

Submitter: Bryan Blumklotz

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB799

Good morning Chairperson Jama, Vice-Chairperson Anderson and Members of the Senate Committee On Housing and Development,

• For the record, my name is Bryan Blumklotz, a partner in the family business, Blumklotz Family Investments, LLC. We have been housing providers in Portland, Oregon since the early 70s and currently own and operate 28 units in N/NE Portland. BFI employs both my brother, myself, and our single full time employee, Michael. All three of us are dependent upon BFI for our incomes. I am also a member of Multifamily NW.

I am asking you to oppose SB 799 unless the concerns you have heard from other housing providers and advocates are addressed. I want to talk specifically about the Rental Assistance and Guest Housing sections.

• I have zero faith that OHCS can manage and deliver rental assistance within 60 days. Their past performance was nightmare combination of both complexity and near complete opacity throughout the process for both tenants and housing providers.

? A 21 page application for rental assistance?

? Deliberate withholding of Rental Assistance data by OHCS and absolutely no ability to monitor the progress of an application by the resident and the housing provider.

? Even when applications finally made it through, there were errors. Checks being mailed to the wrong entity or given directly to the residents that then failed to pay their rent with them. The whole process was so traumatizing for one of my tenants they told me they would not participate in the rental assistance program again even if she qualified.

? What you propose is going force housing providers to operate their businesses with one financial had tied behind its back.

? We have had nothing but rising costs. We recently renewed our insurance policies for all three buildings and the cost went up 15% to 18%. Utilities are up. Inflation is no joke. There is a recession coming.

• Guest housing changes.

? I can rarely enforce the current laws.

? What kind of relationship do you want me to have with my residents?

§ What you are asking me to do is monitor who has a guest.

With what? Cameras? A guest login book? Other tenants tattling on them?

§ Why are there not reporting requirements by the tenants? If they have a guest staying longer than 14 days in a year and no more than a week at a time why are they not obligated to inform us about it.

§ I have no desire or time to play guest cop with my tenants. It is a waste of time and resources.

Occupancy max limits changes. So the state is ceding occupancy limits to the cities and counties? Because the way you have written this the City of Portland could tell me that 5 people is acceptable for a 1 bedroom apartment and Eugene could follow state standards, and Bend decides 4 is acceptable. For those with properties in different localities are going to have to track the max occupancy of an residence on a case by case basis. How do you expect the renters to know what this is? Is this really a problem?