

Good day,

I am writing to express concern about aspects of the proposed LC-18 legislation.

My husband and I are "ma and pa" landlords with a single rental property in Oregon in the Dalles Oregon. Since the start of the pandemic, our tenant has been impacted through loss of employment such that she has been unable to pay rent starting in October 2020. Thankfully, she was able to take advantage of COVID rental assistance available through Wasco/Hood/River/Sherman County in association with the Mid Columbia Housing Authority and was able to get rental assistance to cover her rent.

Our tenant has been unemployed since the start of May. She was eventually able to get a job in the service sector, at a bar, but the bar was shut down as part of State restrictions on business activity. Her state unemployment is running out in December and she is unlikely to pay rent moving forward.

It will put an undue burden on small landlords such as ourselves to have to forgive 20% of the market rent in order to be eligible for rental assistance. We believe there should be a clause waiving the requirement that small landlords with one or two rental units forgive 20% of the rent as the lost rent will prove more of a hardship on landlords who can't make up for lost income through rents received from other units.

We ask that you consider waiving or reducing the amount that small landlords have to forgive to receive rental assistance.

Thank you.

Sincerely,

Tina McNerthney
2898 Hazel Avenue
Hood River, OR 97031

Tina McNerthney
pronouns: she/her
Urban Development Partners
116 ne 6th avenue, Ste 400, portland, or
m: 503.318.6588
o: 971.754.6099
tina@udplp.com | www.udplp.com