providers that will need some form of mortgage forbearance. I ask that you require state-chartered lenders to grant us a temporary moratorium on debt service payments. This should be in place at least as long as the moratorium on evictions for non-payment of rent.

Thank you for your service to our State and thank you for your consideration of these requests.

Sincerely,

James Rinella

Oregon State Capitol
900 Court Street NE
Salem, Oregon 97301

March 23, 2020

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

My name is Jan Holibaugh and I have provided rental housing for 18 years. I have 10 units in Multnomah County and 4 units in Hood River County.

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 disproportionally borne by anyone in the process: renters, property owners, servicers, lenders, or mortgage securitizers.

Given that I cannot provide housing without ensuring that I meet our obligations to paying our mortgages, utilities, taxes, insurance, and I 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,

Jan Holibaugh

DEZ DEVELOPMENT LLC

+ 503 - 209 - 7561 + 503 - 419 - 4653

March 23, 2020

Oregon State Capitol
900 Court Street NE
Salem, Oregon 97301

RE: URGENT NEED TO SUPPLY RENTAL ASSISTANCE TO ALL PROPERTY MANAGERS AND LANDOWNERS ON BEHALF OF TENANTS IMPACTED BY THE EVICTION MORATORIUM

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

My name is Slavik Dezhnyuk and I have providing rental housing for 7 years. I have several rental units located in the Portland area.

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.

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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.

10117 SE Sunnyside Road, Ste. 1123, Clackamas, OR 97015

www.dezdevelopment.com

- 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,

Slavik Dezhnyuk

WALDMAN
Management Group, Inc.

Oregon State Capitol
900 Court Street NE
Salem, Oregon 97301

March 23, 2020

RE: URGENT NEED TO SUPPLY RENTAL ASSISTANCE TO ALL PROPERTY MANAGERS AND LANDOWNERS ON BEHALF OF TENANTS IMPACTED BY THE EVICTION MORATORIUM

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

My name is Dan Waldman, and I have been providing rental housing for twelve years in and around the Portland area. In total, I have 472 units located in Aloha, Beaverton, Gresham, Kiezer, Portland, Salem, and Milwaukie.

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, it has now created an emergency requirement to keep Oregonians housed.

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

Sincerely,

Dan Waldman
President

Property Management Investments & Consulting
855 Marina Bay Parkway, Suite 200 ▪ Richmond, CA 94804 ▪ Tel 415.922.2224 ▪ Fax 415.922.0206 ▪ info@waldmansf.com

WALDMAN
Management Group, Inc.

Oregon State Capitol
900 Court Street NE
Salem, Oregon 97301

March 23, 2020

RE: URGENT NEED TO SUPPLY RENTAL ASSISTANCE TO ALL PROPERTY MANAGERS AND LANDOWNERS ON BEHALF OF TENANTS IMPACTED BY THE EVICTION MORATORIUM

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

Sincerely,

Dan Waldman
President

Property Management Investments & Consulting
855 Marina Bay Parkway, Suite 200 ▪ Richmond, CA 94804 ▪ Tel 415.922.2224 ▪ Fax 415.922.0206 ▪ info@waldmansf.com