

Dear Senators,

PLEASE VOTE NO ON HB 2004 – FORCING RENT CONTROLS AND ONLY ALLOWING “JUST CAUSE” NOTICES HURTS EVERYBODY! Both have severe consequences to tenants, the economy, neighborhoods, and property values. Tenants moving due to “just cause” will have a tarnished record making it harder to find a new place. The economy suffers because investors are not interested in rent caps (low rents will forever be low). Neighborhoods will suffer because rent caps lead to less capital improvements which leads to low or declining values. And of course, this leads to lower property values for all surrounding property owners. Anyone who claims any of this is a good idea is lying.

Artificially suppressing rents doesn't work when all other costs up and down the chain continue to climb. What evolves are...SLUMS.

I provided several representatives and other political leaders a list of solutions. They are solutions with incentives and looked to a broader approach rather than to focus solely on landlords. Whatever the solution, I do think it must be positive and broad. What we have before us with HB 2004 and other similar bills are disproportionately unjust and retaliatory.

Please stand strong and allow businesses the autonomy to keep our communities beautiful and healthy. Thank you for listening.

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