

Submitter: Eileen Haflich

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

We have owned a 4-plex in Eugene since 2011. We mainly rent to the student community. Our margins are very slim with maintenance, taxes, and insurance accounting for the majority of received rents. We suffered during the Covid pandemic, even with some government relief. Our turn over is moderately high which adds to the marginal profit we make on these units. We are an older couple and rely partly on the rents from this 4-plex. Any hindrance to raising rents as the market defines would be an additional hardship. We do not have multiple rental properties to offset the loss of income. We have considered selling this property over the years because of the low return, this proposed legislation would not only make the income from this property even more marginal but it would likely depress the value of rental properties and thus reducing any gain we might achieve if or when we decide to sell. Please consider the "mom and pop" landlords that are just scrapping by as it is.

Thank you,

Eileen and Dave Haflich