

BOARD OF SUPERVISORS

1450 Court Street, Suite 308B
Redding, California 96001-1673
(530) 225-5557
(800) 479-8009
(530) 229-8238 FAX

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May 27, 2025

The Honorable Aisha Wahab
State Assembly, State Capitol
1021 O Street, Suite 8350
Sacramento, CA 95814

RE: Senate Bill 681: Housing – Oppose

Dear Senator Wahab:

On behalf of the Shasta County Board of Supervisors, we express our strong opposition to Senate Bill (SB) 681, which would reduce transparency and increase rents for tenants by allowing landlords to fold fees and service charges into the total rent cost, as well as harm small businesses by imposing additional bureaucratic challenges to maintain compliance with the legislation.

Although SB 681 states that it would restrict fees to a combined 5% of the monthly rent and ban several common fees, landlords could simply add those fees to the total rent in order to recoup the costs that they would continue to incur. This would significantly increase rents, and finding and maintaining housing would become even more unattainable for Shasta County residents with lower incomes, who receive public assistance, or who have migratory employment.

Additionally, many mortgage companies in Shasta County are small businesses with limited staff. Imposing further bureaucratic requirements and deadlines on them would make it more difficult for them to meet those requirements and potentially lose the income that keeps them in operation. Any mistake that caused them to fall out of compliance could cause them to reduce staffing, if not permanently shutter their doors due to the increased costs of conducting business. Increasing the number of unemployed individuals in the county and reducing the number of active businesses would have severe economic effects that would be felt by all county residents.

Affordable housing is already out of reach for many lower- and middle-class families throughout the state, and particularly in rural areas like Shasta County. The rising costs of housing, coupled with stagnant wages, threaten housing stability for both renters and homeowners across all income levels. This not only has a negative impact on individuals, but it also negatively impacts our entire county as more community members become homeless due to their economic circumstances. The

increasing numbers of unhoused individuals places a strain on our community through the need for additional social services, security, healthcare staffing and expertise, and further legal and correctional resources.

For these reasons, Shasta County strongly opposes SB 681. We urge you to develop a more balanced approach that creates incentives to provide more affordable housing without penalizing landowners or small businesses, while allowing local jurisdictions to address these challenges in ways that best meet the needs of their communities.

Sincerely,

Kevin W. Crye, Chair
Board of Supervisors
County of Shasta

cc: Members, Senate Committee on Appropriations
California State Association of Counties
Rural County Representatives of California
Shaw, Yoder, Antwih, and Lange