

Submitter: Jim Lewis

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

Landlords are regular people too, please stop treating us like bad guys. We are your neighbors, we have kids that attend public schools, we check out books at the library, walk the dog, have regular day jobs, etc. The overwhelming majority of us are trying to provide decent and safe places for our residents while also keeping the properties in good repair in hopes that these properties may someday fund a portion of our retirement. Over long periods of time many of us are able to transition from a break even existence to generating a small profit.

Additional regulation only makes things more difficult for everyone including the residents in rental properties. It discourages the building of new rental housing. It discourages investment in our state. It discourages upkeep of properties. It discourages renovation of dilapidated buildings.

It encourages increased upfront vetting of prospective tenants thus limiting housing options. It reduces housing diversity. It also benefits entrenched property owners (the "bad guys") by discouraging new entrants into the market and limiting competition. Over time less capital flows to real estate and housing gets even more expensive. It facilitates the perpetual housing crisis more than it helps.

Please vote to oppose SB611 and all new housing policy that makes owning and operating housing more difficult.

Thank you,

Jim Lewis