

Submitter: Shane Brott

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

This is bad policy that stifles the increase of housing in a State that is in desperate need of more housing. I have witnessed areas in other States where these type's of unwise policies have ruined rentals, where maintenance and upkeep of these properties transforms them into dilapidated and undesirable places to live. Don't be fooled into thinking what feels like a nice bandaid is a good idea because underneath it is a more powerful and destructive wound that is not going to heal with the enactment of such measures. It amazes me the deception of how such measures are advertised to the public. How about listing the other things this measure will do on the ballot or public notice, like how this will reduce new construction exemptions from 15 years to 3 years?(ie all it states on this immediate site is-"Increases amount residential landlord owes tenant for landlord-case termination of tenancy"). This not the answer to homelessness, rampant unchecked crime, and the rising costs of living. Such measures only adds to the decline of cities by penalizing those who are providing homes and working hard to maintain decent dwellings for their tenants and neighbors. I am a landlord and have increased the rent very conservatively, many years not increasing it at all (we are renters ourselves), to keep up with the cost of maintenance which has increased exponentially. Lowering the cap to only 3% from an already low 7% will necessitate steady increases every year!