

# UNITED FOR RELIEF

## A COOPERATIVE LANDLORD AND TENANT RESPONSE TO COVID-19

Joint Special Session Committee members:

June 25, 2020

[United for Relief](#), a coalition of tenants and commercial property owners, **supports the temporary moratorium on foreclosures in House Bill 4204-1** to ensure small businesses not only weather this financial storm, but are able to recover post-COVID-19.

### **The Problem:**

Taking action to protect *both* residential and commercial tenants is vital to Oregon's economic recovery, which is why our coalition also supports prohibitions on residential and commercial evictions. Rent payments are down significantly, which has resulted in many commercial property owners being unable to make their mortgage payments to banks and other lenders. That situation is likely to get far worse after July 1 because some tenants will have been unable pay rent for 90 days. If our communities and state are going to fully recover, residential *and* commercial tenants need to have space to which they can return, which grows increasingly less likely unless **temporary foreclosure protections are provided for Oregon property owners**. The impacts of inaction are likely to be felt disproportionately by underserved communities – particularly minority and immigrant-owned properties and small businesses.

### **The Solution:**

Providing a **temporary moratorium on foreclosures of commercial property and allowing payments to be deferred and restructured** is a vital step needed to provide the assurances that property owners need to best support their tenants and the small businesses that they run in communities across Oregon. The foreclosure protections in HB 4204-1 will ensure that all property owners, particularly small property owners who lack powerful lending relationships, have access to the same relief.

For your reference, we are also submitting a packet of letters from more than 100 tenants and property owners and a letter of support from staff at ECONorthwest which further explains this issue and some of the many Oregonians who are impacted. Please feel free to contact Taylor Sarman ([TaylorS@strategies360.com](mailto:TaylorS@strategies360.com) or 541-910-5711) or Dave Hunt ([DaveH@strategies360.com](mailto:DaveH@strategies360.com) or 503-810-8387) if you have any additional questions or concerns.

**United for Relief urges you to pass the temporary foreclosure protections in HB 4204-1 during this first special session.** Thank you for your consideration.

*United for Relief Executive Committee:*

Stan Amy ([stana@newvillages.com](mailto:stana@newvillages.com))

Eric Cress ([eric@udplp.com](mailto:eric@udplp.com))

Caitlin Baggott Davis ([caitlin@northstarcivic.org](mailto:caitlin@northstarcivic.org))

Anyeley Hallová ([anyeley@projectpdx.com](mailto:anyeley@projectpdx.com))

Chris Nelson ([cnelson@capstone-partners.com](mailto:cnelson@capstone-partners.com))