

189650

Establish an annual residential rental unit registration fee to fund the Housing Bureau's Rental Services Office from the Housing Investment Fund

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

	Name (PRINT)	Address and Zip Code (Optional)	Email (Optional)
1 ✓	MARC ROGERS	3815 SE ANKENY ST.	MARCO@MARCROGERSINC.COM
2 ✓	KATHY ROGERS	3815 SE ANKENY ST	KATHY@ KATHY ^{MARC} ROGERSINC.COM
3 ✓	Michael Havlik	multifamily NW	michael@multifamilyNW.org
4 ✓	Jill Warren	607 NW 18 th Ave	jillmwarren@comcast.net
5 ✓	Chris Nguyen	16083 SW Upper Bownes Ferry	cnguyen@commerceproperties.com
6 ✓	Margot Black	3635 SW Nevada St.	margot@pdxtu.org
7 ✓	Allen Hines	4975 SE Division St.	allen.hines@gmail.com
8 ✓	Nico Serra	" "	cserra81@gmail.com
9	pam pham	1320 NE 63rd Ave 97213	pam@oregonat.org
10 ✓	Jessica Greenlee	1303 SW 16 th Ave	jgreenlee@affinityproperty.com
11 ✓	SARAH IANNARONE	5636 SE 63 rd 97206	n/a

189650

Establish an annual residential rental unit registration fee to fund the Housing Bureau's Rental Services Office from the Housing Investment Fund

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

Name (PRINT)	Address and Zip Code (Optional)	Email (Optional)
12 ✓ MARY SIPE		
13 ✓ Katrina Holland		
14		
15		

From: Bonnie Parker <bonniep13@gmail.com>
Sent: Wednesday, August 7, 2019 6:53 AM
To: Council Clerk – Testimony
Subject: NO!!!!!!!!!!!!!! on \$60 tax per unit

- This rental tax will drive up the already high cost of rent in Portland. Economic analysis from Johnson Economics found that most, if not all of the costs, will ultimately be paid by renters in the form of higher rent.
- This tax is regressive because it applies the same flat rate to all units regardless of price, meaning that it will disproportionately hurt lower-income renters and housing at the bottom-end of the market.
- This is a tax on renters that will make it even harder for already rent-burdened households to stay in their homes. While housing providers are doing everything they can to keep costs down, policies like these are pushing rent prices in the other direction.

Bonnie Parker

Sent from [Mail](#) for Windows 10

From: Jonathan Clay <jonny@multifamilynw.org>
Sent: Tuesday, August 6, 2019 12:10 PM
To: Council Clerk – Testimony
Subject: Agenda Item #766: Johnson Economic Study - Impact to proposed annual charge to rental apartment units
Attachments: JohnsonEconomics-Impact to proposed annual charge to rental apartment units.pdf
Importance: High

Dear Mayor Wheeler and Portland City Council,

Please accept for the record the attached study by Johnson Economics on the impacts of the proposed annual charge to rental units in the City of Portland outlined in agenda item #766.

Thank you,

Jonathan Clay
Communications Specialist
Pronouns: He / Him / His
Multifamily NW
The Association Promoting Quality Rental Housing
Formerly MMHA
P: 503-213-1281 x107
F: 503-213-1288
16083 SW Upper Boones Ferry Road Suite 105
Tigard, OR 97224
jonathan@multifamilynw.org

Share your thoughts on the recent law changes at:
MyHousingStory@multifamilynw.org

Keep in mind the  has quick and easy access to all forms 24 hours a day.



189650

MEMORANDUM

DATE: July 22, 2019

TO: Chris Edmonds
HUBBELL COMMUNICATIONS

FROM: Jerry Johnson
JOHNSON ECONOMICS, LLC

SUBJECT: Impact of Proposed Annual Charge to Rental Apartment Units in the City of Portland

The City of Portland is currently evaluating adoption of a fee set at \$60 per year per unit that would be charged to owners of rental apartment units within the city. Our firm has been asked to evaluate the impact of this fee within the rental apartment market.

The proposed fee will effectively function as a tax and assessing the impact of the fee will require an evaluation of tax incidence. Tax incidence analysis evaluates who ultimately bears the burden of a tax, which is often not the person on whom the tax is initially imposed. A common example is social security payroll taxes. While in the US employers are required to contribute 50% of the overall payroll tax, if this tax results in a reduction in pay level for the employee then the burden shifts from the employer (who directly paid the tax) to the employee (who effectively paid the tax).

When a fee or tax is charged the net result is a direct reduction in income, in this case the decline in net income associated with the fee for the landlord. The key question is the extent to which that additional cost is passed on to the consumer (tenant, through higher rents), deducted from the land value, or reflected in a general reduction in other operating costs such as maintenance. The economic incidence of a tax is a major area of research in public policy economics, with significant research available on property tax incidence. As an ongoing fee, the proposed new fee will function largely as an incremental increase in property taxes for the property.

The key concepts typically discussed in incidence analysis is the price elasticity of demand and the price elasticity of supply. The ability to shift the burden of a tax from the landlord to a renter is a function of pricing power, or how price sensitive the consumer is and what alternative options they have. In a tight market with few acceptable alternatives, renters have less flexibility in their ability to avoid a fee and the landlord has a greater ability to recover the fee in higher rent levels. When the market is oversupplied and the renter has more options, pricing power shifts from the landlord and the ability to shift the tax to the end consumer is lower.

If the landlord is less able to shift the fee to the renter, the general return on the project decreases. Over time this has the potential to impact new supply, as the expected yields on new developments are lower as are supportable land values.

In most cases, the incidence of an incremental tax increase falls somewhere in the continuum between being fully borne by the renter or the landlord. In the case of Portland, the ability of a property owner to pass the tax to the renter will be a function of available alternatives for the renter. Projects in areas of the city that are proximate to acceptable alternatives outside of the city not subject to the additional fee would be expected to have less pricing power and less ability to shift the tax to the consumer. For urban products or products in locations that are difficult to replicate such as along high capacity transit corridors, pricing power would be expected to be higher allowing a greater proportion of the tax to be passed to the renter.



Research on economic incidence of property taxes has two general theories, which can be categorized as the “benefit tax” and the “capital tax” views. Under the benefit tax view, the property tax is considered a user charge for public services received. The implication is that it is therefore analogous to purchases of goods and services for private market and results in no redistribution of income across households and thus has no impact on the distribution of income. Recent research has supported the capital tax view, where a portion of the tax that falls above or below the national average is borne locally through changes in land rents, wages, or housing prices. From the perspective of any single taxing jurisdiction, however, the burden of local expenditures financed by the property tax tends to be borne primarily by residents¹

As noted previously, the proposed fee is expected to function like a supplemental property tax. Property taxes have been demonstrated to have a generally regressive impact, with lower income households paying a greater proportion of their income towards property tax-related costs.² As the fee is charged on a per unit basis, the impact would be expected to be proportionally greater for rents at lower rent levels. In addition, lower income renters are likely to have less options to avoid the fee and a higher proportion of the tax would likely be borne by these renter households.

The proposed fee level at \$60 per year is quite small, and the additional cost would likely have a limited impact to either the landlord or the renter at this level. While currently set at a negligible level, the general structure of the fee can negatively impact housing policy outcomes. The proposed tax on rental apartment units would be expected to generally result in increased rent levels. While property owners would be charged the fee, it is likely that much if not all the tax would be passed on to renters in terms of higher rents. In addition, the net impact would likely be regressive in nature, with the inflationary pressure greater for lower-income renters.

¹ Zodrow, George. (2006). Who Pays the Property Tax? *Land Lines, April 2006*, Lincoln Institute of Land Policy

² Stranahan, Harriet & Voorhees, William & O Borg, Mary. (2014). The Incidence of the Property Tax and Property Tax Preferences.

McClymont, Keelan

From: DUANE STUBENRAUCH <duane.stubenrauch@comcast.net>
Sent: Sunday, August 4, 2019 7:29 AM
To: Council Clerk – Testimony
Subject: Rental Tax

Mayor Wheeler and Portland City Commissioners,

I understand you are considering a \$60 per unit tax on rental units to fund your Rental Services Office in the Portland Housing Bureau. My wife and I own a rental in Portland and it provides a portion of our retirement income. We are opposed to the fee. We will be forced to pass this fee on to our renters. Some of our renters are low income and can barely afford the current rents even though the rent is several hundred dollars a month below market. I think this tax will add to the problem of lack of affordable housing in Portland. Please do not pass this tax.

Regards,

Duane Stubenrauch

Moore-Love, Karla

From: Susan Zumberis <smzumberis@gmail.com>
Sent: Friday, August 2, 2019 1:07 PM
To: Council Clerk – Testimony
Subject: potential addition of \$60 fee for landlords

Dear Council members and Mayor Wheeler,

I am writing to ask that you do not create another fee for Portland landlords - or at least, consider who you are targeting.

We are a family, and own one house that we offer for rent. As our family grew, we moved into a larger house, and kept the smaller one to rent, hoping to save money for our childrens' education.

We have been considerate and kind landlords over the years, and have offered reasonable rent, often under the "going rate". We are good people, and did not do this to "make a killing" or become "slumlords".

Over the years, managing this rental has become more and more difficult, with increased costs and complicated laws. We would like to keep this house, as we love it, and hope for some of our family to once again live there.

Please differentiate between people like us, and those "slumlords" who go for a high turnover and frequent rent increases, and throw people out. We are not those people, but we have already begun to pay the price.

Thank you for your consideration and support,

Susan Zumberis

Moore-Love, Karla

From: Evan M <emitchell1@gmail.com>
Sent: Thursday, August 1, 2019 8:44 PM
To: Council Clerk – Testimony
Subject: Technical Changes to Mandatory Relocation and Exemption Eligibility

Follow Up Flag: Follow up
Flag Status: Flagged

Mayor of Portland and Honorable Members of City Council;

As an absentee home owner here in SE Portland who is away from the city for work I feel compelled to write to you to ask for a better explanation of how the proposed policy framework changes to the rental laws are going to alleviate the rental conundrum in Portland.

We are the accidental landlords, our house is our “home” – not a unit - not housing stock - not part of a portfolio.

It’s our home that we will return to at some stage in the future when our work allows us to be in the city that we also consider our home and the new laws as we read them jeopardize our ability to come back to our own home without the possibility of paying the current tenant a significant amount of money to move out.

Our home is rented through a professional management company at below market rate – we’d rather have a great long-term tenant take care of our home while we’re away than have a continuous cycle of tenants every 12 months. We come back to inspect the house twice a year and take care of any and all issues as they present themselves and continue to take care of the home as we lived there ourselves.

We’re not the enemy – we’re not investors – we’re not speculators.

Portland is at the turning point from a provincial, suburban city—primarily connected to its local economies, modest in scale and density—into a true world city. This transition has been going on for some time, but it is now, in the midst of an unprecedented housing crisis, that strong leadership and hard decisions are clearly needed. The primary question exposed by these recent proposals are “.how can we reconcile a desire to protect existing rental housing with the parallel need to construct new housing at an unprecedented scale?”—is emblematic of the tension between Portland-the-local and Portland-the-world-city.

How are the same regulations that apply to developers and corporations who are in the rental business apply to someone who has one home that is rented out? It simply does not stack up.

Consider a future Portland: A Portland which has successfully negotiated the growing pains of the transition from a regional center to a major city on the world stage. A Portland that nonetheless provides housing to the homeless and to lower-income families that call it home. A Portland that has maintained the high levels of amenity and quality of life that generated the impetus for growth in the first place. In short, a *great* future Portland. What do *you* see?

Do you see a dense downtown surrounded by immaculate low-rise suburbs, sprinkled with restored character buildings? Do you see high-density social housing clustered in a small area of the East Side? Are our major transport corridors limited to low density? Is The Pearl reserved for the super-rich?

Portland has always seen itself as laidback and suburban in character. It is within that lens that our expectations and aspirations arise: unlike European cities of a similar scale, we still expect, as median-income residents, to be able to purchase a home (this is America after all...!) We expect density to go somewhere else—i.e. “Not In My Back Yard!” It’s also worth pointing out that large numbers in our city (and investors from outside) , having bought into the market years

ago, have become land-rich and it's worth exploring how to force development of these vacant lots for high density lower income rental only units.

While land use policy of the past decade has paid lip service to additional density, the residential R-zones have remained sacrosanct. As an example, why not encourage and expand the ADU program, and multi-unit dwelling options and increase density at this level. This program was publicized as an initiative designed to increase density and housing options within the single-family districts of the city. In fact, the density increases are negligible: the real effect is to further boost property values in the affected zones, and to provide homeowners with an income 'property' to offset mortgages.

Surely the way to fix this problem is with long-term strategic planning and not a short-term money grab to penalize one off home owners who are in essence accidental landlords. If you really want to fix this problem, you need to drastically change our citizens' expectations with regards to density.

How can the person who owns one rental home be deemed to be equal to those who make a business out of rental units?

Having to pay over \$4,000 to not renew a tenants lease so we can move back into our own home seems an absurd abuse of city regulatory powers and will only force us to take the unit off the market altogether resulting in less taxes for the city on an annual basis.

Your proposed changes seem nothing but short sighted and scraping the bottom of the barrel to penalizing the person who works hard to try to own a home in a city that is becoming every increasingly more expensive to afford. There are no realistic exemptions for working class people like us who again only own one home - not just in Portland but anywhere else.

What is the long term plan for the city and it's housing problems, because this doesn't seem like it accomplishes much aside from driving owners like us to take homes off the market altogether?

I'm hoping I've missed something in reading the document so the courtesy of a detailed response is requested.

As our city leaders you must begin to be precise about which of these issues is targeted by any given policy decision, as they are often at odds with one another.

Sincerely,

Evan Mitchell - 503.333.4995

Moore-Love, Karla

From: debi lee <erikssondal@gmail.com>
Sent: Thursday, August 1, 2019 4:31 PM
To: Council Clerk – Testimony
Subject: Do not vote for a fee on rental unit registration

Please vote there should be NO fee in regards to ordinance 189086. The owners are burdened enough already with all the other new laws. This is picking one section of small business and discriminating against it (mom and pop apartment owners). Let the tenants pay any fees- all of these new laws help them, not us!

DAL
Apartment owner Portland

Moore-Love, Karla

From: Stacey Crowley <staceycrowley@hotmail.com>
Sent: Thursday, August 1, 2019 3:23 PM
To: Council Clerk – Testimony
Subject: Please veto Rental registration fees

Dear Portland Law Makers,

Your job is very important and I hope you will turn down this annual tax law on landlords. Landlords already pay many other fees and taxes to maintain their business and manage a healthy, sustainable and safe living environment in the ever increasing costs of this sector of life.

I am a long time resident of Portland Oregon. I have been both a long term tenant and a home owner. I am now currently a small landlord as well with less than 5 units. I am a single woman and a registered nurse, doing my best to maintain a healthy, sustainable, desirable, clean, contemporary, high density, safe and affordable living environment for myself and my tenants. We all live on the same legal lot and do our best to keep Portland and living in Portland an amazing experience and to call it home. Part of this means working on a real budget and working together. Affordable does not mean "subsidized" or "poor" or "minimal" but affordable means keeping at market value so that the property is maintained and updated as needed. So that we can all live in a place we are proud to live in and to live there with ease.

These taxes you propose of a "per unit annual registration fee on every rental property in the city not designated as "affordable housing" is completely UNHELPFUL to the cause of creating more affordable housing or maintaining the middle income housing that is available. It is not helpful for many reasons including that this is money funding an office budget and it is not money going back to the people who need affordable housing or who are providing affordable housing. It is not even helping in the littlest bit the middle income folks who are really bearing the brunt of this cost. You law makers are high income earners and \$60 might seem like a small tax to you, but I am here to say, \$60 is a significant amount of money in a middle income budget. As a small land lord in Portland, I barely make the budget each month. Please exempt small land lords (10 units or less) from this tax. We need this money to make upgrades to our tenants living spaces and to add to our savings for the relocation fees that we need to be prepared to pay in case we end up with unsafe and unsavory tenants. The vast variety of human situations that occur in dense living environments can not be controlled by you, as a government agency. There are too many situations in which people need flexibility to leave or come and go as life calls to them. You as a government agency are limiting this flexibility and it ends up punishing the freedom of those high density neighbors who need to move to be in a healthy living environment and not be penalized by your financial laws... and it COSTS A LOT of money, tens of thousands of dollars for all parties involved (relocation fees, etc), to be prepared to run a safe and healthy living environment in Portland OR. This annual per unit tax will only make this budget matter and affordable housing matter worse. Please find another way to fund your office.

This tax law also does the following:

1. These fees will increase Portland rents.

2. These fees will impact those paying the lowest rents more than those paying high rents and are therefore regressive. Those of us who are middle class will suffer financially as a result of this tax.
3. This "renter's tax" will exacerbate the availability and affordability of rental units in the city.

Please veto this tax law and turn it down. Middle income tenants and landlords will bear the brunt of this tax for your dinner table and office...(not helping the housing issues) and it will be a major burden. You might as well call it a renters tax! It is the renter who is already bearing the burden of property taxes passed on to them in the form of rent increases. This proposed money would be better used or required to go into maintaining current properties, NOT paying for your office.

With Gratitude for your action in turning this tax law down,
Stacey Crowley

"There are only two days in the year that nothing can be done. One is called Yesterday and the other is called Tomorrow. **Today** is the right day to **Love, Believe, Do** and mostly **Live**." -Dalai Lama

"There are only two days in the year that nothing can be done. One is called Yesterday and the other is called Tomorrow. **Today** is the right day to **Love, Believe, Do** and mostly **Live**." -Dalai Lama

From: Jeff Gersh <jeff@narrativelab.com>
Sent: Thursday, August 1, 2019 3:35 PM
To: Council Clerk – Testimony
Subject: Rental unit registration fee

Dear Mayor Wheeler and Commissioners Eudaly, Fish, Fritz and Hardesty—

I'm a Portland documentary filmmaker whose retirement depends largely on six rental spaces I own in a pair of small, old Portland buildings. I take some pride in providing well-maintained living spaces, mostly at under-market rates. Meanwhile, I feel the pressure of property taxes and, in turn, what those taxes mean for rents.

Respectfully, I suggest that the City's proposed \$60 annual unit fee ironically contradicts the mission of housing affordability. I would, of necessity, need to pass the cost of this increase along to my tenants. To be transparent, I also feel some resentment about the idea of, essentially, paying the City to surveil my properties.

I ask you not to impose these fees.

Sincerely,

Jeff Gersh | Producer | NarrativeLab.com

NarrativeLab

2441 SE Ankeny Street | Portland, OR | 97214 | 503.891.0641

July 31, 2019

RE: Support for rental registration unit fee

Mayor Wheeler and Commissioners,

My name is Allen Hines, and I work as a peer mentor supporting people with disabilities to find and succeed in housing. I am here today to express the critical need for the expanded rental registry and encourage Council to allocate funding for the system as soon as possible.

I am going to share a story of a participant of my organization to illustrate why we cannot wait any longer to collect information that will enhance equitable access to housing, especially for people with disabilities. The participant secured a grant to cover housing costs for them and their child. The grant covers approximately \$1250 a month, and once awarded, the participant faced a time crunch to lease up or lose the opportunity. The participant is a wheelchair user and approached my organization to help them find a unit that would work for them.

We had seven weeks to find a unit. Throughout June and the middle of this month, we searched. I reached out to 10 different property management companies and routinely checked their websites for vacancies. The participant scoured Craigslist and Facebook groups for finding housing. In our daily searching, we found nothing that was wheelchair accessible and would accommodate this family of two. With days to spare, the participant came across a unit that had not yet been listed as available and was able to utilize their grant.

That people with disabilities are positioned precariously in the housing crisis should not be news to anyone on the Council. In fact, we've heard stories from policymakers, landlords, and about their family members who have struggled with unmet needs for accessible housing. I encourage you to take action to help those family members and seemingly everyone who has a story about the difficulty of finding accessible housing. Please fund the expanded housing registration system and use it to collect data on accessibility features. Our community needs to know where to find the units that meet our needs.

Thank you.

Jill Warren
9280 S.W. 80th Ave.
Portland, OR 97223
(503) 245-8389 office
(503) 452-8088 fax
jillmwarren@comcast.net

July 31, 2019

Mayor Ted Wheeler and Commissioners
City of Portland
1221 SW Fourth Avenue room 110
Portland, OR 97204

Dear Mayor and Commissioners, re: rental housing

I have been a mom and pop landlord in the Portland/Metro area for the last 30 years and am compelled to respond to the annual fee you want to impose on landlords to support your rental housing initiatives. I support tenants' rights and having a venue for them to get answers to their rental housing needs. With 34 units at \$60/per unit I will be paying \$2,040 per year to support this program. At the same time you put a limit on how much a landlord can raise the rent which could be a tool for us to help cover the annual cost.

Other issues are mandating new restrictions for screening applicants by not being allowed to use their criminal histories as criteria for denying an application and the mandate to pick the first applicant that applies.

I understand your desire to make inroads for renters because of our tight rental market but these are dangerous mandates and will instead make rental properties more dangerous to existing tenants. I recently screened an applicant with 17 pages of felony violations, including felon in possession of a firearm, possession of methamphetamine, theft, burglary etc. If I had approved him I would have put my tenants at risk.

Managing rentals is a 24/7 commitment and can be stressful. I screen carefully to choose people who are responsible and have good rental references. When I screen I do a criminal background check, verify employment and get current and previous landlord referrals. I put everything in a pot, stir it around and see what comes up. They paid an application fee and I stay open-minded.

If I am required to pick the first applicant I won't have the ability to pick the most qualified ones. This isn't fair to honest and upstanding applicants who have earned their status. Disruptive and unruly tenants can be a nightmare and make an already stressful job worse. There are issues like smoking, property damage, noise, domestic violence, pet issues and criminal activity.

Imposing these mandates will degrade the rental housing industry by making it more dangerous and because of the added risks could cost us more in property damage and unruly behavior.

Landlords are contributing a vital service by providing rental housing units so instead of imposing punitive mandates that come out of our bottom line why not offer incentives instead, like tax breaks, for example?

Respectfully submitted,

Jill Warren

McClymont, Keelan

From: Victoria Murphy <vmurphy248@hotmail.com>
Sent: Wednesday, July 31, 2019 1:03 PM
To: Council Clerk – Testimony
Subject: Rental Unit Fee

The city is going to **INCREASE** rents in Portland by **INCREASING** the costs to landlords. You can't lower the cost of something by increasing the expenses to provide it.

HOUSES for rent are going to be **FEWER**. Houses are almost totally owned by **SMALL LANDLORDS**. This is a wonderful time to sell in Portland. The city is encouraging small landlords to **SELL**, and when these houses sell, they will be **OWNER-OCCUPIED**. Tenants will have **LESS AFFORDABLE HOUSING, AND FEWER CHOICES**. **NOT EVERY TENANT WANTS TO LIVE IN AN APARTMENT**.

Once these rental houses are gone, it will be very hard to reverse this trend. The city is being short-sighted and not addressing the real problems in affordable housing. Landlords are not the enemy.

Sincerely, Victoria Murphy

McClymont, Keelan

From: pdxmatza@aol.com
Sent: Wednesday, July 31, 2019 12:57 PM
To: Council Clerk – Testimony
Subject: Fwd: \$60 per unit tax

To: pdxmatza@aol.com, Mayorwheeler@Portlandoregon.gov, nick@portlandoregon.gov, JoAnn@portlandoregon.gov, chole@portlandoregon.gov, Amanda@portlandoregon.gov
Sent: 7/31/2019 12:53:44 PM Pacific Standard Time
Subject: Re: \$60 per unit tax

Dear City Council,

I am writing to oppose the \$60 per unit Rental Tax that is proposed. Such added burdens to Landlord operating costs create an unnecessary burden, thus detouring funds that can be invested in property improvements that will benefit tenants. It is burdens like this that will lower the quality of affordable housing over the long run and create negative unintended consequences for our valued tenants. This fees will increase Portland rents. This fee is regressive in nature. This fee will actually be counter affordability.

I urge you to vote no on this unwise proposal. Tenants will suffer with unintended rent inflation, small landlords will especially suffer, and housing affordability is negatively affected.

Richard and Judi Matza

McClymont, Keelan

From: 200 Market suite 1720 Engineers office <mark.200market@comcast.net>
Sent: Wednesday, July 31, 2019 12:03 PM
To: Council Clerk – Testimony
Subject: Fwd: Rent tax Political Ignorance at its Best

mark.200market@comcast.net

----- Original Message -----

From: 200 Market suite 1720 Engineers office <mark.200market@comcast.net>
To: mayorwheeler@portlandoregon.gov, Joann@portlandoregon.gov, Chloe@portlandoregon.gov, Amanda@portlandoregon.gov, letters@oregonian.com
Date: July 31, 2019 at 12:00 PM
Subject: Fwd: Rent tax Political Ignorance at its Best

Re submitted with corrections in last paragraph

Mark Montgomery
landlord
503-7848066
mark.200market@comcast.net

----- Original Message -----

From: 200 Market suite 1720 Engineers office <mark.200market@comcast.net>
To: mayorwheeler@portlandoregon.gov, Joann@portlandoregon.gov, Chloe@portlandoregon.gov, Amanda@portlandoregon.gov
Date: July 31, 2019 at 11:49 AM
Subject: Rent tax Political Ignorance at its Best

Political Ignorance at its best

Please enter my objection to the proposed rental tax. First affordable rent needs a definition as to what the City council thinks that is. I have challenged them before to say its \$1.00 a square foot. which would make a 400 sq ft apartment \$400 and a 1500 sq foot \$1500 realistic prices in portland start closer to a \$1.50 and up.

The city council needs to define affordable rent and then what and how they would determine that for a given apartment.

The voters passed affordable housing bonds that the Mayor has taken credit for. However He has not used the developpe commission to build any affordable housing.

Not one of the city council seam to understand cause and effect.Chloe has bullied and forced threw relocation fees and and other application requirements.All of the cost of this has been passed on to renters and just increased their rent. So a new fee/tax will pass on exactly the same.Which will be a rent increase to all because there is no definition by law of what affordable housing is.

Joann has complained about odots rocks and could care less about traffic safety or the homeowners near these illegal camps.

The city council needs to take of their rose colored glasses off and see they are only making homeless issues worse because they are to ignorant to look at cause and effect. The biggest homeless issue is drug addiction. They ignore this daily to the point that people are being physically attacked on city streets the camping and blocking of sidewalks has become epidemic.

We need Laws action enforcement and Medical intervention to solve these problems.

Until the whole city Council wakes up the city is just going to become a sidewalk sewer. They are hiding behind rent control and it is just going to increase rents more.The renter is always going to end up paying for tax and oversight costs from government

Mark Montgomery
mark.200market@comcast.net

189650

McClymont, Keelan

From: Mike Williamson <mwilliamson@apmportland.com>
Sent: Wednesday, July 31, 2019 11:02 AM
To: Council Clerk – Testimony
Subject: Proposed annual residential rental unit registration fee
Attachments: Mayor Wheeler.pdf; Commissioner Fish.pdf; Commissioner Eudaly.pdf; Commissioner Hardesty.pdf; commissioner Fritz.pdf

Please find the attached letter regarding the proposed registration fee.

Thank you for your time and consideration.

Mike Williamson

Director of Residential Property
American Property Management
2154 NE Broadway Suite #200
Portland, Oregon 97232
Phone: 503-284-2147 ext. 227
Fax: 503-287-1587
mwilliamson@apmportland.com
rent.apmportland.com



Administrative Office: 2154 N.E. Broadway, Suite 200 • Portland, Oregon 97232-1590
 Mailing Address: P.O. Box 12127 • Portland, Oregon 97212-0127
 E-mail: info@apmportland.com Website: apmportland.com

Commercial Division
 p. 503-281-7779 | f. 503-460-2616

Residential Division
 p. 503-284-2147 | f. 503-287-1587

July 31, 2019

Mayor Ted Wheeler
 1221 SW 4th, Room 340
 Portland, OR 97204

RE: Proposed Registration Tax

Dear Mayor Wheeler,

American Property Management is the captive property management company for Weston Investment Company. We own and manage nearly 2200 apartment units in the Portland Metro area and have been in business for 63 years.

Weston Investment Company and American Property Management strongly oppose this tax on our rental units.

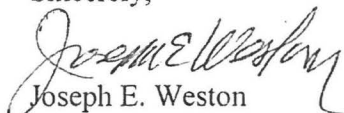
We have been providing workforce housing to the Portland area for 63 years. During this time, our goal has been to keep rents lower than market to provide an affordable housing choice for the working people of the city. Recent ordinances passed by and proposed by the City Council are putting this goal in danger.


The proposed fee to fund the Rental Services Office will result in higher rents. We will be forced to immediately pass this fee along to our residents. You are effectively creating a "renter tax" and will be balancing the city budget on the backs of Portland residents.

Funding a newly created city office on the backs of Portland residents is not the way to address the housing crisis and driving rents up is not the way to help already rent burdened households in Portland.

Please carefully consider the impact policies like these will have on the residents of our city.

Sincerely,


 Joseph E. Weston
 Chairman
 Weston Investment Company


 Mike Williamson
 Director of Residential Property
 American Property Management

McClymont, Keelan

From: TERESA MCGRATH <bone1953@msn.com>
Sent: Wednesday, July 31, 2019 9:15 AM
To: Martin, Jordan; Council Clerk – Testimony
Subject: Re: Portland City Council to vote on \$60 per-unit landlord fee

thx jordan, we submitted online testimony, as we can't make it today...

as we said, this penalizes mom/pops, but otherwise we support a database, but it's too expensive

at least it might corral in illegal rentals, airbnb breaches, which is the worst, and other problems...

how about targeting zombie landlords, investor-owned multihousing that skirts laws, and the sad fact so many investors gobbled up

our real estate, thus making the rank/file not able to afford portland over and over....

much appreciated

From: Martin, Jordan <Jordan.Martin@portlandoregon.gov>
Sent: Wednesday, July 31, 2019 8:28 AM
To: TERESA MCGRATH <bone1953@msn.com>
Subject: RE: Portland City Council to vote on \$60 per-unit landlord fee

Greetings,

Thank you for your email in concerns to the Rental Registration Fee coming to council Wednesday July 31st, 2019 on the 2 pm afternoon regular agenda. This particular item will be open to testimony, and you can sign up to testify (should you wish) at Portland City Council.

Rental Registration (ordinance number 189086) was enacted in 2018, requiring all rental units to register with the Revenue Division. In the adopted budget, council directed the housing bureau and revenue division to develop a fee schedule for the residential rental unit registration requirement. This will be the subject matter being discussed on Wednesday.

Should you have any additional questions, feel free to reach out to our office.



**OFFICE OF MAYOR
TED WHEELER**

**Jordan Martin
Constituent Services Specialist**

Pronouns: She/Her/Hers
1221 SW Fourth Avenue, Suite 340
Portland, OR 97204
Phone: 503.823.4120

Jordan.martin@portlandoregon.gov
<https://www.portlandoregon.gov/wheeler/>
[twitter](#) | [facebook](#) | [instagram](#)

From: TERESA MCGRATH <bone1953@msn.com>

Sent: Saturday, July 27, 2019 7:34 AM

To: Council Clerk – Testimony <CCTestimony@portlandoregon.gov>; Wheeler, Mayor <MayorWheeler@portlandoregon.gov>; Commissioner Hardesty <joann@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Eudaly <chloe@portlandoregon.gov>

Subject: Portland City Council to vote on \$60 per-unit landlord fee

<https://www.oregonlive.com/portland/2019/07/portland-city-council-to-vote-on-60-per-unit-landlord-fee.html>

it would be better to lower it a little to deter being punitive to mom and pop landlords that keep rents low..

we do our part and recall when portland was affordable in 1977

we agree with a database, but lower the fee pls/thx....

thx

teresa mcgrath and nat kim

3344 ne 15 97212/442 ne sumner 97211

McClymont, Keelan

From: Jennifer Rinella <jenniferrinella@gmail.com>
Sent: Tuesday, July 30, 2019 9:21 PM
To: Council Clerk – Testimony
Subject: Opposition to new rental tax...

I am emailing you this evening to voice my opinion on the proposed estimated \$4 million rental tax.

This rental tax and excessive regulations such as this really defeat your apparent purpose of wanting to make rents in Portland more reasonable.

I know it is a small fee, but this fee will have to be passed on to the renters, and it isn't a small amount for them, it is just an extra burden. They don't even have enough money to pay for renter's insurance and they would be better off putting their money toward that.

I think it is common sense to know that this will affect rents being higher overall, so I am just emailing you to appeal to your common sense. There is no justification for things like this, only making operating in the city more expensive, thereby passing that on to people who cannot afford it.

Thank you,

Jennifer Rinella Witt
5035023787

McClymont, Keelan

From: Deanne <usfourfords@yahoo.com>
Sent: Tuesday, July 30, 2019 5:45 PM
To: Council Clerk – Testimony
Subject: #727

Dear City Council,

I am writing to you regarding the item #727. I am a landlord of a single home. My husband and I live on a very limited income. We would actually qualify for subsidy if we did not have the little extra income we have from our rental property. We understand what it means to live on a very limited income. We try to not do rent increases, but we are continually forced to increase our rents with increase in property taxes and fees like these. We actually have not even covered our increase in taxes the last few years. We finally increased the rent \$30/month last fall to partially cover the over \$80/month of increase in property taxes over their tenancy. This additional fee would have to be passed on to the tenant. We can not afford to continually absorb the additional taxes, fees and costs.

With this and all the other recent legislation, being a landlord does not make sense. We are viewed as the evil people with an unlimited pocket book. We are seriously planning to leave the rental market unless there are changes. It will mean I will have to stop volunteering my time at a free medical clinic for those who are underserved, which are mainly Hispanic, and instead look for work that will provide for our family.

Please know that all these little changes affect both the tenant and the landlord in a big way! I am very concerned that Portland will become a landlord monopoly with only the big guys left and the mom and pop landlords will be run out.

Please vote no on #727

Sincerely,
Deanne Ford

Sent from [Mail](#) for Windows 10

McClymont, Keelan

From: Carlo Tamburrino <viacarlo@aol.com>
Sent: Tuesday, July 30, 2019 3:20 PM
To: Council Clerk – Testimony
Subject: Fwd: For your respectful consideration prior to Hearing re: \$60/unit fees

-----Original Message-----

From: Carlo Tamburrino <viacarlo@aol.com>
To: Mayorwheeler <Mayorwheeler@portlandoregon.gov>
Cc: nick <nick@portlandoregon.gov>; chloe <chloe@portlandoregon.gov>; joann <joann@portlandoregon.gov>; amanda <amanda@portlandoregon.gov>
Sent: Tue, Jul 30, 2019 3:12 pm
Subject: For your respectful consideration prior to Hearing re: \$60/unit fees

Dear Mayor Wheeler:

It is with continued, troubled concern that I submit this email to you and the City Council. My name is Carlo Tamburrino.

I am a small housing provider of four apartment communities in Portland and Gresham. I have offered excellent quality housing units to tenants in the area since the early 2000's. I have always respected our tenants and have encountered very few issues with our tenancies. With professional management in place and substantial improvements to our four communities, we have provided an excellent place to live for many, many residents and families. Our past experience of working with the City of Portland has always been positive.

I am sorry to say that the current priorities of you and your Council and the characterization of housing providers are extremely disturbing. It undermines the great progress I and other housing providers have made to create excellent communities for approximately 40% of the citizens of Portland. It has been since Comm. Eudaly has joined your Council that the overriding agenda appears to be to denigrate housing providers and management. An antagonistic, non-collaborative protocol now seems to be the norm.

The recent approved Rent Screening criteria and this Wednesday's \$60/unit fee proposal hearing are examples of extreme tenant influence. It is not inclusive of housing provider input, nor a moderate, tempered approach that will benefit all of your constituents, both tenants and housing providers. In fact, there are facets that work to the detriment of the City of Portland overall. First off, a fee to enforce criteria that are problematic and in fact will increase rents. Not to mention, a fee on top of the large property taxes that housing providers currently pay. Second, new criteria i.e., tenant ids, background and credit checks, and screening criteria that are unsubstantiated and will only undermine proven protocol and

motivated by current extreme tenant advocacy pressure is unreasonable. You are putting every harmonious, comfortable apartment community at risk with this. I would also like to make it clear that no other municipality has ever embarked on such onerous measures, not even the San Francisco Bay Area. This is where I have lived all my life and managed apartments and another area of the country where tenant favored legislation has run rampant and unchecked, ultimately experiencing ill effects.

I have been monitoring the progression in Portland. I was in communication with Multifamily NW and other sources in the housing provider community. You need to be aware that your agenda is exposing you to a lawsuit. Again, "lawsuit", another term that contradicts collaboration and foreshadows problems for all involved. I am certain you agree that a lawsuit would only derail, detract and imperil other necessary agenda to truly solve Portland's housing problem.

I strongly encourage you and your Council to be aware of your actions with this legislation. The rampant, unchecked passing of policies and this unjustified, unsubstantiated \$60/unit fee will only bring unintended consequences. Rents will increase, housing stock will deteriorate, and litigation will increase. On the big picture, a hostile, uncollaborative environment will be set for the City of Portland that is already grappling with major housing problems. As a housing provider in the San Francisco Bay Area, I will say that the negative consequences are on the horizon for Portland just as I have seen in Berkeley, Oakland, and San Francisco.

I encourage you to think reasonably about the legislation at hand. The City of Portland needs to represent not only tenants but housing providers as well – all of your constituents! Finally, moderation is the key and certainly not the extremist tenant advocacy approach that you and your Council seem to be practicing. Please consider all arguments, it your duty to set a prudent, reasonable and harmonious precedent.

Respectfully,
Carlo Tamburrino
viacarlo@aol.com

McClymont, Keelan

From: Richard Ferguson <rafergusonpdx@gmail.com>
Sent: Tuesday, July 30, 2019 2:03 PM
To: Council Clerk – Testimony
Subject: Re: Auto-Response from Council Clerk - Testimony

Greetings,

Is it possible to retract my last statement and replace it with this one below? Thank you!

Greetings,

This is a note to convey some thoughts regarding recent changes to and rhetoric regarding tenant / landlord regulations.

In 2015 I purchased an investment property in Woodstock, about a mile from my home. Right off the bat I poured tens of thousands of dollars into repairs and improvements including new windows, upgraded electrical, painting, flooring, landscaping, fencing, etc. In addition to carefully researching fair housing laws and attending Portland's all day landlord training, I joined Multifamily NW and attended numerous other trainings.

During my 3 years as an independent landlord, I responded immediately to every issue, sometimes within minutes of an email or text from my tenant. Additionally, I offered flexible lease options and only nominally increased the rent at renewal. In light of this, my tenant often expressed appreciation for my conscientious attention to the home and relationship.

As with any investment, I evaluated it from time to time. Following recent elections, however, I became increasingly concerned about the adversarial and often hostile rhetoric coming from the city and its commissioners. I fully grasp the scope of the housing crisis, and understand that many landlords, particularly ones with larger multifamily dwellings, fail to execute their responsibilities. There is no question that the city needs clear and sensible regulations and oversight in these matters. That said, when I found out that I would owe \$4500 relocation assistance even if I were to move into or sell the home, and that many other restrictions and regulations would be coming down the pike, I had to make the tough choice to sell the home. Basically, the rhetoric led me to believe that landlords, who assume significant financial and legal risks, would continue to lose protections going forward.

The reality is that large numbers of people, who for various reasons cannot or choose not to own, rely on rentals. I, for one, rented all through my 20s and always appreciated the array of available options. Please acknowledge that the current environment is pushing many independent landlords like myself out of the market, and that renters will ultimately turn to more corporate or larger scale investors who are less accountable to tenants. While the professional investors will in all likelihood weather the changes, many independent ones will not. In my mind, pursuing other investments seemed like a way better option than listening to commissioners and others vilify all landlords.

In sum, I'm asking you to tone down the political posturing and to pursue sensible and balanced solutions that **protect tenants and landlords**. There are many approaches to address the housing problem, but driving investors away probably isn't a net positive for residents.

All the best,

Richard Ferguson

On Tue, Jul 30, 2019 at 1:36 PM Council Clerk – Testimony <CCTestimony@portlandoregon.gov> wrote:

Thank you for contacting the Council Clerk's Office.

- Testimony email will be forwarded to City Council and placed in the record.
- All other email will be responded to individually.

McClymont, Keelan

From: Richard Ferguson <rafergusonpdx@gmail.com>
Sent: Tuesday, July 30, 2019 1:36 PM
To: Council Clerk – Testimony
Subject: Fwd: Tenant / Landlord Regulations

Greetings,

Please submit my public testimony (an email I wrote to the commissioners) re the housing debate.

Thanks!

Richard Ferguson

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

From: **Richard Ferguson** <rafergusonpdx@gmail.com>
Date: Tue, Jul 30, 2019 at 11:23 AM
Subject: Tenant / Landlord Regulations
To: <mayorwheeler@portlandoregon.gov>, <nick@portlandoregon.gov>, <Chloe@portlandoregon.gov>, <JoAnn@portlandoregon.gov>, <Amanda@portlandoregon.gov>, <PHBInfo@portlandoregon.gov>
Cc: Broc Nelson <broc.c.nelson@gmail.com>

Greetings,

This is a note to convey some thoughts regarding recent changes to and rhetoric regarding tenant / landlord regulations.

In 2015 I purchased an investment property in Woodstock, about a mile from my home. Right off the bat I poured tens of thousands of dollars into repairs and improvements including new windows, upgraded electrical, painting, flooring, landscaping, fencing, etc. In addition to carefully researching fair housing laws and attending Portland's all day landlord training, I joined Multifamily NW and attended numerous other trainings.

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As with any investment, I evaluated it from time to time. Following recent elections, however, I became increasingly concerned about the adversarial and often hostile rhetoric coming from the city and its commissioners. I fully grasp the scope of the housing crisis, and understand that many landlords, particularly ones with larger multifamily dwellings, fail to execute their responsibilities. There is no question that the city needs clear and sensible regulations and oversight in these matters. That said, when I found out that I would owe \$4500 relocation assistance even if I were to move into or sell the home, and that many other restrictions and regulations would be coming down the pike, I had to make the tough choice to sell the home. Basically, the rhetoric led me to believe that landlords, who assume significant financial and legal risks, would continue to lose protections going forward.

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current environment is pushing many independent landlords like myself out of the market, and that renters will ultimately turn to more corporate or larger scale investors who are less accountable to tenants. While the professional investors will in all likelihood weather the changes, many independent ones will not. In my mind, pursuing other investments seemed like a way better option than listening to commissioners and others vilify all landlords.

In sum, I'm asking you to tone down the political posturing and to pursue sensible and balanced solutions that **protect tenants and landlords**. There are many approaches to address the housing problem, but driving investors away probably isn't a net positive for residents.

All the best,

Richard Ferguson

McClymont, Keelan

From: Sam Wong <samnwrealestate@gmail.com>
Sent: Monday, July 29, 2019 6:42 PM
To: Council Clerk – Testimony
Subject: Rental license fee

Dear City Counsel,

If we have to pay \$60 license fee per unit, then we just need to pass on to the tenants. Thank you for making the rental to go up.

--
Sam

From: Rental Administrator <portlandplex@gmail.com>
Sent: Monday, July 29, 2019 4:10 PM
To: Council Clerk – Testimony
Subject: [User Approved] Portland Rental Housing Program

When the city passes the \$60 per unit fee to fund the Portland Rental Housing Program, I will most likely raise rents according (despite not raising rents in over 3 years) and let our residents know it's because of this program, the Mayor and city councils members who voted in favor of this.

Hopefully these tenants will think about this and vote accordingly when re-election comes up!!

The constant pressure on landlords these past few years and the new ordinances are too much!!!! This is a city where 60% of us providing housing for the people that live in this city are actually small business owners.

I may need to vote Republican for the first time in my life moving forward. I'm deeply disappointed in the City of Portland's politics and policies.

Tess Herman

McClymont, Keelan

From: Dan Butler <danbutler@aceweb.com>
Sent: Monday, July 29, 2019 3:14 PM
To: Council Clerk – Testimony
Subject: I am a landlord, and I will be sending a letter with a copy of agenda item 727

Importance: High

I am a landlord and I will be saving agenda item 727 and if and when it passes, this will demonstrate the stupidity of the city Council and the members who vote in additional increases for renters who are already having a tough time.

(Congratulations on and in them. Another increase !!)

Sometimes power just goes to people's and there are many people who are nothing less than excellent tenants, but every dime charged will be passed along and there will be additional fees to handle the rhetoric put forth by City Hall.

In your infinite wisdom, I realized that you're need and compulsion to jump into rental market at this time, may harbor use some very safe votes from renters who do not have the costs passed along, but I will say as an owner. Each of these it comes along will only increase the rent 2 or 3 fold for each of the occupants that I rent to inside of the city of Portland.

I hope that all the city Council members get the votes that they want and I hope that someday with owners like myself being forthright and honest with their tenants as to where the costs began and manifest from, that they themselves to will understand that city Council members are truly fighting for their jobs.

DanButler@Aceweb.com

Dan Butler C.R.A.

Please understand that information that is given is strictly and solely from my experience and practical application of my own. I am not engaged in any way in rendering legal, accounting, or other expert advice. If anyone feels that they are unable to make the competent professional decision. They should seek proper legal advice before making any final judgments. As well, it should be remembered that any and all information contained in any email, may be translated correctly, incorrectly, and may also be manipulated very easily. Please be aware that a great deal of my messages are placed using oral transcription.

McClymont, Keelan

From: Rob Ross <robgreenflash@gmail.com>
Sent: Monday, July 29, 2019 2:25 PM
To: Council Clerk – Testimony
Subject: Fee Schedule for Residential Rental Unit Registration Program

Increasing rent by \$5 a month for all tenants to help solve Portland's housing affordability problem???? Confused again by Councils actions. This year it is \$60 per year..... next year???? \$80?... \$100?....\$200? You do realized this increased expense will be be passed onto the tenants?

It often seems the input and concerns of landlords and developers are trivialized and discount by City Council as you continue to implement polices that seem to do nothing to encourage the development of more housing or further investment by landlords. As a small landlord and and developer I am baffled by the tone and actions by the council during the declared "Housing Emergency". These actions seem to be weighted toward punitive measures directed at landlords instead of policies designed to encourage more housing.

It would be refreshing to see some policy proposals that were aimed at encouraging development of housing and reducing complexity of city code and the development approval/permitting process. If we don't aggressively increase supply of housing all the well intentioned regulation to protect tenants is not going to help.

There are many landlords and developer who work everyday to provide and increase housing in the City of Portland, who are very discouraged by the actions of councils, perhaps if you could try to truly enlist this community of professionals who know the business of operating, financing and developing housing rather than seeing them as the problem child.

I have been small landlord and developer in Portlands housing market for over 20 years and thought I would be doing it for another 20 years but City Council's tone and actions during the "housing emergency" has drastically changed my thinking. Below are a few anecdotal data points on how Council's actions have influenced my business behavior.

1. I have sold 3 single family rental houses to owner occupants taking these units out of the rental pool. The proceeds of these sales have been invested outside of Portland to more landlord friendly jurisdictions. This is the first time I have not reinvested sale proceeds back into the Portland market.
2. I have transferred management of my rentals to a property manager because the changing new regulations introduced too much complexity, cost and risk to manage for a small in house landlord like myself. This hiring of property management has caused my operating cost on the property to increase by about 10%- 12% and reduced my income by almost a 1/3. These cost are being passed onto my tenants as the property manager have be directed to recoup these cost as quickly as possible through rent increases.
3. I'm a small developer who has created about 50 housing units in Portland over the last two decades, I am in the process of completing a new 4 unit rental project.....this will be my last project I develop in Portland. Prior to the "housing emergency" declaration, I had planned to develop 4-8 rental housing units a year for the next 10 years which would have added around 50 to 75 housing units. Not a huge number but it would have contributed to the housing in PDX. The political tone toward landlord has encouraged me to seek friendlier jurisdictions. Portland's loss will be some other towns gain.
4. I have a 8 plex that provide affordable housing in a close in SE neighborhood, I am investigation converting this building to a commercial use to eliminate the risk of owning residential rental property in Portland . Prior to the action

that have followed the declaration of the "Housing Emergency" the plan was to add additional residential units to the property in the coming years.

5. I have a number of new rental units that have been developed in the past decade, I am current working on a feasibility study to do condo conversions and sell off the units individually. Any proceeds from these sales will be invested outside of Portland.

To this date, no action by council has shown me that you actually understand how the private housing market works, nor how to develop policy to help solve our tight housing supply. I would ask for some courage from Council to try to develop policy that leverages the private housing market, rather than do the popular thing and slap the wrist of the greed evil landlord. The sooner you can enlist the development and landlord community the sooner we can start to solve the housing challenges Portland faces.

I wish you wisdom and balance in your deliberation and vote

Robert Ross
robgreenflash@gmail.com

Robert Ross
robgreenflash@gmail.com

McClymont, Keelan

From: TERESA MCGRATH <bone1953@msn.com>
Sent: Saturday, July 27, 2019 7:34 AM
To: Council Clerk – Testimony; Wheeler, Mayor; Commissioner Hardesty; Commissioner Fritz; Commissioner Fish; Commissioner Eudaly
Subject: Portland City Council to vote on \$60 per-unit landlord fee

<https://www.oregonlive.com/portland/2019/07/portland-city-council-to-vote-on-60-per-unit-landlord-fee.html>

it would be better to lower it a little to deter being punitive to mom and pop landlords that keep rents low..

we do our part and recall when portland was affordable in 1977

we agree with a database, but lower the fee pls/thx....

thx

teresa mcgrath and nat kim

3344 ne 15 97212/442 ne sumner 97211

McClymont, Keelan

From: Miriam Garcia <mgarcia@r2cgroup.com>
Sent: Tuesday, July 23, 2019 5:00 PM
To: Council Clerk – Testimony
Subject: TESTIMONY RE: proposed rental unit registration fee

Testimony re Proposed rental unit registration fee.

Now you want to tax housing providers to fund programs designed to prevent housing providers from making a living or having any control over their property? That is like forcing prisoners to dig their own graves before you shoot them. The City's policies are driving housing costs UP and putting small providers right out of business. Along the way, you are vilifying and punishing a group of business people who provide a valuable service. Please don't pass a burdensome tax on housing providers to pay for management of poorly conceived programs that do not benefit us at all. Aren't you supposed to represent small business owners too?

Suggestions: Perhaps renters could pay for these programs via application fees, or maybe you could take a cut of relocation payouts.

Miriam Garcia
503-753-4125

From: Lisa Long <highfiveprop@icloud.com>
Sent: Friday, July 19, 2019 6:46 PM
To: Wheeler, Mayor; Commissioner Fritz; Commissioner Fish
Cc: Council Clerk – Testimony
Subject: [User Approved] fees for housing providers
Attachments: NYTimes.pdf

Hi,

Your old friend Lisa Long here.

I see that City Council is going to vote on making housing providers pay a fee per unit in the City of Portland.

This sounds a lot like building a wall and making Mexico pay for it.

The City of Portland has been regulating housing providers to such an extent that it truly feels like persecution, and now there is a proposal to force housing providers to pay a fee to support that persecution.

Any fees levied on already overburdened housing providers will no doubt be passed on to tenants. These are fees to enforce policing housing providers and paying for staff and overhead to do so.

This will only cause rents to go up and does absolutely nothing to create one single additional unit of affordable housing.

How about offering incentives to housing providers to keep rents under market instead of levying penalties for simply providing housing.

It is not against the law to provide housing, but the City of Portland is treating housing providers like it is a criminal activity.

Incentives work a lot better than punishment and are truly a win-win.

Instead of punishing housing providers for doing business, why not offer tax incentives to offer units at below market rents?

So far most of the owners I know who rented single family homes have sold them to owner occupied buyers removing them from the rental market.

Why not make it worth their while to keep tenants in single family rentals?

Many multifamily owners are selling, converting to condos, or raising rents to stay ahead of every increasing and unpredictable regulations from the City of Portland.

What if City Council made it attractive for housing providers to keep rents under market instead of threatening them?

Also, just as an aside, I have included a recent article from the NY Times about a woman who was murdered by her tenant, a tenant who would have been approved by the new screening criteria which goes into effect in March 2020.

Please confirm receipt of this e-mail and include in public testimony.

Thank you.

Lisa Long

In a sign of how dramatically Mr. Kelly's fortunes have changed, a lawyer for that girl, now a woman in her 30s, said on Tuesday that she was cooperating with federal investigators.

The extent of her cooperation was not immediately clear, but the statement from her lawyer, Christopher L. Brown, came just days after Mr. Kelly was accused in a federal indictment of paying the girl and her father to stay quiet, and in some cases to lie to investigators to protect him.

Mr. Kelly is now facing numerous state and federal charges including sexual assault, obstruction of justice, child pornography

and a federal judge ordered him kept in jail without bond, calling the case "extraordinarily serious."

Angel Krull, a federal prosecutor, said on Tuesday that, if convicted, Mr. Kelly would face a maximum of 195 years in prison and that investigators had "identified many more girls" beyond the 12 that he may have abused.

"The defendant is charged with incredibly serious crimes against girls in middle school," Ms. Krull said, "as young as 7th and 8th grade."

One of the 12 women was the girl at the center of Mr. Kelly's 2008 trial, but until Tuesday it was not publicly known whether she would cooperate or whether pros-

ecutors were relying on witnesses who knew her, as they did in 2008. (At least some of the other 12 women are already cooperating.)

Mr. Kelly was known to record his sexual encounters, and during his 2008 trial, expert witnesses for the prosecution said that the tape was a copy, but that it had not been tampered with. Fourteen witnesses identified the girl in the video, who was believed to be around 14 at the time it was made.

But the girl and her family did not testify, and Mr. Kelly's powerful team of defense lawyers convinced the jury that they could not know for sure who the girl in the tape was. (They also argued that

was Mr. Kelly, despite the presence of a mole on the man's back that prosecutors said matched the singer's.)

Several jurors said after the trial that the girl's refusal to testify made it difficult to convict him.

Mr. Kelly went on to record several more albums, but accusations against him continued to mount, in articles by the journalist Jim DeRogatis and in a widely-watched documentary on Lifetime, "Surviving R. Kelly," which aired in January. The following month, Mr. Kelly was hit with the first of his new wave of charges in state court in Chicago.

According to a federal indict-

ment, the girl's aunt, Stephanie Edwards — a singer and former protégé of Mr. Kelly's who goes by the name Sparkle — did testify against him in 2008. Her decision to cooperate with investigators led to her being shut out by much of her family, an exile that lasted for years. On Tuesday, she said she was elated at the news.

"I'm beyond pleased to finally hear the mountain I've tirelessly worked on moving over the years is now being assisted with the help of my niece and her parents!" she said in a statement. "Of course I'm in full unwavering support of them and their act of courage!"

Robert Chiarito reported from Chicago.

Police Say Suspect in Death of Louisiana Museum's Founder Was Her Tenant

By KAREN ZRAICK

The police announced an arrest on Tuesday in the killing of Sadie Roberts-Joseph, 75, a beloved community leader in Baton Rouge, La., and the founder of the city's African-American history museum.

Chief Murphy J. Paul Jr. of the Baton Rouge Police Department said the suspect, Ronn Jermaine Bell, 38, was a tenant in a residence Ms. Roberts-Joseph owned. He was behind on his rent, though it was not clear if that was connected to the killing. The motive was still under investigation, Chief Paul said.

Mr. Bell was charged with first-degree murder. The authorities said he was a registered sex offender who had served time in prison for sexual battery of a child. They did not reveal how they found him, but they said they received many tips from the community.

"There were so many leads; there were so many people who wanted to help bring closure and bring an arrest," Mayor Sharon Weston Broome of Baton Rouge said at a news conference with law enforcement officials on Tuesday.

Ms. Roberts-Joseph's body was discovered in the trunk of her own car, with no visible signs of trauma, in downtown Baton Rouge on Friday. Two anonymous phone calls led the police to her body.

Chief Paul said that the first call came around 2:30 p.m., but that officers were not able to find the vehicle. A second report of a body in a vehicle a little over an hour later gave a different address, about three blocks away. There, police officers found Ms. Roberts-Joseph's car parked behind a vacant house, about three miles from her home. The authorities determined she had most likely been suffocated.

The calls came from concerned



TRAVIS SPRADLING/THE ADVOCATE, VIA A.P.

Sadie Roberts-Joseph was founder of the Baton Rouge African-American Museum.

citizens who were not involved with the killing, Chief Paul said.

As the city braced for Hurricane Barry on Saturday, law enforcement officials set about investi-

A beloved community leader found dead in the trunk of her car.

gating the death of the woman they knew as Ms. Sadie and whom they called a "tireless advocate for peace."

Ms. Roberts-Joseph was known as a dedicated leader who ran programs for young people and staged an annual celebration for Juneteenth, the holiday commemorating the end of slavery in the United States.

A vigil was scheduled for Tuesday evening at her museum, the Baton Rouge African American Museum, which tells the stories of African-Americans in Louisiana (it is also known as the Odell S. Williams Now and Then Museum of African American History).

"She was one of the standout matriarchs of Baton Rouge," Ms. Weston Broome, the mayor, said, adding, "We will make her legacy a priority here in Baton Rouge and East Baton Rouge Parish, because of what she gave to so many here."

At the news conference, Angela Machen, Ms. Roberts-Joseph's daughter, thanked the community and the government agencies who helped find a suspect so quickly.

All her mother had ever wanted was for the community to come together, precisely as it had after her death, Ms. Machen said in an emotional statement. She vowed to continue her mother's work, calling Ms. Roberts-Joseph a "relentless" advocate for education and inclusivity.

"She worked so hard; she pushed; she got everything she could out of the 75 years that she lived," Ms. Machen said.

"Probably double or triple the average person. Certainly at least double me."

Moore-Love, Karla

From: Casey Shen <casey@macsimsllc.com>
Sent: Friday, July 19, 2019 4:51 PM
To: Council Clerk – Testimony
Subject: Portland city council hearing on \$60-per-unit fee proposed by Portland Housing Bureau

Dear Portland City Council members,

It has come to my attention that the Portland Housing Bureau plans to unveil a \$60-per-unit fee to fund the city's rental housing initiatives at a hearing in the coming weeks. This fee will cost my community of 50 homes and my residents \$3,000 per year in added expenses. Policies like these continue to drive up the cost of affordable housing in the Portland area. My primary goal as a landlord is always to provide affordable and safe housing for all of our residents. With expenses and repair costs continuing to go up every year, it is becoming increasingly difficult to maintain low rents and keep our community updated and maintained. Please consider the undue burden on residents and community operators when reviewing these proposed added fees. Thank you for your time.

Best,

Casey Shen
co-owner of Garden Meadows
14308 NE Sandy Blvd, Portland OR 97230

Moore-Love, Karla

From: Jessie Dhillon <jdhillon@carlaprop.com>
Sent: Thursday, July 18, 2019 9:27 PM
To: Commissioner Eudaly; Wheeler, Mayor; Commissioner Fritz; Commissioner Hardesty; Commissioner Fish; Council Clerk – Testimony
Subject: Rent is Too HIGH

Hi,

I just got wind of the proposed \$60 per unit, per year proposed assessment on landlords with rental properties within the City of Portland. I urge you to vote no and put an end to increasing landlord's operating expenses because it has a direct impact on the cost of rent.

Rent in the Portland Metro Area is too high! A \$60 fee per unit per year will lead to higher rent.

Landlords must reach a target return on investment for their investors; when expenses go up, rent goes up to maintain the target return for investors.

If you truly believe that Portland has a problem with affordable housing, then vote NO to increase rents further.

Regards,

Jessie Dhillon | Vice President

Carla Properties, LTD

Tel 503.227.6501 x2190 Fax 503.227.6525

633 NW 19th Ave Portland, OR 97209