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On Behalf Of: John Lehmann
Committee: Senate Committee On Housing and Development
Measure: SB611

I have been a landlord for 30+ years. Never have I raised rents more than 5 - 7% in a year and often only raise it that amount total over a 2 -3 year period. Larger increases only happen when there is a change-over with new tenants. With the new proposed state restrictions, I feel it will cause landlords to raise the maximum allowed every year. Perhaps the bill should just target the original intent when rent controlled limits were set, i.e., the very large rent increases of 15- 25% that were seen several years ago. Limiting maximum rent increases of 8% for a typical rental of \$1,500 / month only increases rent by \$120 per month or \$1,440 per year. That is barely enough to cover our inflation-driven costs for water, sewer, garbage, yard maintenance, taxes and insurance, standard maintenance expenses and occasional needed repairs.... and leaves no margin for improvements such as decking, fencing, upgrades to appliances, etc. The end result will be lower quality of rental housing and maximum rent increases allowable every year.