



**Congress of the United States**  
**House of Representatives**  
**Washington, DC 20515-3605**

June 22, 2020

The Honorable Steven T. Mnuchin  
*Secretary*  
Department of the Treasury  
1500 Pennsylvania Avenue, NW  
Washington, DC 20220

The Honorable Jerome H. Powell  
*Chairman*  
Board of Governors of the Federal Reserve  
20th Street and Constitution Avenue, NW  
Washington, DC 20551

Dear Secretary Mnuchin and Chairman Powell,

We applaud the ongoing efforts of the Department of the Treasury and the Federal Reserve to stand-up lending facilities to stabilize the economy and provide liquidity to businesses severely impacted by this unprecedented pandemic. We write to express our concern about the looming crisis in commercial real estate adversely impacted by the COVID-19 pandemic, including the \$540 billion Commercial Mortgage-Backed Security (CMBS) market that, if left unchecked, may lead to a wave of foreclosures, exacerbating the current downturn in the U.S. economy and ultimately result in permanent job loss in multiple industries and communities across the country. We request the Federal Reserve devise a relief plan for these borrowers, who through no fault of their own, have experienced a significant drop in revenue on account of the COVID-19 pandemic and related governmental orders.

As you know, businesses of all types and sizes have experienced revenue declines and cash flow problems, making it difficult to meet monthly debt obligations. For many of these businesses, actions by Congress and other federal agencies have encouraged lenders to continue servicing loans while working with borrowers to provide forbearance plans. Unfortunately, for CMBS borrowers, the rigidity of their service agreements constrains them from obtaining relief from their servicer, who is under obligation to maintain principal and interest payments to bondholders. Further, CMBS loan covenants typically prescribe taking on additional debt triggers recourse, negatively impacting the bond ratings of the CMBS trust. For these distressed borrowers, various federal response programs, including the Main Street Lending Program, do not fit their needs, and the servicers' limited contractual flexibility to modify loans.

As of May, the overall CMBS delinquency rate hit 7.15 percent, up from April's 2.29 percent, according to Trepp. The all-time high for CMBS delinquencies is recorded at 10.34 percent in July 2012. Due to COVID-19, we are witnessing the CMBS market accelerate towards delinquency at a much quicker rate than the 2008 financial crisis. What took years to progress towards historical delinquency rates, now comes in a couple months, with the possibility of June numbers surpassing the recorded all-time high. Some of the hardest-hit industries, such as lodging and retail, who already have delinquency rates of 19.13 percent and 10.14 percent respectively, drive these climbing CMBS delinquency rates.

Without a long-term relief plan in the face of an elongated crisis, CMBS borrowers could face a historic wave of foreclosures starting this fall, impacting local communities and destroying jobs for Americans across the country. Further, surrounding property values and state and local tax revenues will plummet, worsening the recession, and removing critical revenue from local communities. The challenges facing commercial real estate are not confined to the CMBS market. Many commercial properties with traditional financing continue to struggle due to the economic hardship created by the COVID-19 pandemic, despite the actions made to-date by Congress, the Administration, and individual lenders. Additional relief is necessary where actions thus far have failed to address the growing market challenges. We encourage the Federal Reserve and the Treasury to evaluate the challenges to the full commercial real estate ecosystem, as additional assistance is structured.

The Federal Reserve has the ability to bridge the gap through various facilities to help many businesses survive this economic disruption. We must focus on maximum continued employment through a facility that enables participation by multiple hard-hit industries. Without an inclusive program, we may see large sectors of certain industries never recover. We believe an opportunity exists for responsible federal government investment in the commercial real estate market to provide a pathway to stabilize affected properties, the local jobs and businesses they enable, and the neighborhoods they serve.

We request the Department of the Treasury and the Federal Reserve urgently consider targeted economic support to bridge the temporary liquidity deficiencies facing commercial real estate borrowers created by this unforeseen crisis.

Respectfully,



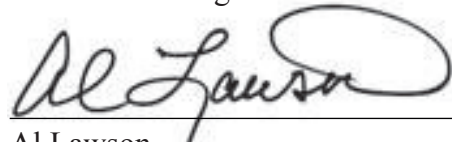
Van Taylor  
Member of Congress



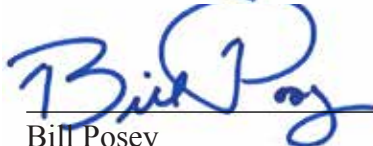
Denny Heck  
Member of Congress



Andy Barr  
Member of Congress



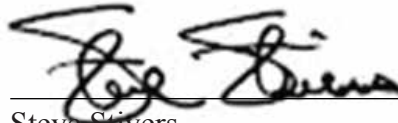
Al Lawson  
Member of Congress



Bill Posey  
Member of Congress



Ann Wagner  
Member of Congress



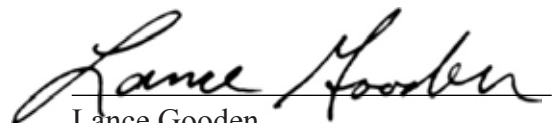
Steve Stivers  
Member of Congress



Brian Fitzpatrick  
Member of Congress



David Rouzer  
Member of Congress



Lance Gooden  
Member of Congress



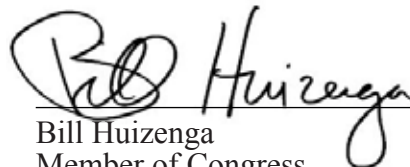
Barry Loudermilk  
Member of Congress



Ralph Norman  
Member of Congress



Ed Case  
Member of Congress



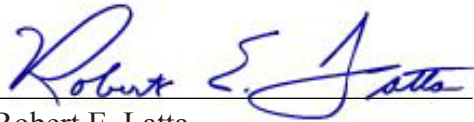
Bill Huizenga  
Member of Congress



Earl L. "Buddy" Carter  
Member of Congress



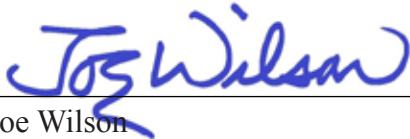
Warren Davidson  
Member of Congress



Robert E. Latta  
Member of Congress



Scott Tipton  
Member of Congress



Joe Wilson  
Member of Congress



Dan Bishop  
Member of Congress



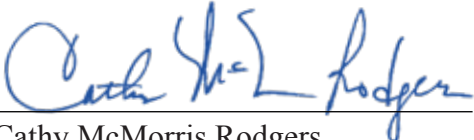
David Trone  
Member of Congress



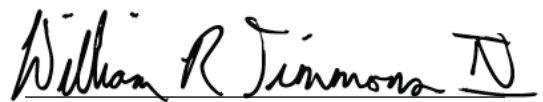
Cynthia Axne  
Member of Congress



Steve Womack  
Member of Congress



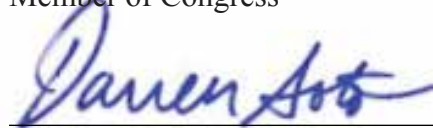
Cathy McMorris Rodgers  
Member of Congress



William Timmons  
Member of Congress



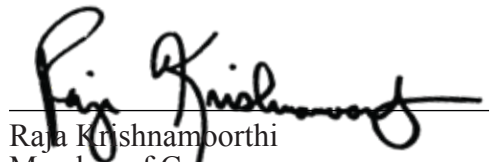
Jimmy Panetta  
Member of Congress



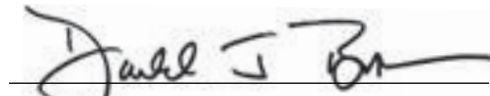
Darren Soto  
Member of Congress



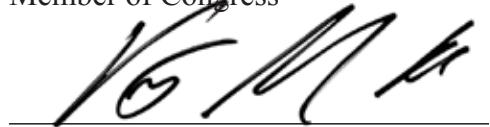
Danny Davis  
Member of Congress



Raja Krishnamoorthi  
Member of Congress



Donald J. Bacon  
Member of Congress



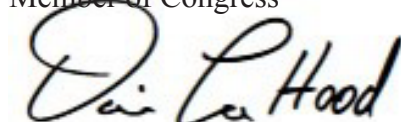
Vicente Gonzalez  
Member of Congress



Mike Quigley  
Member of Congress



Tom Cole  
Member of Congress



Darin LaHood  
Member of Congress

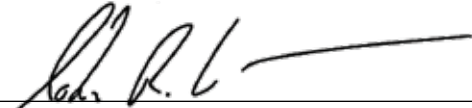




Denver Riggleman  
Member of Congress



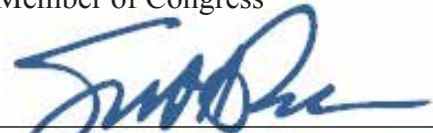
Glenn Grothman  
Member of Congress



John Curtis  
Member of Congress



David P. Roe, M.D.  
Member of Congress



Scott Peters  
Member of Congress



Ed Perlmutter  
Member of Congress



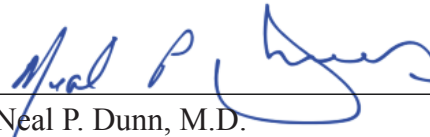
Guy Reschenthaler  
Member of Congress



John Carter  
Member of Congress



Lee Zeldin  
Member of Congress



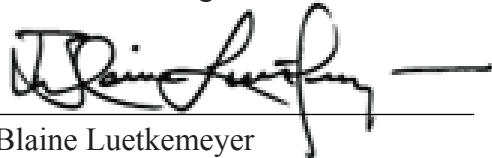
Neal P. Dunn, M.D.  
Member of Congress



Greg Pence  
Member of Congress



Harley Rouda  
Member of Congress



Blaine Luetkemeyer  
Member of Congress



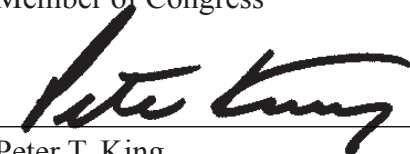
Steve Chabot  
Member of Congress



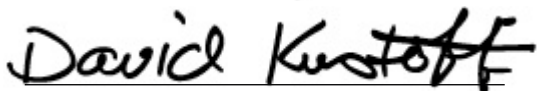
Tom Emmer  
Member of Congress



Tim Walberg  
Member of Congress



Peter T. King  
Member of Congress



David Kustoff  
Member of Congress



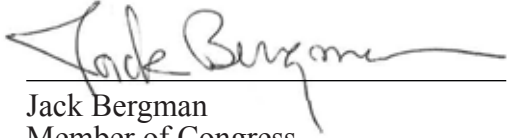
Terri A. Sewell  
Member of Congress



Richard Hudson  
Member of Congress



Tedd Budd  
Member of Congress



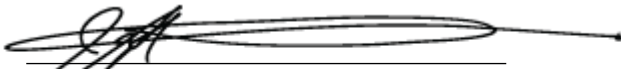
Jack Bergman  
Member of Congress



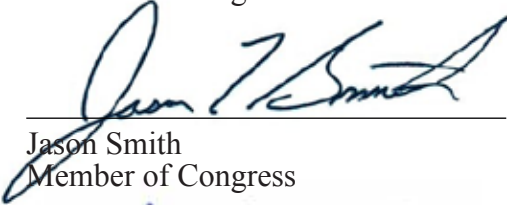
James Comer  
Member of Congress



Fred Upton  
Member of Congress



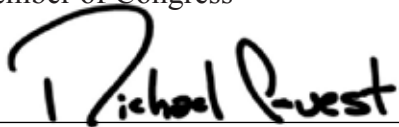
Jeff Van Drew  
Member of Congress



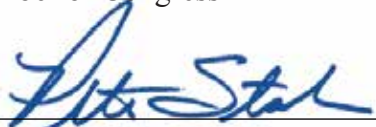
Jason Smith  
Member of Congress



Fred Keller  
Member of Congress



Michael Guest  
Member of Congress



Pete Stauber  
Member of Congress



Tom Reed  
Member of Congress



Haley Stevens  
Member of Congress



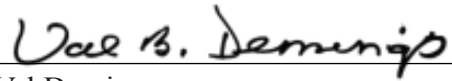
Debbie Lesko  
Member of Congress



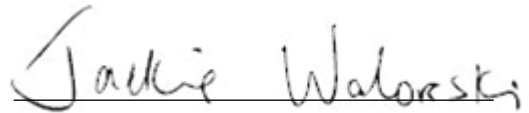
Brad R. Wenstrup, D.P.M.  
Member of Congress



Andy Harris, M.D.  
Member of Congress



Val Demings  
Member of Congress



Jackie Walorski  
Member of Congress



Norma J. Torres  
Member of Congress



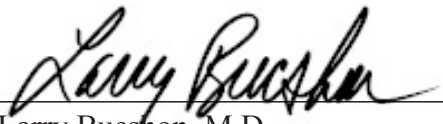
Tim Burchett  
Member of Congress



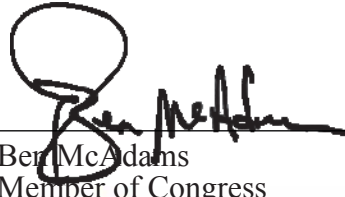
Paul A. Gosar, D.D.S.  
Member of Congress



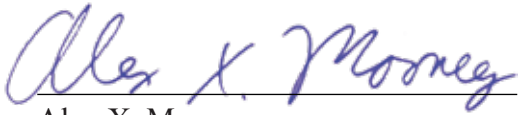
Dan Meuser  
Member of Congress



Larry Bucshon, M.D.  
Member of Congress



Ben McAdams  
Member of Congress



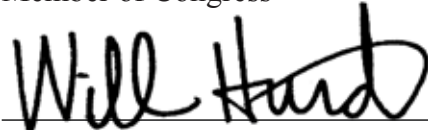
Alex X. Mooney  
Member of Congress



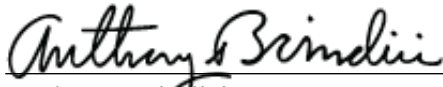
Charlie Crist  
Member of Congress



Markwayne Mullin  
Member of Congress



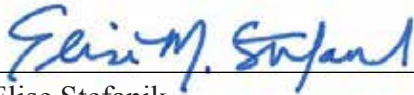
Will Hurd  
Member of Congress



Anthony Brindisi  
Member of Congress



Josh Gottheimer  
Member of Congress




Elise Stefanik  
Member of Congress



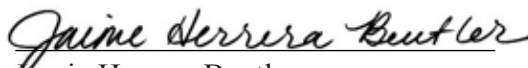
Brad Sherman  
Member of Congress



Stephanie Murphy  
Member of Congress



Elissa Slotkin  
Member of Congress



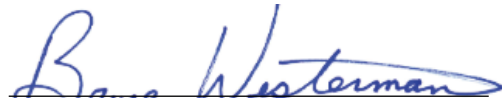
Jamie Herrera Beutler  
Member of Congress



Dean Phillips  
Member of Congress



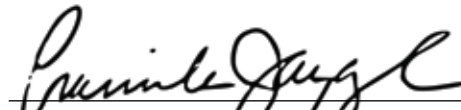
Tom Graves  
Member of Congress



Bruce Westerman  
Member of Congress



Anthony Gonzalez  
Member of Congress



Pramila Jayapal  
Member of Congress



Lisa Blunt Rochester  
Member of Congress



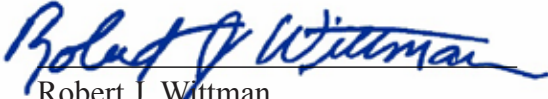
Gerald E. Connolly  
Member of Congress



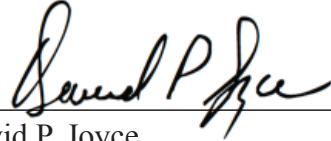
Devin Nunes  
Member of Congress



Bradley S. Schneider  
Member of Congress



Robert J. Wittman  
Member of Congress



David P. Joyce  
Member of Congress



Michael C. Burgess, M.D.  
Member of Congress



Kevin Hern  
Member of Congress



Greg Gianforte  
Member of Congress



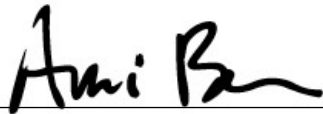
Joyce Beatty  
Member of Congress



John Moolenaar  
Member of Congress



Roger Williams  
Member of Congress



Ami Bera, M.D.  
Member of Congress