

Submitter: Kathryn Dunn

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB799

As a landlord, I oppose SB 799 for these reasons...

- I have mortgages on my rental properties that I am only able to pay from the rent I receive. I cannot wait 60 days! This would ruin my credit and put me in jeopardy of losing my livelihood and hard-earned properties.

- If such a bill passes, it should include a provision for landlords to apply for mortgage assistance and require mortgage holders to postpone any collection or foreclosure proceedings.

- This bill only requires tenants to provide proof of their application to the landlord at or before their first court appearance -- this is too late! It should be provided at the time the rent is due -- so a landlord can know what's going on and make other arrangements so they can pay the mortgage.

- The reason for the housing shortage is that cities have made it costly and difficult to build over many years. It is not due to the actions of landlords, and they should not be held accountable and punished for what local government controls. Any stringent regulation like this is sure to cause some landlords to leave the business, which would reduce the housing supply.

The goal is to increase the rental housing supply, not deplete it. To maintain the rentals we do have, simply treat landlords fairly by not passing "renter protections" that are really "landlord regulations" -- and support landlords. Then call on landlords to expand the rental pool by offering them incentives for them to do so -- such as relaxing regulations that make it risky for them to rent their properties and providing incentives to add or build new rentals (including reducing the time/cost to build). After all, landlords are already providing housing and they are in perfect position to want to add more if the benefits were apparent.