

From: [Paul Brey](#)
To: [J3SS Exhibits](#)
Subject: LC-18: Written Testimony
Date: Thursday, December 17, 2020 12:19:25 PM

- **Submitted by:** Paul E. Brey, Landlord. Retiree with residential rental properties, including two duplexes owned by my Self Directed IRA.

- **Impact of Pandemic on tenants:** The current distribution process for limited rent aid (CARES Act Rent Relief) **IS NOT EQUITABLE ACROSS THE POPULATION.**
 - The process for tenants to contact 211 daily to see if the assistance applicant list has been opened requires tenants to 1) have internet capability and time availability to log on daily, and, 2) have the English language skills to understand the process, find aid sources, and correctly complete the application instructions.
 - The effect of the current “first come first served” scramble for aid distribution is unfairly biased against lower income people and people of color.

- **Impact of Pandemic on me:** The rent deferrals are devastating to retired property owners who rely upon their properties as a source of retirement income.
 - As of today, the IRA-owned property referenced above has a total balance due from tenants of more than \$40,000, including amounts accrued prior to April 1, 2020.
 - **CURRENTLY LANDLORDS ARE BARRED FROM PURSUING RESIDENTIAL EVICTIONS OR COLLECTING FUNDS FOR PRE-EMERGENCY PERIOD BALANCES DUE** (e.g., Multnomah County 20LT02338 Public Record).
 - I am still paying water, sewer, trash, insurance, property taxes and mortgage on this property with no guaranteed income.

- **LC-18 - Support with modifications:**
 - **IMPLEMENT AN EQUITABLE PROCESS FOR APPLICATION/DISTRIBUTION OF AID THAT WILL NOT UNFAIRLY TARGET LOWER INCOME RESIDENTS AND PEOPLE OF COLOR.**
Implement relief actions that are fully funded to cover all who qualify, so no person misses out on aid because they could not scramble to the trough in time.

 - **ALLOW COLLECTION OF PRE-EMERGENCY PERIOD BALANCES AND/OR POSSESSION OF PROPERTY** - LC-18 should ALLOW RESUMPTION OF PRE-EMERGENCY PERIOD legal processes to collect funds and/or recover possession of properties for all Pre-3/16/2020 tenant Balances Due.

 - **PROVIDE IMMEDIATE PRO-RATED OPERATING EXPENSE RELIEF TO LANDLORDS** (covering rent-deferred tenants only) to cover ongoing mortgage, property tax, insurance, water, sewer, trash and electricity that landlords must pay even with no guaranteed income.

Sincerely,
Paul E. Brey
Testimony Submitted 12/17/2020



Virus-free. www.avg.com