

Rosenberg Corey

From: Richard Anderson <rjaretired@comcast.net>
Sent: Tuesday, May 02, 2017 9:20 AM
To: SHS Exhibits
Subject: 2004-A

I recommend a no vote

This bill will not increase the availability of affordable housing and will not help renters..

What is needed is more affordable housing to be built. With more housing available rents go down - the law is supply and demand.

1. Rent caps- investors will not build reducing the supply.

2 For cause will put a black mark on the renter making it harder for them to get future rentals. It increases the time of eviction increasing landlord expense so rents go up.

3.landlords will increase screening requirements making it harder to get affordable housing if this bill passes.

4.wow paying the moving cost- landlords will increase rents every opportunity to cover that expense. A non cause helps prevent retaliation to other tenants and landlords.

5. Small landlords may say enough -too many restrictions- not enough income to pay for maintenance if this passes and sell there rentals to home owners. That reduces the supply of rentals and rental rates go up.

I have 7 units . I have the hope of retirement. With mortgages,operating expenses I do not have the net income to support HB 2004-A without raising rents.

I want to keep good renters. I do not raise rents yearly but if this bill passes I will raise rents with every turn over and the max rent cap and increase screening requirements.

The bottom line emergency bill 2004-A will not create more affordable housing but reduce it and result in higher harder to get rentals Than you for your consideration Richard Anderson

Sent from my iPad