

Submitter: Steve Barnett

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

My name is Steve Barnett. My wife and I are local owners of a two-bedroom stand-alone rental unit that is located in Eugene on the edge of the university campus. We purchased the unit for our daughter and a friend to live in while attending the university. Since her graduation, we have rented to students, and currently, to a professor. We write this letter in strong opposition to SB 611.

We have kept the rental unit as an investment toward retirement and to provide an additional very small monthly income. We have had terrific tenants and by developing solid relationships with our tenants and other nearby property owners, we have experienced no hassles or troubles.

Because it was a significant investment, the maintenance and upkeep of the rental unit is on the same level as our primary residence. Through careful management of expenses and a lot of 'sweat equity' we have been able to keep rent increases to minimal levels. With ever increasing property taxes and increased cost of materials for upkeep and repairs, it will become even more challenging to maintain a minimal positive return on our investment if our ability to appropriately adjust our rental rates are limited.

The proposed bill's new rental increase cap and tripling of the relocation fees for tenants creates a potential financial risk profile that would cause our rental investment property to no longer be attractive. If passed, the new bill, as proposed, would cause us to sell our rental property, either to someone as a primary residence, or more likely to a larger rental housing corporation as they are the only ones with the scale to be able to afford the additional potential expense. We get multiple offers weekly from such entities.

Again, we strongly oppose SB611. Please vote NO on SB611.

Respectfully,
Steve and Kirsten Barnett