

LC-18

Hello,

My Name is Marc Firestone and I live in Astoria, OR. Clatsop County.

Regarding LC-18, I have listened to the testimony given on 12/17 and 12/19 and I would estimate that 95% of it was from tenants in despair or tenant advocates also in despair. It is obvious that there is a housing crisis in Oregon both pre-pandemic and currently.

The reasons for this are probably many. If you do a search on your favorite search engine you will find Oregon is consistently in the worst 5 states to be a landlord and while I would not take this as hard evidence it is not exactly a ringing endorsement either.

I have no expertise at solving housing crisis's but making Oregon a desirable place to be a landlord might be a good place to start.

I own a duplex in Warrenton Oregon.

I have not received any rents from April forward.

I have paid approximately \$3000.00 in utility costs.

I am 6 months behind on mortgage payments.

Taxes are due and the State wants it's money.

I have had to hire an attorney to make sure I do not make an accidental mistake and get hit with 3 months rental penalty.

I have mailed both my tenants the flyers for Clatsop County rental Assistance. This have been no help in my case as my tenants have chosen not to apply for assistance. (You guess the reason...)

People in general think being a landlord is akin to having a cash cow. One medium to large repair or renovation can see any profit for the year disappear. One bad tenant can have the same effect. Two bad tenants... Well you get the idea.

While LC-18 approaches the idea of landlord relief it is a far cry from it.

It is partially funded, By some estimates as much as 50%.

It requires a 20% forgiveness of past due rents.

It further erodes landlord protections and does little in the way of tenant accountability.

After 9 months of eviction moratoriums before the Oregon Legislators even considered relief for landlords it would be nice to see Oregon Legislators step up and do the right thing.

Marc Firestone

Astoria, Oregon