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Joint Special Committee on Coronavirus Response • jscvr.exhibits@oregonlegislature.gov

From: Sharon McLeod
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Subject: Rental assistance to housing providers

Date: March 23, 2020

I am Sharon McLeod, an Oregon resident and landlord providing rental housing to Oregon residents for over 40 years. I currently own 4 single family residences in Beaverton and 2 single family residences in Junction City.

The COVID-19 situation we find ourselves in is extreme, and requires accommodation from each of us. We stay home, work from home, and avoid close contact with others. And many have lost jobs, making it difficult to pay for food and housing. To address this, Governor Brown has issued a statewide moratorium on evictions for non-payment of rent.

While I understand the intent driving this decision, it shifts the fallout to landlords such as myself who operate as small businesses with adequate, but not surplus, operating capital. When I don't receive a rent payment, I cannot pay the mortgage on my property or maintain the property as required by law. Multiplying that by more rents and more months painfully increases the problem.

For myself and for other landlords, I therefore request the following:

- 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.
- Require state-chartered lenders to grant landlords a temporary moratorium on debt service payments. Even with a rental assistance program in place, some housing providers may still need some form of mortgage forbearance. This should be in place at least as long as the moratorium on evictions for non-payment of rent.

Thank you in advance for your consideration.

