

Submitter: Steve Reynolds

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB799

This is just further driving our costs up. If you want to require some type of professional licensing that specializes in ORS 90, I believe that would be a much better tactic than these blanket type statutes which do not take into consideration case by case situations and on a rare occasion requires that tenancy to be terminated, always the last resort. We are being forced to reduce initial risk with each barrier that's put up to terminate a tenancy. Most of us are not even making the decision any longer as to even approving tenancy, we're going through the small number of background check companies that act as the gate keepers. I've been a housing provider for 18 years, I'm licensed in the state of Oregon for 12 years, I've been involved in dealing with the CSC, Linn Benton Housing Authority, Housing Choice Landlord Program, Linn County Mental Health, DHS. I've had success with affordable housing, especially through the HUD voucher program, but with all the new restrictions, increased costs and risk with the new legislation plus the pressure put on by local government, it's shut the door significantly on this housing model. I'm sure Portland has many more challenges than in our small communities, but we're not Portland, we didn't have a big issue until Portland type legislation was enacted upon us. We'll adjust with all the new legislation as we don't have a choice, but ultimately driving up the costs through significant risk increase, just destroys affordability even more. Thank you for listening.