Ariana Costa

Dear Committee Clerk DiMezza,

In these uncertain times there is no way ANY CAP should be put on rent unless it ties to the consumer price index plus 1. Putting a defined cap assumes that the world will remiain as it was a safe somewhat predictable place. That is no longer the case.
I live in an owner occupied 150 year old home with one tenant. It is getting to the point where i can no longer afford a tenant because I can't afford the repairs this old building requires. The cost of fuel is going to sky rocket. And I'm sure I can't sell with the current state of US affairs. So I am supposed to put my finical well being at risk to allow one person to live here indefinitely.

Just Cause Eviction policy IS rent control. This implements a 4% cap on rent increases while also preventing a property owner from ending a lease.
Just cause eviction policies lead to reduced housing supply, reduced property management, increased prices, and increased barriers to housing for our homeless or housing insecure populations. Any time more risk and regulation such as just cause eviction and rent control are introduced to a market, property owners are less likely to take risk in accepting applicants that are lesser qualified. This is because they will not be able to effectively manage their property and perceive the possibility for increased damages.
Please opt for policies that target the root of our housing challenges rather than exacerbate those issues. Policies that increase housing production and provide targeted assistance to those most in need are solutions with proven and measurable results. Thank you for your consideration.

Sincerely,

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