

Submitter: Shelly Kelly

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

As a minority (women owned) small business I am extremely concerned if this Bill SB0611 passes that I will be forced to sell my property to one of the large billion-dollar companies.

I can barely afford to offer nice affordable housing as it is. It seems like there are so many bills that the senate passes that protects the tenants unfortunately it is getting to the point that landlords/owners (especially minority small businesses) have absolutely no protection for their investment and ability to offer nice affordable housing to people. On top of the daily cost to maintain my rental property from inflation and the government controlling my business.

Perhaps the billion-dollar residential companies can afford to pay a tenant three times the rent to get them to move. Unlike myself, if I need a place to live or my mother or child needs a place to live. I cannot move myself, my mother or child into my rental property because I or they cannot afford to pay someone 3 times the rent to move out so I or my family will have a place to live. Plus refund the security deposit and the moving expenses I or my family member will have to pay. It is absolutely SCAREY! What I can terminate a lease ever year before the year lapses and then spend money to flip the property over to be re-rented again for just under a year. This is an inconvenience for tenant and landlord. Plus, the additional expenses that both Tenant and landlord will have. What if I need to do some major repairs on my investment property. I have to pay the tenant three times their rent to move so I can take care of my investment property. It is ridiculous.

It is unfathomable because I am being FORCED by the government to sell by property. This property that I love. I invested my hard-earned money, my heart and my hard labor into this property to provide nice affordable family housing to my community. I am going to lose all that!

I do not agree with the consumer price index percentage being lowered and capped. I usually do not increase my tenants rent although if I need to, I am reasonable and work with my actual tenant to come up with a fair and reasonable increase. Unlike the billion-dollar companies that increase their tenants rent the entire allowed amount. They are out to make more money and more money at any cost. They do not have the personal relationship with their tenants that small businesses do. The government is forcing us to sell to those billion-dollar companies.

I am DEVASTED and SCARED that I am about to lose everything!! PLEASE vote NO on bill SB0611.

Thank you for taking the time to read this.

Sincerely,