

Rosenberg Corey

From: Angie Graves <agraves@jkmanage.com>
Sent: Monday, May 01, 2017 3:29 PM
To: SHS Exhibits
Subject: HB 2004

May 1, 2017

To whom it may concern,

I am writing in regards to HB 2004. I have worked in property management for 12 years. I have seen both strong and weak rental markets and I believe what makes a strong or weak market is based on supply and demand. The proposed house bills do not address the current issue, which is not enough supply. If the House Bills pass as written, I believe they will cause adverse reactions. Property management companies will have to cover the assets by imposing stronger screening criteria. This will make it nearly impossible for first time renters and/or those who may need a second change to get approved for a rental.

I have issued No-Cause Notices in the past. But, they have been used when the renters' actions were so extreme that if I didn't issue one, I would potentially lose the rule abiding renter(s), because of the violating renters' actions. Generally I use a For-Cause Notice, because the goal is compliance, but on occasion a No-Cause Notice is necessary. I just don't see how/why landlords should be penalized financially when trying to remove a rule violating renter.

I hope you really break down the proposed House Bills before making a decision. If you do, I believe you will see the bills as proposed are not the solution. I know many would like to see a "quick fix". But, unfortunately I don't believe there is a quick fix. I believe it needs to be easier for those who would like to provide new construction to do so. This is an issue of supply and demand.

Thank you for allowing me to voice my opinion regarding these vital issues.

Sincerely,

Angela Graves
agraves@jkmanage.com