

Dear Legislators :

Thanks for working on a package right now to help tenants and small landlords. As a landlord of 3 units I ask that you consider the following assistance to help both renters and landlords in our state:

1. Emergency Rental Assistance: provide direct rental assistance to individuals and families that have experienced a loss of income due to the COVID-19 outbreak. I support the proposal by Multifamily NW and supported by The Rental Housing Alliance of Oregon, which would establish an Emergency Rental Assistance Fund. Simply allowing deferral of rent payments without assistance now will create a huge burden on tenants in the future that they may be unable to fulfill.
2. Emergency Zero-interest Loans: Small landlords like me will need access to emergency funds to pay our expenses (e.g. mortgages, utilities, insurance) to avoid foreclosure, which will reduce available rental stock.
3. Eviction Prevention: I support a moratorium on evictions that are based on non-payment of rent by residents impacted by the COVID-19 outbreak. However, the moratorium must be defined to apply only to non-payment and not other valid reasons for "for cause" evictions if needed. Failure to limit the moratorium on evictions to non-payment of rent may have significant unintended consequences and put both tenants and landlords at risk.

Thank you again for the time and attention that you and others in our state legislature are providing to this important issue.

Sincerely,

Alex P Brown
3746 SE Lafayette Ct.
Portland OR 97202
503.753.1310