

Rosenberg Corey

From: Hunt JIL at Gmail <hunt@jildevelopment.com>
Sent: Wednesday, May 03, 2017 4:24 PM
To: SHS Exhibits
Cc: karri@jildevelopment.com

Hello,

We are a small property owner. In an effort to provide affordable housing with controlling our inventory of newly remodeled units we've always kept a certain percentage of our units "un-remodeled" and left at affordable prices. Our concern is that if this Bill passes we will not have the accessibility to improve these un-remodeled units and recover our costs. The units will then go unimproved with old dilapidated cabinets; carpet; vinyl, which will then would create a health hazard condition as these units are 40 years old.

Since there would be a cap on the rents it would make it difficult to cover our operating expenses and in addition to maintaining the exterior of the buildings, and grounds. This would further cause the property to deteriorate and become unsightly from the street.

Please do not pass this Rent control bill, and at the very least provide more time for people to chime in with suggestions.

Thank you.
Hunt Schuler