

Submitter: Sue Prichard
On Behalf Of: Myself and my family
Committee: Senate Committee On Housing and Development
Measure: SB611

I am writing to strongly opposed Phase !! of the Renter Protection Ordinance, most specifically Item #3. My husband and I have owned rental properties in Eugene for more than 40 years. I find this section to be on of the most disheartening and discouraging provisions I have seen in the 35+ years that I have been actively involved in civic matters. Our tenants stay in our properties on average 5-7 years. We have had people stay as long as 13 years with only one rent raise during that time. We take excellent care of our properties and we take good care of our tenants. We want them to enjoy where they live and we want them to contribute to the fabric of the neighborhood, just as a homeowner would do. We have a small number of units, and our fastidious maintenance costs a lot of money. There are some years that do not result in net income, even though we rely on this income for a good part of our retirement funds. We are reasonable and fair about what we charge for rents and deposits. Item #3 makes me want to sell my properties. The cap on rent and triggers for payments to tenants upon vacating the property are simply the wrong answer to a legitimate problem, which is that we do not have ENOUGH housing. If I were to sell my properties, they will go to owner occupants because they are in an affordable price range and in excellent neighborhoods. Hence, more properties leave the rental pool. We need more affordable, rentable property, not less. I urge you to research what has happened in other communities who have initiated such legislation. Studies I have read indicate that rent control does not create more housing, even though that is a common belief among the advocates. I urge you to focus on incentives for MORE housing and cease penalizing so many landlords who are providing housing for so many in our community.