

15 April 2023

Senate Committee on Housing and Development

Re: House Bill 3042

Dear Chair Senator Jama, Vice-Chair Senator Anderson, and members of the Committee;

With all the legislation over the last few years favoring tenants (while at the same time burdening rental housing providers) one might think it would be difficult to come up with yet more benefits for tenants. It seems however that the sponsors and supporters of HB 3042, after diligent searching, have found another one previously overlooked.

Housing providers are consistently treated as oppressors. Tenants are treated as victims of that oppression. What we have being promulgated is not based on sound economics but on political ideology. In other words what we have is the state firmly in charge of picking the winners and losers in the housing sector.

I'm not going to try to figure out how in the world further limiting terminations and rent increases is going to help our so-called housing 'crisis'. Apparently the smartest folks in the room have that all figured out. From here it looks like the supporters of HB 3042 have some weird notion that their policies cannot go wrong. That HB 3042 can only succeed. But just where is the historical evidence that any sort of rent control actually helps provide more housing? Economic law cannot be suppressed by legislated law no matter how well-intentioned.

HB 3042 speaks of "publicly supported housing preservation program(s)," publicly supported means taxes paid (by those who provide). We are taxed to support their housing schemes, then penalized and regulated for providing our own housing to those in need.

Why is it no one ever talks about what causes prosperity? It would be interesting to someday see a bill calling for a House or Senate committee to do a "study" as to precisely what causes prosperity. I'd have a few suggestions, and the state continuing to meddle in rent control is not one of them.

Regardless of any 'merits' this bill may contain for some, I urge a No on House Bill 3042.

Sincerely,



Richard Wisner