

SENATE COMMITTEE ON HUMAN SERVICES

May 31, 2017
01:00 PM

Hearing Room D

MEMBERS PRESENT: Sen. Sara Gelser, Chair
Sen. Alan Olsen, Vice-Chair
Sen. Michael Dembrow
Sen. Tim Knopp
Sen. Laurie Monnes Anderson

STAFF PRESENT: Matt Doumit, LPRO Analyst
Corey Rosenberg, Committee Assistant

EXHIBITS: Exhibits from this meeting are available [here](#)

MEASURES/ISSUES: HB 3262 A – Work Session
HB 2004 A – Work Session
HB 2347 – Work Session

00:00:12 Meeting Called to Order
00:00:13 Chair Gelser

00:00:55 **HB 3262 A - Work Session**
00:00:56 Chair Gelser
00:00:57 EXHIBITS 1-2: Matt Doumit, LPRO Analyst
00:01:44 Rep. Nancy Nathanson, House District 13
00:06:22 Sen. Elizabeth Steiner Hayward, Senate District 17
00:07:24 Sen. Knopp
00:11:44 Sen. Monnes Anderson
00:12:29 Sen. Dembrow
00:12:39 MOTION: SEN. DEMBROW MOVES TO ADOPT THE -A6
AMENDMENTS
00:12:51 VOTE: 4-0-1
AYES: DEMBROW, KNOPP, MONNES ANDERSON, GELSER
EXCUSED: OLSEN
00:12:59 MOTION: SEN. DEMBROW MOVES TO ADOPT THE -A7
AMENDMENTS
00:13:09 VOTE: 4-0-1
AYES: DEMBROW, KNOPP, MONNES ANDERSON, GELSER
EXCUSED: OLSEN

00:13:27 MOTION: SEN. DEMBROW MOVES THAT THE RULES BE SUSPENDED FOR THE PURPOSE OF TAKING ACTION ON HB 3262 A WITHOUT THE FISCAL AND/OR REVENUE IMPACT STATEMENTS

00:13:44 VOTE: 4-0-1
AYES: DEMBROW, KNOPP, MONNES ANDERSON, GELSER
EXCUSED: OLSEN

00:13:54 MOTION: SEN. DEMBROW MOVES HB 3262 A DO PASS AS AMENDED

00:15:21 VOTE: 4-0-1
AYES: DEMBROW, KNOPP, MONNES ANDERSON, GELSER
EXCUSED: OLSEN
CARRIER: SEN. STEINER HAYWARD WILL LEAD DISCUSSION ON THE FLOOR

00:15:30 **HB 2004 A - Work Session**

00:15:31 EXHIBIT 3: Chair Gelser

00:15:32 Matt Doumit, LPRO Analyst

00:22:48 Sen. Monnes Anderson

00:22:54 Sen. Dembrow

00:22:56 Sen. Knopp

00:23:14 MOTION: SEN. DEMBROW MOVES TO ADOPT THE -A9 AMENDMENTS

00:31:26 VOTE: 3-1-1
AYES: DEMBROW, MONNES ANDERSON, GELSER
NAY: KNOPP
EXCUSED: OLSEN

00:31:34 MOTION: SEN. DEMBROW MOVES HB 2004 A DO PASS AS AMENDED

00:39:29 VOTE: 3-1-1
AYES: DEMBROW, MONNES ANDERSON, GELSER
NAY: KNOPP
EXCUSED: OLSEN

00:39:35 CARRIER: SEN. GELSER WILL LEAD DISCUSSION ON THE FLOOR

The following is submitted for the record without public testimony:

EXHIBIT 4: Adrian Gonzalez, landlord, Lane County

EXHIBIT 5: Allan Duman, landlord, Terrebonne

EXHIBIT 6: Andrea Mazzearella, broker, John L. Scott Real Estate Seaside

EXHIBIT 7: Anna Menanno, landlord, Bend; retired nurse, Bend

EXHIBIT 8: Annie Hansen, landlord, Eugene

EXHIBIT 9: Arika McGallian, landlord, Florence

EXHIBIT 10: Arleigh Santoro, President, Central Oregon Rental Owners Association

EXHIBIT 11: Babette Alvernaz, landlord, Oregon; retired teacher, Oregon

EXHIBIT 12: Beth Keyser, broker, Premier Property Group, LLC; landlord, Newberg

EXHIBIT 13: Bob Barnes, landlord, Multnomah County

EXHIBIT 14: Bob Caudle, landlord, Oregon and Karen Caudle, landlord, Oregon
EXHIBIT 15: Bob Hanson, landlord, Oregon
EXHIBITS 16-17: Brian Kester, operations manager, Bell Real Estate, Inc.
EXHIBIT 18: Brian Olson, tenant, Oregon
EXHIBIT 19: Brian Schlottmann, landlord, Marion County
EXHIBIT 20: Brian Smith, landlord, Marion County' broker, Coldwell Banker Mountain West Real Estate, Inc.
EXHIBIT 21: Candace Thorsted, Property Manager, Principal Property Management
EXHIBIT 22: Carey Greiner, broker, Sunriver Realty
EXHIBIT 23: Carolyn Timmermann, landlord, Oregon
EXHIBIT 24: Cheryl Noncarrow, resident, Bend
EXHIBIT 25: Chris Anderson, General Manager, Anderson Property Solutions, Inc.
EXHIBIT 26: Chris Blackburn, Clutch Industries
EXHIBIT 27: Chris Stewart, landlord, Marion County and Gerry Stewart, landlord, Marion County
EXHIBIT 28: Chris Tolke, landlord, Redmond
EXHIBIT 29: Christiana Mayer, resident, Forest Grove
EXHIBIT 30: Christy Coker, landlord, Marion County
EXHIBIT 31: Chuong Nguyen, landlord, Marion County
EXHIBIT 32: Cliff Conner-Coash, C and C Rentals
EXHIBIT 33: Clyde Wilson, resident, Klamath Falls
EXHIBIT 34: Colleen Pedersen, owner, Baltic Avenue and Mediterranean
EXHIBIT 35: Connie Dell'Anno, landlord, Creswell; resident, Oakland
EXHIBIT 36: Craig Colby, Craig P. Colby, Attorney, LLC
EXHIBIT 37: Dan Larson, tenant, Troutdale
EXHIBIT 38: Daniel Voreis, resident, Multnomah County
EXHIBIT 39: David Zarzycki, landlord, Lane County
EXHIBIT 40: Deborah Breton, resident, Milwaukie
EXHIBIT 41: Deborah Stochlic, landlord, Eugene
EXHIBIT 42: Debra Clark, Realty Works; former tenant, Oregon
EXHIBIT 43: Debra Mathews, landlord, Portland; principal broker, Hasson Company Realtors
EXHIBIT 44: Desiree Johnson, landlord, Oregon
EXHIBIT 45: Don Smack, landlord, Seaside
EXHIBIT 46: Donna Cohen, resident, Portland
EXHIBIT 47: Emily Nelson, landlord, Bend
EXHIBIT 48: Greg Johnson, landlord, Oregon
EXHIBIT 49: Haley Sabatini, property director, Meridian at Murrayhill
EXHIBIT 50: Herbert Golden, landlord, Bend
EXHIBIT 51: Jack Hoeck, landlord, Eugene
EXHIBIT 52: Jack Mantel, Riverside Investment Enterprises, LLC and Michelle Mantel, Riverside Investment Enterprises, LLC
EXHIBIT 53: James Bell, landlord, Sunriver

EXHIBIT 54: Jane James, resident, Oregon
EXHIBIT 55: Janet Pearle, landlord, Medford
EXHIBIT 56-57: Jeffrey Bennett, attorney, Warren Allen LLP
EXHIBIT 58: John Dornan, landlord, Oregon
EXHIBIT 59: John Malek, property owner, Oregon
EXHIBIT 60: Johnathan Blayne Pearson, real estate worker, Oregon
EXHIBIT 61: Jon Gnass, GNASS HOME RENTALS, LLC and Karen Gnass, GNASS HOME RENTALS, LLC
EXHIBIT 62: Judith Kiss, landlord, Marion County
EXHIBIT 63: Kate DeVillers, Divine Properties
EXHIBIT 64: Kathleen Kelson, landlord, Newport
EXHIBIT 65: Kathy Bond, property manager, Cottage Property Mgmt. Inc.
EXHIBIT 66: Ken Lorensen, landlord, Halsey and Jennie Lorensen, landlord, Halsey
EXHIBIT 67: Kerry Reich, KT Reich, Inc.
EXHIBIT 68: Kim McBride, escrow closer, Fidelity National Title
EXHIBIT 69: Kristen Piedra, landlord, Marion County
EXHIBIT 70: Kurt Paulus, landlord, Marion County
EXHIBIT 71: Larry Laitinen, landlord, Cottage Grove
EXHIBIT 72: Laurelle Finn, landlord, Salem; office manager, Idaho
EXHIBIT 73: Laurelle Garnder, landlord, Salem' landlord, Madras
EXHIBIT 74: Laurie Powers, affiliation unknown
EXHIBIT 75: Leanna Kennedy, landlord, Gladstone
EXHIBIT 76: Leslie Green, landlord, Lincoln City
EXHIBIT 77: Linda Lavelle, landlord, Oregon
EXHIBIT 78: Linda Robertson, Robertson Properties LLC and Wyn Robertson, Robertson Properties LLC
EXHIBIT 79: Linda Weider, real estate worker, Oregon
EXHIBIT 80: Lisa Long, High Five Properties
EXHIBIT 81: Lorraine Lester, landlord, Talent
EXHIBIT 82: Lucas Nelson, resident, Bend
EXHIBIT 83: Lynn Baldwin, landlord, Lane County, Jerry Baldwin, landlord, Lane County, Leroy Terrien, landlord, Lane County and Claire Terrien, landlord, Lane County
EXHIBIT 84: Maggie Reinhardt, resident manager, Parkview @ St. Johns Apartments
EXHIBIT 85: Margie Ganoë Clough, landlord, Marion County
EXHIBIT 86: Marianne Wille, resident, Oregon City
EXHIBIT 87: Mark Alvernaz, landlord, Marion County
EXHIBIT 88: Mark Forster, landlord, Silverton and Dian Forster, landlord, Silverton
EXHIBIT 89: Mark Halvorsen, principal broker, Village Properties at Sunriver
EXHIBIT 90: Mary Addams, landlord, Eugene
EXHIBIT 91: Matt Free, High Desert Property Management
EXHIBIT 92: MB Barlow, resident, Eugene

EXHIBIT 93: Melody Beaudro, principal broker, TR Hunter Real Estate
EXHIBIT 94: Melody Luelling, realtor, Hasson Company Realtors
EXHIBIT 95: Michael Miller, landlord, Bend and Victoria Miller, landlord, Bend
EXHIBIT 96-97: Michael Robinson, landlord, Salem
EXHIBIT 98: Michael Saint John, homeowner, Medford
EXHIBIT 99: Mike Winsett, State House Rooms and Judy Winsett, State House Rooms
EXHIBIT 100: Monamarie McCreary, principal broker, M and M Real Estate Solutions
EXHIBIT 101: Monique Sonnenfeld, landlord, Eugene
EXHIBIT 102: Morteza Zabetian, resident, Gresham
EXHIBIT 103: Nancy Dornan, landlord, Oregon
EXHIBIT 104: Nancy Dubrule, landlord, Bend
EXHIBIT 105: Nancy Nichols, landlord, Eugene; resident, Deadwood
EXHIBIT 106: Nancy Olsson, landlord, Oregon
EXHIBIT 107: Nicole Leggett, tenant, Portland
EXHIBIT 108: Nikki Fisher, Oregon Commission for Women
EXHIBIT 109: Orval Gilmore, landlord, Oregon
EXHIBIT 110: Pamela Guerra, landlord, Oregon
EXHIBIT 111: Patrice Kuchulis, Director, Relocation and Corporate Services, Hasson Company
EXHIBIT 112: Patrick Mulhern, broker, Gysin Realty Group and Tara Mulhern, broker, Gysin Realty Group
EXHIBIT 113: Paul Hatcher, landlord, Jackson County; landlord, Deschutes County
EXHIBIT 114: Peggy Lee Combs, landlord, Bend
EXHIBIT 115: Penny Free, High Desert Property Management
EXHIBIT 116: Randy Nolander, resident, Oregon
EXHIBIT 117: Randy Rasmussen, landlord, Oregon
EXHIBIT 118: Rebecca Brunoe, landlord, Oregon
EXHIBIT 119: Red Hamilton, tenant, Oregon
EXHIBIT 120: Rhoma Mikkelson, landlord, Marion County
EXHIBIT 121: Richard Anderson, landlord, Oregon
EXHIBIT 122: Richard Korban, landlord, Bend; resident, Sunriver
EXHIBIT 123: Robert Methvin, principal broker, Windermere Van Fleet and Associates
EXHIBIT 124: Robert Pedersdon, resident, Deschutes County and Gretchen Pederson, resident, Deschutes County
EXHIBIT 125: Robert, former tenant, Oregon
EXHIBIT 126: Roberta Yambasu, Chair, Senior Advisory Council, Multnomah County
EXHIBIT 127: Ron Ross, broker, Bend
EXHIBIT 128: Ruth Ann Lies, landlord, Redmond; landlord, Madras
EXHIBIT 129: Sarah Condon, landlord, Oregon
EXHIBIT 130: Scott Allison, landlord, Oregon

EXHIBIT 131: Shannon Motter, property manager, Precise Property Management Services
EXHIBIT 132: Sharrol Lyons, landlord, Redmond
EXHIBIT 133: Sherry Sherry, affiliation unknown
EXHIBIT 134: Shirley Larson, landlord, Oregon
EXHIBIT 135: Stephen Gnazzo, landlord, Bend
EXHIBIT 136: Susan Egbert, affiliation unknown
EXHIBIT 137: Susan Jaeger, principal broker, Windmere Real Estate and Marian Szewc, principal broker, Windmere Real Estate
EXHIBIT 138: Susan Roesler, broker, Summa Pacific Cascade Realty
EXHIBIT 139: Suzie Kelley, landlord, Salem
EXHIBIT 140: Timothy Singler, landlord, Oregon
EXHIBIT 141: Tina White, assistant manager, Parkview @ St. Johns Apartments
EXHIBIT 142: Tina Yep, landlord, Oregon
EXHIBIT 143: Toni Mawhirter, landlord, Jackson County
EXHIBIT 144: Tony Lozzi, resident, Oregon
EXHIBIT 145: Troy Hayes, landlord, Salem; resident, Menlo Park, California
EXHIBIT 146: Troy Tucker, landlord, Oregon
EXHIBIT 147: Valerie Ellis, landlord, Marion County and Todd Ellis, landlord, Marion County
EXHIBIT 148: Victoria Hawks, principal broker, Hawks Co., Realty
EXHIBIT 149: Violeta Rubiani, tenant, Portland
EXHIBIT 150: Wesley Schomus, property manager, Pacific West Property Management
EXHIBIT 151: William Price, landlord, Trail

00:39:36 **HB 2347 - Work Session**
00:39:37 Chair Gelser
00:39:58 EXHIBIT 152: Taylor Smiley Wolfe, Office of the Speaker of the House
00:41:44 Phillip Kennedy Wong, Oregon Food Bank
00:45:57 John Mullin, Oregon Law Center
00:48:05 Matt Doumit, LPRO Analyst
00:49:20 Vice-Chair Olsen
00:49:24 MOTION: VICE-CHAIR OLSEN MOVES TO ADOPT THE -4 AMENDMENTS
00:49:32 Sen. Monnes Anderson
00:50:17 VOTE: 5-0-0
AYES: DEMBROW, KNOPP, MONNES ANDERSON, OLSEN, GELSER
00:50:28 MOTION: VICE-CHAIR OLSEN MOVES THAT THE RULES BE SUSPENDED FOR THE PURPOSE OF TAKING ACTION ON HB 2347 WITHOUT HAVING THE FISCAL AND/OR REVENUE IMPACT STATEMENTS
00:50:43 VOTE: 5-0-0
AYES: DEMBROW, KNOPP, MONNES ANDERSON, OLSEN, GELSER

00:50:57 MOTION: VICE-CHAIR OLSEN MOVES HB 2347 DO PASS AS
AMENDED AND BE REFERRED TO JOINT COMMITTEE ON WAYS
AND MEANS

00:51:14 VOTE: 5-0-0
AYES: DEMBROW, KNOPP, MONNES ANDERSON, OLSEN, GELSER

00:51:36 Sen. Dembrow

00:52:49 Meeting Adjourned