

Testimony

To Co-Chair's Beyer, Fayer, Vice-Chairs Knopp, Wallan and members of the Committee, thank you for taking the time to review my testimony.

My name is Renee Larsen, I am the Vice President of Capital Property Management, a third-party management company specializing in boutique and vintage assets in the City of Portland. I am also the incoming President of Multifamily NW. I am writing today to express my opposition to the special session.

OHCS needs to be held accountable for their failure to support residents and housing providers in this state. Extending the safe harbor period does nothing more than give the agency a free pass for their faults. People of Oregon deserve better of the agencies we fund with our tax dollars. It is appalling to me that you are justifying this disfunction by giving them more time, rather than holding them accountable for their mistakes.

Our renters are hurting. They need help, they need communication, they need certainty that assistance is coming. Extending the safe harbor period does none of that. It kicks the can down the road and gives OHCS more time while guaranteeing nothing to the renter. Imagine having this debt hanging over your head? I have a resident who currently owes \$10,000+ in rent. She's just left a facility for depression treatment and has a new job she hasn't started. She applied for assistance in August and it has not been paid. Can you imagine the added stress this has put on her? What if she is denied? What if the property owner moves to evict because he can no longer afford to subsidize her housing? This special session does not protect these people, it protects Margaret Salazar and OHCS from being held accountable for their inability to get money out the door.

We have been talking about a housing shortage in Oregon for as long as I can remember. If you think housing providers can continue to hold on and shoulder the costs of utilities, mortgages, maintenance, and property taxes while no incoming is coming in, you are very wrong. These owners are planning to exit, they are cancelling plans to build. At every step of the way, the government of our state is telling people this is not a friendly place to provide housing to others. What does that mean for our renters? Less options and more cost.

The situation we are currently in is a failure of OHCS and the agency should be held accountable. You cannot legislate them out of this mess. ALITA is a failed software and PPL is a failed vendor.

This legislation is not helping one single renter, it's bailing out OHCS.

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