

Submitter: Rachel Shelly

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

We provide safe, affordable housing for 41 families in my manufactured home park.

We have owned the park for 18 years, and finally, it is paid off and we can start saving some money. We have worked tirelessly all of these years to pay the bills, keep the park up, make all repairs, and manage tenants. This will have to change if SB611 is passed. We will no longer be able to spend the time with background checks, we won't be able to keep up with our bills, and many repairs will have to go undone.

How can a limit of rent increases be reduced to only 3% + CPI? Sure, the CPI was high last year, but was there a study done on how many people had their rent raised 14%? Probably very few. How many people are displaced from their rental homes each year due to non payment of rent? I imagine much less than you think. IN 18 years I have NEVER evicted someone for non-payment of rent, and I know I am not alone. The CPI went for years at much lower numbers than last year, which could limit our rent increases to only 3%? That will cripple our business. Most rental property owners are able to run their businesses in a moral and compassionate manner without having to be regulated by the State on how much money the State feels is appropriate for us to make. The market regulates us.

Is the State going to limit what we have to pay for landscaping (which has tripled since 2019), garbage service (which as gone up 20%), special repairs (\$150/hr+ for a plumber) Electricians, septic tank, roofing repairs, appliance replacement, carpet replacement, legal fees, electricity, pumping, gas, bookkeeping, accountants, personal taxes, property taxes! There is no limit on how much money these people and services can charge, how can there be limits on how much we can raise rent to help pay for all of these costs? 3% + CPI, will put us and others out of business, and will also guarantee yearly maximum rent increases in anticipation for low CPI years when previously we had more discretion on who and how much we could raise the rent.

We won't be able to sustain ourselves with such restricting rent control. People will not want to buy or invest in rentals, and the pool of rental homes will decrease which will not help the housing crisis.

Even social security went up more than that last year! Please oppose SB611!