

Submitter: Jerry Jones

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

Recent inflation and regulation has affected our bottom line and the proposed rent control legislation will hurt my small business or force my clients to sell properties and lower the amount of rentals available to renters.

This bill will disincentivize new development and investment for improvements on existing properties due to the inability to recover costs and improvements under rent control.

Rent control has caused housing instability in places like New York and San Francisco. We can't afford that dynamic in this tenuous market right now.

Government needs to stay out of the business of rent control, quit interfering and needs to let the free market determine rents.

Most housing providers are **SMALL BUSINESS OWNERS** and not mega-corporations worth billions or even millions. We are "mom and pop" businesses that rely on rental income to support us now and in retirement.