Attachment 1
2-8-23

Sharon Pennington

From:	Kathy Griesmyer <kgriesmyer@cityofboise.org>
Sent:	Tuesday, February 7, 2023 4:25 PM
To:	Senator Todd Lakey; Senator Dan Foreman; Senator Abby Lee; Senator Kelly Anthon; Senator Doug Ricks; Senator Phil Hart; Senator Linda Wright Hartgen; Senator Melissa Wintrow; Senator James Ruchti
Cc:	Sharon Pennington
Subject:	Support SB 1039 City of Boise testimony
Attachments:	SB 1039 letter of support.pdf

CAUTION: **This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.**

Members of the Senate Judiciary and Rules Committee –

Attached and below, please find the City of Boise's testimony outlining our support of SB 1039 regarding rental fee protections. If you have any questions about our position on this bill, please don't hesitate to contact me at 208-890-3800. Thank you.

Testimony of Kathy Griesmyer
Support SB 1039: Rental Fees Protections
Before Senate Judiciary and Rules Committee
February 08, 2023

As the Government Affairs Director for the City of Boise, I write to you today in support of SB 1039, which ensures that late fees assessed by a landlord to a renter remain reasonable and in line with the agreed upon rate outlined in a formal lease.

The protections outlined in SB 1039 are long over-due. At a time when rent costs continue to explode and the Boise rental market remains extremely competitive (Boise has a less than 2% vacancy rate currently; a healthy vacancy rate for a community should be between 5-8%), surprise fees – whether it be late fees, renewal fees, payment processing fees, etc. – can significantly impact a renter's ability to remain within their housing budget and ultimately housed in an affordable unit.

For context, in 2021, the City of Boise conducted a housing needs analysis for our community that looked at what tools the city could develop to help address the lack of affordable housing for our residents. As a part of that research, we found that the average rent in Boise is roughly $1,400 for an apartment that's less than 900 square feet. And while rent increases shot up nearly 20% since 2019, wages only increased roughly 8%. Even across the state, Idaho rents have grown two times faster than renters' household incomes. As a result, many families are struggling to absorb significant rent increases, and with the potential for fees to be imposed at rates higher than delineated in lease agreements, fees can be the final piece that jeopardizes housing stability for many working families and their children.

Enacting additional statewide, uniform tenant protections regarding fees is a reasonable measure that the Legislature can take to ensure no Idahoan loses access to affordable housing. For these reasons, we encourage your "yes" vote on SB 1039 and respectfully ask that you move this bill

forward with a do-pass recommendation. If you have any questions about our position, please do not hesitate to reach me at kgriesmyer@cityofboise.org or at 208-890-3800. Thank you.

Kathy Griesmyer
Government Affairs Director
Office of the Mayor
Office: (208) 972-8522
Cell: (208) 890-3800
kgriesmyer@cityofboise.org
cityofboise.org

Creating a city for everyone.