

Submitter: Michael McCrory

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

I don't know when this will stop. When we pay the tenants to stay in the properties? Seriously I don't know any business model that will work where you limit the input of capitol every year and increase the expenses and expect the industry to expand and provide more and cheaper housing. Some one is dreaming. Continuing to limit rent increases benefits no one. If you are going to punish property owners for needing to pay Higher property taxes, Higher Utilities and massively higher maintenance costs you are going to accomplish 3 things. Less property owners willing to rent their properties. Less construction of new units and those that keep the units they have will not be able to pay to keep them up. They will degrade and you will create run down properties if they cannot charge what it takes to do business that will be the effect. When will this parade of bills to punish property owners for a situation they did not create stop??

Second by making the pay out for Valid landlord reasons for termination 3 months of rent puts a huge burden on the owners of property. Having to pay out 25% of the yearly income on a property to refurbish it before you spend the first penny on materials or labor will limit substantially what can be done. This simply seems like a backdoor attempt to eliminate landlord-cause termination

I don't believe this will help the housing situation and I am very against it

Thank You