

Submitter: Leslie Comnes

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

Esteemed Senators -

My husband and I own and operate two rental units in a condo complex and have been small family landlords since 2009. We went into the rental business to supplement our income, but over the years, with inflation and rent caps, we have seen our rental income shrink significantly. We were already considering selling our rental property before reading about this bill.

This bill will disincentivize small landlords like us from staying in the rental market -- and will have the unfortunate effect of reducing rental housing stock, just when our city and state are experiencing a rental housing crisis. It will also mean that landlords who do stay in the market will have less to spend on building upkeep and improvements, which will reduce the quality of the rental housing stock. We saw this exact effect of strict rent control measures when we lived in the Bay Area.

I urge you to vote no on this well-meaning, but ill-advised bill. At the very least, we ask that you provide an exception for small landlords of one to three units, such as us.

Thank you.