

Submitter: John Kelly

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

Did the last rent control bill solve the problem? I don't think so. Read the studies! It never has solved the problem. As a small landlord with a handful of rentals at substantially below market rates, all this bill will do is incentivize me to sell my rentals which will most likely turn them into owner occupied or second homes and there will be fewer rentals and rental rates will continue to rise.

If you want fewer rentals, then go ahead and keep restricting property owners. But then you might as well tell gas stations and grocery stores how much they can charge as well (and expect fewer gas stations and grocery stores as well).

The only thing the government can reasonably do to keep rents (and housing prices) lower is decrease demand or increase supply. This is Economics 101. Artificial controls might make you feel better but it won't solve the problem. I'd be willing to bet rents have gone up more since the last rent control bill than they did before it.