

Rosenberg Corey

From: Anita Fager <anitavalleyr@eoni.com>
Sent: Thursday, May 04, 2017 6:06 PM
To: SHS Exhibits
Subject: HB 2004-A

Dear Sirs,

As an acting principal broker and property manager, and also a landlord, I am very much opposed to rent control of any kind.

As an American I am in favor of freedom & the free market system, and I am very much against control.

As a business person, I have to make sure that I use good business sense, common sense, and wisdom in making important decisions, or I go out of business.

It is not good business sense to control a landlord's income. And it is certainly not the governments job to force rent control in a free nation.

Expenses are not controlled. Property maintenance costs continue to rise, property taxes continue to rise, insurance continues to rise, utilities continue to rise, interest rates on loans are variable, and we can go on and on.

All of us work at a job. How would we like it if our income was frozen, but our expenses continued to rise? Controlling rents would have terrible consequences regarding whether landlords could continue being landlords, whether they could continue to maintain the rental property or let it go into disrepair, thereby creating unsuitable housing for people who need to rent, and an even greater lack of available housing.

This is a terrible bill, and I am voicing my opposition to HB 2004-A!

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