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On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

Crazy Idea - instead of capping rent increases maybe we address the (almost criminal) lack of supply that is causing rent increases to happen in the first place.

Local jurisdictions and NIMBY neighbors have been preventing housing deliveries for decades, increasing rent rates by limiting supply. By curtailing rent increases to a level below the typical increase in expenses you are further limiting the supply of new housing, and creating a situation where the existing supply will continue to degrade in quality.

Better to compel the jurisdictions to get out of the way and allow for their citizens to have a variety of options for shelter - apartments, condos, townhouses, middle housing, etc. The true obstacle to affordability isn't in the hands of the landlord, it's in the code language, exclusionary zoning, and public hearing processes that make housing expensive and the process protracted (in many cases over 500 days for entitlements)