

Submitter: Rachel Shelly

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure: HB3237

Dear Committee Members,

I would like to testify AGAINST allowing local governments to set a price on application fees and background checks.

We definitely have homeless problem, but creating more barriers for landlords to select tenants further exasperates the problem. Right now, we charge \$44 for a background, credit, employment, and rental history. That is what we pay the screening company. This doesn't include our footwork in trying to verify what the screening company and the application information given by the prospective tenant. So, we aren't asking for more. We are asking for tenants to pay their fair share in our looking at their background. I am 100% in support of creating a data base that prospective tenants can upload all of their information and landlords can access it, similar to Indeed.com etc...and what they do with job applications.

You are making it extremely difficult for the small business property owners by restricting our rent increases, restricting who we can allow into our investments, and really, into our lives, restricting how we can get out. I look at it like a marriage. I want to know WHO I am marrying, I want to know they will be able to pull their weight financially, I want to know they will respect me, my home, and my family (other residents), and I want to know I can get a divorce if I am being abused. What you are asking small business landlords to do equates to abuse. You want us to either sell out to a large corporation (which has no sympathy, no concessions, can afford lawyers, and pay higher taxes), or agree to engage in long term, potentially abusive situations, with no way out unless we sell. This is not okay. This is not the investment we made 18 years ago and have put our time, money, and retirement hopes on. We need to have rights too. We aren't awful. Before rent control, we rarely/barely increased our rent, we have only had 5 evictions in the last 18 years, 10% due to drug or drug dealing. Do you know why? Because we do background checks, and if a person is serious about applying, they should show they are serious and pay for their background check. Heck, we will even refund it if they are accepted, but to be forced to run a background check on anyone who comes in and puts in an application, whether they are serious about renting or not creates another burden on the small business landlord. Please give us a break!

Sincerely,

Rachel Shelly

Prairie Winds of Junction City, LLC