

February 7, 2021 (Opposition to House Bill 2484 – Forcing Childcare facilities in our homes)

I am Cloud Miller, 26 years retired Army Oregon Resident, that owns and operates 17 Rental Houses or Duplexes in Ontario, Oregon. I have cashed in all most of all my savings into purchasing rentals and will be using these to help fund my retirement. We all know government retirement will hardly increase over time and will not keep up will inflation.

I am writing today regarding House Bill 2484. Please do not require us to allow daycare in our homes. Our leases and insurance do not allow someone to run a business out of rental houses, and we should not be forced to allow it, because you think there should be more childcare facilities.

I have been a tenant longer than I have been a Housing Provider and have rented all over the United States and in Europe. I can honestly say that I disagree with Government overruling the rules of free trade and capitalism. Protections for fair and legal agreements are necessary to ensure discrimination does not oppress people of all walks of life but forcing people to adhere to rules that are not fair for both parties oppresses Housing Providers. Tenants can choose to rent from me or not, based on my contract and services provided. They have a choice, and you should not push your choice on us and especially if it will cost more money. Can you imagine the 33 older grandparents that one house that are members of our housing provider association, being forced to spend money on upgrades for a childcare business in the home that their social security checks and rental payments will not cover? What now? Why are you forcing it?

Our homes are residential rentals and are not set up for commercial use. Commercial rentals have more industrial strength appliances and just products in general. These homes do not have the correct grade of material and we should not be forced to install them so someone else can run a business out of rentals thereby increasing our expense. Also, these homes are residential and are not set up to run a business out of. We must think of more safety features such as steps, extra railing, and window locks to help ensure the safety of the children. People also store personal items in their homes such as knives, guns, and tools that we want to keep away from children to keep them safe.

Also, our homes are not set up as commercial buildings, so we will have to deal with noise from the children which can disturb the neighbors. If a home is zoned as commercial, they are set up to allow the extra noise. Our rentals have homes on either side of them and some of my renters sleep during the day, so they do not want the extra disturbance.

By setting up our homes as a business, we are also going to have to deal with the extra traffic that people coming and leaving would cause.

There is plenty of commercial child space available and if a housing provider wants to allow this use, they can, but it should not be forced on housing providers and neighboring residents. Let us make the decision for ourselves if we feel it is a good fit for one of our rentals based on our own situation.

Thank you,

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