

Rosenberg Corey

From: Cris Fissori <crisfissori@gmail.com>
Sent: Tuesday, May 02, 2017 5:59 PM
To: SHS Exhibits
Subject: HB 2004A

To Whom It May Concern:

We write regarding the above captioned bill that is being considered currently, with a meeting Wednesday, May 3, 2017.

We have owned rental property for over 30 years. We are not a large company. We are just a retired couple who own a couple of residential rentals and have always tried to provide quality housing for our tenants, at a fair rent.. We use the market to set rents but also have an expectation of some reasonable return for our investment. Owing rentals is NOT for everyone. There is a great deal more work and expense than non-owners of rental property understand. There are easier ways to invest.

The solution to the increase in rents is not to try and REGULATE the market but rather, DE-REGULATE by making it more attractive for individuals and larger companies to invest in building more rental units. The market will correct if supply out paces demand.

There must be a financial benefit to be gained by entering into the residential rental market as an owner. Why else would someone do it? If laws are put into place that make owing residential rental properties not attractive to both large and small investors, over time less and less units will be built, making the problem you are trying to solve that much worse by increasing shortage of units available.

As each of you consider taking action on HB 2004A, I ask you to consider the larger issue here. IS IT THE ROLE OF GOVERNMENT TO DETERMINE WHAT WE MAKE AND HOW WE MAKE IT? If so, then why are there not controls on how much we pay for prescription drugs? What about food? Should grocery outlets be told how much they can sell their products for? What about doctors? And on, and on.....

I am not advocating the government be involved in any (well prescription drugs?) mandates to the "free enterprise system."

I can tell you as a small investor, I will do what I have to protect my investment.

HB 2004A IS A BAD IDEA AND I URGE YOU NOT TO PASS IT.

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