

Submitter: Aaron Liebreich

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB799

As a Property Manager, I oppose SB 799 for these reasons...

We are here to provide places to live. We provide nice places to live. Just because the economy says a property has a higher value doesn't mean that the

If owners fall behind on their mortgages because tenants are unable to pay their rent, this causes a loss to both parties. Obviously, no one wants to fall behind on rent or a mortgage as this can ruin both parties financial credit and be very costly. The owners I work with try to work with tenants, not against them. SB 799 creates a wedge between the two parties and divides them.

Many owners have mortgages on their rental properties and little money is profit with all of property costs going up with inflation as well as rent.

Suggested amendments to the bill should include a provision for landlords to apply for mortgage assistance, money to increase the supply of housing, and increasing property rights for property owners.

Tenants should have a handle on their finances and know before rent is due, that they should apply for rental assistance(a phone call to discuss with the property manager/housing provider should be required). There is a window to pay rent, tenants have a duty to talk to the housing provider during that time to discuss options.

The reason for the housing shortage is that cities have made it costly and difficult to build over many years. It is not due to the actions of landlords, and they should not be held accountable and punished for what local government controls. Any stringent regulation like this is sure to cause some landlords to leave the business, which would reduce the housing supply, not increase it.

The goal is to increase the rental housing supply, not deplete it. To maintain the rentals we do have, simply treat landlords fairly by not passing "renter protections" that are really "landlord regulations" -- and support landlords.

Then call on landlords to expand the rental pool by offering them incentives to do so - such as relaxing regulations that make it risky for them to rent their properties and providing incentives to add or build new rentals (including reducing the time/cost to build). After all, landlords are already providing housing and are in the perfect position to add more if the benefits were apparent.

Let's create a win-win situation where both tenants and housing providers are aligned

to create the best situation.

Thank you for representing all parties.