

Submitter: Liane Hansen

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

My husband and I live in Portland and have three rental houses in the same neighborhood in which we live. We have been blessed with long term renters, specifically six to twelve years and counting!

We care for our houses as we do our own, and work well with Residents to accommodate everyone's needs and objectives. We also keep rent as steady as possible. In fact, we lost money on the longest term rental house last year because we had failed to raise rent to keep up with the rising cost of insurance, appliances, durable goods and materials, contractor costs, and local taxes. A 3% cap makes friendly, attentive, caring "mom and pop" rentals impossible. We would have to sell. Our long term Residents have stated they would much rather have us keep the houses and remain living in them than receive \$13.5k and have to find somewhere else to live. They could no longer afford our neighborhood. They could no longer afford the quality and size/space they get for the price in any safe neighborhood. Portland has one of the highest population densities in Oregon. This Bill will force middle income renters out of Portland, leaving room only for the extremes of subsidized housing qualifiers and wealthy newcomers.

Furthermore, because we are not professional property managers, we cannot require credit history for the application process, though we used to let potential Residents bring their free report for discussion. Instead, we are required to use a third party screening company for "rentability score", which costs \$55 at least. My understanding is that this Bill would limit the screening costs such that even the basic third party screening costs would not be covered, not to mention the time it takes to verify the rest of the application information, for which we don't even charge. We smaller scale, personable landlords who allow pets are in the minority already, and it is clear you aim to make us extinct, regardless of the fact we provide a better service than most "professional" property management companies. Why? Why would you want this? The tenants don't!

In a City that's falling apart, why do you want to make it worse for those in the middle?