

Submitter: Cindie Chriss

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB3054

While I understand the desire to keep rents low for members of the community, I believe that market rates in the area should be controlling the rental rates, not the legislature. I do not believe that affordable housing issues will be effectively addressed by limiting a landowner's ability to secure the funds needed to allow that landowner to maintain the land. Instead, it could make the problem worse by widening the gap for prospective homeowners between the affordable housing options found at these communities, and the less than affordable housing found in most conventional homeownership avenues, thereby limiting those homeowners from making the leap from owning in a community, to owning a home situated on land that they own themselves. Landowners, who provide a safe space for homeowners that do not own their own land to place their home, are providing a needed service to those homeowners. The landowner should be allowed to charge a rental rate commiserate with market rates in the area, which also allows for adequate maintenance, so that the landowner is able to care for, and maintain the property well for its residents. This will allow that landowner to provide a safe, stable, and secure space for those residents that live in the community, as well as the employees of that community. In my opinion, limiting rent increases at rental spaces will not address the underlying issues, and could instead contribute to a less desirable quality of life for the residents renting the spaces. Limiting rent increases may force landowners into the difficult position of having to prioritize repair needs, or delay needed repairs, as opposed to addressing those immediate needs in a more timely fashion. I do not believe that this course of action is in the best interest of the people residing in those rental spaces, or the community and I oppose this measure.