



**MULTIFAMILY NW**  
The Association Promoting Quality Rental Housing

May 22, 2020

Representative Fahey and committee members. My name is Deborah Imse and I am the Executive Director for Multifamily NW. I am here to day to request emergency short-term rental assistance. Our Association's members own or manage a quarter of a million units in the state of Oregon. Our members range from seniors who have one or two rentals as their retirement, to our largest member who employs hundreds of hard-working Oregonians. When people discuss where rent goes, they often focus on the housing provider paying the mortgage and the remainder landing in the provider's pocket.

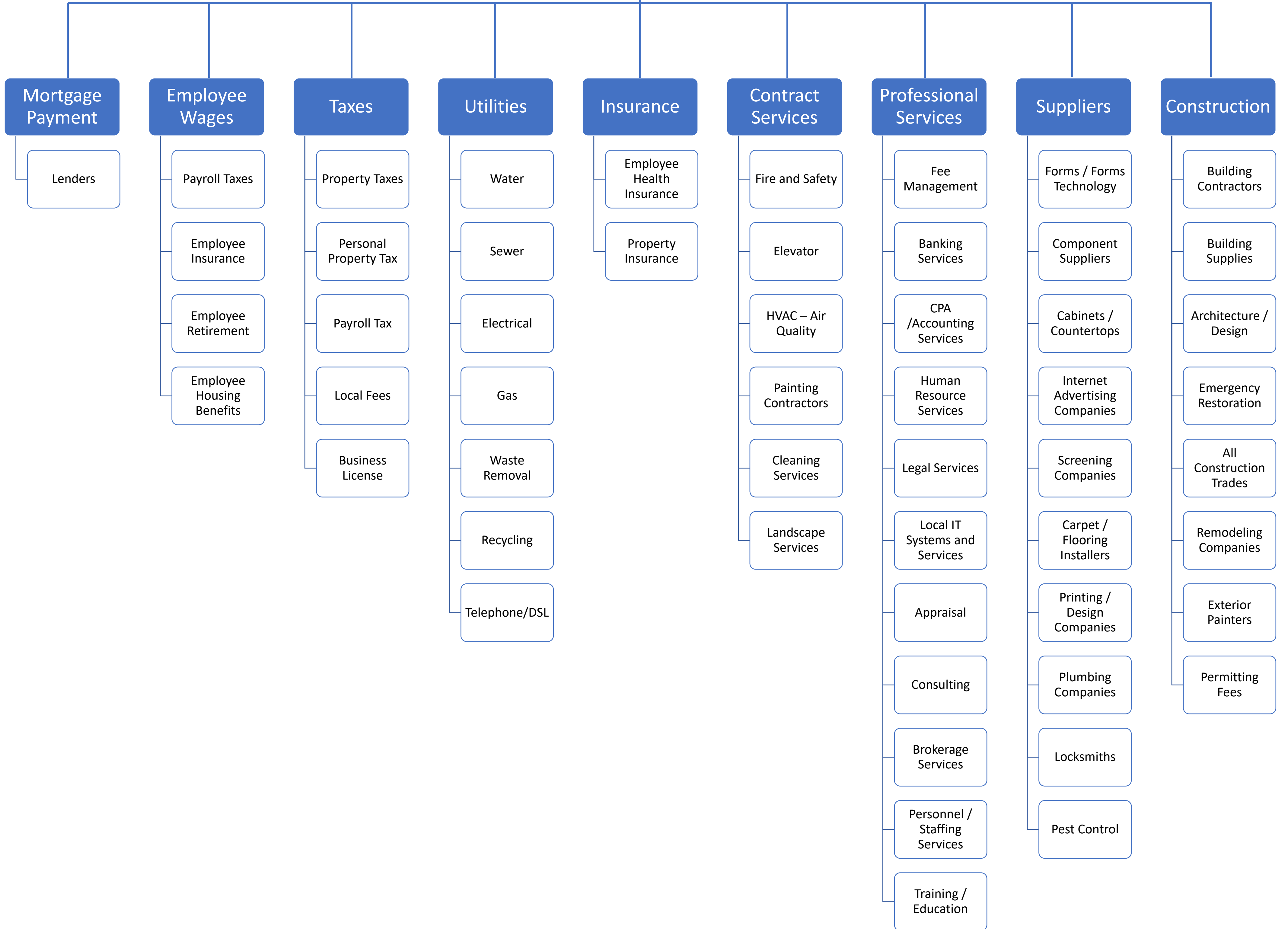
The reality is much different.

I have provided a couple of charts that will give you some insight on what happens with rent and what happens when the provider does not get some or all or the rent. In addition to the mortgage payment the provider must pay wages, taxes, utilities, insurance, contract services, professional services, and suppliers. I have also provided a chart which shows a decision tree on what choices the housing provider would have to make if less than full rent is received.

Our rent survey for the month of May shows the lowest amount of unpaid rent in Class A properties at 5.29% and the highest in our Class C properties at 17.79%. As our residents continue to experience the impact of one or more members of the household experiencing job loss, the importance of short-term rental assistance will be the only lifeline these folks may have. I hope that the committee will prioritize short-term rental assistance and will make policies that are consistent across the state.

Chair Fahey and committee members thank you for inviting me to share what our members and residents are experiencing.

# Rent



Priority of Services	100% Rent Collection	60-70% Rent Collection	Rent Strike
Outcomes	Business as usual, unfortunately this is not the new reality.	Essential services still provided, some buffer for first responders, and coordination framework in place for Incident Command System.	All burden falls on first responders. No staff to leverage efforts of first responders and Incident Command System.
Key Personnel Supervision Site Management Maintenance Security/Courtesy Patrol	Key personnel in place Able to help vulnerable residents Leasing and moving in tenants Staff to help with tenant conflict Regular security	Maintain skeleton crew for safety, assisting with Rent Assistance New move-ins unlikely Information communicated to tenants Staff to deal with serious conflict <b>Security scaled back or cancelled</b>	No help for vulnerable residents No move ins No information HUB for tenants No one available with knowledge of emergency procedures. No conflict mediation, Security contracts cancelled.
Systems Daily Upkeep Fire Suppression System Sewage Lift Station Key Fob Access/monitoring Garbage services	Systems fully maintained with preventive maintenance procedures	Systems still maintained, lower frequency No preventive maintenance, responding to system failures. Garbage still collected.	Systems requiring daily maintenance will fail. Access to buildings, water circulation pumps and heaters, main breaker switches, fresh air handlers, elevators, garbage not collected.
Maintenance Emergency Floods / Water Intrusion Broken Windows /Security Plumbing / Elect. Emergency	Immediate coordinated response to maintenance emergencies	Emergency Maintenance Response only Many staff laid off.	No emergency maintenance response. Threat of building being uninhabitable in an incident.
Insurances	Insurances in place	Insurances still in place	No insurances
Maintenance Work Orders Standard Upkeep		No routine work orders Maintenance techs and office employees lose jobs.	No maintenance No repair / replacement of failed appliances, refrigeration, etc.
Contracted Vendors Cleaning Contracts Landscapers Painters	Continue to employ	Cleaning cancelled – no cleaning of common areas, elevators, laundry Landscapers and all other services lose jobs	Cleaning cancelled – no cleaning of common areas, elevators, laundry Landscapers and all other services lose jobs
Resident Services	Resident services in place	Resident service workers laid off	No resident Services
Property Taxes <b>(Next payment is May 15)</b>	Property Taxes Paid	Property taxes unpaid. Taxes support Police, Fire, Government Functions, etc.	Property taxes unpaid. Taxes support Police, Fire, Government Functions, etc
Mortgage	Mortgage Paid	Mortgage unpaid. Owner seeks debt relief.	Mortgage unpaid. Owner seeks debt relief.

## Multifamily NW May 2020 Rent Survey

	Number of Surveys	Sample Size in Unts	Percent of Households Non-PMT
<b>Oregon</b>	<b>286</b>	91,860	11.807%
Oregon All Conventional	243	82,230	11.806%
Oregon Class A	69	21,608	5.929%
Oregon Class B	109	47,329	13.257%
Oregon Class C	42	11,218	17.794%
Oregon All Tax Credit	43	9,630	11.814%
<b>Portland</b>	<b>208</b>	65,994	12.008%
Portland Conventional	183	60,020	11.819%
Portland Class A	50	17,836	6.077%
Portland Class B	86	33,027	14.227%
Portland Class C	30	7,332	16.273%
Portland Tax Credit	25	5,974	13.890%
<b>Salem</b>	<b>35</b>	13,664	13.392%
Salem Conventional	31	13,088	13.595%
Salem Tax Credit	4	556	9.256%
<b>Eugene</b>	<b>21</b>	9,227	8.853%
Eugene Conventional	17	8,115	8.732%
Eugene Tax Credit	4	1,112	9.675%
<b>Central Oregon</b>	<b>12</b>	1,965	12.845%
Central Oregon Conventional	8	718	16.119%
Central Oregon Tax Credit	4	1,247	11.038%
<b>Southern Oregon</b>	<b>8</b>	670	3.008%
Southern Oregon Conventional	3	289	1.394%
Southern Oregon Tax Credit	5	381	4.233%

201 respondents reported on \$10,779,208 in receivables owed by 8,201 households, at \$1,314/ HH.