

Rosenberg Corey

From: Shirley Larson <slarson54@gmail.com>
Sent: Tuesday, May 02, 2017 6:52 AM
To: SHS Exhibits
Subject: HB2004-A

Concerning HB2004 A:

We ask you to vote NO on this one sided piece of legislation. We are senior citizens who spent over 40 years planning our retirement by having a few rentals and Social Security to live on. If you restrict our ability to have our rentals be profitable we will have no choice but to sell them. It is very expensive to pay the mortgage payments, insurance and the constant cost of repair and replacing everything from roofs, fences, appliances, heating systems, paint, floor covering..on and on.

If you allow rents to be capped, and take away the ability for us to control the use of our property then there is no reason to even have rentals as an income stream. If you really want to help the people you feel you are helping, the only thing you will be doing is making those of us who have single family homes as our rentals, sell them and take them out of the market place. I guess the big corporations that have the mega apartment complexes will still be there, but you will be driving out all of the individual landlords who own single properties. We just cannot make it work if we cant run our business to make a profit or have the ability to manage who lives in our places and how it affects the neighborhoods they are in.

Everyone has had, or knows of someone who has had the experience of living someplace they enjoy and want to be in a decent neighborhood. Then someone buys a place and it becomes...'a rental'. You can see the fear in the neighbors eyes when they find out it is going to be a rental. They worry they are going to have some horrible landlord who does not care one bit about the house nor about the neighborhood and it will be an scourge to the area. I have always blamed the landlord who does that to a neighborhood because I think they are lazy and don't go to the trouble to do a good job of managing their properties and keep tract on what is going on. All of these drug houses, or other illegal activity are usually in a rental that is not being managed well. The whole neighborhood suffers. A lot of landlords do care about their property, their tenants and the neighborhood their property is located in and make the effort. If you take away the controls from those of us who do care about these things, then you are inflicting that not just on the owner of the property, but all those who live around it. We will then have to wait for the long process of the police to be able to do something about it. You may think that is just a 'phone' call. It is not like that, it can years for the legal action to happen before they are even caught and cleared out. Those landlords don't care, so they do nothing, now no landlord will be able to do anything until it reaches the dangerous point for those around it.

If you pass this bill, you will be creating that situation for every rental in every neighborhood. There will be no way that a good landlord will have any control of what goes on with their property. So you will now have the few scourges of the neighborhood that have always been there, but now taking away the ability of landlords who do want to take care of their places not being able to have the control to do so, you will be making it the norm, actually creating the bigger problem.

If you pass this bill you will be creating the the opposite effect you are hoping to cure, you will creating an even greater shortage of rentals because many of us will not stay in the business, sell our properties and invest in something else that can create income without all of the headaches.

Please vote NO on this bill. No matter your intentions of good, for a few at the cost to others, It will not help anyone in the long run.

Thank You
David and Shirley Larson



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