

Submitter: Nelson Page

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

I oppose SB 611 , blatantly unfair as it applies to one industry only. No other industry, i.e. home improvement, grocery, timber, construction, etc is strangled with such unfair price controls. The rules in SB611 will lead to higher costs to housing providers and thus to renters as many property owners will spend money on attorney's fees which can only be recovered by raising rents.

I've owned and successfully managed 6 (six) large rental units in Eugene since April 1972. Now, after all those years of providing excellent quality housing at a fair price I'm being told by the state and the City of Eugene that I'm not competent to manage my own property and only the state and the city know how to manage my property. This is extremely insulting and unfair to someone who has provided quality housing for such a long time.

Recently I had a vacancy in our of rentals suitable for large families to which I had three applications. That told me there is a shortage of housing suitable for large families, such as parents with 3-6 children. When I sell all of my large rental units to owner occupants they will no longer be available as large family rentals. I regularly receive offers from owner occupants to purchase our units.

If SB-611 becomes law along with the new City of Eugene rules I'm given no other choice but to liquidate those properties.