

Submitter: Teresa McGuire

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

RE: SB 611 -- Chair Senator Jama, Vice Chair Senator Anderson and Senators Knopp, Patterson and Sollman

It never ceases to amaze me how the legislature looks to solve problems but trots out policies that only create more. This bill lays all the blame on landlords yet the housing crisis is just not that one faceted.

We own a handful of properties and they need regular maintenance and improvements that cannot happen if rents are capped while supply and labor are NOT capped. This is not taking into account a multitude of other costs.

If landlords need to charge funds to later be dispersed back to the very tenants that need to pay an honest and equitable rent this is just insane and wrong thinking.

Rents need to reflect ALL the costs of housing--repairs, upgrades, insurance, property taxes-- to suddenly cap those costs puts the onus on the landlord/owner. We actively manage our properties, we for the most part enjoy the process and the relationships with our tenants.

Please use common sense and critical thinking skills in concluding that this is a terrible piece of legislation and VOTE NO.

Teresa McGuire

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