

Basically, this proposal is attempting to convert privately owned housing into a welfare office or public housing. If this gets approval and smaller housing providers like myself will be disproportionately impacted by rent control because we have no other resources to manage high operational costs.

I think Senator Mack should put her money where her mouth is. Walk in the shoes of a housing provider. Better yet, she should put a cap on her income and increase her expenses exponentially year after year while being forced to house people she's not allowed to screen to move in with her. She might come to regret moving from Georgia. If that seems extreme, then just take math/finance course so she can see the reality homeowners are facing.

I will be facing difficult financial strain of absorbing essential maintenance costs. I will be forced to not make improvements or do any nonessential maintenance. **So right off the bat, if this passes, I will have to increase the rents to my tenants by at least \$500 and possibly displace those tenants.** Wouldn't that defeat the purpose of rental control? The city needs to find new ways to address the income inequality and it's not going after the person barely earning more than low-income renters or the homeless. You're actually going to worsen the problem by forcing more people like me to sell and creating more property turn-over. This socialists are the henchmen of the Great Reset- where ordinary people will eventually be stripped of the little they have.

You need to come up with more creative solutions, incentivize to create more housing, re-zoning, repurpose, more tiny homes, improve transportation in/around more rural areas, incentivize owners to expand, subsidize more for low income, good tenants, etc.

Thank you  
Myrian Melo