

Submitter: Richard Arnold

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

Regarding: Oregon SB 611

Dear Mayor Council and City Manager,

My wife and I own small rentals in Eugene, West Eugene and Dexter, and have worked extremely hard to build for our retirement as a housing provider over the last 8 years. Please consider the refusal of implementing a rent increase of 3% plus CPI with a cap of 8%, as well as TRIPPLING the relocation fees for tenants when a landlord needs to repair, sell or have family move into our property. Without charging enough to recoup for repairs and renovations, the high current interest rates and housing prices, the cost of homeowners insurance and EVER INCREASING property taxes, along with skyrocketing inflation, your proposed monetary burdens would be financially unbearable. Nobody is renting houses with charity in mind, it is a business which can't operate in the negative. You are demanding for us, the small mom-and-pop rental property owners, to USE UP OUR RETIREMENT by telling us to pay for 3 months of relocation fees to a tenant and capping our capability to increase rent to cover the ever increasing costs for us to just stay in business. WHY DON'T YOU TAKE ON THE BURDEN OF PAYING THESE UNFAIR TENANT COSTS AND THEREBY USE UP YOUR OWN RETIREMENT!

If, the government (you, who we once elected) passes this measure, you will be forcing the small time rental owner out of business, forcing sales of their units for more conglomerates to purchase and continue to raise rental prices.

Instead of the government, whose duty and responsibility is to handle the problem of insufficient low income housing in the area, you are taking the easy road and placing that burden squarely on rental owners' shoulders. SHAME ON YOU.

REJECT THESE UNFAIR INCREASES for the small-time rental owners, or we'll be forced to consider replacements for your positions during the next election — for a government who sees it as their responsibility to find other solutions rather than putting the small-time business people out of business.

Thank you.

Richard Arnold and Catherine Blankenship