

Submitter: Kathy Cotta
On Behalf Of: IPMG Inc
Committee: Senate Committee On Housing and Development
Measure: SB611

As a property manager for many years, I have managed many single family homes on behalf of owners. These owners of single family homes are beginning to feel they have no control over their own property. Over the past 3 years, I have had multiple owners sell off their homes for this very reason. When an owners yearly expenses rise beyond the point where they can recoup the cost through appropriate rent increases they begin to find no reason to continue to provide these homes. When an owner has a resident who is not maintaining the property and the owner cannot remove the tenant in a timely manner, their only recourse is to sell the property. All of these factors take a very necessary resource, "single family homes", out of the rental pool and add to many families being forced to move into higher density, "Multi-family Properties". This bill is not going to increase the ability for people to remain housed it is going to force single family property owners out of the market in Oregon.