

**From:** [Bryce Honer](#)  
**To:** [HHS Exhibits](#)  
**Subject:** SB608 Opposed- urgent read  
**Date:** Monday, February 18, 2019 10:36:58 PM

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Dear Representative,

SB608 is deeply flawed. It **must** be edited. There is no emergency. Most every other state has similar existing rental laws, and ours have been this way for quite some time. We owe it to people to take our time and get it right. Please don't pass this half thought garbage. There are major flaws that will cause instant major problems for landlords and tenants alike if this passes as-is. It will be a long time, if ever that we'll actually see these flaws corrected. Let me list the ones that I can see most clearly.

I have chosen to be a housing provider for a career. I don't make a bunch of money at it, but it is suited to my skillset. I look for low end rotting multifamily properties (there are a ton of them out there) that most of the time are occupied by tenants living in 'heavily compromised' surroundings inside and out, with ridiculously low rents, say \$300 a month for an apartment, or \$185 a month for a mobile home, etc. They are not happy but no one will help them. So I come in and completely turn these places around, and raise the rents to pay for the improvements. The people are so ecstatic, and I even have them make wish lists for me to fix on their homes. They couldn't be happier. I have not had one single person say that they could not pay the new rent at the end of the project. I have not had one single tenant that I inherited move after we completed these projects on their homes and raised the rents to pay for it. I'm telling you they are ecstatic to have a professionally managed clean place to live with their personal wish lists incorporated into the project. You wouldn't believe the neighborhood support that I receive on these turnaround projects too. Amazing. It's a triple win big time.

Now I honestly don't care that much about no cause notices. Take them or leave them.

It's the percentage rent cap that will completely destroy what I'm doing for people. You see, these are 50 to 200 percent rent increases that we have to do. The tenants are glad to pay it. I have not had one person complain to me about it in 15 years of helping my new tenants fix up their homes. They are honest. They want to help us fix their homes. They know a real rent amount is necessary to do it. They know we're setting the finished rent at or *below* fair market value. I'm telling you, it's a really good thing.

Now after these homes are fixed, tenants happy, rents raised at or slightly below fmv, the following times we raise rents are by a very small amount. You see, I want you all to understand in what way a big rent increase is absolutely necessary and beneficial to everyone. We just can't do away with it like you're planning to do. We **must** edit this bill to safeguard the turn around property process. After that, I'm basically ok with it.  
(Except for relocation fees)

Now I need to tell you, there is a final big-time loser this (as is) bill will create. Guess who? It's sweet Grandma and Grandpa. Yes I personally know a couple situations where this exists, but I'll bet you all the money this bill is going to cost them that there are countless other situations like it where old couples that have been super 'nice' with their retirement properties paid off, or maybe still mortgaged, but they're giving all of their tenants smoking deals on rents, like I said 185, 300 dollars. And for all these years of kindness, this bill when passed will crush their nest egg. The rents will absolutely never catch up, absolutely never be useful to anyone who buys it in the future. Grandma and Grandpa just lost their retirement. Anyone who is nice on affordable rents just lost everything, for being nice.

I'm telling you guys, as it reads this bill is toxic. It's really bad for a subset of tenants who want to contribute to having a better home, it won't even let them pay more if they wanted to. It's bad for me turning these scary places around and making any sort of living at it. It's bad for nice, usually elderly operators, and anyone who has been overly kind to their tenants, they are in big trouble.

Please help. Please take your time and edit this bill correctly.

Thank you for your deep consideration. Bryce Honer