

WHO BENEFITS OF THE "NO CAUSE"

WITHOUT THE NO CAUSE, HOUSING PROVIDERS MUST BE VERY PRO ACTIVE ON WHO IS ALLOWED TO RENT AS THESE NEW RESIDENTS CAN NOW CAUSE A LOT OF DAMAGE AND INTIMIDATION TO OTHER RESIDENTS.

THIS WILL MAKE IT TOUGH ON ~~NO~~ PEOPLE

~~ENTERING THE RENTAL MARKET UNDER~~

WHO'S LIFE CIRCUMSTANCES HAVE CHANGED,

SUCH AS (1) IN DIVORCE SITUATION,

AND (2) STUDENT WHO'S ROOMMATE GETS THEM EVICTED,

AND MANY OTHER SITUATIONS WHERE A

TENANT HAPPENED TO ~~BE~~ GET CAUGHT IN A

~~LIFE CHANGE~~ TEMPORARY LIFE CHANGE. ~~BECAUSE~~

THEY ~~CANNOT OR WILL NOT~~ ^{KEEP} ~~FULFILL~~ THEIR RENTAL

~~OBLIG~~ RESPONSIBILITIES WITH A NO CAUSE EVICTION

~~THE~~ ~~TENANT~~ ^{RESIDENT} IS

~~AND~~ ~~THESE~~ THESE PEOPLE WILL FIND IT

~~IT~~ HARD TO GET BACK INTO HOUSING

DURING A HOUSING SHORTAGE. WHILE

THE LEGISLATURE MAY FEEL IT CAN

PLAY MUSICAL CHAIRS ~~WITH~~ THROUGH ELIMINATING

PROVIDERS RIGHTS, THE INCREASED COST OF

BUSINESS A 'FOR CAUSE' ADDS TO HOUSING

PROVISION WILL ULTIMATELY

~~DISCOURAGE NEW HOUSING SUPPLY~~
BE ADDED ON TO FUTURE RENTS,
IF NOT ~~IF NOT~~ IN RENT INCREASES THEN IN
REDUCTION OF SERVICES PROVIDED
AND ~~AND~~ QUALITY OF LIFE FOR RESIDENTS.

~~ULTIMATE~~
A FOR CAUSE NOTICE GIVES YOUNG RESIDENTS
WHO HAVE NOT LEARNED TO STARTING OUT,
OR PEOPLE IN A LIFE CHANGING CIRCUMSTANCES,
~~A~~ AN EQUAL CHANCE TO GET NEW ACCOMMODATION.

ALL EFFORTS TO LEGISLATE THE RENTAL MARKET
SIMPLY ADD TO THE LEGAL COSTS OF DOING
BUSINESS ^{WHICH} ~~AND~~ ULTIMATELY ~~DISCOURAGE~~ ~~NEW~~ INCREASE
~~CONSTANT~~ RENTS. DOES THIS LEGISLATURE
REALLY THINK IT IS SOMEHOW SMARTER &
BETTER THAN EVERY OTHER CITY
THAT HAS TRIED THIS??

How to increase Housing ^{production} supply by 20% or more
within 2 years AND DROP THE COST OF ~~construction~~ Housing 20%

- 1 Zone land for construction of Affordable Housing
- 2 NO UP FRONT PERMIT COSTS TO DEVELOPERS/BUILDERS
- 3 TO REPLACE THE FUNDS TEMPORARILY LOST BY PERMIT Fee
delay, USE THE FUNDS BEING APPROPRIATED TO BUILD "AFFORDABLE"
Housing TO zone land & build INFRASTRUCTURE.

If THE PERMIT COSTS WILL BE AMORTIZED OVER 10 YEARS
AS AN ADD ON PAYMENT TO THE PROPERTY TAXES
TO THE FINAL BUYER/LANDLORD.

IN THE ABOVE SCENARIO, 2 THINGS WILL BE ~~accomplish~~
ACCOMPLISHMENT.

^{CURRENT}
A BUILDER/DEVELOPER WITH A FUNDING TO BUILD 10 HOUSES
COULD NOW BUILD 12 HOUSES.

AND THOSE 12 HOUSES WOULD SELL FOR 20% less

INSTEAD OF 10 HOUSES @ \$300,000

YOU WOULD HAVE 12 HOUSES AT \$249,000 EACH,

(WITH A SLIGHTLY HIGHER PROPERTY ^{Tax} PAYMENT TO PAY OFF
THE PERMIT COST, BUT THIS WOULD BE OFFSET BY
TAX VALUE BEING BASED ON THE \$249,000 VALUE RATHER
THAN \$300,000 PRESENT VALUE.)