

As a resident of Portland and a Landlord who rents personal, private space (by the room) within a shared home, I and my current tenants/housemates would find it intolerable to share space with someone working from home in this disruptive manner.

For what it's worth, many of the arguments posed are, I feel, valid. Housing Providers should not be required to take on the added liability and insurance costs associated with this use.

A residential property is not designed for this type of use. Most products used in commercial properties are more industrial and designed for high traffic and use, unlike residential fixtures and finishes designed more for beauty than durability. Compared to commercial properties, residential properties have design elements less safe for children such as more stairs, decks, windows that open, fireplaces, more carbon monoxide sources, no fire suppression system, and personal items in the home such as Guns, knives, and tools.

Childcare homes can create excessive noise. Many rental properties are high density housing and excessive noise will disturb neighbors, while commercial buildings are usually in areas that can tolerate the extra noise.

Childcare homes can create added vehicle traffic that neighborhood streets and residential parking lots are not designed for.

Clients of Childcare homes in common areas of high-density housing will add to the risk of spreading COVID-19 to neighbors and their children using the common areas, such as playgrounds.

There is plenty of commercial child care 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.

While all of this is true, for me it is personally also very much a concern that I do not see in the language of the bill an exclusion clause that it would not apply to a shared residence. In my case of renting private premises by the room in a shared housing arrangement, I have the preferences of others living within the home to consider. What happens in the home is everyone's business, not just any one person's. If everyone were consulted and in agreement that this would not disturb the peaceful enjoyment of their premises, it would be one thing. That everyone calling the residence their respective home would not have a voice is a troubling scenario.