

Submitter: Shelby Schuppe

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure, Appointment or Topic: HB3054

Dear Senate Committee on Housing and Development,

This feels like a swing and a miss. My understanding of rent is that the landlord is supposed to save part of those funds for improvement projects, maintenance, and so on. Of course this is dependent on how the landlord runs their business and whether they demonstrate concern for the property. However, allowing landlords to increase rent only places hardship on the tenant and puts absolutely no responsibility on the landlord to be better and more effective with their money. If renters are expected to save money for unexpected repairs that landlords won't cover, homeowners are supposed to save for unexpected expenses, and businesses are expected to maintain extra funds for unexpected impacts to their business. It seems when it comes to landlords though, the responsibility often falls on the tenant to maintain the property that is not theirs and that they are simply renting for a finite amount of time. This change is in the right direction in terms of capping the rent increase but even allowing it to go as high as 12% prices people out of rental properties quickly. Additionally, allowing tenants to vote on whether they want projects to be done to their residences seems like a move in the right direction to increase a sense of ownership. However, tenants are often stuck between a rock and a hard place when improvements are made to a property making it more livable, but the cost is placed on them resulting in a choice between a more comfortable life and finding a more affordable unit.

Thank you.