

189580

Fair Access in Renting (FAIR)

If you wish to speak to Council, please print your name, address and email

	Name (PRINT)	Address and Zip Code (Optional)	Email (Optional)
✓ 1	Gabriel Triplett	6482 NE Killingsworth ⁹⁷²¹⁸	gabett@stcharlespd.org
✓ 2	Diane Ponti	5210 SW 18th Dr Rd	
✓ 3	Ward Greene	5210 SW 18th Dr	wgreene@williamskastner.com
✓ 4	Jessica Granly	12911 NW 42nd	jessica@affinityprop.com
✓ 5	Deborah Debra Imse	803 12th St	DeborahImse@msi.com
✓ 6	Chris Nguyen		Cnguyen@commocorp.com
✓ 7	Jennifer Hughes		jennifer.hughes@chartercon.com
✓ 8	Nicholas Cook	97213	nicholas.cook@sleepsoundpm.com
✓ 9	Sara Brassfeld Tony Jordan	97215	
✓ 10	Corrina DAnnibale	9812 SE Yukon St. 97266	corrina@groundhillpacific.com

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	Name (PRINT)	Address and Zip Code (Optional)	Email (Optional)
✓ 11	Tim Pitts	97212	tim@think-portland.com
✓ 12	Jim Rostel	97229	JRostel@AnchorNW.com
✓ 13	Hannah Holloway		
✓ 14	Soren Impy	97214	
✓ 15	Dan Valliee	97239	
✓ 16	Tyrone Poole	97229	Tyrone@oneaff.rentals
✓ 17	Sam Noble	420 SE 62nd 97215	
✓ 18	Chris Lowe	7314 SE Cesar E Chavez 97202	clowe@igc.org
✓ 19	Joanna Burton Margot Black		margot@pdxtv.org
✓ 20	Keith Scholz		keithscholz53@yahoo.com

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	Name (PRINT)	Address and Zip Code (Optional)	Email (Optional)
✓ 21	Henry Kramer	3968 NE 6th Ave	
✓ 22	Lindsay Holmes	8920 SW Oak St.	
✓ 23	Matt Kelly	411 SE 14th Ave	
✓ 24	Molly McCreew Molly McCreew	15171 SW Barry Rd L.O.	Molly@MMCMcCreewSolutions.com
✓ 25	Tony Jordan Sara Brassfield		
✓ 26	Anthony Bencivengo		
✓ 27	Ethan Harrison		
✓ 28	Margot Black Joanna Sutton		
left 29	Amy Dupree		
✓ 30	Lawen Everett	3402 N Farragut St.	

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If you wish to speak to Council, please print your name, address and email

	Name (PRINT)	Address and Zip Code (Optional)	Email (Optional)
✓ 31	Barnett Ross		
✓ 32	Nico Serra Fanene Malone		
33	Holly Bulcom	2158 NE Halsey	Releigh
✓ 34	Alan Kessler	97214	
✓ 35	Jackie Magee	C.A.T. Tenant Leadership Council	
✓ 36	Pam Phan	CAT 1320 NE 63rd Ave 97213	pam@oregoncat.org
✓ 37	Amy Cleveland	1054 NE Faloma Rd, 97211	cleveland.amy@gmail.com
38	Arelis Lopez		areli@pdxtv.org
39	London Klauer		
✓ 40	Doug Klotz	1908 SE 35th Pl	dougklotz@gmail.com

Fair Access in Renting (FAIR)

If you wish to speak to Council, please print your name, address and email

	Name (PRINT)	Address and Zip Code (Optional)	Email (Optional)
✓ 41	Madeline Kovacs		madeline@sightline.org
42	Walter Norton	—	—
✓ 43	Mercedes Elizabeth		
✓ 44	Edith Casterline	Portland 97214	hello@rplfa-pc.org hello@rplfa-pc.org
✓ 45	Sharon Eldridge	Portland 97213	
46	Phillip Joseph	PDX 97214	
47	JOHN DAVID McCoy	PDX 97214	
48	Ralph Laspérance	CAT Tenant Leadership Council	
49	Sam Noble	420 SE 22nd Ave 97215	
left 50	Andy Oldenburg	Beaverton, OR	

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	Name (PRINT)	Address and Zip Code (Optional)	Email (Optional)
✓ 51	Kiersi Coleman		
52	(27) Ethan Harrison		
53	Nico Serra		
✓ 54	Kristin Bassett		
✓ 55	LINDSAY Ergenekan		
56	Sammy Black		
57	Surrett Ross		
58			
59			
60			

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Fair Access in Renting (FAIR)

IF YOU WISH TO SPEAK TO CITY COUNCIL, **PRINT** YOUR NAME.

Number	Name (please print)	Address & Zip Code (optional)	Email (optional)
✓1	Jessie Dhillon	633 NW 19th Ave 97209	JDhillon@carlaprop.com
✓2	Clyde Holland		
✓3	Coya Crespin		
✓4	Yvette Maranowski maranowski		
✓5	Janet Newcomb	TS	roofwallfloor@gmail.com
✓6	MARY SIPE		
✓7	Dan Hayes		
✓8	Alan Kessler Henry Kramer		
✓9	Marik Alyn-Claire		
✓10	Mike Westling		

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Number	Name (please print)	Address & Zip Code (optional)	Email (optional)
✓ 11	Allie Sayer		
✓ 12	Iain Mackenzie		
✓ 13	Madeline Larues	6325 N Allaina #7	madeline@sjkline.org
✓ 14	Sue Scott	PO Box 90953 Portland 97290	Renewable fitness
✓ 15	MARL ROGERS	3815 SE ANKENY ST PO	MARL@comcast.net MARLROGERSINC.COM
✓ 16	KATHY ROGERS	3815 SE ANKENY ST PO	KATHY@MARL ROGERSINC.COM
✓ 17	Peth Leavens	4117 SW Viewpoint terr 97239	
✓ 18	Mary Beth Steele Hutchinson	need accomodations for disability	
19	Sarah Wines		
20	Dennis Satchel		

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Fair Access in Renting (FAIR)IF YOU WISH TO SPEAK TO CITY COUNCIL, **PRINT** YOUR NAME.

Number	Name (please print)	Address & Zip Code (optional)	Email (optional)
✓ 21	Mike Feves	2284 NW Thurston 97210	mfeves@ACL.com
✓ 22	STEVEN MARKS	3735 SE CLAY ST. PORTLAND 97214	sgmarksphx@yahoo.com
✓ 23	Keith Scholz	Homeless	keithscholz53@icloud.com
✓ 24	D. Andre Robinson	3017 SW Hume St Portland OR	kingdr28@gmail.com
✓ 25	CHRIS NGUYEN	2231 SW NARI Gold	chransoc@gmail.com
✓ 26	Maria Hernandez Segariano	97227	
✓ 27	WARREN J Stubblefield	97236	
✓ 28	Bill Stevenson	97203	
✓ 29	Andrea Debram	97211	
✓ 30	Felipe Hernandez	97209	

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Agenda Items 294 & 295

TESTIMONY

2:00 PM TIME CERTAIN

Fair Access in Renting (FAIR)IF YOU WISH TO SPEAK TO CITY COUNCIL, **PRINT** YOUR NAME.

Number	Name (please print)	Address & Zip Code (optional)	Email (optional)
✓ 31	Max Smith max smith		msmith@ulpdx.org
✓ 32	Nancy Greiff		
33	Sumitra Chhetri	97233	SumitraC@irco.org
✓ 34	Cheryl Dalton	Portland 97239	
35 left	BARBARA NEIDIG	Portland 97211	
✓ 36	Doug Klotz	1908 SE 35th Pl. 97214	dougorb@gmail.com
✓ 37	Lauren Everett	3402 N Farragut st 9724	le28@epdx.edu
✓ 38	Seth Denlinger		
✓ 39	Tony Jordan		
✓ 40	Bebbie Cabrales		

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Agenda Items 294 & 295

TESTIMONY

2:00 PM TIME CERTAIN

Fair Access in Renting (FAIR)IF YOU WISH TO SPEAK TO CITY COUNCIL, **PRINT** YOUR NAME.

Number	Name (please print)	Address & Zip Code (optional)	Email (optional)
✓41	Raul / Preciado Mendez	1106 NE 81st Ave	
✓42	Randy Reese	97227	
✓43	Randy Cora Elizabeth Mason		
✓44	Bheena Sisk		
✓45	Sammy Black		
✓46	Margot Black		
✓47	Tiana Throuwer		
✓48	Jolene Aiken		
✓49	Kathleen Casson	3818 SE 9TH Portland 97202	kcasson@ effectnet.com
✓50	Jenny Lee	97217 97217	

Fair Access in Renting (FAIR)IF YOU WISH TO SPEAK TO CITY COUNCIL, **PRINT** YOUR NAME.

Number	Name (please print)	Address & Zip Code (optional)	Email (optional)
51 <i>left</i>	MEGAN LIGHT		
✓ 52	John H Shuley	4323 SW View Point TER	john@ANSI-c.com
✓ 53	Billy Grippo	3707 NE 17 th AVE PDX	bgrippo@undermer.com
54 <i>left</i>	Jeff Sietricky	PO Box 91244 PDX OR	jsielicky@aol.com
✓ 55	Barrett Ross	16751 SE 82 nd Dr. Clark. 97015	barrett.ross@live.com
56	Shamus Cooke	7660 E Burnside HWS pdx	
✓ 57	Maria Sworske	97213	
58 <i>left</i>	PAMELA M MULLIN	3562 SE HARRISON ST #3 97214	doriental@bristolurban.com
59	Walter Jarr		hardchimed@gmail.com
✓ 60	Soren Impey	2440 SE Main	sorenimpey@gmail.com

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Number	Name (please print)	Address & Zip Code (optional)	Email (optional)
61	Nancy Hagensick	1421 SE 25th 97214	
62	Rum Low BARRETT	333 NW 4 TH AVE 97209	
63 left	Melectia Torres	97218	
64			
65			
66			
67			
68			
69			
70			

Moore-Love, Karla

From: Brenner Daniels <bdaniels@hollandpartnergroup.com>
Sent: Wednesday, June 19, 2019 3:52 PM
To: Council Clerk – Testimony
Cc: Brenner Daniels
Subject: FW: FAIR Policy Proposal
Attachments: 19-0619 - FAIR Policy Letter - Final.pdf

Importance: High

FYI

Brenner Daniels | Managing Director
Holland Partner Group
700 Washington Street, Suite 305
Vancouver, WA 98660
direct 360.597.2034 | cell 503.819.2076
bdaniels@hollandpartnergroup.com
www.hollandpartnergroup.com

From: Brenner Daniels
Sent: Wednesday, June 19, 2019 3:48 PM
To: mayorwheeler@portlandoregon.gov; joann@portlandoregon.gov; chloe@portlandoregon.gov; amanda@portlandoregon.gov; nick@portlandoregon.gov
Cc: cupid.alexander@portlandoregon.gov; Brenner Daniels <bdaniels@hollandpartnergroup.com>
Subject: FAIR Policy Proposal
Importance: High

Good afternoon Mayor Wheeler and City Councilors,

I would like to provide the attached letter and exhibits for your consideration in advance of the vote on agenda items 613 and 614.

Cupid, I would greatly appreciate it if you could brief Mayor Wheeler on this letter and attachments in advance of the vote.

Thank you,

Brenner Daniels | Managing Director
Holland Partner Group
700 Washington Street, Suite 305
Vancouver, WA 98660
direct 360.597.2034 | cell 503.819.2076
bdaniels@hollandpartnergroup.com
www.hollandpartnergroup.com



June 19, 2019

Portland City Council

Mayor Ted Wheeler

Chloe Eudaly Suite 210

Amanda Fritz Suite 220

Jo Ann Hardesty Suite 230

Nick Fish Suite 240

1221 SW 4th Avenue

Portland, OR 97204

Mayor Wheeler and Members of the City Council,

We appreciate the opportunity to provide our perspectives on the impacts the proposed Fair Access In Renting (FAIR) Policy Proposal will have on the Portland housing market. We also implore you fully consider the impacts that prior regulations on the property sector have had, and are having, on the ability for renters to afford the increased rents these policies have caused. The FAIR policy proposal continues a concerning history and trend of implementing housing policy without completing and analyzing, the actual expected outcomes before implementing new policy.

The industry is acutely aware that City Council policy can and does significantly influence Portland housing market conditions. Outlined below are four housing policies the City Council reviewed, voted for and ultimately enacted which have negatively impacted the renters you are seeking to protect.

The first, dating back to 2006, was when City Council voted to overturn the Transit Oriented Development (TOD) Tax Abatement Program. This TOD tax abatement program could have been very effective in creating additional density and increasing tax revenue in South Waterfront but was voted down. We have included a study prepared by Holland Partner Group, with Multnomah County Assessor data being utilized, to showcase the drastic underdevelopment caused by this vote. While this is disappointing from a density perspective, there are also over \$1 billion in lost opportunities to collect incremental taxes for affordable housing, schools, parks and local government, which could have dramatically improved current market conditions for all Portland's renters. See the attached summaries included as exhibit A.

Inclusionary Housing is having a significant impact on Portland housing conditions. Initially there was a push for developers to submit their projects for vesting prior to the February 1st, 2017 effective date. This has created an abnormally high supply of rental product and altered the normal market supply and demand process. The



mandate of this policy dictating affordable housing has made it nearly impossible for developers to arrive at project feasibility, reducing construction starts and ultimately reducing new housing supply. With today's increasing demand, this not only creates upward pressure on rents because new supply isn't coming online, but also breaks the chain of naturally occurring affordable housing as renters no longer can move to new developments and free up existing, lower rent, housing stock for others. The following is a [LINK](#) to an article from The Portland Business Journal on Inclusionary Housing, where Joe Cortright, President and Principal of Impresa, was quoted saying "It's kind of a slow-motion disaster." The article discussed Joe's preferred approach for affordable housing is to utilize a supply side approach along with tools such as density bonuses and tax increment financing funding to channel increased tax revenue for affordable housing.

The next policy that was voted in were the mandatory relocation assistance in February 2017. The Relocation Assistance policy was put into place to protect tenants from no-cause evictions and rent increases of 10% or more, which was effectively a disguised form of rent control. The legality of this program is currently being evaluated in the Oregon Court of Appeals and until a ruling is made, the relocation assistance cases may need to be resolved on a case by case basis. What we do know is that landlords who have kept rent increases low for years feel they no longer have an option to keep rent low as they will be penalized if they have an unexplained issue and need to raise rent to cover unforeseen costs.

The fourth policy that was enacted which is affecting the flow of capital and housing market is what legislatures is calling "rent stabilization," but is rent control, the rent stabilization program in Oregon allows landlords to increase rent up to 7% plus consumer price index (CPI) annually. If you assume CPI has averaged 3% per year, that would allow rent increases up to 10% per year. While this is an above today's market rent increase, the optics it provides to the market, especially capital providers, is one of caution and concern. Based on the trend of decisions that have been made to date, there is no certainty the base 7% for the rent stabilization will be retained, which is a bigger impact to project economics.

We appreciate that these policies are well intentioned, however they have had impacted the Portland housing market in a negative manner. We strongly believe the consequences of adopting the proposed FAIR regulations will increase rents, reduce the availability of new rental housing stocks and hurt those that these new regulations are meant to help. Every single policy referenced in this letter contradicted what should be the Council's goals of increasing affordable housing supply and positioning the housing market for success at all income levels through sound policy. Together, they implement a layering effect which makes it very difficult to provide any housing, affordable, market rate or other. This will harm not only renters but schools, police, fire, and the pension funded public employees.

Thank you for the opportunity to provide and your willingness to consider this testimony. The Portland housing market is at a critical juncture and we strongly urge Portland's City Council to submit these policies to Oregon's Office of Economic Analysis and ECONorthwest for economic analysis, to confirm the results of these policies are in line with City Council's expectations prior to implementing them.



Councilor Eudaly is very confident her policy proposal will have the intended consequences, so **we urge the other Councilors and Mayor Wheeler to allow the experts to analyze the policy efforts *before* it is enacted so that your policies benefit those who you are sworn to protect.**

Sincerely,

A handwritten signature in black ink, appearing to read 'Brenner Daniels', is written over a thin horizontal line.

Brenner Daniels
Holland Partner Group
Managing Director, Development

List of Exhibits:

1. South Waterfront PDX Slides
2. Holland Partner Portland Housing Crisis Slides
3. Holland Partner Group Federal Housing Reform Slides

PORTLAND'S SOUTH WATERFRONT

What Was Planned ...



PORTLAND SOUTH WATERFRONT

\$1.1 BILLION LOST

BECAUSE PORTLAND ELIMINATED THE TRANSIT-ORIENTED AREA DEVELOPMENT TAX EXEMPTION PROGRAM



**PORTLAND
SOUTH WATERFRONT**

Lost tax revenue
by building
lower-density forms

AS DEVELOPED

WHAT COULD HAVE BEEN DEVELOPED

\$11.3 MILLION
ANNUAL PROPERTY TAX REVENUE LOST

1,800
UNITS LOST

3,300
RESIDENTS LOST

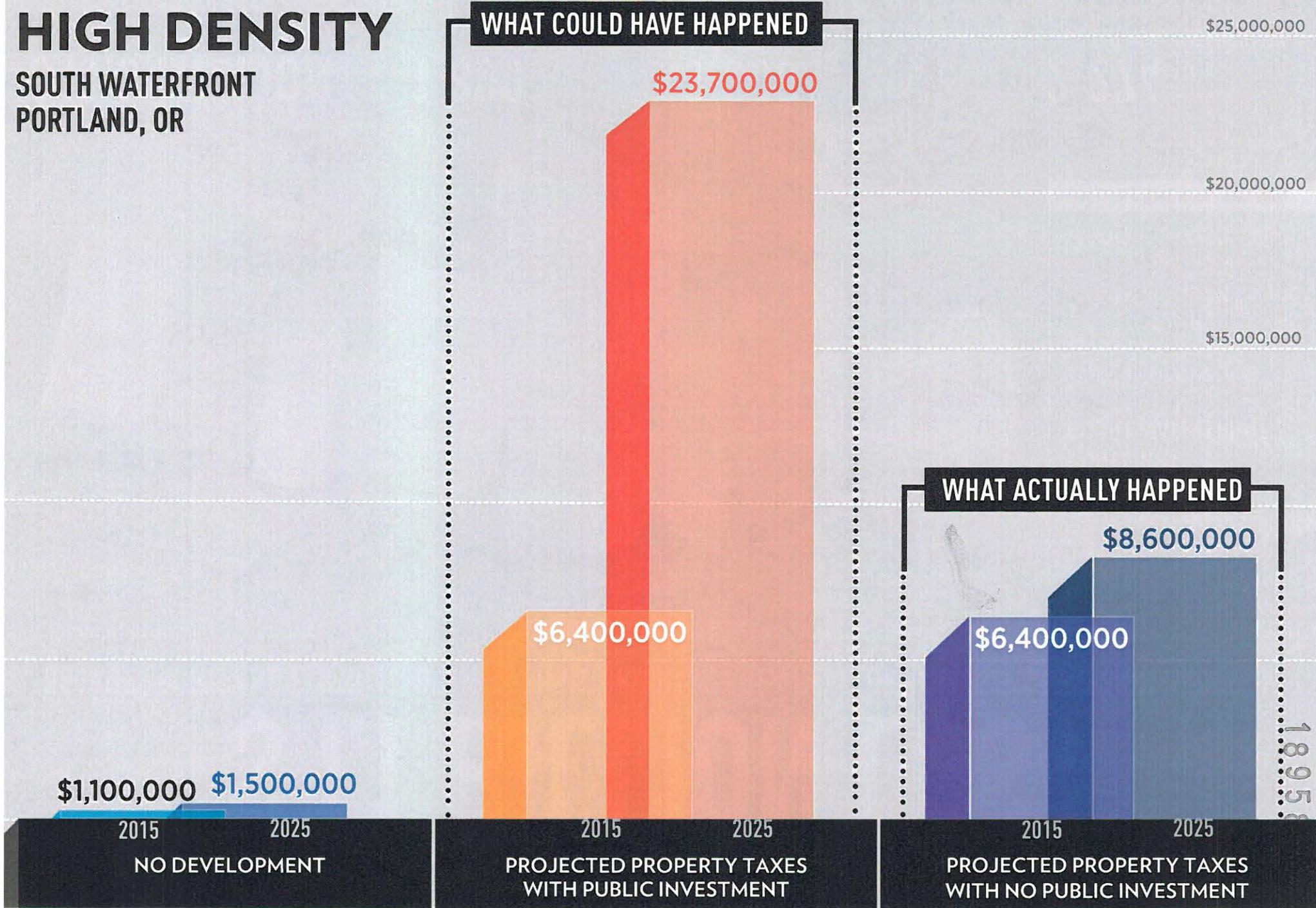
2,274
METRIC TONS OF CO2 NOT REDUCED ANNUALLY

¹Source: Multnomah County Assessor (2017)

²Source: Holland Experienc

BUILT VS. ZONED HIGH DENSITY

SOUTH WATERFRONT
PORTLAND, OR



INCREASED REVENUE OPPORTUNITY

SOUTH WATERFRONT
PORTLAND, OR

\$17,600,000

INCREMENTAL TAX

Revenue to use towards Affordable Housing

\$5,600,000
DEDICATED TO THE
AFFORDABLE HOUSING FUND
SUPPORT FOR 2,349 UNITS
IN PORTLAND AT 80% OF MFI

INCREMENTAL TAX

Revenue for Schools, Parks & Local Government

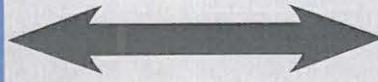
\$5,600,000
87% INCREASE
IN TAX REVENUE
GOES TO EDUCATION,
GENERAL GOVERNMENT,
BONDS & MISC. REVENUE

BASE

Current Development Levels

\$6,400,000

EXISTING TAX REVENUE
BASED ON DISTRICT
AS-BUILT



\$6,400,000

EXISTING TAX REVENUE
BASED ON DISTRICT
AS-BUILT

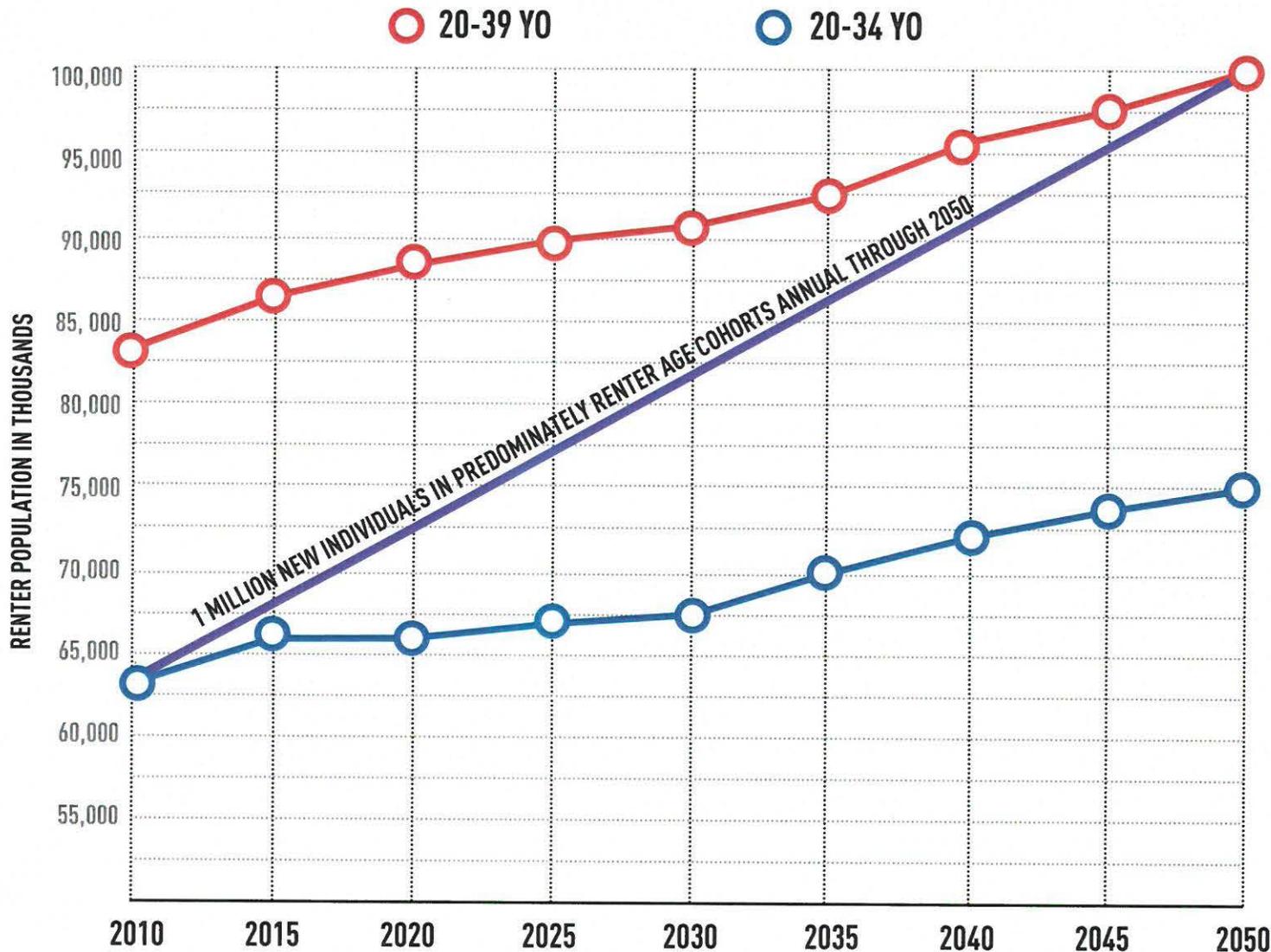
WHAT ACTUALLY HAPPENED

WHAT COULD HAVE HAPPENED

35-YEAR FORWARD VIEW

TOTAL PROJECTED RENTER POPULATION IN THOUSANDS

- Demographic demand is increasing over historic trends.



[1] Source: U.S. Census Data; [2] Source: Portland State University College of Urban & Public Affairs Population Research Center

ONE MILLION additional new individuals in predominately rental age cohorts added to the population each year for the next 35 years.

+/- 60%
of this population
WILL RENT

Renters Per Year	600,000
÷	
1.5 Renters per HH	400,000 (NEW UNITS REQUIRED)
Units Removed from Stock*	100,000
ANNUAL PRODUCTION REQUIRED	500,000

* Fire, Flood, Obsolescence, and Redevelopment. Linneman Historic Average.

INCLUSIONARY HOUSING CASE STUDY

14TH & GLISAN | PORTLAND, OR

Inclusionary Requirement	20% @ 80% of Median Income
Average Unit Size	622 Square Feet

UNIT MIX

No. of Affordable Units (20% Required)	49 Units @ 80% of AMI
No. of Market-Rate Units	+195 Units @ Market

TOTAL UNITS

244 UNITS

RENTS

Market Rent	\$2,191 Per Month
Affordable Rent @ 80% of AMI	- \$1,119 Per Month

SUBSIDY

\$1,071 PER MONTH

PROJECTED REVENUE

Revenue on 244 Market-Rate Units	\$6,415,248 Annually
Less: Subsidy (49 Units* \$1,071, annualized)	- \$629,748 Annually

REVENUE WITH INCLUSIONARY REQUIREMENT

5,785,500 ANNUALLY

Annual Inclusionary Tax on Each New Market-Rate Unit	\$3,229 Annually
---	------------------

MONTHLY

\$269 = 12.3% INCREASE

¹ Source: Holland Experience

INCLUSIONARY ZONING REQUIREMENT'S EFFECT ON AFFORDABILITY IN DOWNTOWN PORTLAND

WHO SUFFERS?	MONTHLY	ANNUALLY	
• Current Average Rent	\$1,206	\$14,472	
• Average Rent Required to Support New Development with 20% Inclusionary Zoning	\$1,355	\$16,260	
REQUIRED AVERAGE MARKET INCREASE	\$149	\$1,788	12.3% INCREASE

Total Market-Rate Units 125,019 x \$1,788 = \$223,533,972

Value of Increased Rents @ 5% Cap Rate \$4,470,679,440

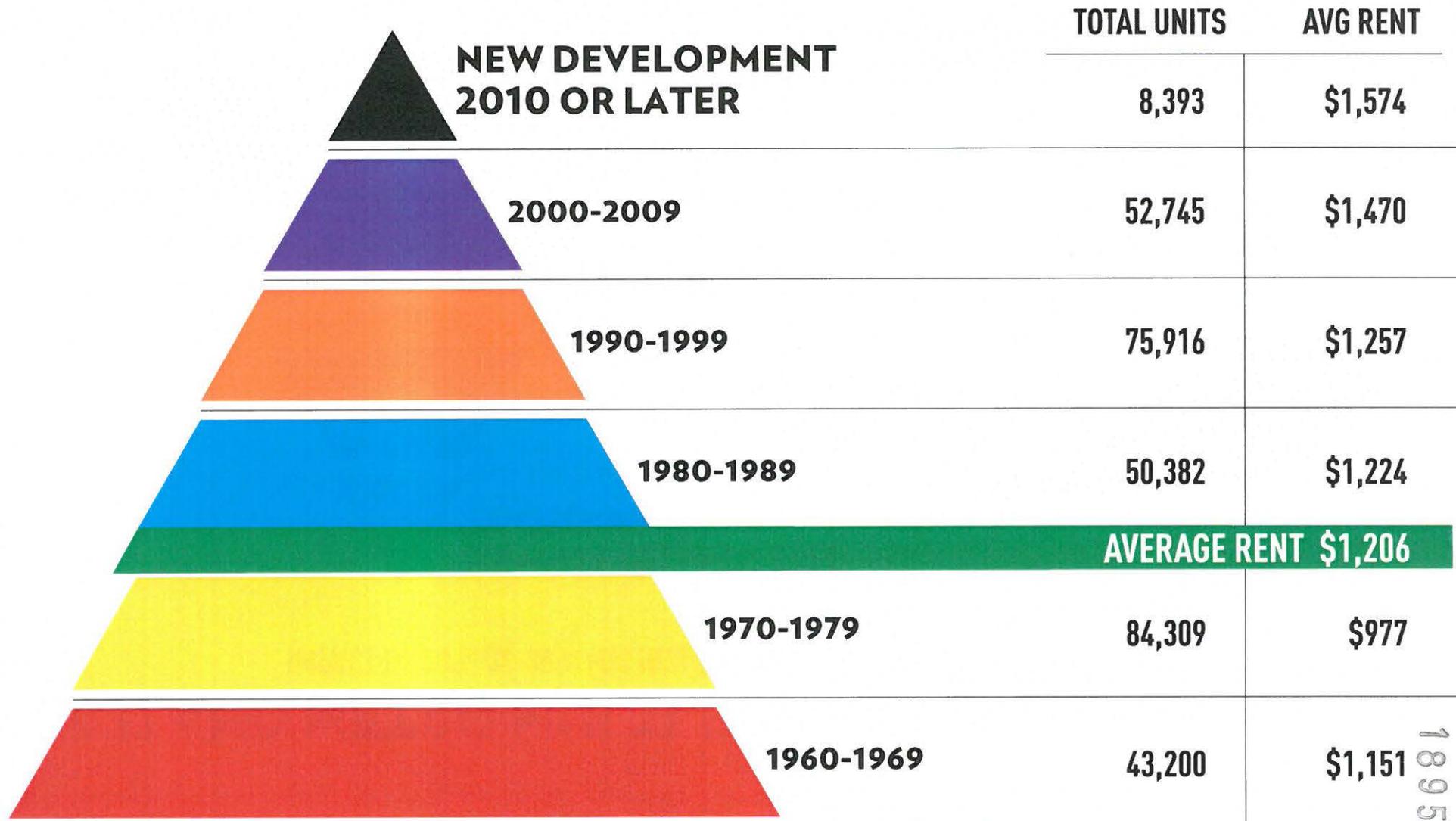
CITIES WITH INCLUSIONARY ZONING REQUIREMENTS PRODUCE ON AVERAGE 100 UNITS ANNUALLY

If you take 50 years of average production, the 5,000 units produced over today's economic impact will represent \$894,136 per unit.

¹ Source: Affordable by Choice: Trends in California Inclusionary Housing Programs, Jacobus R, Hickey M (2007)

² Source: Holland Research

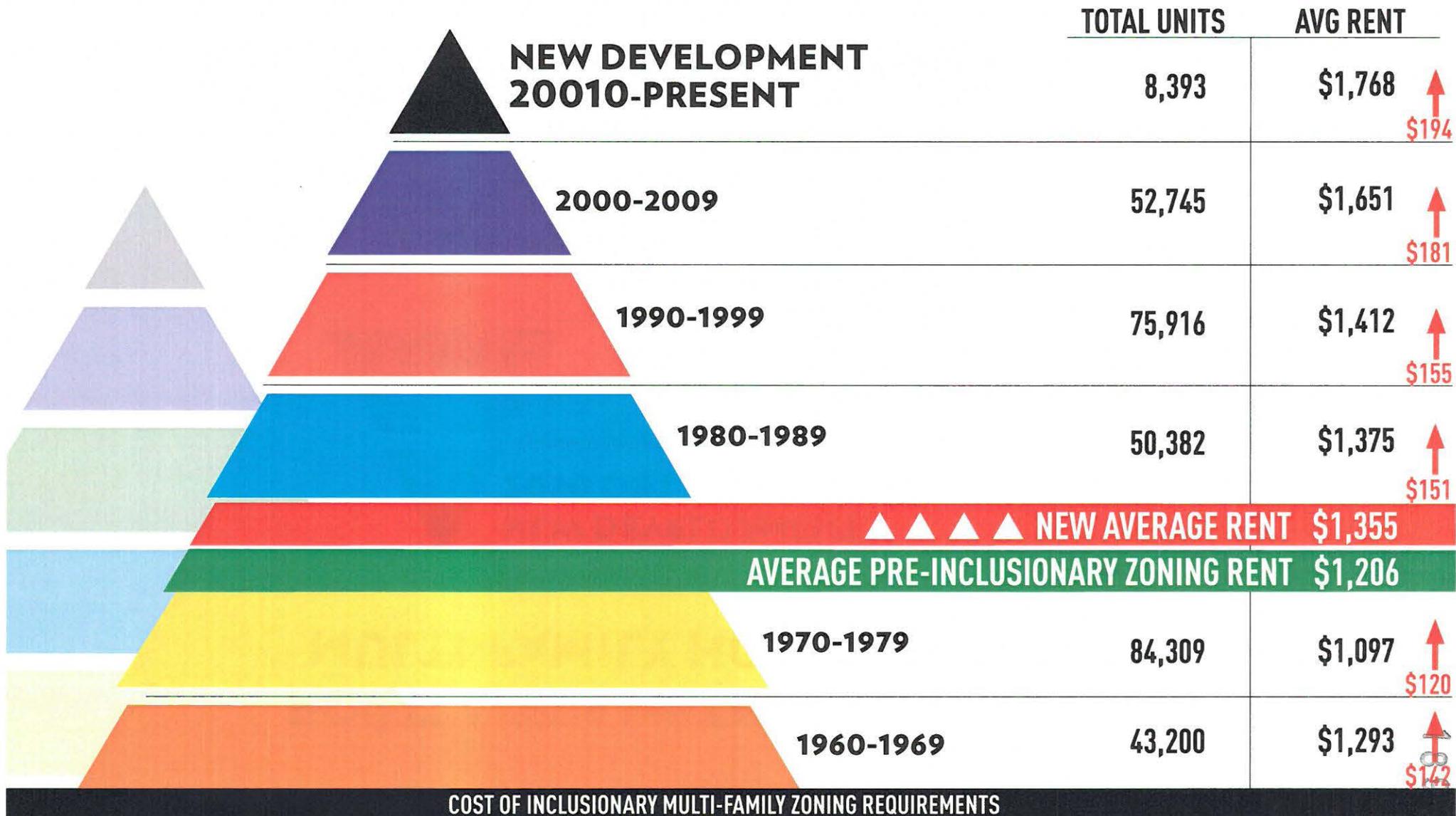
PORTLAND'S METROPOLITAN AREA MULTI-FAMILY HOUSING MARKET



¹ Source: Axiometrics (2017)

PORTLAND METRO MULTI-FAMILY HOUSING MARKET

IMPACT OF 20% @ 80% MFI INCLUSIONARY HOUSING REQUIREMENT



¹ Source: Axiometrics (2017)

McClymont, Keelan

From: Brian Posewitz <brianposewitz@comcast.net>
Sent: Wednesday, June 19, 2019 11:54 AM
To: Council Clerk – Testimony
Cc: Commissioner Fritz; Commissioner Eudaly; Commissioner Hardesty; Wheeler, Mayor; Commissioner Fish
Subject: Rental Criteria (Agenda Item 613 on Today's Afternoon Agenda)

Mayor Wheeler and Members of the Commission:

I am neither a landlord nor a tenant; just a simple homeowner who cares about public policy. In my opinion, the above proposal is a disastrous step in the wrong direction. It will reduce rental housing and thereby increase the cost. Would-be landlords and landlords who have a choice will elect not to rent because you are taking away their reasonable discretion to decide who lives on their property. I could potentially provide additional rental housing on my property, but there is no way I would do that if I can't decide who I rent to based on such reasonable factors as income, criminal history, legal presence in the country (perhaps risking criminal liability to myself under federal law) and simply who I like. If you want to make housing more available and more affordable, make it easier to be a landlord, not harder. Creating a "renter's market" is the best way to help renters. Sadly, you are doing exactly the opposite.

This proposal (and so many others coming from this council) are also a total affront to personal freedom and private property rights (and I say this as a life-long Democrat who most has always considered himself "liberal"). I know most of you have zero respect for those concepts and that they are out of fashion these days, but anyone looking objectively at history and the world should see they are the primary reasons for the great society we live in today and the standard of living we all enjoy (such that people from all over the world want to live here). It's very alarming – and, frankly, scary – to see you continuing to take those things away from us.

Thank you for considering my comments.

Regards,

Brian Posewitz
SE Portland

6/13/2014

189580

McClymont, Keelan

From: Leslie Jones <leslievjones@gmail.com>
Sent: Tuesday, June 18, 2019 1:33 PM
To: Council Clerk – Testimony
Subject: Revised Tenant Screening and Security Deposit Ordinances

I applaud your efforts to reign in rogue housing providers running rough shod over our city, and our nations fair housing efforts.

My husband and I are small time (7 units) housing providers. We endeavor to be fair and equitable, and until the recent restrictions on increased rents, rarely raised our rents. We like to think the City of Portland considers housing providers as partners in the effort to house our residents.

As small business people, we choose to run our business certain ways, and aligning it with our values where we can. We do not believe in charging top rents as we believe that causes quicker turnover. We are animal lovers and welcome most all animals in our units (spayed or neutered, and licensed). We provide garbage service at all of our properties, even though that is not required. We maintain the yards at our rentals as we want to be considerate to the neighbors.

I fully support much of your proposed changes to the landlord tenant rules, including:

- 1) Requiring housing providers to process applications on a first come first served basis (this is the easiest way to be sure to comply with fair housing, from the start).
- 2) Having housing providers allow tenants to pay deposits over a few months is also a great idea, and one we have employed in renting our units. Often tenants won't have their deposit from their current living situation when they need to put deposits down on their new place.
- 3) I agree with *some* of your efforts to decrease the effect of criminal backgrounds on an individual's future housing options. I'd love to see the research Ms. Eudaly is citing in saying that background check flags don't accurately predict the behavior of a tenant. There is great variation in felony convictions; and housing providers should have the right to navigate these. For instance, I don't care if a potential tenant has a felony pot conviction (yes, that is possible) from several years ago. I do care if there was ANY sort of assault or violence, even if it was more than seven years ago. Please consider building in some optionality for housing providers.
- 4) While encouraging housing providers to accept tenants for whom the rent would take up a substantial portion of their income may see some tenants unable to pay their rent, I am okay with this provision. Household expenses vary greatly, so that antiquated equation may not have much bearing.

I do not agree with the restrictions on screening criteria. Many housing providers have developed their own criteria, based on their units, management style and tolerances. We, for instance, rely heavily on credit scores, but don't check employment, nor with current or recent landlords. In this gig economy (a nice way of saying lots of people are working a variety of jobs to make ends meet), we figure, if a prospective tenant has decent credit, they'll probably figure out how to pay the rent. We do look at eviction history and criminal background. Another housing provider may disagree, and may choose to ignore credit, and heavily emphasize references. Telling us how to screen borders on unfair or over regulation of our industry.

The exemptions for housing providers who share a building with tenants is good. But too limited. We own the duplex next door to our home. The tenants there are our neighbors. We actually find tenants willing to live next to the housing provider can be pretty self-selecting. But we'd sure appreciate the ability to control (to some extent) those who live next door, share our drive way.

It is not clear to me how these new regulations will create more housing for our city. Similarly, I don't understand how the tenant relocation fees, that have no income qualifier, benefit the housing in our city. If I pay a tech bro to move (who probably has a higher income than I), what does that do for others? Please consider putting some income qualifier on the relocation fees. Or levy a fee per unit, and use that for relocation fees for those who qualify financially.

Lastly, please, please please find a way to reconcile the City of Portland's rental housing rules with those recently enacted by the state. Navigating these two sets of rules with differing time lines and tolerances is challenging, at best. Or consider providing legal help for BOTH tenants and landlords.

Sincerely,

Leslie Jones
2912 SE 26th Ave
Portland, OR, 97202
503-312-8038
leslievjones@gmail.com

558/559

189580

McClymont, Keelan

From: Lisa Long <highfiveprop@icloud.com>
Sent: Wednesday, June 12, 2019 7:17 PM
To: Wheeler, Mayor
Cc: Council Clerk – Testimony
Subject: [User Approved] Portland Mayor Ted Wheeler Could Support 'Flawed' Rental Screening Ordinance . News | OPB

Dear Mayor Wheeler.

I found this article regarding your concerns about the screening ordinance.

Please do not support this ordinance.

You bring up the critical issue yourself in this article when you say:

“There’s no exemptions for homicide, sexual assault, for child sex abuse, for arson,” he noted, echoing a point that representatives of Multifamily Northwest, the lobbying organization for landlords, have made repeatedly in their public testimony

Why would you support a proposal which would put others at risk?

Clearly it is unconscionable to put other tenants, neighbors, vendors, and the community at risk.

Please put the safety of your fellow Portland citizens first.

I am a parent of two daughters.

If a sex offender applied for a rental unit I manage and under the proposed screening criteria I was obligated to rent to this person and this person committed a sex crime against a child in the neighborhood, how could I live with myself?

I would not want to expose my daughters to a sex offender. I have several single women tenants with daughters. How can I justify exposing them and their daughters.

The ordinance places me in an unbearable position. Deny the offender and risk a law suit and fines or allow the offender and risk providing a criminal with access to an innocent victim.

General rates of recidivism are not a guarantee for safety.

If one child or one woman or one neighbor is victimized, that person’s life and my life are irrevocably changed.

I am not willing to risk the safety of my daughters to increase the housing opportunities for adjudicated individuals.

Why should I place my tenants and their daughters at risk when I would never do that to my own girls. Their daughters are just as precious to them as mine are to me.

Please do not fold to the pressure of your fellow council members.

Please vote "no" on the screening ordinance.

Sincerely,

Lisa Long

https://www.opb.org/news/article/rental-screening-ordinance-portland-mayor-support/?fbclid=IwAR2GQKYI2HhTx8ZedSPNW9xi9CuVY2YLaUxWrDEG3Y_3IC1nGvGP0dSAK4A#.XQGI--PW1Sg.facebook

McClymont, Keelan

From: Lisa Long <highfiveprop@icloud.com>
Sent: Wednesday, June 12, 2019 7:20 PM
To: Commissioner Fish
Cc: Council Clerk – Testimony
Subject: [User Approved] Screening Ordinance

Dear Commissioner Fish,

I found this article regarding the Mayor's concerns about the screening ordinance.

Please do not support this ordinance.

The Mayor brings up the critical issue in this article when he says:

“There’s no exemptions for homicide, sexual assault, for child sex abuse, for arson,” he noted, echoing a point that representatives of Multifamily Northwest, the lobbying organization for landlords, have made repeatedly in their public testimony

Why would you support a proposal which would put others at risk?

Clearly it is unconscionable to put other tenants, neighbors, vendors, and the community at risk.

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I would not want to expose my daughters to a sex offender. I have several single women tenants with daughters. How can I justify exposing them and their daughters.

The ordinance places me in an unbearable position. Deny the offender and risk a law suit and fines or allow the offender and risk providing a criminal with access to an innocent victim.

General rates of recidivism are not a guarantee for safety.

If one child or one woman or one neighbor is victimized, that person’s life and my life are irrevocably changed.

I am not willing to risk the safety of my daughters to increase the housing opportunities for adjudicated individuals.

Why should I place my tenants and their daughters at risk when I would never do that to my own girls. Their daughters are just as precious to them as mine are to me.

Please do not fold to the pressure of your fellow council members.

Please vote "no" on the screening ordinance.

Sincerely,

Lisa Long

https://www.opb.org/news/article/rental-screening-ordinance-portland-mayor-support/?fbclid=IwAR2GQKYI2HhTx8ZedSPNW9xI9CuVY2YLaUxWrDEG3Y_3IC1nGvGP0dSAK4A#.XQGI--PW1Sg.facebook

558

189580

McClymont, Keelan

From: Michael Klepinger <mikinetics@gmail.com>
Sent: Wednesday, June 12, 2019 10:07 AM
To: Council Clerk – Testimony
Subject: docket items 558 and 559

Dear Commissioners,

Recent changes to landlord/tenant regulations have thrown our retirement plans into a tailspin. Please consider amending Portland ordinances to exempt owners of one or two rental properties from mandatory relocation provisions and from proposed new screening provisions if adopted.

When we moved out-of-state a few years ago for temporary employment we started renting our Portland retirement home to cover the mortgage until our planned 2021 return. The ground keeps shifting under our plan, please proceed with care.

We understand the pressure of the housing crisis faced by our government officials and appreciate efforts to bring down costs for renters, but we are not renting our house to make profits - we're landlords only because we want to return to our home when we retire in a couple of years.

My wife and I just tried to read and understand the proposed screening criteria coming up on your agenda. We're fairly well-educated professionals, but we'll have to hire an attorney just to figure out how to offer our place to the next tenant. We will have to raise rent by about \$150 per month. We should add to that \$150 about \$350 per month to cover relocation. That adds up to \$6,000 per year, right? We suppose that works for wealthy renters but it doesn't help with Portland's affordable housing inventory.

Finally, some of our friends and neighbors who are "mom and pop" landlords are selling their investment homes because of the new regulations. They've owned these houses for many, many years and the rents they were charging were based on prices paid in the good old days. Big investment companies are scooping up our neighborhood properties and charging higher rents to meet their profit targets. Keeping "mom and pop" in the marketplace seems like a good policy, don't you agree?

Thank you for your service to our community,

Michael Klepinger and Ellen Bassett
517.676.9858

McClymont, Keelan

From: Ann Romano <pdxwebrealty@comcast.net>
Sent: Wednesday, June 12, 2019 8:08 AM
To: Council Clerk – Testimony
Subject: Making The Problem Worse

The proposal in question, however, is specifically intended to produce more rent-burdened households.

City Council has not conducted any thorough reviews on the impacts of these ordinances, but we know we can expect the following:

- Consumer protections will be watered down removing safeguards that protect consumers from entering into housing contracts that they cannot afford. Tenants are far, far more likely to fail to make rent payments and ultimately be evicted.
- Rent-burdened households have higher eviction rates, increased financial fragility, and wider use of social safety net programs, compared with other renters and homeowners.
- Housing providers who cannot afford extensive legal fees to make a denial may be forced to rent to tenants with egregious criminal backgrounds.
- The lack of identification requirements for adults living in homes should be deeply concerning to those committed to fighting human trafficking and the distribution of drugs into our community.

If city leaders were to look a little closer at the research, they would realize that Commissioner Eudaly is asking them to vote for an ordinance that will make our homelessness problem worse.

If you recall, we just went through a huge market meltdown in the real estate sector due to the number of loans which were granted to people who couldn't afford to make payments. Do you really want to see that happen here again?

Best
Ann



ANN ROMANO
ANN ROMANO CONSTRUCTION LLC

CCB#173680

ROMANO RESIDENTIAL LLC

Principal Broker

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Office 200812083

PH: 503 307-6255

FX: 503 735-3886

P O Box 6973 Portland OR 97228

pdxwebrealty@comcast.net



McClymont, Keelan

From: Lisa Long <highfiveprop@icloud.com>
Sent: Wednesday, June 12, 2019 7:39 AM
To: Wheeler, Mayor
Cc: Council Clerk – Testimony
Subject: [User Approved] criminal screening

Dear Mayor Wheeler,

I am begging you not to vote in favor of the proposal to for criminal screening with or without amendments.

I have submitted multiple testimonies to you on this topic but now I am asking you as an individual.

No matter what the amendments are, the crux of the matter remains the same. Landlords should not be forced to accept tenants who do not meet their criteria for safety, rental history, and income requirements.

The level of administrative detail in this proposal is extremely onerous for small landlords like myself.

The proposal with amendments would require an enormous amount of time simply researching an applicant with a criminal history to determine if they meet the proposed criteria or not.

And I don't want to be in a position in which I agree to rent to someone who then harms another tenant because I am afraid of being sued for denying that applicant tenancy.

This proposal, with or without amendments, puts landlords in an impossible situation.

I am not a probation officer and I do not work with the criminal populations. Please don't give me the responsibilities of professionals who work in those industries.

You wouldn't trust me to do your taxes even though bookkeeping is part of my job as a property manager.

Please don't put me in a position where I am forced to rent to applicants who do not pass my criteria for criminal, income and rental history screening.

Sincerely,

Lisa Long

McClymont, Keelan

From: Stashu Smaka <stashsmaka@comcast.net>
Sent: Tuesday, June 11, 2019 5:28 PM
To: Council Clerk – Testimony
Subject: Portland Screening & Deposit Ordinances

I own a home in Buckman with two apartments that I rent out. I try to keep my rent increases from 3 - 5%. My average increase over 15 years of ownership is around \$53/month. This is hard to do because of my onerous property taxes that are well north of \$25/\$1000 of assessed value. The rate of increase in Multnomah property taxes and Water Bureau fees is rocketing upward and threatens to devalue the underlying real estate in the near term.

The proposed rental application measures endanger the welfare of tenants and severely impact small landlords, such as myself, who will then be forced to vacate the market.

When we small guys sell and leave the market, affordable single-family rentals will become much more difficult to find as such properties such as mine will be sold to either homeowners that intend to live in the home or to bigger management companies who can afford your increased filing complexities and legal complications and who will no doubt be asking for much higher rents, whatever the market will bear.

There are already Fair Housing Laws which provide cost-control protections.

At the very least these proposed draconic and unnecessarily complex application regulations should only apply to landlords with 4 or more units because these laws have a much bigger impact on the us small landlords and will make the application process way more expensive and time consuming for little guys like me and result in my own increased exposure to expensive lawsuits for unintentional mistakes because I have to do everything myself and I cannot afford lawyers since I do not have many additional apartment incomes to defray this expense.

You do this then I will have no choice but to start asking 8 - 10% (\$150 - \$190) rent increases for lease renewals. You guys really need to go back to the drawing board and find a way to include the stakeholders, your good intentions for renters will not have the desired effect.

seriously , man



Stashu Smaka
www.stashusmaka.com
www.artisanmetalwork.com
971-235-6985

McClymont, Keelan

From: Barbara Neidig <barbaran@windermere.com>
Sent: Tuesday, June 11, 2019 4:23 PM
To: Council Clerk – Testimony
Subject: docket items 558 and 559

Please do not vote for these extreme measures in screening rental applicants which will handcuff landlords of the ability to provide safe and affordable housing for all tenants.

If these measures are approved by City Council, we know we can expect the following:

- Consumer protections will be watered down removing safeguards that protect consumers from entering into housing contracts that they cannot afford. Tenants are far, far more likely to fail to make rent payments and ultimately be evicted.
- Rent-burdened households have higher eviction rates, increased financial fragility, and wider use of social safety net programs, compared with other renters and homeowners.
- Housing providers who cannot afford extensive legal fees to make a denial may be forced to rent to tenants with egregious criminal backgrounds.
- The lack of identification requirements for adults living in homes should be deeply concerning to those committed to fighting human trafficking and the distribution of drugs into our community.

As a "mom & pop" landlord with three duplexes, we work hard to protect all tenants when new tenants are brought in to share the existing building with the "old" tenants.

Barbara Cogan Neidig
Real Estate Broker, MBA, SRES
Windermere Realty Trust
825 NE Multnomah St. Suite 120
Portland, OR 97232
503 515-4222 direct cell
Barbaran@windermere.com



McClymont, Keelan

From: Bradley Heintz <bradley@twoparks.com>
Sent: Tuesday, June 11, 2019 3:38 PM
To: Council Clerk – Testimony
Subject: Screening & security ordinance hurts my tenants and family

Dear Mayor Wheeler,

I am writing to express my concern about the screening and security deposit ordinance. My family of four purchased a four unit apartment building two blocks from my house in Sellwood in 2016. We did this because my oldest son has autism and I had to quit my job for a decade to raise him. The apartment purchase was intended to catch-up financially to help pay for his future care.

I personally rebuilt all 4 units from the ground up working 14 hour days for six months working outside in the ice and snow storm of 2017 replacing hundreds of sheets of plywood thousands of pounds of concrete at my physical expense.

The building came out great and I have eight wonderful tenants (Evan, Leah, Brian, Robin, Teresa, Rodney, Mike and Allie) who I am personally in contact with and spend much time attending to their needs. Last fall one of my prior tenants committed suicide in their unit. My other tenants expressed concern about the selection of future tenants.

Over the two years since I purchased the building the screening tools I have available to me to select quality tenants have greatly diminished leaving just two to protect the safety of my other tenants. The first is the ability to screen tenants for criminal background and the second in a ability to require 3 times the rental income. They aren't perfect or much but are what I have left.

This upcoming bill restricts these last tools leaving me unable to effectively uphold my responsibility to my existing tenants. As a result I would likely sell my building to be turned into condominiums for sale. This would be a loss for my tenants and the future of my autistic son.

This proposed ordinance is a blunt instrument that does not honor the years of social science that has been created by portlanders to provide housing to those in need. I ask that you vote no on this ordinance.

Kind Regards,

Bradley Heintz



McClymont, Keelan

From: Ashley <acb1344@gmail.com>
Sent: Tuesday, June 11, 2019 11:05 AM
To: Council Clerk – Testimony; Wheeler, Mayor; Commissioner Fish; Commissioner Hardesty; Commissioner Eudaly; Commissioner Fritz
Subject: Please consider the full ramifications

Please consider the full ramifications of what you are proposing concerning Portland's Security Deposit & Applicant Screening ordinances and the potential damaging-though-unintentional effects this could have on both renters and property owners. Please at least listen to the housing providers concerns.

Thanks for your time,

Ashley Blincow

McClymont, Keelan

From: Mercedes Elizalde <Mercedes.Elizalde@ccconcern.org>
Sent: Tuesday, June 11, 2019 10:38 AM
To: Council Clerk – Testimony
Cc: Duhamel, Jamey
Subject: Comment in support of FAIR with comments on amendments (558)

Hello,

Thank you to all the Commissioners and the Mayor of the Portland City Council for all your work to improve housing opportunities in our city.

Central City Concern is supportive of the rental protections policy proposal known as FAIR. It is critically important for our region to continue to invest in more affordable housing and more housing more generally in more areas throughout our city. However, additional supply is only part of ensuing access to housing for all who wish to live or return to live in Portland.

Many of the clients and residents we work with at Central City Concern will always need additional support systems to remain successful and stable in attaining their goals towards a healthy and happy life. However, there are also many clients and residents who seek services from Central City Concern as a launching pad. They do not need lifelong social service supports, rather they are seeking short-term wraparound services so that they can stabilize and get back to the life they seek to live. Central City Concern is only successful as this launching pad when there are places in the wider community to safely land. For many people with past engagement with criminal justice, evictions or poor credit the wider market of housing is out of reach for reasons not based in fact, but based in bias and fear.

The FAIR policy asks all landlords, Central City Concern included, to look for more ways to say yes to prospective tenants who can income qualify for our housing. The other factors in their past are just pieces of the whole story and should be treated with that understanding. We have appreciated the opportunity to work on this proposal and hope to see it passed tomorrow morning.

In addition, I would like to highlight one concern with proposed amendments 5 and 6. The current policy attempts to put the landlord and tenant on equal footing to negotiate if additional financial security is needed to for the applicant to secure their home. By making the guarantor (co-signer) or additional deposit a choice the landlord provides to the applicant, a prospective tenant is able to offer up the resources they have available to negotiate an agreement to secure housing. Amendments 5 and 6 gives the decision exclusively to the landlord to choose a guarantor or additional deposit. This means that an applicant who could provide an additional deposit but not a guarantor or vice-versa would lose the ability to offer up what is financially feasible for them, leaving them at a disadvantage to prove additional financial security. I would urge you not to make this change but to maintain the underlining proposal that make additional financial security an equal negotiation between the landlord and the prospective tenant.

Thank you,

Mercedes Elizalde (she, her)
Central City Concern
Public Policy Director
Mercedes.Elizalde@ccconcern.org
(503) 935-7726



www.centralcityconcern.org

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McClymont, Keelan

From: Joy Valine <joy@borgproperties.com>
Sent: Tuesday, June 11, 2019 9:28 AM
To: Council Clerk – Testimony
Subject: Portland Screening & Security Deposit Ordinance

Please vote “No” on the Portland Screening and Security Deposit Ordinance.

The people I work for have been landlords for more than 50 years. They come from a working class background and understand the ups and downs in tenant’s lives. They have also worked to create apartment communities where tenants feel safe.

While I like some aspects of the proposed ordinance, the sections on advertising vacant units and screening are problematic.

Tenants like to help their friends, relatives or co-workers find a place to live. If this ordinance is passed, I can’t wait to tell a immigrant family that we can’t take an application for their family members who will soon arrive from Russia, Ukraine or Mexico because we have to advertise the unit first.

Tenants like to know that we do a thorough screening of their potential new neighbors. They like to know that their neighbors probably don’t have criminal activity in their past.

If this ordinance passes, it is likely my employer and his family will dispose of their 100 residential rental housing units, selling to a new owner who probably will increase the rent to the maximum possible.

I urge you to vote “No” on this ordinance.

Joy Valine

PO Box 12507

Portland, OR 97212

McClymont, Keelan

From: Mark Montgomery <Mark.Montgomery@cis.cushwake.com>
Sent: Tuesday, June 11, 2019 9:15 AM
To: Council Clerk – Testimony
Subject: Testimony for Screening and deposit Ordinance votes
Attachments: Commissioner Eudaly what is the cost of rent for affordable housing.docx Edit.docx

Thank you for consideration of attached word document.
It easier share and to correct spelling in word Doc.

Thank You
Mark Montgomery
Chief Engineer
200 Market Building
Portland,Oregon 97201
503-228-8666 office

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Commissioner Eudaly what is the cost of rent for affordable housing?

Its simple math

Commissioner Eudaly needs to understand simple math and cause effect relationships. Rents average from \$600 to over \$2000 in Portland and surrounding areas Hillsboro to Gresham. Let us just assume our average rent for Portland is \$1.00 a square foot. That would be \$600 for a 600 sqft rental and \$2000 for a 2000 sqft rental. The average single women's income in Portland is \$29000 to \$30000. For men it is about \$6000 more. If the average wage is \$2500 to \$3000 to a month gross. Then 50% of gross income for rent is between \$1250 and \$1500.

She does not understand that the rental crisis has not even started. It is only going to become worse with the baby boomer generation retirements. A lot are counting on they can live on Social security only. There are many who survive today on disability or social security checks of \$500 to less than \$1000 per month. This would make their affordable rent \$250 to \$500 a month at 50% of their gross income. This is unrealistic because they cannot even afford rent and are without an argument in the poverty level. So as commissioner Eudaly continues her ridiculous campaign promise's against Landlords she is only going to guaranty annually rent increases to the maximum she allows because business's will just pass the cost on to the renter.

The small landlords that today provide the majority of cheap and affordable housing in the Portland area will just sell because of the new overbearing rules. All the bad landlord issues could easily have been solved with enforcement of the federal guidelines already in place when she was elected. The city will then own any affordable housing and the corporations will control the rest as they pass on the cost Commissioner Eudaly rules have caused. Renters in Portland will now be worse off than 10 years ago. Affordable housing is a 10x12 room inside a housing complex with community rooms, cafeteria, and men's women's shower rooms down the hall the same as Edgefield Manor was decades ago.

Mark Monte

Moore-Love, Karla

From: nancy hagensick <nh1421@yahoo.com>
Sent: Tuesday, June 11, 2019 8:32 AM
To: Council Clerk – Testimony
Subject: 558,9

Please keep working on the rental screening/ security deposit rules.

Maybe the city could subsidize deposits and rental insurance to protect landlords against their losses?

I woke up this morning still very distressed by the proposals outlined in 558 and 559, and again I urge you to vote no.

Please vote no.

In my old family triplex, I am very protective of my tenants, who occupy 2 story mirror image apartments on the 2nd and third floor, sharing a large balcony and common wall.

We share a common laundry and bike room.

The first thing I would do if these proposals pass is no longer provide free laundry use or storage.

I care for my disabled sister in the unit beneath: this has been our family home for over 50 years.

I am very worried about drug use, and noise issues, and care of the property, and need to know that my sister is safe in the common areas of the property.

I don't see how anything in the proposals protects landlords from bad tenants, in any way. These rules are also unfair to the renter who has worked hard to achieve good credit and rental history, as recent tenants of mine commented. People who pay their debts, leave the property clean, and follow the rules. What about them?

The rules seem designed to force me to rent to anyone, and structure the security deposit encouraging tenants to leave the unit dirty, as if dirt is normal wear and tear..

Dirt really is not wear and tear, and that notion to me is so far out as not to be reality based.

Also the wording seems to give tenants encouragement to sue. I am a meticulous person, following all the forms and rules, and it feels as if the City Council is giving unscrupulous tenants access to my property and license to sue if I make a mistake.

I will have to retain a managing agent, and the rents will have to be raised 20%. I am sure that tenants will also be spending more for screening.

I understand that there have been abuses, but this legislation is not the answer.. 558 and 559 unfair to the stake holder, creating unacceptable risk that will quickly diminish housing stock and raise rents, the opposite of what is desired.

Moore-Love, Karla

From: Victoria Murphy <vmurphy248@hotmail.com>
Sent: Tuesday, June 11, 2019 7:38 AM
To: Council Clerk – Testimony
Subject: Portland Screening and Security Deposit Ordinances

To keep something affordable, you don't raise the costs to provide it. By driving small landlords out of business, you decrease the supply of affordable housing-especially houses.

These ordinances would take away landlords' ability to keep costs low by screening tenants known to cause damage and not pay rent while **at the same time** taking away the means to protect against these losses- a security deposit large enough to cover both rent and damage. Tenants who leave with unpaid rent usually also leave filthy units with lots of damage.

You are expecting landlords to absorb the costs of damage to their property and lost rents -without giving them the ability to keep these costs low by screening or to cover them through security deposits. No business can run without a profit. More headaches, low profits, high market prices for houses- landlords have no reason to stay in business here.

MOST SINGLE-FAMILY RENTAL HOUSES IN PORTLAND ARE OWNED BY SMALL LANDLORDS.

This is an excellent market for these small landlords to sell, and when these houses are sold, the vast majority will become owner-occupied or be torn down to build multi-family housing. These houses will then be permanently lost as rentals.

DRIVING OUT SMALL LANDLORDS WILL DECREASE THE NUMBER OF HOUSES AVAILABLE TO RENT.

Not everyone wants to live in apartments. This will take away the option. That's not providing affordable housing for all.

WE PROVIDE A NEEDED BUSINESS- NOW MORE THAN EVER. DON'T RUN US OUT OF BUSINESS.

Landlords are keeping costs lower now by screening out tenants with a known history of causing damage and not paying rent.

By not screening tenants and holding lower security deposits you are asking to landlords to cover the cost of bad tenants, **not good tenants. Renting to good tenants who take care of the rental and pay rent on time helps keep costs lower for everyone.**

Bad tenants who damage the unit raise repair costs. Tenants who don't pay the rent usually also leave damages. Low security deposits will not cover both the unpaid rent and the damages.

Holding security deposits in a separate savings account will **not** earn any interest- instead this will cause monthly service fees from the bank. We already have regulations to ensure fair deposit refunds to tenants.

Tenants who move in but can't afford the rent will have to move again, increasing costs to **both** landlord and tenant. Lowering the ratio of income-to-rent will cause the same problems as the mortgage crisis. This does not help the tenants. Keeping rents lower by keeping our costs lower will. Fewer rental units will drive up demand further. As small landlords leave the business, this will raise rents more.

Portland landlords are trying to work with the city to find solutions. We need to look together for long-term, workable solutions. By making it impossible for us to do business- to take care of our investments and keep our costs lower- you are not working with us. Landlords are not the enemy- we provide a service that is more needed than ever. Don't push us out of business. Please work with us.

**Victoria Murphy
503-980-8201**

Moore-Love, Karla

From: Stephanie E Smith <csren1@yahoo.com>
Sent: Tuesday, June 11, 2019 3:33 AM
Subject: Docket items 558 and 559 Portland's Security Deposit & Resident Screening Ordinances

To whom it may concern,

My name is Stephanie Smith. I am an independent, female-owned (just me!) small Portland business/property owner with 5 rental units in the City of Portland, operating my rental business since 2004. I wish the ordinance process would be slowed and impacts reevaluated.

The recent administrative burden has become so stressful, and has become a full time job for me. I already have one house on the market and I wish to sell the other rentals.

I am concerned about the key tenant and housing provider protections needed and I hope that the city find solutions to make renting more affordable, more accessible and to protect all Portlanders from discrimination.

I am concerned about the following result:

- Consumer protections will be watered down removing safeguards that protect consumers from entering into housing contracts that they cannot afford.
- Tenants are far, far more likely to fail to make rent payments and ultimately be evicted.
- Rent-burdened households have higher eviction rates, increased financial fragility, and wider use of social safety net programs, compared with other renters and homeowners.
- Housing providers who cannot afford extensive legal fees to make a denial may be forced to rent to tenants with egregious criminal backgrounds. I recently found myself in this very sticky situation! I was being targeted by desperate applicants with terrible credit and a criminal background. I was burdened with massive stress with the approval/denial of their application after they had already wasted hours of my time. I knew they would be a huge liability as tenants. I believe that they were being evicted from their residence because they already had a 30 day notice. Thankfully, the applicants moved on.
- The lack of identification requirements for adults living in homes should be deeply concerning to those committed to fighting human trafficking and the distribution of drugs into our community.

We are on the cusp of potentially making our housing problem worse and I am concerned about housing safety and stability.

Kind regards,
Stephanie E. Smith

818 SW 3rd Ave #221-6271
Portland OR 97204-2405
csren1@yahoo.com

Moore-Love, Karla

From: Deborah Romerein <dromerein@gmail.com>
Sent: Tuesday, June 11, 2019 1:05 AM
To: Council Clerk – Testimony
Subject: Items 558 and 559

My name is Deborah Romerein and I own a small 14 pad senior park. Everyone in the park owns their home and pays space rent.

TOPIC: Income Requirements

I recently had to deny an application from an applicant whose income was only 2x the space rent of \$725. I met with the applicant and helped her create a monthly budget which led her to discover she would have a monthly shortfall of \$450. She would have been unable to pay the rent after 6 months when her small savings would have been exhausted by covering the shortfall.

Her inability to then pay the rent would have forced me to evict her which would have caused her to lose her manufactured home and left her in financial ruin.

A policy forcing me to accept an applicant with income of no more than 2x the rent when that amount does not cover monthly expenses is neither kind nor humane for all potential renters and it puts property owners like me at far greater risk of having to evict someone, an action I take great precautions to avoid by adequately screening applicants.

TOPIC: Legal Identification

I used to be a renter and I depended on my rental agency to thoroughly screen and vet applicants for apts. in the building where I lived. These renters would become my neighbors. Today my renters tell me how much they appreciate my thorough screening of applicants to ensure their safety and security.

The first step in any screening process whether it be for an apartment, employment with the City of Portland or a position as a public official is providing legal government issued identification. Without that all other screening is rendered useless.

TOPIC: Adequate Deposits

Property owners need to be able to collect a sufficient amount for security deposits to cover possible damages to the property to be rented. My goal is always to refund 100 percent of the deposit which I am often able to do but I have had renters cause thousands of dollars of damages and it is nearly impossible to recover damages in excess of the security deposit.

In summation, I have been a small property owner with a senior manufactured home park and a 4 plex in which I live for more than 30 years. I always thoroughly screen applicants and because of that I have never had to evict anyone. I have a file of letters from so many of my renters thanking me for making their rental experience a good one. I along with the vast majority of rental property owners are part of the solution and we do not want to be forced out of the business by rules that do not confirm to good business practices which serve no one's interests.

Please do not make the same mistakes the lending industry made that led to the financial meltdown of 2008. Credit was so easy, screening for mortgages was non-existent and people were given mortgages who had no means to pay for them. As we know, so many people lost homes, ruined their credit and even had to file for bankruptcy. Thorough screening avoids such disasters.

Thank you for your consideration.

Deborah Romerein
Rental Property Owner
dromerein@gmail.com
503 887-8302

Moore-Love, Karla

From: Lenore LaTour <lenore@lenorelatour.com>
Sent: Monday, June 10, 2019 10:15 PM
To: Council Clerk – Testimony
Subject: Tenant screening proposal

Dear Commissioners

I am writing to implore you to vote no on the proposed new tenants screening rules.

While you may think the intent will bring relief to the housing problems in Portland the reality is it will most certainly create more problems for tenants.

As written the minimum standard for income 2 x the monthly rent is not affordable or sustainable. The tenant rents with this ratio of income to the rent will have a higher chance of default which then turns into eviction for non payment. Eviction means no relocation assistance, another hit to their credit score and even less chance of housing.

Federal standards for purchasing a home is income minimum 28% the monthly expense for a reason. Signing a contract with a tenant that can not afford the property is a predatory practice this proposal endorses.

An acceptable credit score of 500 is the bottom and far too low. Many industries use credit scores legally as a barometer of predictable future performance. Changing the rules for housing providers to take on the additional risk will only cause rents to go up.

Lowering the standard for criminal records-is not an across the board one size fits all situation. If a tenant is honest and explains his past and successful efforts underway to change there behavior most landlords will look at references, job tenure and make reasonable decisions based on risk. Rental housing is a business not a philanthropic adventure.

There are fair housing laws on the books to protect tenants, there is an entire bureau with a large budget tasked with fair housing, please put your efforts into enforcement of existing laws. Punitive actions and placing heavy burdens on all providers is not the solution. I have been a landlord for 16 years with exemplary tenant relationships by following the rules in place.

Lowering standards might feel like the right thing to do politically but I assure you the unintended consequences will not improve any of our housing problems.

Please vote No

Lenore LaTour
Lenorelatour@gmail.com
503-888-8576

Lenore LaTour
Real Estate Broker

Windermere Realty Trust
Llatour@windermere.com
503-888-8576

189580

Moore-Love, Karla

From: Graydon Miller <graydonmiller@icloud.com>
Sent: Monday, June 10, 2019 8:21 PM
To: Council Clerk – Testimony
Subject: [User Approved] Upcoming Rental Rules!

I have some thoughts on your proposed regulations on renting residential units and I hope you will take a minute to read these. I am but small potatoes in the rental business, but so many rentals are owned and rented by people like me. In trying to read your legislation I can only conclude that I will need a course in how to avoid getting in trouble. I hope that the city is willing to provide new classes as this legislation seems to be in conflict with the previous landlord class presentations provided by the city that I have attended.

I have never charged an application fee. The paperwork required here will change that dramatically. I have never done a criminal records search. Now it seems that I am required to do so. The charges I will incur doing so will have to be passed on to the applicant. I would guess this will put me into the position of having to hire a screening company, and their charge to me will mean I will need to charge an application fee.

I have upon occasion rented to people who did not meet my financial standards. One such tenant was in the middle of bankruptcy and a divorce but proved to be one of my best tenants. His story would not have fit into your matrix and it is unlikely that I could have rented to him. He had the motivation to make things right and that can not be quantified but can be perceived.

The value of rental real estate is dependent upon the income that

it can provide. Reducing the ability to produce income will therefore reduce the value of the property. This will also reduce the tax base you depend on.

With my small number of close-in rental units. I might very well find it easier and more advantageous to rent some or all on a short term basis. Once I have a better understanding of the very complex proposed regulations, I will have a better idea of whether it will be worthwhile for me to continue offering close-in long term rental units for rent.

I hope that you will take more time to evaluate the impact of this complicated legislation on small scale landlords and avoid the assumption that all landlords are treating tenants unfairly.

Graydon Miller
1719 SE Ladd Ave
Portland 97214

Moore-Love, Karla

From: BETTY ROBB <bjrobb1@comcast.net>
Sent: Monday, June 10, 2019 8:04 PM
To: Council Clerk – Testimony
Subject: Landlord, tenant changes

I am a landlord of a duplex which I am currently having to renovate. Screening is very important for landlords as major damages caused by careless tenants is very costly. Don't take our rights away from us. Please don't take away the rights to screen for serious criminal history. This is not fair to the tenant who lives next door and views their home as a safe haven for themselves and their children, not to mention in a small plex I will no longer feel safe working on my place and can't afford to hire out work. I feel our rights are being abused. We are the taxpayer, we are the ones trying to help provide affordable housing. I for one will strongly consider selling my property. There will no longer be any incentive to keep my property. The risk is too high.

I have recently observed the possibility of abusing basic property right.

Moore-Love, Karla

From: Seth Light <seth.light@gmail.com>
Sent: Monday, June 10, 2019 7:43 PM
To: Council Clerk – Testimony
Subject: Comments regarding Screening and Security Deposit Ordinances to be read at City Council meeting 6/12/2019)

Dear Mayor Wheeler and Commissioners,

The proposed Screening and Security Deposit Ordinances most assuredly will drive small landlords (let's say less than 10 units owned and includes myself) out and away from Portland. Those driven out (and I know it's happening already) are the exact landlords that tend to add a personal touch to the landlord-tenant relationship, taking into account the needs those tenants with unique and/or trying circumstances and making adjustments to their 'policies' as warranted. Those touches, which build community and a sense of "working together", will go out the window as bigger and bigger corporate landlords come in and dominate the Portland rental market.

Why would small landlords want sell our rental properties and leave Portland? Because the proposed Screening and Security Deposit Ordinances, as written, yank control of one's personal property out of the owner's own hands. I thought we lived in America, but maybe not so if you're in Portland? For most small landlords, their rental property investments are their best strategy toward being self-sustaining in later years and not becoming a burden on the welfare system. In other words, being good and responsible citizens. Handing over control of a long term, stable investment to piles and piles of bureaucratic red tape and paper work is something that anyone with a choice (which small landlords still have at this point) are not willing to subject ourselves to.

If you all, as the elected leadership of the city of Portland, want to foster good-to-great tenant-landlord relationships throughout the city you manage, you should absolutely reject the proposed Screening and Security Deposit Ordinances. These ordinances will not be good for landlords, they ultimately will not be good for tenants (as rental prices increase to compensate the landlord for the increased burden of government control among other problems it creates or encourages), and thus ultimately they won't be good for all residents in the city of Portland.

Thank you,
Seth Light

Moore-Love, Karla

From: Steve Bachelder <steve.bachelder@gmail.com>
Sent: Monday, June 10, 2019 7:37 PM
To: Wheeler, Mayor
Cc: Council Clerk – Testimony
Subject: reference docket items 558 and 559: Apartment Screening

Dear Mayor Wheeler:

My wife and I own interests along with a group of friends in two apartment buildings in SE, one off of Powell, the other on Division. They are 70 and 45 years old respectively, with rents around \$1000 a month, so accessible financially to a lot of people, but requiring lots of maintenance to keep up.

We have more than 20 years experience as apartment owners, and know the business very well- which is exactly why we are so concerned about the proposed new screening and deposit rules.

I can guarantee you the new rules will result in many more people getting in over their heads by paying more in rent than time and experience has shown they can afford: There is a reason why the rule of thumb for decades has been income must be at least 3 X rent: it works.

Deciding by fiat it can be 2X or 2.5X just means more people will wind up unable to pay their rent and face eviction. Bad for them and bad for landlords- no one likes evicting people, particularly the impact on children- but sometimes there is no option when someone does not pay, even after giving them plenty of time and trying to work out a payment plan?

Why should landlords be expected to give away their product, especially when expenses like property tax and utilities keep going up at rates well in excess of inflation- and these new rules would increase expenses even more. And we all know the city is going to start taxing property managers (to fund a new bureaucracy that is wiser than the market?) that will be passed on to landlords.

At 3X there are already too many people who get in jams and can't pay their rent. Each resulting eviction costs a landlord potentially thousands of dollars in lost rent plus at least a month of vacancy on top of that, fees, cleaning, painting, damage repair (sometimes intentional damage to get even), often replacing carpets, etc. And by definition there is little chance of ever recovering those costs. So no landlord ever wants to have to evict- it is terrible from a business as well as a human standpoint.

This is the real world, and no amount of what are doubtless good intentions by the City Council can change it. So get ready for a lot more people needing help by the City, and more children being harmed by becoming homeless- just because someone thinks she know better than all the people with actual experience in the business...

The city says it wants more rental units- obviously these new rules would be a very negative incentive to create more, because it will absolutely decrease any property's value by significantly reducing its net income. And like myself, every landlord I have spoken to says they will no longer buy any apartments in Portland.

There is already a big problem from Inclusionary Housing, which has killed many prospective new units: Construction costs and fees to government are higher than ever, but the income will be lower- neither builders nor lenders are interested in that proposition.

Have you checked building permits for 2021 completion after the pre- IH rush is over? I heard from a leading local economist at EcoNorthwest, that the number is essentially ZERO...

So IH, complicated state and local rent control rules, and now these proposed screening rules... You are guaranteed to have exactly the opposite result from the goal of more housing...

I sincerely hope that sensible heads will prevail- if not, you will all be presiding over a completely avoidable disaster... people will look back and ask: "What were they thinking?"

Sincerely,

Steve Bachelder
Portland

--

Steve Bachelder
971-255-8033

Moore-Love, Karla

From: Lisa Long <highfiveprop@icloud.com>
Sent: Monday, June 10, 2019 5:23 PM
To: Wheeler, Mayor
Cc: Council Clerk – Testimony
Subject: docket items 558 and 559

Dear Mayor Wheeler,

I am writing again to beg you to vote no on the proposed screening ordinance and security deposit restrictions.

Many of the small landlords in Portland have already left the market and the advancement of these two proposals will drive even more out.

Individual landlords and boutique property managers like myself are much more forgiving to tenants. We are not blind corporations who don't know the names of the people we rent to.

We have personal relationships with our tenants so if rent is late, we are more likely to offer an extension or a compromise than to start eviction proceedings.

We are service providers and our clients are our tenants.

These proposals, if passed, would make it very difficult to protect our tenants and ourselves.

As I have said in numerous previous testimonies, the reduced screening for criminals will put our other tenants, neighbors, vendors, and ourselves at risk.

By restricting our ability to screen for safety, you place the entire community in danger, particularly women and most particularly the victims of domestic abuse.

Reducing the income requirement to two times the monthly rent will result in an increase of evictions. The industry standard of 3 times income to rent is there for a reason. Property owners may choose to accept a lower ratio but that should be their choice not a mandate.

The proposed limitations to security deposits is administratively onerous and also serves no purpose. Tenants already have a means for disputing security deposits in small claims court. Property owners need to be able to protect the condition of the property.

These two proposals will result in higher rents, fewer rentals, and more evictions.

Please allow property owners and property managers do their jobs. We've been doing it for a long time and there is a reason we have adopted industry standards.

Passing these proposals will hurt renters and small landlords alike.

Please vote no on both.

Thank you,

Lisa Long

Moore-Love, Karla

From: Amy Cleveland <cleveland.amye@gmail.com>
Sent: Monday, June 10, 2019 4:14 PM
To: Council Clerk – Testimony
Subject: FAIR
Attachments: image001.png

Dear Mayor Wheeler, Commissioner Fritz, Commissioner Hardesty, Commissioner Fish, and Commissioner Eudaly,

I am reaching out to you regarding F.A.I.R. After hearing the testimony presented May 29th, it occurred to me that there is an underlying issue not being addressed with the proposed bill and I would like to make a proposal to help alleviate some of the problematic behavior within the city. Although the large property management firms require Fair Housing and Sensitivity training for all employees to mitigate their risks, small and independent landlords may not be doing this. I would like to propose that anyone renting to the public be required to take a Fair Housing Course and present a certificate of successful completion to the city prior to being permitted to advertise the unit for rent. That course should also highlight the financial penalties associated with violating Fair Housing laws.

Additionally, one of the people that testified said she thought the proposed ordinance made more sense when applied to landlords of 20 units or less. I agree. Given some of the logistical challenges and administrative and financial burdens associated with the 72 hour waiting period, I would also like to propose an exception to the rule for properties in excess of 50 units managed by a professional management firm that can provide documentation showing that an automated first come-first processed online application system is being utilized for every unit. Additionally, I believe an exception to this rule should be made for properties with 20 or more units that have been open one year or less. During the initial lease up of a property, many owners are concerned with velocity and filling the units as quickly as possible. The 72-hour process slows this down and creates an additional vacancy burden which has a much greater financial impact on properties that have not yet stabilized occupancy.

There was also considerable discussion around the rent to income ratio. Should you mandate a specific rent to income ratio, please do so on a *net income* basis. If, for example, someone making \$15 per hour and working 40 hour weeks were to look for a home based on either a 2.0 or 2.5 rent to income ratio, if using gross income (which most firms currently use to help people get approved), then assuming the annual salary equivalent to \$15/hr (\$31,200), that person would qualify for rent of \$1300 with a 2.0 ratio or \$1040 with a 2.5 ratio. Assuming this person is taxed at 25% and pays \$80 per pay period for insurance benefits, the take home income for this person would actually be \$21,320 per year or \$1777 per month leaving them severely rent burdened with the above rent to income ratios as they would now be paying either 73% (on the 2.0 ratio) or 58.5% (on the 2.5 ratio) of their income to rent each month. Given that this does not factor in any payments for utilities, parking, food, or other expenses, this is not sustainable for most people without supplemental assistance. These items should also be considered for guarantors as they most often have a rent or mortgage payment of their own to account for before qualifying for potentially being able to cover someone else's rent.

I would also encourage you to reconsider the allowances for subjective decisions regarding criminal backgrounds or other rules as these can inadvertently lead to additional fair housing violations. For example, if a landlord is presented with an applicant that has a criminal background and supplementary information from the applicant regarding the

offense or steps taken since, if the decision is left to the landlord on whether or not the information is sufficient to approve the application then it has opened up the possibility that the landlord may feel that one person who looks one certain way may be acceptable and deemed trustworthy and another person with the exact same situation who looks a different way or is of a different ethnic or national background may not be deemed as acceptable and trustworthy. While I appreciate the attempt at allowing the opportunity to consider outside factors and circumstances that may not show on a background report, I am just concerned that the subjectivity aspect may backfire and fail to accomplish the goals of providing fair access to housing.

I would also like to reiterate the importance of requiring government issued ID, despite the hisses coming from the tenant advocacy group in the back of the room during my testimony. Because the 3-minute time slot did not allow me to provide an example of a time when a lack of a government issued ID caused a major issue, I will provide specifics here. When I moved to Portland in 2008, I worked at an apartment community on the edge of Portland near St. Vincent's. The assistant manager of the property rented a unit to a man but failed to get his government issued ID because he said he'd left it at home. He instead showed her some credit cards and such, but nothing official. After he moved in, his rent, deposit, and application fee payments all bounced. The property filed for eviction when he failed to come back in to pay the amounts owed. He never showed to court and the property was granted possession of the home. The property issued a 24-hour notice of entry to inspect the home for occupancy, and when they went into the unit, all the appliances had been removed and the home was trashed. The damages were calculated and a move out statement sent off to the last address provided, but after 30 days of multiple collection attempts with no response the account was sent to collections. Six months later, the property received a call from a man living in Canada who said we'd showed up on his credit report and he wanted to know who we were and what it was for. It turned out that his identity had been stolen by the person that rented the unit. Had the property verified a government issued ID, this situation could have been avoided. Another instance where requiring ID was pertinent was when I worked at a high rise near PSU where international students often chose to rent. It was not uncommon for those students to ask for a long-term lease to secure the lowest rent, regardless of whether their student visa afforded them the ability to fulfill the term of the lease. Had the property not required everyone to present government issued ID, they would not have been able to verify the length of time the students were legally permitted to be in the US and would have had an even greater number of skips and early terminations when students were forced to move back to their respective countries at the expiration of their visas. PLEASE consider removing the language allowing any form of ID.

Thank you for taking the time to read through my concerns. I appreciate your efforts to increase access to housing, and I whole heartedly support this goal. I am especially happy to see the movement to create a registry for ADA units. I'm not sure if the council has considered it or not, but it could be beneficial to increase the percentage of affordable units required to be ADA as many people with disabilities are on fixed incomes.

Lastly, on a separate issue, I am curious as to why the council chose to limit the tax benefits of affordable units under IZ to only 10 years while requiring the affordable status to be in place for 99 years. I have recently begun working for a developer, and between the mixed use and IZ requirements, we have found it impossible to make any project within the city of Portland pencil. We are interested in developing work force housing but are currently having to look in the metro in areas without these requirements. Is the city council considering any revisions that might ease some of these challenges?

Thank you again for your time and for all you do.

Sincerely,

Amy Cleveland

Amy Cleveland

The Spanos Corporation

10220 SW Greenburg Road

Building 2 Suite 530

Portland, OR 97223

Office 503.928.6112 x4563

Direct: 503.270.9774

acleland@agspanos.com



Moore-Love, Karla

From: Victoria Murphy <vmurphy248@hotmail.com>
Sent: Monday, June 10, 2019 4:07 PM
To: Council Clerk – Testimony
Subject: Portland Screening and Security Deposit Ordinances

I am a small landlord in Portland. I have been a landlord for 35 years. These bills will have the effect of decreasing the number of houses for rent.

Not everyone wants to live in multi-family housing.

The number of houses for rent in Portland will decrease if these two bills are passed as written.

Most houses (not apartments) are owned by small landlords.

Increasing costs- which these bills will do by increasing risks and limiting deposits- as well as the increases yearly in property taxes- affect small landlords more than larger companies. Many cannot weather these increases.

High house prices- it's a very good time for sellers- combined with low or no profit will make many small landlords sell. Many are on the fence, and this will convince them. Once these houses are sold, they will most likely be owner-occupied, or torn down and replaced with multi-tenant housing. These effects will be hard, if not impossible, to reverse. These bills are short-sighted.

Fewer houses will mean less affordable housing.

Fewer houses will mean fewer choices for tenants. Not everyone wants to live in an apartment.

These bills will have the opposite effect than our city is trying for.

Please work with landlords to find a solution. Landlords are not the enemy.

**Victoria Murphy
503-980-8201**

Moore-Love, Karla

From: Gregg Harris <gharris@harrisbowker.com>
Sent: Monday, June 10, 2019 12:42 PM
To: Council Clerk – Testimony
Subject: Proposed ordinance is by good for tenants

I write to urge you to vote no on Commissioner Eudaly's proposed rental ordinance.

- Consumer protections will be watered down removing safeguards that protect consumers from entering into housing contracts that they cannot afford. Tenants are far, far more likely to fail to make rent payments and ultimately be evicted.
- Rent-burdened households have higher eviction rates, increased financial fragility, and wider use of social safety net programs, compared with other renters and homeowners.
- Housing providers who cannot afford extensive legal fees to make a denial may be forced to rent to tenants with egregious criminal backgrounds.
- The lack of identification requirements for adults living in homes should be deeply concerning to those committed to fighting human trafficking and the distribution of drugs into our community.

If city leaders were to look a little closer at the research, they would realize that Eudaly is asking them to vote for an ordinance that will make our homelessness problem worse.

Thank you.

Best,

Gregg

Gregory E. Harris, Esq.

www.harrisbowker.com
[10300 SW Greenburg Rd. Suite 530](https://www.google.com/maps/place/10300+SW+Greenburg+Rd,+Suite+530,+Portland,+OR+97223-5486)
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Moore-Love, Karla

From: Cathleen Woodruff <cwoodruff@aol.com>
Sent: Monday, June 10, 2019 2:46 PM
To: Council Clerk – Testimony; Wheeler, Mayor; Commissioner Fish; Commissioner Hardesty; Commissioner Eudaly; Commissioner Fritz
Subject: Security Deposit and Tenant Screening Ordinances

Dear City Council Members,

I am a small landlord owning and operating 5 units in Multnomah County for the last 30 years. I am writing to you today concerned that passing the security deposit and resident screening ordinances before the city council this Wednesday would overturn key tenant and housing provider protections in Oregon and Federal law. It seems to me that the City Council has not conducted a thorough review of the impacts of these ordinances, but please consider the following challenges raised by Multifamily NW:

- Consumer protections will be watered down removing safeguards that protect consumers from entering into housing contracts that they cannot afford. Tenants are far, far more likely to fail to make rent payments and ultimately be evicted.
- Rent-burdened households have higher eviction rates, increased financial fragility, and wider use of social safety net programs, compared with other renters and homeowners.
- Housing providers who cannot afford extensive legal fees to make a denial may be forced to rent to tenants with egregious criminal backgrounds.
- The lack of identification requirements for adults living in homes should be deeply concerning to those committed to fighting human trafficking and the distribution of drugs into our community.

If you could please take an open closer look you may see why I think as a landlord that passing this ordinance will make our homelessness problem get steadily worse. A stronger course of action might be to

Warmest Regards,

Cathleen Woodruff
Real Estate Broker
Windermere Realty Trust
825 NE Multnomah, Suite #120
Portland, Oregon 97232
cell 503-830-8270
www.CathleenWoodruff.com

Moore-Love, Karla

From: Kevin Huniu <kevin.huniu@gmail.com>
Sent: Saturday, June 8, 2019 2:12 PM
To: Moore-Love, Karla
Subject: Written Testimony In Support of Amendment 7 to Council Items 294 and 295
Attachments: Letter to City Council in Support to Wheeler Amendment 7 FAIR 053019.pdf



The City's email systems have identified this email as potentially suspicious. Please click responsibly and be cautious if asked to provide sensitive information.

Hi Karla,

Please see my attached letter of Support to Wheeler Amendment 7 to Council Items 294 and 295.

Hope you are having a fantastic weekend!

-K

Kevin Huniu
Water Quality Specialist, Project Manager
Mobile: 971.317.1545

On Thu, Apr 4, 2019 at 12:23 PM Kevin Huniu <kevin.huniu@gmail.com> wrote:
Thank you Karla.

-K

On Thu, Apr 4, 2019, 11:59 AM Moore-Love, Karla <Karla.Moore-Love@portlandoregon.gov> wrote:

Hello Kevin Huniu,

Your testimony was received and has been forwarded to all members of the Portland City Council, staff, and will be entered into the record.

Regards,

Karla

Karla Moore-Love

Council Clerk | City of Portland

1221 SW 4th Avenue, Room 130, Portland, OR 97204

(503) 823-4086

www.portlandoregon.gov/auditor/councilclerk

From: Kevin Huniu <kevin.huniu@gmail.com>
Sent: Thursday, April 4, 2019 10:07 AM
To: Moore-Love, Karla <Karla.Moore-Love@portlandoregon.gov>
Subject: Written Testimony Opposing Council Items 294 and 295



The City's email systems have identified this email as potentially suspicious. Please click responsibly and be cautious if asked to provide sensitive information.

Good morning Karla,

Please see the attached written testimony to the mayor and city council regarding my opposition to Council Items 294 and 295 which will be taking public testimony later this afternoon.

Thank you for all the work you do on behalf of the City!

Best,

-K

Kevin Huniu
Water Quality Specialist, Project Manager
Mobile: 971.317.1545

May 30, 2019

Mayor Ted Wheeler
Commissioner Nick Fish
Commissioner Amanda Fritz
Commissioner Chloe Eudaly
Commissioner Jo Ann Hardesty

To the Honorable Mayor and City Council of the City of Portland Oregon,

I would like to thank you for considering the proposed amendments to items 558 and 559 that Mayor Wheeler introduced to Council on May 30, 2019 (particularly Amendment 7 Exemptions for Duplexes/ADUs where the Landlord's principal residence is the second dwelling unit). As a follow-up to my April 4, 2019 letter to Council, Amendment 7 resolves many of the concerns I had with regards to Commissioner Eudaly's proposed ordinance.

I look forward to opening up my rental unit in my Sunnyside duplex to the citizens of Portland as a place they can call home once I have completed improving the property.

At your service,



Kevin Huniu
City of Portland Employee and Public Servant
Citizen of Portland Oregon
Water Quality Scientist

Moore-Love, Karla

From: Shannon Singleton <ssingleton@joinpdx.org>
Sent: Tuesday, June 4, 2019 1:02 PM
To: Council Clerk – Testimony; Wheeler, Ted; Eudaly, Chloe; Commissioner Hardesty; Commissioner Fritz; Duhamel, Jamey; Alexander, Cupid
Subject: JOIN Comment of FAIR
Attachments: City of Portland FAIR.pdf

Hello all,

Attached, please find JOIN's written comment regarding FAIR.

Thanks you,



Shannon Singleton, MSW (she, her, hers)
Executive Director

o: 503.232.7052 opt 101 | f: 503.232.4640
e: ssingleton@joinpdx.org | w: joinpdx.org
Send mail to: PO Box 16490 Portland, OR 97292
Visit us at: 1435 NE 81st Ave Ste 100 Portland, OR 97213





Mailing address: PO Box 16490 Portland OR 97292
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Aaron Nawrocki
 Capital M Leasing

Rich Rodgers
 Community Development
 Partners

Mayor Ted Wheeler
 Commissioner Chloe Eudaly
 Commissioner Jo Ann Hardesty
 Commissioner Nick Fish
 Commissioner Amanda Fritz

Re: Council Agenda Item 512, Fair Access in Renting

June 4, 2019

Dear Mayor and Commissioners,

I am writing on behalf of JOIN in support of the Fair Access in Renting (FAIR) proposals as introduced at the April 3 City Council hearing, with concerns about recent amendments.

The proposed 2.5:1 income to rent ratio for lower income households is counter to the work happening in our community to help secure affordable housing for people experiencing or close to experiencing homelessness. I encourage the council to make the ratio 2:1 as is the current policy of the Portland Housing Bureau.

Additionally, as a renter, I am concerned about the amendment that would allow landlords to deny people based on repeated lease violations. I have the personal experience of being issues lease violations for false allegations of noise made by other tenants who were acting out of their racism and dislike of my physical presence in their apartment buildings. I am one example of how a broad policy like this allows for implicit and explicit bias to play an even larger role in denying Portlanders the basic human right to access housing.

Finally, I encourage the council to re-institute tenant choice in utilizing either additional security deposit or a co-signer when needed for meeting income requirements. Tenant choice in meeting this requirement is paramount to ensure that we do not place an undue burden on people who may not have someone that can act as a co-signature, but may be able to rely on the support of their family and friends to pay additional security deposits.

Thank you all for you work on this policy and continuing to address the needs and rights of renters in Portland. I hope you are able to re-consider some of these recent amendments and create a policy that has the most equitable impact for the most affected and neglected Portlanders.

Please feel free to contact me with any questions or concerns.

Sincerely,



Shannon Singleton, MSW
 Executive Director, JOIN

Moore-Love, Karla

From: Beth Cohen <Beth.Cohen@oregonmetro.gov>
Sent: Friday, June 7, 2019 12:24 PM
To: Council Clerk – Testimony
Cc: Duhamel, Jamey; Ernest Hayes; Jes Larson; Bob Stacey
Subject: Letter from Metro Councilors on the proposed FAIR ordinance (agenda items 558 and 559)
Attachments: Letter on FAIR ordinance_Chase, Craddick and Stacey.pdf

Please find the attached letter from Metro Councilors Bob Stacey, Sam Chase and Shirley Craddick on the proposed FAIR ordinance in advance of items 558 and 559 set for the June 12 council agenda.

Thanks,

Beth

Beth Cohen

Policy Coordinator

Council Office

Metro | oregonmetro.gov

600 NE Grand Ave.

Portland, OR 97232-2736

503-797-1550



600 NE Grand Ave.
Portland, OR 97232-2736
oregonmetro.gov

June 7, 2019

Mayor Wheeler and City Commissioners,

As the Metro Councilors representing the majority of the residents of the City of Portland, we're writing to express our strong support for the creation and implementation of protections for renters, particularly for the most vulnerable among us, including people of color, low-income households, persons with disabilities, and those involved in our justice system.

Stable housing for families and individuals is critical. Our region has seen a dramatic increase in rents and has an acute shortage of affordable housing units for white, black and brown families and individuals. In particular, people of color face the most severe rent burdens and discriminatory practices. As a result, many households have been forced out of their neighborhoods in search of affordable rents, and some have faced homelessness.

As part of our work on the regional housing bond, Metro has articulated a requirement for implementing partners to include the following as part of achieving strategies to advance racial equity:

"Fair housing strategies and/or policies to eliminate barriers in accessing housing for communities of color and other historically marginalized communities, including people with low incomes, seniors and people with disabilities, people with limited English proficiency, immigrants and refugees, and people who have experienced or are experiencing housing instability"

Metro recently released a description of best practices that local partners can utilize and implement to ensure these outcomes are met.

We applaud Commissioner Eudaly's leadership in identifying ways to reduce discrimination and bias in screening and application processes and eliminate barriers to housing for historically marginalized communities. Furthermore, we support the work that Commissioner Eudaly's office and the city have undertaken to engage with all affected communities about the best way to achieve these outcomes.

The Council's enactment of a carefully constructed FAIR ordinance will have far-reaching benefits for the growing percentage of Portlanders who are renters. We appreciate your efforts to continue to listen to all voices and work with key stakeholders as you achieve this important milestone.

Very truly yours,

Bob Stacey
Metro Councilor, District 6

Sam Chase
Metro Councilor, District 5

Shirley Craddick
Metro Councilor, District 1

McClymont, Keelan

From: Mark Chasse <mark@chassepdx.com>
Sent: Sunday, June 9, 2019 12:07 PM
To: Council Clerk – Testimony
Subject: Item 558, June 12 Council Meeting--Tenant Screening Limitations Will Undermine City's Planned Zoning Code Changes

Dear Councilors:

We have a point we haven't seen anywhere else about the proposed limitations on tenant screening. To paraphrase a famous line from *Field of Dreams*: **"If you pass this, they won't build."**

As you are aware, aside from increasing controls and limiting rents in the market, the City is attempting to promote more affordable housing through a massive change in Portland's zoning ordinances. In residential zones, this is called the **"Residential Infill Project."** In multi-family housing, this is called **"Better Housing by Design."** The largest goal of these zoning overhauls is to increase the possible rental units in the City—by making it easier to build more of them on the scarce land in Portland. Implicitly, this would make all rental housing more affordable, by increasing the supply. The currently proposed screening ordinance, on top of the mountain of other recent changes the City has piled onto the residential rental landscape, could cause this massive zoning overhaul to fail.

It is already clear that, despite its noble aims, the City's inclusionary zoning requirement is likely causing a decline in multi-family construction. This has been widely reported. What the City is attempting to do now, when it limits a rental owner's ability to *legally* screen the tenants they will have in their rental home, is essentially forcing all private landlords—large and small--to be providers of government housing. When private rental owners are already saying they will get out of the rental business because of your other recent changes, and even more are outraged by this screening proposal, why would the City think liberalizing the zoning will cause more units to be built? Privately owned rental housing is dependent on people willing to be in the business.

Please reject this measure and make clear that its main intent would actually harm the creation of new rental housing. This concept just needs to go away permanently, not be further revised.

Thank you,
Mark Chasse
Becky Chasse

5/17/2019

Sam Ennis
414 Cornell Ave, Apt 3
Albany CA,
415-342-9154

Council Clerk
1221 SW Fourth Ave, Room #130
Portland OR, 97204

This is an official letter for the record regarding the proposed security deposit and tenant screening criteria.

These proposed regulations will not create one new housing unit. On the contrary they will discourage the building of apartments in Portland thereby exacerbating the housing shortage and increasing the rents in the long term. In addition, the screening proposals are blind to the security needs of the existing tenants.

I am a real estate investor and landlord. People like me would not want to invest in apartment buildings in Portland if these rules are adopted. Therefore, less would be built. Those that would invest would want a higher return for the extra expense and hassle of dealing with these regulations. Therefore, new projects would only pencil out with higher rents. I also feel these regulations would discourage a single-family homeowner from renting out their house if they were away for a while.

When I have a vacancy, I want to rent the vacant unit as *soon as possible*. I am losing money when it is vacant. I am highly motivated to rent it. I still have pay the mortgage and taxes. These proposed screening criteria would force me to rent to tenants who could not afford the rent. This does neither me nor the tenant any good because they would wind up being evicted for non-payment of rent. There are Federal and state antidiscrimination laws on the book. The city should not get involved in this. If Portland wants to increase the housing supply, it should not have rules that discourages people from buying rental buildings which dampens building. **Ask yourself if these rules are adopted would you want to buy a duplex in Portland?** Who will want to buy in apartment buildings in Portland? Will builders build apartments, if investors will not buy them? How will more housing units be created?

189580

Thank you for your consideration,


Sam Ennis

PS I own a 10 unit building in close in SE Portland. Because of recent building I had to lower rent on turnover on a two-bedroom apartment from \$1,445 to \$1,195. If these rules pass, I don't think I will have to worry about more building, and I will be able to rise my rents soon. Perhaps I am stupid for writing this letter. It is probably in my financial interests that these regulation pass.

Moore-Love, Karla

From: Rick Christman <whatsuplive2016usa@gmail.com>
Sent: Monday, June 3, 2019 12:28 PM
To: Commissioner Fritz; Wheeler, Mayor; Commissioner Hardesty; Council Clerk – Testimony; Prosper Portland; ARAMBUL Cynthia * GOV
Subject: Fwd: Please read my rent is going up and I may be forced out because of it I'm not sure if I can stay here because I don't know if home forward in Section 8 is going to pay for it this is caused a lot of stress and anxiety for me again this is at the O...

Rick
----- Forwarded message -----
From:
Date: Jun 3, 2019 12:25 PM
Subject: Please read my rent is going up and I may be forced out because of it I'm not sure if I can stay here because I don't know if home forward in Section 8 is going to pay for it this is caused a lot of stress and anxiety for me again this is at the Oliver Station Apartments
To: Rick Christman <whatsuplive2016usa@gmail.com>
Cc:

my rent is going up and I'm not sure if I'm going to be able to continue to stay here because I'm connected with home forward in Section 8 and I'm not sure if they're going to allow me to stay here I'm waiting to hear this is causing a lot of stress and anxiety and I know people that live here in my apartment building they're being forced to move out and I understand this is happening all over the city and it's very stressful and it really needs to stop these landlords are getting away with everything and I'm thinking to myself this building just opened up in September and they're raising the rent and who knows if they're raised it again and if I can stay here.

Rick

Moore-Love, Karla

From: Hannah Holloway <HHolloway@ulpdx.org>
Sent: Thursday, May 30, 2019 5:25 PM
To: Council Clerk – Testimony; Wheeler, Mayor; Eudaly, Chloe; Commissioner Hardesty; Commissioner Fish; Commissioner Fritz; Duhamel, Jamey; Alexander, Cupid; Bradley, Derek; Dunphy, Jamie
Subject: ULPDX Comment on FAIR, Agenda Item 512
Attachments: ULPDX Comment on Item 512, FAIR.pdf

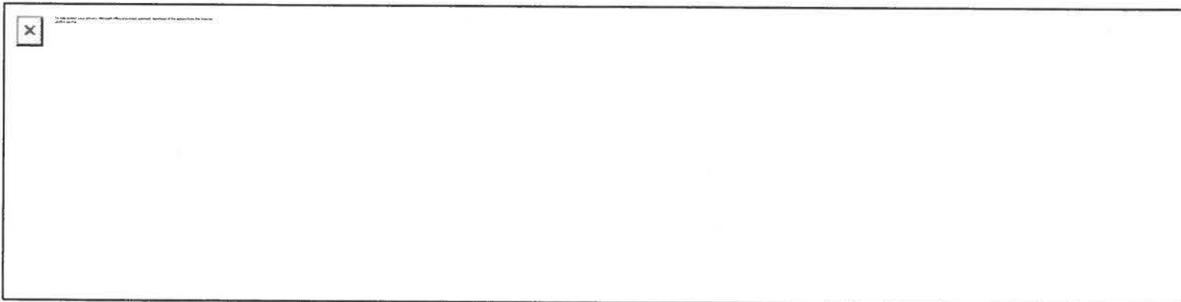
Hello,

Please find the Urban League’s Comment on Agenda Item 512, FAIR, attached.

Sincerely,
Hannah Holloway



Hannah Holloway (pronouns: she/her)
Policy Specialist | [Urban League of Portland](#)
phone: 503.280.2600 ext.621 | fax: 503.281.2612
10 N Russell St | Portland, OR | 97227





TO: Mayor Ted Wheeler
Commissioner Chloe Eudaly
Commissioner Jo Ann Hardesty
Commissioner Nick Fish
Commissioner Amanda Fritz

FR: Hannah Holloway, Urban League of Portland

RE: Council Agenda Item 512, Fair Access in Renting

30 May 2019

Dear Mayor Wheeler and City Commissioners:

I write on behalf of Urban League of Portland in support of the Fair Access in Renting (FAIR) proposals as introduced at the April 3 City Council hearing, but with concern about recent amendments. Urban League asks that City Council adopt a fair income requirement, and eliminate sections that would effectively ban certain tenants from large segments of the rental market, before passing such a critical and overdue policy.

The mission of the Urban League is to empower African Americans and others to achieve equality in education, employment, and economic security. We have worked with Commissioner Eudaly since 2017 to ensure that FAIR addresses common Fair Housing violations that Black Portlanders regularly experience in our local market.

We ardently support the goals of FAIR. We are troubled by the following sections and proposed amendments:

1. Income Requirements

We are concerned that a 2.5x income requirement for rent below 80% MFI and a 2x requirement for rent at or above 80% MFI would codify a higher barrier for the lowest-income Portlanders.

Consider which households qualify for which rents, per [median income percentages](#) and policy standards:

	Income	Average Rent for 2-bedroom Unit	Rent They Can Afford at a 2.5x standard	Rent They Can Afford at a 2x standard
Average Black household	\$26,675 ¹	\$1,645 ²	\$889	\$1,111
Family of 4 at 30% MFI	\$26,370	\$1,645	\$879	\$1,098.75
Family of 4 at 50% MFI	\$43,950	\$1,645	\$1,465	\$1,831.25
Family of 4 at 80% MFI	\$70,320	\$1,645	\$2,344	\$2930

One should note that none of the household types *below* 80% MFI qualify for average rent when assessed with a 2.5x standard. Under the 2.5x standard, this policy sanctions their denial from all housing except for those elusive units that rent below market rate. Only households *at* 80% MFI would qualify for the average unit at the 2.5x standard, yet these are the households that paradoxically enjoy the lower income requirement.

¹ State of Housing of Housing in Portland, Portland Housing Bureau, 2018

² State of Housing of Housing in Portland, Portland Housing Bureau, 2018



The current income requirements place the highest qualification barriers on those who already experience high barriers to housing, while giving higher-income Portlanders easier access to the most affordable units. The differentiated approach would have the discriminatory effect of screening low-income folks out of comparatively affordable units.

2. Removing Tenant Choice When They Don't Income-Qualify

We urge you to also consider how the new amendment to change whether landlords or tenants decide between a guarantor and an additional security would layer in with the regressive income requirements. We know from current industry practices that housing providers will overwhelmingly opt for the ongoing security of a guarantor. Guarantors, typically, are only accessible to those with familial wealth. Leaving the choice to the landlord has predictable outcomes that will disadvantage Black renters and others whose networks are less likely to have the same financial advantages.

Many will not income-qualify under the new requirements. For them, their ability to be approved is further frustrated by the landlord's right to require a privileged form of financial assistance. Applicants should have the choice to leverage funds from family and friends if their networks don't allow for a guarantor. We ask the choice between a guarantor and a deposit remains that of the applicant.

3. Tenant Bans Based on Discriminatory Landlord Practices

The Mayor's proposed amendment #2 broadens an already troublingly broad option for providers to ban tenants for one year if that applicant has repeated lease violations with that same provider. Violations are frequently issued for things as minor as loud noise, keeping children's toys in front of one's door, and letting family members stay in the unit. Black tenants frequently call into the Urban League housing hotline to report receiving violation notices though their white neighbors did not for similar behavior.

It concerns the Urban League that this provision applies not just to eviction notices, but to potentially immaterial lease violations. The amendment goes further in the wrong direction by expanding this option to housing providers regardless of size. This could ban those who rent from large housing providers from large segments of the rental market.

FAIR would fix industry practices that are critical to fulfilling Fair Housing. The Supreme Court ruled that blanket bans based on justice-involvement violate the Fair Housing Act, due to the institutional practices that have nearly inextricably correlated race and justice-involvement. Yet the single greatest barrier to stability for participants in Urban League's programs is still a former offense. The felony and misdemeanor lookback periods begin to disrupt the nexus between race, convictions, and housing instability. Urban League thanks you for preserving those lookback timeframes, and for basing that decision on empirical data rather than unsubstantiated fear.

Still, we are disheartened that these beneficial and essential elements are part of a larger policy that could create greater harm to Black renters. Housing providers that currently use a flat 2x income requirement for all applicants, or who don't consider lease violations, may interpret these new provisions as guidance.

We urge a fair income requirement that improves access for those who are currently screened out, flexibility and choice for tenants who do not income qualify, and the elimination of sweeping tenant bans. Without these changes, Urban League fears the FAIR ordinance will create additional barriers to housing for Black Portlanders.

Thank you for your consideration.

Sincerely,
Hannah Holloway | Urban League of Portland

Moore-Love, Karla

From: joan@lifeability.net
Sent: Thursday, May 30, 2019 3:59 PM
To: Moore-Love, Karla
Subject: Written Testimony regarding FAIR

I was unable to attend the Council meeting 5/29, but was able to watch most of it on the live feed. I would like this email to be added to the public testimony for the FAIR ordinance currently before the Council.

About Me –I am neither a renter nor a landlord, but I work with both of groups

- Renter side -
 - I have taught tenant education classes in the metro area for almost 20 years.
 - I was one of the team of people who created the Rent Well curriculum, trained new instructors in the curriculum and created policy and procedures to guide the program.
 - I worked for Transition Projects for ten years helping their clients to secure housing. These people are some of the City's most vulnerable citizens.
 - Provide input to assist Fair Housing Council of Oregon while they worked on creating materials specific to shelters.
- Landlord side –
 - Former member of Multifamily NW
 - Current Member of Portland Area Rental Owners Association
 - Current member of private Facebook group for landlords – over 9000 members (mostly small mom & pop) from around the country
 - Co-author of *From The Water Cooler – Tips for Landlords* (my section is specific to Fair Housing)

As you can see – I have a pretty good understanding of the challenges both groups face.

Much of the testimony was regarding the screening process portion. The changes proposed to the screening criteria does one thing, that I can see, it requires landlord to follow existing HUD guidelines. **That is all.** I fail to see what possible objection responsible, professional landlords could have to this policy. I am left debating between two possibilities – a) they are not currently following the HUD guidelines and are resistant to anything that would provide evidence that could be used to against them in justified claims of illegal discrimination or b) they didn't read the policy and were reacting to the mis-information being spread around our community. I am very disappointed in the actions of Multifamily NW. I too received a robocall. It is full of misinformation and inflammatory language. I was confused during the council meeting when the lobbyist for MFNW asked for more time to “allow all parties to come together”. There has already been two years of time and any one who was interested has had the opportunity to be involved.

Last night you heard a few stories from people about their struggles to find housing. Let me share a just few of the stories that my clients have shared with me – Note, I saw documentation of each of these to verify the story was as described. I also have many more after so many years that I could share if you are interested.

- 1) One person was turned down for her “criminal record” (a few traffic tickets). We did a background check via a screening company and found that someone with her same name and same date of birth had several major felonies in Texas. She received proof from the Oregon State Police (via fingerprints) that those charges did not belong to her, but the landlord refused to reconsider her application and this new information.
- 2) One person had pled guilty to sexually molesting his daughter. He is a registered sex offender. He had a letter from a judge that explained the original complaint was groundless, and that the mother had lied in an unsuccessful attempt to gain full custody in a divorce. The client had pled “no contest” to the charge so as not inflict further trauma on his daughter which was likely to happen during a criminal trial of this nature. Because

of this he was not eligible to have it removed from his record. Again, a landlord refused to look at all the documents, including a letter by the Civil Court judge and he was denied housing.

- 3) In the years between 2003-2013 I ran approximately 1000 background checks (via a screening company) per year in the course of my job. I reviewed these reports with the individual involved. I kept track and was very surprised to find that 83% of them reported one or more "surprises". By that I mean that there was something on the report they did not expect, or in rare cases, something that was missing. This proposed ordinance would allow these individuals the right to show proof to the landlords of these "surprises" and have those documents considered during the application process....allowing landlords to make decisions based on facts.

In the private landlord group, I am able to listen to landlords talking amongst themselves. One topic that comes up frequently is how to get around Fair Housing laws and not rent to someone based on an illegal criteria. By requiring landlords to review relevant documentation and provide a written explanation for why that documentation is insufficient, it will make it harder for landlords to continue this pattern of illegal discrimination.

If you would like additional information on any of this, I would be more than happy to provide it.

I respectfully ask the city council to approve this proposal.

- Joan Mershon



Joan Mershon

Tactical Life Skills Coaching

LifeABILITY

voice - 503-941-0126

sms - 503-941-0126

email - joan@lifeability.net

web - www.lifeability.net

office - 1125 SE Madison #103B, Portland OR 97214

pronouns - she/her/hers

Want a signature like this too? [Click Here.](#)



Schedule a Meeting

Choose Your Time



Moore-Love, Karla

From: Steve Whitson <stevewhitsonpdx@gmail.com>
Sent: Thursday, May 30, 2019 1:45 PM
To: Council Clerk – Testimony
Subject: Testimony on Ordinance 30.01.086 and 30.01.087
Attachments: Rental Screening Criteria Testimony.pdf

Hello,

Please include the attached letter as written testimony.

Thank you

Steve Whitson
7135 N Seward Ave
Portland, OR 97217

May 29, 2019

Dear Mayor Wheeler and Portland City Counselors:

Please consider the increase in rents and the lost rental housing that will result if the rental screening ordinance is passed.

I have been an employee of Portland non-profit housing developers for 27 years. I have been a small Portland landlord for even longer, and I have always been an advocate of tenants' rights.

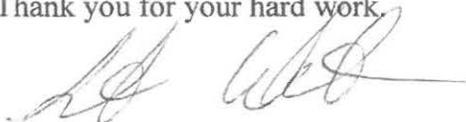
As a result of the increased landlord/tenant regulations, I believe the pendulum has recently swung so far in favor of tenants that it is now hurting them. As examples, the recent changes have convinced me and my wife to take the following steps:

1. We stopped adding to our rental inventory, including any consideration of building new units on existing sites.
2. Over the past two years, we sold two single-family homes (to owner occupants) when the tenants vacated. Our decisions were based entirely on avoiding the risk of placing a tenant in the ever-changing environment of Portland's regulations.
3. Last year I sold an 8-unit building in the Nob Hill neighborhood of northwest Portland; a unit that I had been renting for \$1,100 is now offered for rent at \$1,400 per month.
4. We now require top dollar to rent vacant units, and we are raising rents more than we ever have in the past. Both of these practices are a result of the threat of being unable to correct low rents in the future.

The City of Portland hired me, through my employer, to look at some vacant and derelict houses. Some of those houses are being held vacant due to the owners electing to hold the property for appreciation without the problems of managing tenants. Increasing regulation will cause more owners to choose that model of property ownership.

Please take some time to consider the effect of the changes already in place before enacting more regulations that will further damage the relationship between landlords, the City of Portland, and tenants.

Thank you for your hard work.



Steve Whitson

Kristin Bassett

Questions about the Security Deposits: Pre-paid Rent

Subsection A. Does this limit additional pet deposits?

Subsection C. 1. If a tenant breaks an appliance, will the cost to repair it be depreciated? Or can the actual repair cost stand? If a landlord replaces an old appliance with a working appliance of similar type and age, will that also need to be depreciated?

Subsection C. 3. How does this relate to section C. 1.? Do they conflict?

Subsection C. 4. So, carpets can no longer be cleaned per ORS 90/300(7)(c)? Because that includes cleaning the whole carpet, not just spot cleaning. Carpets need to be cleaned between tenancies. Tenants deserve a clean house.

Subsection D. 1. What is the definition of Commencement Date?

Subsection D. 1 "An unresolved dispute as to the condition of the Dwelling uUnit as of the Commencement date shall be resolved in favor of the Tenant." Why? They can just say that the place is a wreck.

Subsection D. 3. How does this work? It's unclear. It's hard to know how much it will cost to repair an appliance. I don't understand this itemization. Additionally, tenants will be charged during the tenancy if it's discovered that they've broken an appliance, however they usually just claim that it "stopped working" and we repair it.

Additionally, how can Landlords prove that labor costs are reasonable and consistent? I use really good vendors, sometimes they're more expensive, but they work faster, and solve problems economically.

Subsection E. What if the addresses change, and it's not readily apparent? It seems we could be easily liable for a big penalty over a technicality.

Subsection F. What if I'm on vacation? This could be two or three weeks in case Landlords are on vacation when a notice is received. It doesn't seem to be the sort of thing where time is of the essence.

Subsection G. What are some possible "costs" and their amounts that Landlords would be subject to? What is the statute of limitations on these claims?

Questions about the Evaluation of Applicants for Dwelling Units

Section D. 2. Will "Tenants with no financial responsibility", aka "Non-Applicant Tenants" have no financial responsibility if the "Applicants financially responsible for the Dwelling Unit" leave? It needs to be clear that all applicants over 18 will be held to the terms of the lease.

Section D. 2. a. About how much is 80% MFI? I have between \$4400 and \$5800.

I'd like to confirm that Subsection D. 2. d., per the use of "may" is optional, and that I will not be forced to contract with a cosigner, or guarantor?

If one partner is the financially responsible applicant, and the other has an enormous debt to income ratio, for example, for which the financially responsible person is responsible, how can we learn this without screening both of them? I need to know debt to income ratio. I've had apparently very wealthy people apply to rent from me, but in spite of high income, they were living off of credit cards, with monthly payment obligations higher than their income. I denied them per my screening criteria. I believe this kept me from having to evict them.

D. 4. b seems to conflict with or at least need comparison with D. 2. If we can't screen them, how can we deny them?

Per Subsection F. 1. If an applicant fails to include Supplemental evidence can the denial can be based on the Landlord's criteria alone?

Subsection H. What is the statute of limitations on the damages against landlords? If a landlord makes a mistake, what are some examples and amounts of "actual damages" that a tenant might face, and a landlord would have to pay?

Corrina D'Annibale

My name is Corrina, and I am an office manager for a residential property management company in NW Portland. I know that the proposed changes to city ordinances regarding security deposits and applicant screening are being considered because we want to **help** renters, but I believe they would be detrimental to landlords, their employees, and their residents. These amendments aren't pro-tenant; they are just unreasonably anti-property owner. If these changes are approved, property owners budgets and staff will be strained, which will also impact renters.

Please vote no on these amendments.

Regarding Amendments to code section 30.01.86

- 1) C.3 The proposal to inquire about general disabilities would force property owners to break federal fair housing law every time they give or receive an application to a prospective resident.
- 2) D.2. The proposal to allow residents to choose who will be financially responsible does not take into account who will be responsible for monetary or physical damages should the responsible resident leave and another remain.
- 3) D.1.b If property owners cannot decline applicants who have not repaid for any amount of property damage, it puts them in unfair financial risk. Public record of unpaid damage to property is an accurate indicator of future property damage.
- 4) D.1.c.1 Property owners should have the right to reject applicants who do not care to follow rules or who have a history of wasting the time, money, and human resources of property owners.

Regarding Amendments to Code Section 30.01.87

- 5) C.1. Implementation of exact itemized list of appliances, fixtures, and equipment and their cost will be extremely costly and time consuming for property owners, and may be impossible when it comes to historic fixtures that are not replaceable.
- 6) C.4. There is no mention of hardwood, vinyl, or linoleum floors, only carpet
- 7) C.6. Cleanliness is not "wear and tear." If property owners supply residents with a clean apartment, it should not be unreasonable to expect it to be returned in that same condition.
- 8) D.1. Requiring property owners to hire a third party to assess the unit is expensive and onerous. It would be a waste of staff time to create a written report for each unit and update it every time there is a work order or any other repair in the apartment instead of allowing photos as a baseline.

- 9) D.3. For property owners with many units, it may not be feasible to know exactly how many apartments one can walk through in a single day, and therefore scheduling the exact date and time of a walk through and giving 24 hours notice is not always possible. This would be especially difficult for a manager or property owner with disabilities (of which I count myself).

In conclusion, the additional financial, material, and labor strains of the responsibilities laid out in these proposals will cause a shortage of skilled managers and admins who wish to go into the property management industry. More mom and pop owners are going to have big corporations manage their rentals and they will provide fewer upgrades to apartments and amenities, as well as raising rents up front.

Thank you for listening and for your consideration.

Moore-Love, Karla

From: Daniel Valliere <DValliere@reachcdc.org>
Sent: Wednesday, May 29, 2019 4:19 PM
To: Council Clerk – Testimony
Subject: RE: Testimony on FAIR - 5/29, 6pm
Attachments: REACH City Council Testimony May 29 2019.pdf

Apologies, replacing my first submission sent earlier today (due to a typo).
Correct version attached. Thanks for replacing if possible.

Daniel Valliere
Chief Executive Officer

REACH CDC

4150 SW Moody Ave. | Portland | OR | 97239
Office: 503-501-5730 | Cell: 503-519-2033
Fax: 503-236-3429

[Facebook](#) | [YouTube](#) | [Twitter](#) | [Instagram](#)

From: Daniel Valliere
Sent: Wednesday, May 29, 2019 3:53 PM
To: cctestimony@portlandoregon.gov
Subject: Testimony on FAIR - 5/29, 6pm

Attached is my testimony for tonight's Council session on FAIR, May 29th at 6pm.
Thank you.

Daniel Valliere
Chief Executive Officer

REACH CDC

4150 SW Moody Ave. | Portland | OR | 97239
Cell: 503-519-2033

Testimony before Portland City Council
Dan Valliere
REACH Community Development
May 29, 2019

In September 2018, REACH signed onto a public statement with seven other organizations to share our concerns about the FAIR ordinance on tenant screening and security deposit regulations.

REACH supports the general objectives of the proposed ordinance – creating a more inclusive and equitable rental market and advancing the generational efforts to up-root discriminatory practices and patterns that are still clearly visible in our rental market.

There have been significant changes to the policy that constructively address many of the concerns expressed in September 2018.

Nonetheless, REACH continues to advise modifications to FAIR, due to concerns about the cost, complexity and possible unintended consequences. REACH believes some aspects of the proposal are at a level of detail that is best codified via administrative rules rather than city code. An alternative sequence for this policy would be for the Housing Bureau (PHB) to complete its work establishing a rental licensing process and then for Council to authorize PHB to create many of these proposed regulations administratively, including methods for monitoring and enforcing compliance. This would make it easier to make modifications and to iterate more quickly as we learn from the experience with these new regulations.

The proposals before you today represent a bold and ambitious agenda, unlike any local policy that I am aware of in the U.S. You have the opportunity to implement this policy in a sequential, and iterative way, recognizing that it is unlikely that a proposal this bold will get it right the first time. Done in this manner, you could position Portland as a national leader in changing the way rental markets function in this country. On the other hand, if you proceed with a detailed, prescriptive code draft, and before a rental registration process is in place, then there will be fewer opportunities to iterate. This could have un-intended consequence of leading many landlords to raise rents due to confusion and uncertainty with the new rules.

As an example, I believe the current security deposit draft could make it impractical for landlords to use the deposit to cover legitimate damage to units – based on the complex condition report process including possible required third party verification. And also the uncertain definition of “discrete impacted area” may limit ability to use security deposit as protection against legitimate damage. This is a term for which I have not seen any legal precedence.

I still believe the work on FAIR has been worth the effort. But I recommend that Council divide the current proposal into parts as others are advising . I believe the security deposit regulations could be revised most quickly and then moved to passage. And then focus on the screening proposal after PHB launches its landlord registration process, which should also be accelerated.

Thank you for leading in these times and for keeping equity at the forefront.

Moore-Love, Karla

From: Sue Scott <renewablefitness@comcast.net>
Sent: Wednesday, May 29, 2019 4:44 PM
To: Council Clerk – Testimony
Subject: screening, rent control and security deposits unfair to landlords

By Sue Scott

The city is using legislation and threats of huge penalties, fines and fees to put the housing crisis on the backs of those who provide housing.

The proposed regulations for tenant screening and security deposits are 40-plus pages of verbiage and mandate huge fines only to rental providers. This will greatly increase risks for landlords.

It's not fair.

Worse, the new proposals hit small investors hardest. That's all wrong too. It is the mom-and-pop Portland landlords who are consistently most flexible with tenants. The big out-of-state providers are already here, and evictions are part of best practices for them in protecting their investors and bottom lines.

There are no risks here for the city. It makes the rules and dictates fines. It doesn't offer to share the risk and gives us little or no respect Senate Bill 608, which imposed statewide rent control and prohibited landlords from ending most leases flew through all public hearings, and its legislative backers accepted no changes. While the proposed screening and security deposit regulations have had some small changes, it seems the policy as a whole is going down this same intractable path, which will only make the market worse for renters.

Portland City Commissioner Chloe Eudaly especially seems to enjoy pitting renters against the "evil" landlords that maintain the homes and safe places renters live in. We are apparently the biggest easy target. As landlords, we do not have enough political power or numbers. The us against them attitude needs to stop. A workable and sustainable solution needs to be a shared solution.

Writers of these regulations should include all sides. Tenants, housing providers (large and small), financial institutions, and non-profits. The changes must result in sustainable housing for our great city.

And what about property rights?

The city now says we must accept applicants who may not be able to afford the rent or are felons in our properties.

Felons are not a protected class, like race, gender, religion, families with kids, sexual preferences, service dogs, disabilities etc. etc. And tenants who are financially vulnerable are a great risk for any landlord.

As property owners, responsible for the debts and expenses related to those properties, we should have protected rights to assess the financial risk we are willing to take. We pay taxes, mortgages, repairs, legal and all other costs. It takes several years to break even on most properties. For most of us, the big financial rewards come only at the end of our careers and are part of our retirement.

There are more equitable, broader-based solutions that the city should consider.

I was asked what broad-based ideas I suggest so here is my list

- Check out how Mercy Housing does affordable housing. Provide job resources, job training, life skills classes, budgeting help etc., so tenants are successful and have long term tenancies.
- Provide more housing. Incentivize developers, especially "impact investors", (community-oriented investors who take smaller returns and no public subsidies, but still provide affordable units in their projects). City should give commitments priority in development, decreased development costs and hurdles, or tax credits.
- Spreading this housing solution throughout the city is a much better result than just building large tenements in "poor" neighborhoods, destined to be future ghettos, and shunned by all. Europe has this kind of model; it works well and makes for a healthier and more diverse city.
- City should create more home ownership. Help residents become or stay home owners. Grants for down payments, repairs, and to develop ADUs (alternate dwelling units).
- City should legislate that employers follow same rules as landlords; hire felons. The State could expunge felony records when there has been no new offenses after 3 or 7 years.
- Legislate ways to reign in price increases at grocery stores, pharmacies, health insurances, and schools doing business in our city or state.
- Encourage/incentivize subsidized tenants to respect the properties they live in. Encourage them to work more, or volunteer, or when successful, perhaps do peer counseling. . This would leave more money to help others.

Build more housing. Stop Rent Control, it's only driving out investors.

About the Portland landlord author:



Sue Scott is a Portland landlord and owns 25 rental housing units in Portland. She lives in Happy Valley. She wrote this letter to Oregonlive.com.

Moore-Love, Karla

From: Molly McGrew <mollygellatly@me.com>
Sent: Wednesday, May 29, 2019 4:51 PM
To: Council Clerk – Testimony
Subject: [User Approved] Testimony in regards to: 30.01.86 Evaluation of Applicants for Dwelling Units.
Attachments: ScreeningCriteriaTestimony.docx; may 29 city of portland .docx

Good Evening,

We are submitting testimony on behalf of members of Multifamily NW.

Thank you,

Molly McGrew
Principal Lobbyist
Mmc Consulting & Government Relations
15171 SW Bangy Rd Suite 116
Lake Oswego OR 97035
971.226.0182
Molly@mmcgrsolutions.com

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May 29, 2019

Portland City Council
1221 SW 4th Avenue
Portland, Oregon 97204

RE: 30.01.86 Evaluation of Applicants for Dwelling Units.

Dear Mayor Wheeler, Commissioner's Hardesty, Fritz, Fish and Eudaly:

I am one of the larger members of Multifamily NW and have elected to send this testimony anonymously.

We are a team of property managers, project developers, accountants, and consultants who share a passion for helping our neighbors secure high-quality housing. Since our founding in 1974, we have infused attentive care for our clients, their residents, and our employees into everything we do.

We currently provide property management and real estate services to approximately 200 properties throughout Oregon and Washington, specializing in all market segments. We also lead our market in providing property management, development and consulting services to the affordable housing market as we have done since our inception. Our goal is to provide the highest quality experience to all of our residents, clients and housing partners.

For the last 18 months, we have tried to be included in conversations around the importance of balancing the stated desires of the City Council, as it pertains to increasing the supply of affordable housing while simultaneously reducing barriers to access. We've provided alternatives to help guide our desire to be inclusive participants with the realities of what it really costs to develop or maintain affordable housing, so that people can remain in their housing units.

Unfortunately, through multiple iterations of the proposed screening and deposit ordinances we've arrived at a place that it is unworkable for rental housing providers in all market segments. It's unfortunate because if we could continue the conversations in a meaningful way that addresses all aspects of housing, inclusive of how we have successfully address issues of equity and inclusion in much of our affordable housing portfolio, we might be able to arrive at a reasonable solution for all of us.

With that in mind, I'm here today to provide testimony as it specifically relates to the housing of individuals and families that are experiencing transition in their life. This could

be, as example transition from homelessness, incarceration. Based on my extensive knowledge of operations around criteria and the mechanics of screening around criteria, I believe the proposal in front of City Council will indeed make it more difficult for these folks to find affordable housing solutions. I'm particularly focused on this area as I believe that there have been assumptions made on both sides that don't contribute to a productive dialog about easing the pain of housing transitions and ensuring that there are financial mechanics and wrap around services to ensure residents and housing providers alike can create success.

Thank you for taking the time to hear my testimony. We would appreciate your re-consideration of your proposals.

May 29, 2019

Portland City Council
1221 SW 4th Avenue
Portland, Oregon 97204

RE: 30.01.86 Evaluation of Applicants for Dwelling Units.

Dear Mayor Wheeler, Commissioner's Hardesty, Fritz, Fish and Eudaly:

My name is Jim Rostel, I am part of the executive team at Anchor NW Property Group. We own and operate 23 multifamily properties on the east side of Portland with 4 more multifamily properties scheduled to open in 2019. Over the next 2 years we anticipate opening 10 more buildings giving us a total portfolio of over 2,200 units. We are a local company that takes pride in providing housing solutions for the Portland market.

I think it is important to point out that everyone in this room, from tenants to developers to property managers, agrees on one key concept: We all want a healthy housing market. The means to which we achieve that end is where we find our differences. Does the current proposal entitled "Evaluation of Applicants for Dwelling Units" foster a healthy housing environment? I am here to submit to you that the current version of this proposal will create significant and irreparable damage to the health of our housing market.

- 1) **Undue operational burden:** Specifically, section C, (notice of dwelling unit availability) of the final draft will deter and/or eliminate automated advertising and application processes. Current software and advertising platforms do not provide for specifying an opening date and time for which applications can be accepted nor do they allow control of when on-line applications can be accepted. Because nearly 100% of our applications are filled out and submitted on-line, we will not be able to comply with regulations that dictate when we can and cannot accept applications. In addition, the 72-hour waiting period will only serve to create confusion and frustration amongst prospective tenants and will require additional labor to manage these issues.
- 2) **Undue increase in risk:** Under section D (Financial Responsibility of Applicant), a Landlord cannot require an income greater than 2 times the rent. This is a standard that meets the definition of "severely rent burdened." In fact, members of our current City Council have argued that rent in excess of 30% of a tenant's total income constitutes a rent burden and this is per se an element of the housing crisis. Moreover, this standard does not consider the prospective tenant's debt load beyond housing. When considering a tenant's ability to pay, a Landlord should be able to take into consideration additional debt such as car payments, loans, and credit cards and have the ability to require greater income when the prospects financial profile warrants it. Forcing Landlords to approve tenants that are severely rent burdened significantly increases the risk of a negative outcome and will result in a greater number of evictions.

- 3) **Vagueness:** Throughout the document we find several areas that are vague and will cause undue confusion for both prospective tenants and landlords. Good public policy is clear and precise. While we do understand that laws inherently have some room for interpretation it behooves everyone to eliminate as much vagueness as possible. When looking at the individualized assessment portion of the document (sectionF) landlords are given an list of supplemental evidence that are largely undefined. As a professional property management company, we want to comply with all governing laws. Unfortunately, when laws are poorly written it makes our job very difficult and opens the door to frivolous lawsuits.
- 4) **Does this provide a solution?** Clearly there is a need for more affordable housing within the Portland market. There is a disconnect, however, in how lowering threshold criteria within market rate and luxury apartments will address this need. In fact, we fear that this will serve to create more severely rent burdened tenants and greater eviction rates. The economic and social costs of this proposal will far outweigh any potential benefit. We can and should do better than this!

Given the issues that the current proposal presents, I am here to tell you that from a developer's standpoint we have already began discussion on how and if we want to continue to build additional rental housing for the Portland market. We have discussed building in alternative markets such at Boise or changing our focus from residential to lower risk options such as retail. While we currently have plans to build our portfolio out to 2,200 units, we have nothing in feasibility and the political climate is the main reason why.

Thank you for taking the time to hear my testimony.

Sincerely,

Jim Rostel
Anchor NW Property Group

McClymont, Keelan

From: Samuel Diaz <sam@friends.org>
Sent: Wednesday, May 29, 2019 1:30 PM
To: Council Clerk – Testimony
Cc: Pamela Phan
Subject: Support for Strong FAIR Proposal
Attachments: Diaz Supports CAT's Priorities and Approach on Screening Criteria.pdf

Good afternoon Mayor Wheeler and City Eudaly, Fish, Fritz, and Hardesty,

Please find attached my written comment regarding the following items for your consideration:

512 TIME CERTAIN: 6:00 PM – Add Evaluation of Applicants for Dwelling Units to include renter protections in the form of screening criteria regulations (Previous Agenda 483; Ordinance introduced by Commissioner Eudaly; add Code Section 30.01.086) 2.5 hours requested for items 512 and 513

[Item 512 Proposed Substitute](#)

513 Add Security Deposits; Pre-paid Rent to include renter protections in the form of security deposit regulations (Previous Agenda 484; Ordinance introduced by Commissioner Eudaly; add Code Section 30.01.087)

[Item 513 Proposed Substitute](#)

Thank you,
Sam

--

Samuel Diaz

Director of Community Engagement

(503) 497-1000 x137

sam@friends.org

(he/him/his)



133 SW 2nd Ave, Ste 201

Portland, OR 97204

friends.org

Support a beautiful, bountiful Oregon for generations to come...[join us today!](#)

May 29, 2019

Dear Mayor Wheeler and City Commissioners,

My name is Sam Diaz, currently a renter living in Northeast Portland. I have lived in Portland for four years and have moved five times. In short, my housing situation reminds me of musical chairs.

I learned about FAIR through my work at 1000 Friends of Oregon from Community Alliance of Tenants (CAT). CAT represented my personal concerns in its proposed policy priorities as a renter, especially in the screening criteria's income threshold and deposit elements.

I have two reflections living as a renter. First, I face a hurdle in paying for upfront move-in expenses in one fell swoop. Second, I am able to afford places with higher rents than I currently qualify for under the 3x monthly income requirements because of my lower than national average transportation and food costs. If the City lowers the income threshold and deposit requirements, I will have access to more housing options than I currently have. As I did more research, I realized that the City has an opportunity to recalibrate the screening criteria to respond to the number of barriers that my generation faces.

My story as a renter is one of 44.7 million Americans with student loan debt¹. My story is one of millions of a generation who are "less likely to own a home by age 30, and for those who do, face a higher mortgage debt burden than the previous generation²." And, I understand my story as a Mexican-American renter is different, too, because for those who do own a home, the "percentage of whites purchasing a home by age 30 is significantly greater than Hispanics and nearly double that of blacks³."

I work on housing affordability and availability in my day job with 1000 Friends of Oregon and the Portland for Everyone coalition. I see an essential connection between allowing more housing options in all neighborhoods of our City and making sure the screening criteria strikes a balance between what people can afford month-to-month without taking away a landlord's assurances in renting. 3x the monthly income is not striking the balance. 2.5x the monthly income is still not striking the balance. I write in support of Community Alliance of Tenant's stronger, more effective approach to increase access to housing people, especially black and brown people, can afford.

I urge you to strengthen the FAIR standards to make the City of Portland a city for the future.

Thank you for your leadership on these needed, important changes and opportunity to provide comment.

Sincerely,
Sam Diaz

¹ Nearly four in 10 Americans (37%) aged 18 to 29 have student debt. Pew Research Center. 2017. <https://www.pewresearch.org/fact-tank/2017/08/24/5-facts-about-student-loans/>

² 48.3 percent of those born between 1957 and 1964 owned their home by the age of 30 compared to 35.8 percent of those born between 1980 and 1984. Stanford Center on Longevity, *Seeing our way to financial security in the age of increased longevity*. October 2018. Page 4. <http://longevity.stanford.edu/2018/10/22/seeing-our-way-to-financial-security-in-the-age-of-increased-longevity-2/>

³ *Id* at Page 4.

McClymont, Keelan

From: Alan DeLaTorre <aland@pdx.edu>
Sent: Tuesday, May 28, 2019 3:36 PM
To: Council Clerk – Testimony
Subject: Fwd: Written Comments: 30.01.86 Evaluation of Applicants for Dwelling Units

Dear City Council and staff,

I am writing to you today with respect to ordinance 30.01.86: Evaluation of Applicants for Dwelling Units. Although the proposed ordinance is well-intentioned, there are some concerns that I would like to express:

- First, with respect to the Notice of Dwelling Unit Availability (C1a1), I question the utility of the current proposal's requirement for landlords to advertise a Dwelling Unit's availability "at least 72 hours prior to the start of the date and time the Landlord will begin processing applications." In an age of digital marketing, it seems that advertising the availability of the unit as soon as possible (rather than 72 hours before its available) would assist people searching for a unit. If there was a way to encourage posting as soon as possible, that would be ideal for those in search of housing, especially those in search of accessible housing.
- Second, with respect to Applications Received in Response to an Advertised Notice (C2a2) I have concerns that the ordinance details applications received earlier than the Open Application Period would require landlords to "record the date and time of such complete applications as 8 hours after the start of the Open Application Period." This appears to be an unnecessary punitive action that may harm those it intends to help. Although I do not have a clear solution, I encourage you to consider the negative impact this provision may have on people with temporary or intermittent access to online services. If they are only able to access an application for a couple of hours prior to submission, should they be penalized for an early application.
- Finally, I strongly encourage you to support future action and/or support that would revive an accessible housing list or database (i.e., a coordinated sheet/database that would highlight the available unit, the type of accessibility within the unit, and other pertinent factors.

Sincerely,

Alan

--
Alan DeLaTorre, Ph.D.
Research Associate
Coordinator - Senior Adult Learning Center
Co-coordinator - Age-Friendly Portland & Multnomah County initiative
Institute on Aging | College of Urban and Public Affairs | Portland State University
[503.725.5134](tel:503.725.5134)

McClymont, Keelan

From: Lisa Long <highfiveprop@icloud.com>
Sent: Sunday, May 26, 2019 10:21 AM
To: Elizabeth
Cc: Wheeler, Mayor; Commissioner Fritz; Commissioner Fish; Council Clerk – Testimony
Subject: Criminal screening and security deposits.

Mayor Wheeler and City Council Members,

Please include this testimony to be included in the public record.

I am writing to voice my opposition to the upcoming proposal to be considered by City Council concerning Screening Criteria for prospective renters and the upcoming Security Deposit proposal

I am a 5ft 2" tall middle aged woman who works alone. I have not been trained in corrections or as a probation officer. I am not prepared to evaluate the severity of past criminal charges, and I do not want to put my tenants, vendors, or myself at risk.

If City Council feels that they cannot deny this proposal, PLEASE! delay your vote for one year.

That will give property owners time to sell their rentals, and Property Managers time to shutter their businesses.

The screening proposal **clearly discriminates** against current tenants, property managers, property owners, and service providers. The proposal is short sighted and puts many individuals, **particularly women**, at risk.

I work with a number of small vendors who I consider friends. Some are folks in the 60s who work alone. Some are relatively new to this country and have young families. I care about these people. I don't want to ask them to provide service to a tenant who has a criminal history that I would not have accepted based on my own criteria.

And let me add here that the current industry criminal criteria is very reasonable. If an applicant has misdemeanor dating back to their late teens, I dismiss it. If an applicant has a 5 year old assault charge, I deny them to protect my tenants, my vendors, and myself. I am a support system for my tenants. I have a personal relationship with all my tenants.

Our relationship is based on trust. I trust them to pay their rent and maintain the unit. My tenants trust me to provide housing, service, maintenance, and SAFETY.

I understand that those of you in the rarified halls of City Council may not have a great deal of experience protecting victims of domestic violence. But as a property manager I am responsible for the safety of my tenants. The proposed screening policies will without a doubt endanger my domestic violence victims. Abusers are very crafty about gaining access to victims, and your screening proposal would allow abusers to occupy the same building as a victim after 3 years.

I have had domestic violence perpetrator relentlessly pursue their victims at my units. We have changed locked, changed phone numbers, and still the perpetrator has continued to pursue their victim. **Why would you want to support a proposal that would make it even harder for women to feel safe?**

As an aside, what experience have City Council Members had with the adjudicated population? What experience or expertise in your professional lives qualifies you to dictate what is safe and what is not safe for property owners and managers in performing their jobs

I recently had a situation with some tenants that speaks to this. I rented a two bedroom unit to a couple and their friend. In time the friend moved out, and the couple asked me to screen one of their work colleagues, so he could move into their unit.

I screened the individual, and he had criminal charges which did not meet my criteria, so I denied his tenancy.

The couple allowed him to move in anyway, and then called me because he was threatening them. They had barricaded themselves into their bedroom and were afraid to come out.

This is a perfect example of how my screening criteria PROTECT my tenants. One of them knew the guy from work and thought he was a good guy. The applicant's criminal history alerted me that he was a dangerous person, and by denying his tenancy I was in protecting my tenants.

Criminals are dishonest. This guy deceived my tenants. The changes put forth in the criminal screening proposal will deny me the means I need to PROTECT my tenants who are, in fact, my clients.

This screening proposal will endanger the families, young people, and senior citizens to whom I am entrusted to offer safe and responsible housing. It is my responsibility to deny units to criminals who pose a threat to my other tenants.

Concerning fairness for screening tenants, Fair Housing Code already necessitates first come, first service screening.

Fair Housing Code includes individuals in recovery as a protected class.

However, criminals are **not** a protected class, and there is a reason for that. This is to ensure the safety of our tenants, our service people, our vendors, our neighbors, and the community at large.

Concerning evictions in the screening process, for landlords and property managers, the basic nature of our relationship with the tenant is predicated on the ability to collect rent. So naturally applicants with a history of not paying rent or damaging the property or endangering other people are in direct conflict with a relationship based on collecting rent, maintaining the property, and not being a threat to others.

It's not so easy to get evicted. Tenants are given opportunities to cure non-payment of rent and other infractions. Tenants received warnings, 72 hour noticed, and multiple opportunities to cure.

No other industry is forced to engage in a financial relationship with someone who does not meet the industry's financial criteria. Home loans, personal loans, and credit card companies, all require applicants to meet industry standards for the ability to perform financially.

Finally, I would like to address the screening proposal from a practical time management perspective. I struggle to get my applicants screened within 48 hours of submitting an application to rent. I conduct credit, criminal, and eviction screening. I check rental references and job references and strive to give my applicants a response within 48 hours.

The proposed screening criteria is a significant barrier to housing because the complexity of the numerical systems will add days to the screening process. I am a one woman office. I do everything myself. I make every copy. I make every deposit. I show every unit. I return every phone call. The proposed screening method will require me to spend an inordinate amount of time screening tenants which does not get tenants into units faster and basically takes up time that I could serving my tenants.

Mayor and City Council, hear me. My job is to get stuff rented. I want to rent my units as quickly as possible to anyone who meets an industry standard criteria of credit, criminal, landlord, and employment screening. The proposed screening method will greatly reduce my ability to get applicants approved and housed.

Finally, Mayor and Commissioners, you are setting tenants up for failure if you require that their income is only two times the monthly rent. That will not be enough income to cover the rent and living expenses. You are condemning tenants to eviction and homelessness. I understand that you have no practical experience in income to rent ratios but I do. A two times income to rent ratio will set tenants up to get behind on their rent and face violations and ultimately eviction. It is irresponsible to put tenants in units that they simply cannot afford.

1. Criminals are not a protected class. Don't ask property owners to treat them like a protected class. We are not experienced with the criminal justice system and should not be required to work with former criminals.
2. Tenants who make only 2 times of the monthly rent do not earn enough to cover the rent. This will result in more evictions due to non-payment of rent. This is not a personal assessment. It's simply a well established mathematical ratio of rent to income which leaves tenants at a disadvantage. This criteria will harm tenants rather than support them.
3. Landlords deny housing to parties with criminal histories for the safety of their other tenants and themselves. This applies especially for victims of domestic violence whose abusers are often ruthless and crafty.
4. This proposal denies property owners their right to regulate their private property. No other industry experiences similar controls on qualifying subjects. Industry standards are applied for obtaining a loan for car or a credit card. Mortgage companies apply industry standards for loan applications and government insured loans have federal standards. This proposal discriminates against private citizens who own and rent property.
5. The sheer amount of time it would take to implement the proposed systems of credits and debits is in itself a barrier to housing. It is an inefficient, lengthy system which will delay approving applicants.
6. If Portland's city council seeks to provide housing for people with criminal histories, past evictions, or who make less than 3 times the rent then city council should find a means for providing public housing for these parties. It is NOT the responsibility of private landlords to house City Council's choice of tenants. City Council is discriminating against one industry in trying to regulate our criteria for vetting tenant.

On a final and personal note, speaking as a small landlord who has worked in property management for over twenty years, haven't you put us through enough? Landlords cannot vacate tenants after the first year of tenancy. How is it ethical or logical to force landlords to rent to prospective tenants with criminal histories, histories of eviction, or who do not make adequate income to cover the rent if they must continue to rent to these tenants indefinitely. Clearly this will result in more evictions, more notices for cause, and more importantly more legal fees for both landlords and tenants.

The only party that will benefit from the proposed enormously complex screening criteria will be attorneys. The penalties are draconian. No landlord is going to take action without legal representation.

The proposed changes to the screening criteria will make it harder for landlords to rent property in a timely manner, will endanger current tenants and service providers, and are directed at making it impossible for landlords to conduct their business in a professional and safe manner.

SECURITY DEPOSITS

I implore you to vote against the proposal to restrict security deposits.

I am writing to provide testimony regarding City Council's proposal to limit security deposit amounts on rental property.

I charge the equivalent of one month's rent in a fully refundable security deposit which is kept in an CTA account until the tenant vacates.

I collect an additional refundable deposit for cats and dogs.

I collect the security deposit in advance to hold the unit for the tenant.

I do NOT collect first and last's month's rent up front. First month's rent is due the day the tenant's lease begins and is pro-rated accordingly.

If I have an applicant apply who has bruised credit, I will qualify them by collecting last month's rent up front. In this way I can assure the property owner that rent will be paid while still offering the unit to an applicant with less than acceptable credit.

This policy allows me to qualify applicants who have had a short sale or damaged credit due to a divorce or medical collection.

In the event that City Council prohibits property managers from collecting a security deposit of 1 months rent as well as last month's rent, I simply could not rent to individuals with damaged credit.

There is a misconception among City Council Members that landlords do not want to rent units to tenants. Nothing could be farther from the truth. My job is to rent units to tenants. I want my vacancies occupied as quickly as possible. I seek out ways to help tenants qualify for a unit whether it is with an additional deposit or a co-signer.

City Council's constant intrusion into the daily operations of my business only makes it harder for me to rent units to tenants which is my job. I do not make any money on vacant units. I am paid by my owners only for occupied units.

Furthermore, all landlords are required to forgive normal wear and tear when tenant vacates a unit. Charges against the security deposit are only for damages to the unit.

The real purpose of this impractical and poorly conceived proposal is to make it so difficult and time consuming for landlords to follow all the ridiculous rules that tenants can easily find an error and collect a thousand of dollars in damages from the landlord.

This proposal is designed to punish landlords simply for being landlords.

Rental property is a personal asset. To protect that asset, landlords require a security deposit to ensure that the condition of their asset will be maintained. This is a common practice in all industries where an asset is rented by another party. When you rent a car, a tuxedo, a bicycle, a deposit is required.

If a tenant is not in agreement with a landlord over deductions from a security deposit, there is already a means for having an impartial party resolve the issue. **Small Claims Court.**

So why reinvent the wheel with this proposal?

The only logical reason for imposing enormous penalties on the landlord for failing to adhere to the terms of this incomprehensible bill is to create a payday for tenants.

Again I ask City Council, haven't you put us through enough? Rent control is now a statewide law and the Portland Rental Ordinance is still in effect. Portland landlords are required to sign up on a rental registry and file business taxes. We have tons of new paperwork and requirements to negotiate through. Enough is enough. City Council is changing rental laws faster than our professional agencies can revise the paperwork. This is not a crusade to enhance the experience of tenants. It is a crusade to persecute landlords.

Landlords and property managers are people too. We have families, pets, neighbors, and grandparents. We are not faceless caricatures with little moustaches and capes telling poor damsels "you must pay the rent."

In the last two years the City of Portland has demonized landlords and property owners. This is a very dangerous perspective. Do you remember a similar situation when a particular service industry was demonized? It didn't end well.

It's time to take a step back and allow our industry to adjust to the new regulations of rent control and stop punishing and extorting property owners under the guise of advocating for tenants.

Please let me and the others in my profession do our business. I have been a property manager for 20 years and my business practices are honed to get tenants into rental units and keep them happy while they occupy.

Sincerely,

Lisa Long

McClymont, Keelan

From: Orlando Lopez <orlando@opalpdx.org>
Sent: Thursday, May 23, 2019 2:06 PM
To: Council Clerk – Testimony
Cc: Bertelsen, April
Subject: Written Testimony
Attachments: 82nd Ave. Written Testimony.docx

My written testimony in support of the 82nd Avenue Plan

Orlando Lopez Bautista, Bus Riders Unite Organizer

OPAL Environmental Justice - <http://www.opalpdx.org>

3202 SE 82nd Ave., Suite B

Portland, OR 97266

orlando@opalpdx.org | office: (503) 774-4504 | cell: (503) 984-8487

(My gender-pronouns are: him, he, his)

To accommodate our organizing work my schedule is Tuesday-Saturday.

To the Mayor and honorable Portland City Council members,

My name is Orlando and I am a community organizer with OPAL Environmental Justice Oregon and Bus Riders Unite. I would like to express my full support for the 82nd Avenue plan that PBOT has been working on. This plan includes projects, policies, and recommendations that residents in East Portland have been pushing for a long time that will make this corridor safer, and more walkable and accessible for our communities.

You all know that six of the city's High Crash Intersections are along 82nd avenue, and that these crashes involve pedestrians, cyclists, and other vehicles. This is due to lack of bike lanes, safe crosswalks, lighting, among other things that would make this corridor safer. I regularly see people riding their bikes on the sidewalks and people crossing the middle of the street trying to catch the bus. It is always a relief to see people across, but this can all be avoided by taking action and implementing the recommendations found in this plan.

Line 72 which drives on 82nd Avenue is one of the most diverse and most used transit lines in the whole TriMet system. This line is a workhorse for TriMet but has struggled to remain on schedule due to the increasing congestion that we are seeing across the region and on 82nd Ave. Prioritizing transit in this corridor would help improve their on time performance which will increase their appeal as an alternative to using our personal vehicles as a transportation option. Public transit will help Portland achieve our climate change goals only if we make the necessary investments to improve its on time performance and this is the area in which the city can help the most.

This plan offers a lot of exciting projects that our communities have been asking for and look forward to them being realized in the near future. We look forward to continue to work with PBOT and the city to make these improvements in East Portland to make our communities safer, livable, vibrant, and healthy.

Sincerely,

Orlando Lopez Bautista

Community Organizer

OPAL Environmental Justice

Bus Riders Unite

481

189580

McClymont, Keelan

From: Izzy Armenta <izzy@oregonwalks.org>
Sent: Thursday, May 23, 2019 11:13 AM
To: Council Clerk – Testimony
Subject: 3/25 Agenda Item 481 +482 Testimony
Attachments: 82nd Ave Testimony - Oregon Walks.pdf

Hello, attached is our testimony for agenda items 481 and 482.

Thank you,

--

Izzy Armenta
Transportation Justice & Communications Manager
Pronouns: he/him/his



www.oregonwalks.org

[2420 NE Sandy Blvd., Suite 105, Portland, OR 97232](https://www.oregonwalks.org/2420-NE-Sandy-Blvd-Suite-105-Portland-OR-97232)

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May 22, 2019
82nd Ave Plan Testimony

Mayor Wheeler and Commissioners,

I appreciate the opportunity to provide comment on the 82nd Ave Plan and the 82nd Ave Study. My name is Ismael Armenta and I'm with Oregon Walks. Oregon Walks is the state's non-profit, membership-based pedestrian advocacy organization and we work to ensure that walking is safe, convenient and accessible for everyone.

We believe these studies presented today contain recommendations that should be adopted so that we can transform one of our city's deadliest roads into a vibrant civic corridor that better serves those who live on or near it. These recommendations found in these studies will also help our city reach its goals set out in our Vision Zero Action Plan, Climate Action Plan, and 2035 Comprehensive Plan.

Some of the elements that we support include the prioritization of roadway safety and street connectivity that will help address pedestrian and bike safety. 82nd Ave is a dangerous corridor for all road users and safety is of absolute importance that needs to be addressed. 82nd Ave alone has 6 of the city's 30 high crash intersections.

We also support the changes to the right of way dedication as this will help in the ability to provide future safe pedestrian and bike facilities and improved transit that is currently heavily used. The current limited public right of way creates unsafe and inaccessible conditions, especially for those with limited mobility. Allowing the ability to increase the public right of way is critical to the creation of safe walking facilities.

We strongly support the development of a plan for jurisdictional transfer between the Oregon Department of Transportation and the Portland Bureau of Transportation that also includes a plan to identify ways to fund the cost associated with jurisdictional transfer. We believe this is a crucial factor to transform 82nd Ave into a corridor that meets our city's standards and functions as a corridor that brings neighborhoods together rather than acts as a physical barrier as it currently exists.

Oregon Walks believes any plan and investment in transportation infrastructure must have corresponding plans and investments in anti-displacement programming and infrastructure. 82nd Ave is one of our most diverse and vibrant corridors and a plan MUST guarantee that improvements do not come at a cost of undue displacement.

While these are only studies, adopting these recommendations provide the city and its bureaus to better plan and develop 82nd Ave into a corridor that is safe AND accessible to everyone.

Sincerely,

Ismael Armenta
Oregon Walks

McClymont, Keelan

From: Hayden Miller <hayden.j.miller@multco.us>
Sent: Monday, May 20, 2019 4:51 PM
To: Council Clerk – Testimony
Cc: Chris Fick
Subject: Multnomah County Testimony -- Fair Access in Renting
Attachments: FAIR LOS - MultCo 5.20.19.pdf

Hello,

Attached, you will find a letter in support of the Fair Access in Renting proposal before City Council this week, from Multnomah County Chair Deborah Kafoury and Commissioners Sharon Meieran, Susheela Jayapal, and Jessica Vega Pederson.

Please let me know if you have any questions.

Best,
Hayden Miller

--

Hayden James Miller
Constituent Relations & Policy Liaison
Commissioner Jessica Vega Pederson
Multnomah County--District 3
Pronouns-- Him, His, He or They, Them, Theirs

503.988.5217--Office
971.401.2099--Cell
Hayden.J.Miller@multco.us



This email was encrypted for your privacy and security



Multnomah County Board of County Commissioners

501 SE Hawthorne Blvd., Suite 600
Portland, Oregon 97214
Phone: (503) 988-5217
Email: district3@multco.us

May 20, 2019

Mayor Wheeler and City Commissioners,

As the primary social service provider in our community, we know how critical access to stable housing is for vulnerable families and individuals. Safe, stable and affordable housing is the cornerstone of a truly inclusive community. It helps people heal and thrive. This is why we strongly support the Fair Access in Renting (FAIR) proposal before you.

For many in our community, the shortage of available housing has driven rents to unaffordable levels. Currently, there are an estimated 56,000 rent-burdened households in the Portland Metro Area. This means that tens of thousands of adults and children are a missed paycheck or a health emergency away from eviction, and pushed out of their communities.

But financial instability is only part of the story. The high demand for rental units has also served to exacerbate existing discriminatory practices in the rental market. The FAIR proposal seeks to address many of these practices by directly reducing barriers for people of color, justice-involved individuals, and people with disabilities through a comprehensive package of common-sense measures.

In establishing a first come-first serve application process and informing tenants of their rights, FAIR would make discrimination significantly more difficult. Similarly, revising outdated income ratio criteria in the application process would allow tenants to secure rental units in areas of their choosing, helping to stabilize neighborhoods and families, as well as reduce displacement.

This proposal also helps reduce barriers to housing for a population that has faced unjust obstacles in our community for far too long - those who have been incarcerated.

Many formerly-incarcerated individuals report either being ineligible for or denied housing, and such barriers are directly tied to recidivism and homelessness. In fact, data shows that formerly incarcerated individuals are ten times more likely than the general population to face homelessness.

This ordinance uses research-based criteria to identify low-risk characteristics that would help former offenders obtain housing and not be perpetually punished for long-past offenses. This would help reduce the cycle of incarceration and homelessness for many in our community, and help get people back in stable housing and on their feet again.

The ordinances before you also require notification of fully accessible ADA units, helping ensure vulnerable populations in our community have information about potentially suitable units.

Lastly, the FAIR proposal helps protect renters from abuses around security deposits by establishing condition reports, caps on deposits and charges for damages, and transparency around costs.

Our region's housing crisis would not be solved with a single solution. But the City and County's focus on both responding to emergency as well as addressing long-standing structural barriers is critical. Our continued commitment to high-quality emergency shelters, new affordable housing, support services and policies such as the FAIR proposal would help to address housing issues in our community for the long-term, not just temporarily.

We urge you to adopt the FAIR proposal, and thank you for your shared partnership and commitment towards housing for all.

Sincerely,



Deborah Kafoury
Multnomah County Chair



Jessica Vega Pederson
Multnomah County Commissioner



Sharon Meieran
Multnomah County Commissioner



Susheela Jayapal
Multnomah County Commissioner

McClymont, Keelan

From: Tom Skaar <tomcskaar@gmail.com>
Sent: Monday, May 20, 2019 4:51 PM
To: Council Clerk – Testimony
Subject: Fwd: Latest renter protection ordinance proposals

Please enter this into the record. Thanks

Tom Skaar

----- Forwarded message -----

From: Tom Skaar <tomcskaar@gmail.com>
Date: Mon, May 20, 2019 at 4:48 PM
Subject: Latest renter protection ordinance proposals
To: Nick Fish <nick@portlandoregon.gov>, amanda@portlandoregon.gov <amanda@portlandoregon.gov>, chloe@portlandoregon.gov <chloe@portlandoregon.gov>, <joann@portlandoregon.gov>, mayorwheeler@portlandoregon.gov <mayorwheeler@portlandoregon.gov>
CC: Chet Antonsen <chet@sgs-development.com>, Freddy Lunt <flunt@princetonproperty.com>, Greg Frick <Greg@hfore.com>, daven@hbapdx.org <daven@hbapdx.org>, justin@fishconstructionnw.com <justin@fishconstructionnw.com>, lflores@princetonproperty.com <lflores@princetonproperty.com>

Dear Mayor Wheeler and Commissioners

I write today to again speak in opposition to these rental ordinances.

At best they are a solution seeking a problem that does not exist in such a manner as to be worthy of this kind of additional regulation. And at worst they will contribute to Portland’s ever increasing housing shortage as they will do nothing to help alleviate the real causes of housing shortage and affordability issues, but instead will just be another item in an already too long list of regulations that impede the construction and management of rental housing and or discourage folks from wanting to own same.

I am reasonably certain that with adoption of these ordinances as written, when taken together with various other things already in place such as your long standing no cause eviction ordinance and the more recent state rent control legislation, that you will and perhaps already are seeing an exodus of landlords from this business. Especially the ones who own smaller numbers of units. Taken together with the effect on new applications of your somewhat recent inclusionary zoning regulations, you can be absolutely assured that developers and builders are not going to be submitting new applications in any significant number at the City in the immediate future, if ever.

Further, you all need to understand that to a large degree the crisis for which all the clamor over this matter started is quickly abating. The days of 1% vacancy rates and 10% annual rent increases appear to be behind us. The additional supply that was mostly permitted before the inclusionary zoning ordinance took effect and has been constructed over the past several years, and is still being constructed right now, has finally made a marked impact on rental market conditions. Most properties of which I am aware are in fact now experiencing near to 5% vacancy over the past 6 to 9 months and the ability to further increase rents in any significant manner is pretty much nil.

The homeless crisis that you are all hearing so much about, and seeing every day as you drive around the City, will also not be affected in a positive manner by these ordinances. A large number of those people are homeless by choice. And

many of the rest have spiraled so far down that short of requiring landlords to give them housing free of charge, there is no way they are going to be approved applicants regardless of most anything you might try to do.

In conclusion, the entirety of the screening ordinance just isn't necessary. Part of the background justification for this cites various forms of discrimination supposedly occurring but offers no specific examples or proof. Not saying it never happens, but will just about guarantee it to be very rare in occurrence, and when it does most likely never by any of the large landlords or large management companies. The more likely culprits will be the small landlords who do so out of ignorance of the laws, or more rarely perhaps on purpose, but those are folks willing to ignore the myriad of laws already existing that do a perfectly adequate job of preventing this. They will ignore your ordinances as well. So I implore you to invest your time and that of the housing bureau in enforcing existing laws and ordinances, not to create a new one that will just make it more difficult to do business in Portland and discourage rental ownership.

As for the security deposit ordinance, it too is a solution in search of a problem. As a landlord I would like nothing more than to always get my unit back in the condition in which it was at the start of the agreement with the tenant. And once in awhile that happens and in those cases the majority of the deposits are refunded.

However and unfortunately that only happens part of the time. Perhaps 30 to 40%. The rest of the time I get the unit back with damage including but not necessarily limited to, broken doors, holes in walls and doors, bleach and dye stains on carpet, pet damage to carpet including most often urine and feces which is impossible to repair, and often from tenants who did not disclose that they had a pet, on more than one occasion even human urine and feces, we presume from poorly cared for children but who knows for sure, damaged and or destroyed appliances, blinds, screens and about one in four just filthy dirty and far beyond any normal wear and tear.

And then there is also the fact that the security deposit in addition to being intended to cover damages is also meant to address monetary damages such as unpaid rent and utilities, lease break fees, improper notice fees and the like. The ordinance appears to be silent on whether these types of charges may still be assessed against a deposit. I would assume so but it should be spelled out if you insist on moving forward with this. You also should know that a significant number of tenants choose to give notice and leave without having paid the last month of rent due, thus insuring that they get the security deposit back, as most of us long ago quit collecting a last months rent deposit.

In summary, as I have pointed out above, many tenants vacate a unit and leave it in a damaged condition far beyond normal wear and tear. And that's with the screening and deposit rules that we have in place today. To any extent that you require us to take ever larger risks with tenants, we can only expect this problem to increase, as they are not all by any means model tenants. As our costs increase as a result of having to do cleaning and repairs for which we cannot go after the offending tenant, as an industry we will have no choice then but to pass these costs on to everyone. Both the good tenants and the bad. And you can expect to almost immediately begin seeing this in the form of larger rent increases than would probably otherwise have occurred. We need to be able to continue to recover ALL DAMAGES from the offending tenant, not be forced to unfairly amortize expenses across both the good and bad.

So once again I implore all of you to table this ill advised, overly complicated and entirely unnecessary set of ordinances and instead invest your time and energy in trying to find real world solutions to ever increasing housing costs which will start by finding ways to eliminate unnecessary regulations, fees and other burdens. Not creating more of them.

As before I invite any of you to contact me if you wish to have me provide any additional background or information of any kind to support my position in this.

Best

Tom Skaar Investments

--

Tom C Skaar

189580

503-720-8703

480-686-8517

208-262-9549

--

Tom C Skaar

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Moore-Love, Karla

From: Thomas, Jessica <JThomas@berkshireresi.com>
Sent: Thursday, April 4, 2019 7:00 PM
To: Council Clerk – Testimony
Subject: Testimony-Please read

Hello,
I attended the session today. I am very concerned about the lack of research into long term impact on the rental market. You should be trying the screening and security deposit regulations with the Housing Authority and other affordable housing programs before rolling this out for the general market. I feel like some of the officials have their own personal agendas to get these things through and do not realize what the long term effects will be on providing safe and affordable housing for Portland. No one is going to build here after 2020. A simple lesson on supply and demand would show that. The city is completely overstepping. I understand the pressure you must be feeling to do something and correct the homeless issues. Continuing to penalize and restrict landlords (some of us care and are not bad guys) will only make it so no one will want to invest in our town and community. That will cause a lack of housing and will drive up prices. We need help in this town with mental health issues. Why don't you direct some of this city council energy to increasing mental health services instead of making all the landlords in this town the problem?

Senior Property Managerp
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Berkshire

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Submitted by
Comm. Eudaly
04-04-2019

189580



Jones Melman

Edipoff

Alex Torres

Mario Ayala

Tony Detavio

Carlo Garcia

~~Carlo Garcia~~

Susan Knobel



**Rental Application and Screening:
Experiences and Recommended Policy Solutions**

Ideas generated by members of the Cully Housing Action Team (CHAT)

September 4, 2018

Issues people have dealt with trying to access rental housing

- Credit checks disqualify people who could be successful renters
- Overly-restrictive minimum-income limits (2X or 3X the rent)
- Hard to prove some forms of income (e.g. self-employment, contract work, gig economy)
- Application and screening requirements vary from landlord to landlord, with little transparency
- Old, irrelevant criminal background disqualifies applicants
- Lack of transparency about the order that someone's application was received, and how the landlord decides which applicant to screen and accept
- Applicants being charged application and screening fees, with no guarantee or documentation that the application is even processed and the applicant is in line for the unit
- Application and screening fees add up to a huge cost, especially in a tight rental market in which renters are forced to apply for multiple units.
- Application forms not available in applicant's preferred language
- Landlords discouraging families with children from applying, and rejecting applications from those families
- Discrimination based on race, language, immigration status
- Lack of social security number results in rejected application
- Online application forms don't allow for submission without a social security number
- New renters rejected because they don't have a rental history

Recommendations for policy

1. Application process

- a. First-come, first-served: the first qualified applicant gets the unit
- b. Create and require landlords to use a standardized application form, allowing tenants to fill out a form one time and then submit it to multiple landlords
 - i. Application form available in multiple languages
- c. Do not allow landlords to charge application and screening fees until an application is actually processed (meaning that the applicant is next in line for the unit and will get the unit if the application is approved).
 - i. Or better yet, outlaw application and screening fees. Simply make this a cost of doing business for the landlord.
- d. Require landlords to provide written documentation for why an application is denied.
- e. Do not require social security number, including on online application forms

2. Screening

- a. Require landlords to be transparent about their application and screening criteria, so applicants know what they are being judged on and if it is worth their effort to apply
- b. Limit the minimum-income and credit requirements
- c. Allow applicants to provide a personal reference on an application, in lieu of rental history (this will help new renters, those who have been out of the rental market for a long time, and those whose previous landlords were abusive or discriminatory)
- d. Background checks should be limited, and standardized, in terms of how far back they go, and what things can be considered.

3. Move-in experience

- a. Limit total move-in costs (first + last month's rent, security deposit, fees, etc.)
- b. Create standard 'move-in checklist' form that landlord and tenant fill out together to document conditions and identify things that need to be repaired prior to move-in.
- c. Third-party or appeal process to determine how much of the security deposit gets returned at move-out

4. Other

- a. Training for landlords:
 - i. Tenant-landlord law
 - ii. Fair Housing and anti-discrimination
 - iii. Required maintenance and health and safety checks (working smoke detector, etc.)
- b. Provide services to help people search for and apply for rentals; perhaps employees based at neighborhood libraries.

Contact:

Cameron Herrington, Living Cully

cameronh@livingcully.org, 503-489-8334

At yesterday's work session, I learned that only 40% of rental units in PDX are managed by Property Management Companies- 60% are owned and managed by little guys, like me.

If you take away one thing from my testimony, let it be this. If this bill passes, Portland will lose hundreds of landlords, like me, who simply lack the capacity to navigate the systems and procedures this bill creates.

We will give in and hire management companies to do this work. There are so many complexities and ambiguities in this bill that the fear of being sued, for TRIPLE DAMAGES AND ATTORNEY FEES, will require us to hire companies who do this professionally.

The ultimate irony here is that if the bill passes, RENTS WILL RISE. The cost of hiring professional help, of paying for lawyers, and of potentially dealing with lawsuits, will be passed along to our renters. For landlords like me, and there are a lot of us out there, who really care about keeping rents affordable, that hurts.

RANDOM THOUGHTS;

THE INCOME TO RENT RATIO IN THE BILL IS ILLUSORY; IT ONLY CONSIDERS PRE-TAX INCOME. USING POST TAX INCOME, WHICH REPRESENTS REALITY, THE RATIO IS A RECIPE FOR FAILURE, FOR RENTERS AND LANDLORDS.

THIS BILL IS PREDICATED ON THE IDEA THAT LANDLORD DISCRETION IS A BAD THING. THAT IS NOT TRUE. DISCRETION IN CHOOSING TENANTS CREATES FLEXIBILITY. WHEN YOU REMOVE DISCRETION, YOU GET INFLEXIBLE SCREENING CRITERIA, WHICH AUTOMATICALLY EXCLUDES CERTAIN CLASSES OF RENTERS.

DISCRIMINATION. THE REAL ENEMY IS ECONOMIC DISCRIMINATION. MOST OF THE PROBLEMS WE HEARD ABOUT YESTERDAY STEM FROM FOLKS WHO JUST CAN'T AFFORD HOUSING. AND THIS BILL DOES NOT DO ONE THING TO ADDRESS THAT PROBLEM. IT EXACERBATES IT.

THERE IS A SIMPLER FIX TO THE PROBLEM OF RENTING TO APPLICANTS WITH CRIMINAL HISTORIES; CREATE A PROTECTED CLASS FOR THAT GROUP TREAT THAT GROUP AS YOU WOULD ANY OTHER PROTECTED CLASS UNDER FHA GUIDELINES.

IF YOU ARE REALLY INCLINED TO TRY THIS MODEL, WHY NOT TRY IT ON GOVT ASSISTED HOUSING FIRST, AND SEE IF IT WORKS.

I HOPE EACH OF YOU WILL READ THE BUNDLE OF LETTERS I SUBMITTED ON THE RECORD, AND DELIVERED TO YOUR OFFICES, FROM MY TENANTS. I SINCERELY BELIEVE THAT THE VAST MAJORITY OF RENTERS IN PDX DO NOT SUPPORT THIS BILL.



April 3, 2019

Portland City Council

Mayor Ted Wheeler

Chloe Eudaly Suite 210

Amanda Fritz Suite 220

Jo Ann Hardesty Suite 230

Nick Fish Suite 240

1221 SW 4th Avenue
Portland, OR 97204

Members of the City Council

We appreciate the opportunity to provide our estimation of the impacts the proposed Fair Access In Renting (FAIR) Policy Proposal will have on the Portland apartment market. We also request that when considering these additional requirements, you fully consider the impacts that prior regulations on the property sector have, and are having, on the ability for developers to attract capital to build new rental housing stock. The combination of Inclusionary Zoning and the recently passed Rent Control legislation has dramatically reduced the capital available for new construction evidenced by a nearly 80% reduction in the permit applications over the past two years. Prior to implementation of these new regulations we and others made strong recommendations that the policy be submitted to an independent third party to prepare an economic analysis on the impact the policies would have on renters and the continued availability of affordable housing for all Portland renters. Before passing the proposed FAIR policies, we again encourage City Council to work with a third-party to prepare an economic analysis so that Portlanders can be fully informed and confident in the outcomes of any new policies.

We appreciate that these policies are well intentioned, however we believe the consequences of adopting the proposed FAIR regulations will dramatically and negatively affect both the level of rents and the availability of continued rental housing stock. Taken in total these regulations significantly shift and complicate the ability of landlords to process applications. Our estimate of the implications of these regulations are as follows:

1. **Ability to meet loan criteria:** Most banks require loan applicants for rental properties to demonstrate that their renters have an income three times the level of rent. The proposed regulations would put owners of rental units with these provisions in default of their financing agreements. In addition, new financing would not be available from a significant portion of the providers currently serving the Portland Market. Moreover, if a renter does not have earnings 3x the rent, and we put them in that unit, the renter will be perpetually rent burdened. 53% of

Oregon renters are cost burdened right now, if we ignore income ratios, we continue to perpetuate that cost burden on those most in need of financial alleviation.

2. **Ability to Meet Institutional Investment Requirements:** Institutional investment providers have used the nationally recognized level of three times the rent to qualify residents for multiple decades. These capital investors have choices on where to invest. In our discussions with investors they are firm in their requirements and will simply stop operating in Portland, making access to financing and capital unavailable for new rental construction, which we desperately need to provide enough housing for everyone.
3. **Cost of Compliance:** Our estimate is that it will require a new compliance position for each 100 rental units. The standards of individual assessment are of grave concern and the ramifications of being challenged substantial. The estimate of salary for this position would be approximately \$60,000 annually with approximately \$18,000 for payroll taxes and benefits. That represents a cost increase of \$65 per unit per month to renters. There are +/- 125,000 renters in Portland. From a market compliance standpoint this will require rent increases of \$97.5 million from those that are already struggling to make ends meet.
4. **Cost of Claims/Litigation:** With the shift to Individual Assessment the risks of legal challenge are substantial. With the past regulations and burdens on the legal system costs to evict individuals who do not pay their rent has significantly increased. Adding the uncertainty of the Proposed FAIR regulations is estimated to severely impact owners with significantly higher levels of legal challenge. The FAIR regulations present the opportunity to contingent fee lawyers to challenge every aspect of what they would seek to establish as a reasonable standard. Our estimate would be that for every 100 units, expenses in excess of \$2,500 per month will be incurred. This represents an annual cost of \$30,000 per 100 units or \$25 per unit per month. When applied to the 125,000 renters in Portland it represents an additional rental rate increase of \$37.5 million, again from the individuals who can least afford additional increases. The concern is that this level of cost is substantially understated, however outside of a responsible study of the real market conditions there is no way to estimate how high these costs will go.
5. **Increased Credit Losses:** Even at three times rents the credit losses from residents who do not meet their payment obligations have increased. In addition, the time and costs to evict those residents has increased. Lowering the standards to only two times rents will result in higher credit losses and eviction costs. Combined with the inability to consider all occupants and a full screening it will subject owners to much higher credit losses. We are not able to quantify the actual outcomes of this policy and in conversations with credit and financing providers they will choose not to invest, or exit investments, where they cannot have confidence in their economic underwriting.

In addition to the concerns outlined above, the additional ramifications of the proposed FAIR regulations should be considered. We have provided our estimate of the current and continuing impacts of existing and new proposed regulations. We also recommend that these regulations be submitted to an independent third-party research firm to test so that a full understanding of the cost of regulation can be calculated and factored into current and future policy considerations. The impacts estimated are as follows:

1. **Policy Layering effects on Capital (both debt and equity):** In our conversations with Debt and Equity Capital, the concerns with an inability to predict economic outcomes with confidence have led to over an 80% drop in applications to build new rental units. Previous annual applications have averaged approximately 4,000 units/year in Portland, with costs averaging \$400,000/unit. An 80% reduction in applications in 2017 and 2018 has shrunk investments in Portland/Oregon rental housing by \$1.28 billion annually. Local architects are laying off significant numbers of their staffs and there is no pick-up in sight for permit applications. Adding the FAIR regulations is a further and significant detractor to capital investment, so we estimate that 2019 and 2020 will also see similar reductions. Taken together that represents a loss of over 12,000 units and \$5 billion in investments in just four years. Discouraging new housing starts will limit renters' ability to access housing well into the future.
2. **Reduced Property Tax Revenue:** The loss of \$5 billion in investment at an average mill rate of 1.25% will reduce property tax collections over what would have been the useful life of the buildings by \$6.4 billion assuming a 100-year useful life and no escalation in taxable value. **The impacts of the revenue lost, which could have been invested in supporting rental housing for the populations FAIR is seeking to serve would have produced far more positive benefits.**
3. **Job Losses:** The layoffs in architecture firms, even with their marketing to other cities for work outside of Portland, is the first indicator of layoffs to come in the construction trades. We estimate that there is only 9-15 months of pipeline left on projects that were moved forward ahead of the adoption of Inclusionary Zoning. It takes a minimum of 1-2 years to plan and permit new projects. With no pick-up on the horizon, there is a significant disruption coming in the construction trades. This will impact both local and state revenues and increase the burden of providing unemployment compensation to these trades.
4. **Reduction of Rental Stock:** Faced with the regulations already adopted, small owners of rental units are increasingly selling their rental units to buyers who will occupy the units, thereby reducing rental stock. Faced with the complications of the FAIR regulations, we anticipate further significant reductions of existing rental stock. As this stock is more affordable, as its age is 10-30 years older than typical institutional stock, it will represent the biggest impact to the most vulnerable low-income renters. This is anticipated to significantly exacerbate the shortage of affordable housing stock. Up for Growth's national study estimated that Oregon has underbuilt housing demand by 155,000 units. At an average cost of \$400,000, that represents an under investment in Oregon of \$62 billion. The annual property tax loss from this

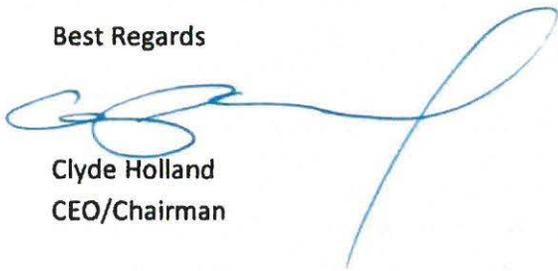
underinvestment totals \$775 million/annually at an average mill rate of 1.25% or \$775 billion over the useful life of these homes.

5. **Pension Fund Obligations:** Currently the State Pension Fund is under funded by \$25.3 billion and we have had 10 years of positive economic activity. If regulations had enabled the required housing to be built, we would not have a housing crisis, nor would we have had an affordability crisis. We also would most likely not have a pension funding concern. In the next downturn, or in order to expand, businesses that might leave Portland/Oregon, would cause a further erosion in the Fund's ability to meet its pension obligations. We believe this should be studied carefully as a significant number of Oregonians are counting on the State Pension Fund for their retirements.

Finally, I have attached an article that just ran in Tokyo. Since 2000, Tokyo has had nearly zero rent increases and has averaged building 175,000 units annually. They cite their policy of no restrictions on building housing as the base for this positive outcome. If those outcomes are the objective for Portland, should we not look to policies that have been shown to be successful, before adding complicated policies to an already difficult situation?

We appreciate your consideration of this testimony and implore you as Portland's City Council to submit these policies for testing and appraisal so that you can be fully confident in the outcomes these policies will produce before you put them in place.

Best Regards



Clyde Holland
CEO/Chairman

CC: Open Letter to City Council

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REAL ESTATE

What Housing Crisis? In Japan, Home Prices Stay Flat

Supply keeps up with demand in Tokyo thanks to few restrictions on development

By River Davis

April 2, 2019 9:00 a.m. ET

In the past two decades, home prices in some leading North American and European cities have skyrocketed. In Tokyo, however, they've flatlined.

So why no affordable-housing crisis in Japan? A big factor, experts say, is the country's relatively deregulated housing policies, which have allowed housing supply to keep up with demand in the 21st century.

With no rent controls and fewer restrictions on height and density, Tokyo appears to be a city where the market is under control—where supply is keeping home prices from rising as drastically as they have in many other major world cities.

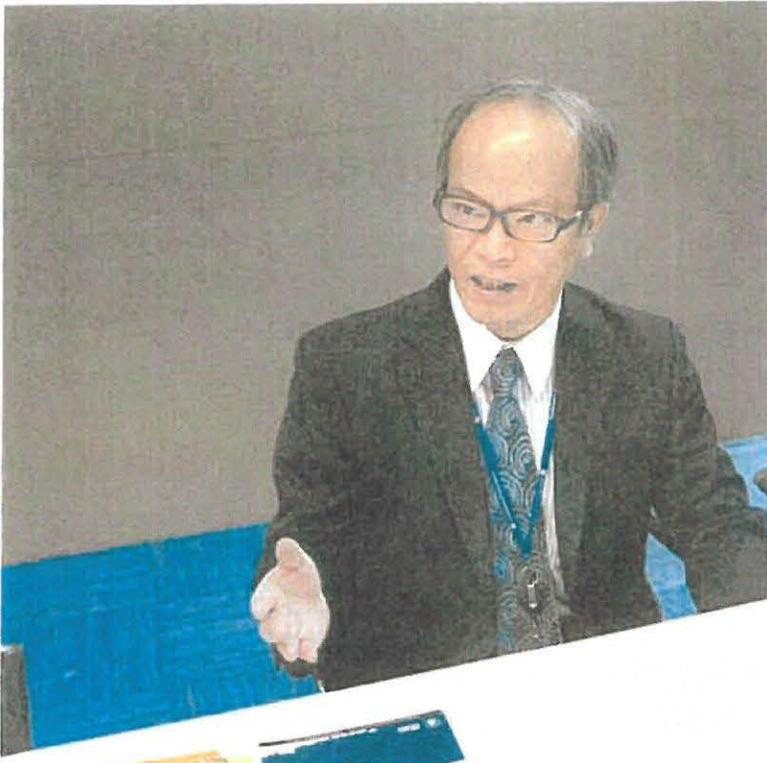
“A reason why housing prices in Japan are not rising as fast as in New York, for example, is the large number of housing starts,” says Masahiro Kobayashi, a director general at the Japan Housing Finance Agency, a state-run entity which supports the housing market by purchasing home loans.

Over the past decade, Japan has consistently built almost 1 million new homes and apartments each year, according to official statistics. In the U.S., where the population is more than double Japan's, 1.25 million new homes were built in 2018.

Japan's home prices finished last year around the same level as they were nearly a decade ago, according to data from Japan's Ministry of Land, Infrastructure, Transport and Tourism. In

Tokyo, home prices finished 2018 around the same level as they were near the turn of the century.

Housing prices have been constrained in some parts of Japan due to anemic economic growth and population decline, said Mr. Kobayashi. But the price trend is the same in Tokyo, where the population is rising, he said.



Masahiro Kobayashi, a director general at the Japan Housing Finance Agency, in Tokyo last month. PHOTO: KO SASAKI FOR THE WALL STREET JOURNAL

In Tokyo last year, housing starts came in around 145,000, according to Japan's land ministry. This figure is on par with the total number of new housing units authorized last year in New York, Los Angeles, Boston and Houston combined, based on the U.S. Census Bureau data. The same feat was achieved in 2017.

Rents also have barely moved. Last year the average rent for a two-bedroom unit in Tokyo was slightly below \$1,000 a month—a figure that has remained virtually unchanged over the past decade, according to statistics from Japan's Real Estate Transaction Promotion Center, a nonprofit organization that provides industry research.

Japan's current level of housing supply is tied to a package of policy changes—implemented around the turn of the century—that were aimed at restoring the profitability of Japan's land-development industry, according to Andre Sorensen, a professor of urban geography and a Japan housing expert at the University of Toronto Scarborough.

The Japanese government began relaxing regulations that had restricted supply, allowing taller and denser buildings in Japan's capital. Private consultants were given permission to issue building permits to speed up construction.

“This created something like a free-trade zone in Tokyo,” Mr. Sorensen said.

Unfortunately for other countries wrangling with housing affordability crises, the Japanese formula is not easily exportable. Many of the cities where demand for housing is the stiffest—New York, London, San Francisco and Stockholm, for example—impose strict rules on land use and new construction, partly due to local political pressure.

But in Japan, the responsibility of regulating urban space largely shifted to the central government in 2002 under the Urban Renaissance policy. Mr. Sorensen said it had held at bay the “not in my backyard” movements that often inhibit housing construction in the U.S. through their influence over local governments.

Two of Japan's largest housing construction companies, Daiwa House Industry Co. and Sekisui House Ltd., both say that the easing of land and construction regulations has helped them build in Tokyo. The companies say that deregulation has benefited them particularly in their ability to expand housing units by replacing low-rise residential complexes with much higher ones.

“A good environment for housing construction is being created,” says Daiwa House managing executive officer Yoshinori Ariyoshi.

To deal with rising construction fees, Mr. Ariyoshi says Japan may have to rely more on prefabricated homes to provide affordable housing. He estimates that about 20% of the country's homes are already being assembled in increasingly automated factories.

Daiwa House is collaborating with other construction companies to develop a new 1.5 million-



A Daiwa House model home in Tokyo last month. Daiwa House is the largest housing construction company in Japan PHOTO: KO SASAKI FOR THE WALL STREET JOURNAL

square-foot “town” in Tokyo’s center. Consisting of 24 buildings, “Harumi Flag” is slated for completion by 2024. It is expected to house some 12,000 people in 5,632 condominiums and apartments.

Some of Harumi Flag’s residential towers offer ocean views from 50 floors above Tokyo Bay. The units are also likely to be roomier than typical Tokyo condominiums.

Still, their prices are expected to be cheaper than those in the surrounding area given the “sheer amount of inventory in an already saturated area of Tokyo,” said Adam German, the vice president of business development at Housing Japan. If they’re not at market prices or even a bit below, “the units will have significant trouble selling,” he said.



Harumi Flag, a 1.5 million-square-foot ‘town’ to house about 12,000 people in central Tokyo, is set to be completed in 2024. PHOTO: KO SASAKI FOR THE WALL STREET JOURNAL

Date: April 4th, 2019
Portland City Hall
Landlord and Property Manager - Lisa

Thank you for allowing me to voice my opinion **Against New Ordinances Proposal**

1 I appreciated hearing yesterday the studies and research that was done and presented. Although there might be a few "bad apples" among landlords and property managers, who are abusing the system and unreasonable, those "bad apples" **do NOT** represent the great majority of the rest of us.

2 Oregon already has the MOST advanced Fair Housing Laws not only in the US, but **in the WORLD!** Majority of People **already** follow Fair Housing Laws **for years**. These New Law Proposals are NOT about Fair Housing, it's an attack on Landlords and Prop. Managers and to push them out of business! Ms. Eudaly said a few times yesterday that these provisions **do NOT** tell the private sector how to run their businesses; and then just a few min later and through these new ordinance proposals, it's obvious to conclude that if these new laws do go into an effect, then landlords and property managers will have **NO freedom** or discretion in how to run **their** businesses
Because:

- here is your: new screening criteria to follow strictly
- here is your: NOT to require a gov't issued form of ID: passport, OR ID, OR DL, SS#, SS card,
- here is your: NOT to require income to be 2.5 or 3 times the rent
- here is your: new security deposit request to follow strictly
- here is your: new final accounting to follow strictly
- here is your: NO authorizing to charge a tenant for dirt and garbage
- here is your: strict 72-hour Advertisement new law
- and on and on and on.

3 All this feels like a War on Landlords and on Prop. Mngrs who worked very hard for years to be where they are! If these laws go into an effect, it will drive landlords and prop mgmts out of business!

Are the similar laws proposed to a hotel industry? How about to all Employers who have job openings and are looking for applicants?
no gov't ID required?
1st come first serve rule?
I **want** this job therefore, I **must** have it?

Here are my specific Arguments Against just a few of many of these new rules:

Argument No 1 **No Gov't ID Required!**

- A With the explosion of Identity Theft in our Society, how can you demand that landlords do NOT require a gov't issued ID? like a passport, OR ID, DL from any state, SS#, copy of SS card, birth certificate?
These docs are **easy** to replace, if someone wants a housing.
This is **NOT** landlords' fault or a responsibility, if an applicant doesn't have it and **lazy** to go get it.
- B How can I trust some private ID? It's hard to verify it and not trustworthy!
- C Hotels, for just ONE night, require a gov't ID and a Credit Card on file for incidentals and pre-pays with a matching name!!!
Will you NEXT demand that the hotels will **no longer** require those docs for just one night?

Argument No 2 **Not to Charge a Tenant for Cleaning: dirt and garbage**

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Look at the photos after one of my tenants moved out!
Who do you think should pay for it? A landlord/Property Manager or a Tenant?
Who is responsible for this?
The cleaning of this unit cost over \$1,000 and many days!!!
This country is all about taking personal responsibility, therefore, the dirt and garbage in the unit IS a tenant's responsibility!

Argument No 3 **Only to Screen a Head of Household**

- A Another horrible proposal! What if both parents work and one income does not qualified without the other?
- B What if the H of H is **the only** qualified applicant? What about if there are serious criminals or shady characters in his household that are threat to a community, neighbors, and children?
How could you demand that Landlord and Property Managers do NOT know who those people are and where they come from?
Would you ever open YOUR house to people you don't know who they are and where they come from?
Would you?
Why do you dectate who we should accept to live in our houses and businesses?
- C What if a qualified Head of Household moves out and leaves the rest of room-mates and household people in the unit?
Why do we NOT need to know who is living there?
- D This rule WILL increase the number of evictions for sure!

Argument No 4 **The Idea of I Want to Live in That Neighborhood vs. Can I Afford to Live in That Neighborhood?**

- A Things should not be handed to people on a silver tray - this country is based on hard work, honest character, personal growth, and achievements. I might want to live in Beverly Hills, but can I afford to live there? NO. So, I don't live there.
- B It's not about where people WANT to live, it's about where they can AFFORD to live.
When I first came to the US 30 years ago, I lived in the areas and neighborhoods where I COULD AFFORD to live, not where I WANTED to live.

Argument No 5 **72-Hour Advertisement Rule:**

Problems with it:

- A sometimes current tentants don't want to show their unit until they have vacated
that means that the unit can't even be shown until it's vacant, then after that day about 5 days of the screening process
before you know, a week or 10 days are gone of vacancy, meanwhile the " must have" expenses do NOT stop rolling in.
- B What happens when 3 prospects/applicants show up all at once at the Open House from 9 to 12?
How do you determine who is first? Who is next?
What about people who can't come on Mon-Wed between 9 and 12, then you "discriminate" those people?
- C Do you also request all Employers implement the same: First Come First Serve system for a job opening?
- D This proposal will never hold up in real life circimstances. It's ridiculous and should be thrown out.

Many many of these new proposed laws, if implemented, WILL drive rental owners, landlords, property managers, and the investors out of business and out of Oregon. Is that what you want?