

Submitter: William Sherlock  
On Behalf Of: Myself and the homeless  
Committee: Senate Committee On Housing and Development  
Measure: SB611

As a long-standing landlord in Eugene I take great pride in how I have interacted with my tenants over the last 25 years. I believe it keeping rent reasonable, making sure that the dwellings are more than just habitable, but a home, and that any issues that arise are taken care of immediately. I have also been planning on developing a fourplex on a vacant lot in town, close to public transportation, and affordable, now that I can do so under the middle housing laws, which I support.

Unfortunately, I am seriously rethinking my plan given how arduous and complex and financially risky it is becoming to be a landlord in this state. Why would I want to subject myself to the myriad of sand traps that are awash in the proposed legislation, and the proposed Eugene code amendments. I have a willing buyer who would love to develop a high end single family home on my vacant parcel, and that option is looking more appealing every day. If this legislation passes, it is likely what I will do, not because I want to but because the risks of developing rental units under this legislative proposal is simply beyond my comfort zone. So, if you pass this Bill, congratulations, you will have eliminated an additional four nice middle housing units from the market and thereby aggravated the housing crisis even further.

What you should be doing instead of putting the social burden of inadequate rental housing on the backs of landlords, is to be redeveloping vacant commercial and industrial land into low-rent apartments subsidized by the state or local governments. That way, everyone contributes to correcting the problem, not just us expendable landlords, many of whom will no longer be landlords in the foreseeable future if draconian and utterly self-defeating legislation like this passes into law.

Thank you for your consideration of my testimony.

Liam Sherlock