

ASA Property Management, Inc.

March 2nd, 2021

Hello members of the Human Services Committee,

My name is Tammie Gerber and I am the Property Manager at ASA Property Mgmt. in Fargo, ND. We have units in the Fargo-Moorhead area.

I am sorry I couldn't be here for the Zoom meeting but I had prior appointments that I wasn't able to change. I hope this will suffice. I am writing to support HF601. As a private landlord I believe this bill is terrific.

We currently have 205 rental units in South Moorhead and Dilworth. For this program, I have been working with Gina at Clay County Housing & Summit Guidance, along with some other Agencies.

For our screening process for enrollees of Housing Support, we do a credit check, past/present landlord reference, background checks.

We have a few different Owners in this area so if a background comes back with a little blemish on it, depending on what it is, we are usually able to find an apartment that will work. We have 1 owner that is stricter on backgrounds/credit vs. another Owner.

We also look at what they are approved for rent wise with Housing to match them to an apartment. They see the apartment and decide if that is where they would like to live. Once approved, paperwork is filled out for Housing and then an inspection is completed on the apartment with Housing & myself to insure the apartments are passing all guidelines set by State.

I would say 98% of our tenants that we have received on this program have been very good tenants. They are looking for that 2nd chance and we believe everyone deserves a 2nd chance, otherwise, how can they better their lives?

I have a great working relationship with Gina w/ Housing and the other Organizations that work with them for the guidance portion of this. We stay in contact with each other if an issue should arise. Housing and the Guidance Center follow up with the tenants on a regular basis plus we help wherever we can- they don't just help find them housing and are done with it.

I believe from our standpoint, this is a very good program for people who are ready and willing to move on with their lives from whatever reason put them where they are.

The absence portion in what HF601 is proposing would be a reassurance that if someone on the program should have to go somewhere for some additional medical help, that they do have their home to come back to when they get out. Otherwise, they may not seek out the help that could be needed. For the people who seem to do the 3 steps forward, then 1 step back, this program is there to help them keep moving forward in the right direction.

We have had many positive tenants who have stayed and made the apartment their home.

Sincerely,

Tammie Gerber
ASA Property Management, Inc.