

Submitter: Carolyn Warloe

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

I have been a landlord since the 1970's, when my husband and I decided to make property part on our long-term financial plan. We have always strived to provide clean well-maintained units at a reasonable price, usually below market. Limiting rent increases to what could be less than the CPI will not solve the problem. The cost of repairs, replacement and upgrades have increased substantially in the last few years. Landlords need to be able to increase rents enough to maintain their units. Over the long haul, not being able to do so only discourages increased investments in housing.

Lack of an adequate housing supply and the escalating cost of building all kinds of housing are the greatest causes of the rental crisis. These issues can't be addressed by burdening landlords with more regulations and costs. I believe only increased low and moderate income housing will solve the issue.