

Submitter: Guy Bryant

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

As a housing provider, builder/developer and rental property owner I know that rent control does not work. It has made New York and San Francisco the two most expensive cities. IT FORCES ME TO RAISE RENT AT THE MOST AGGRESSIVE RATE POSSIBLE to not fall behind.

Current laws have made owner/tenant relations toxic. Relocation fees are also an incentive to raise rents as aggressively as possible to avoid paying such huge penalties. Gone are the days when owners could keep rates down for long term tenants to eliminate turnover costs.

THE CURRENT LAWS HAVE ALREADY INCREASED TURNOVER AND COSTS, AND COMBINED WITH INFLATION IN REAL ESTATE TAXES HAVE MADE RENTAL INCREASES MORE NECESSARY!

Please understand and believe the laws of supply and demand. Please understand unintended consequences before you act..