

Rosenberg Corey

From: Jennifer Hughes <jhughes@commerceproperties.com>
Sent: Friday, May 05, 2017 9:39 AM
To: SHS Exhibits
Subject: HB2004A

Good morning,

I am Jennifer Hughes and I have worked in multi-family housing for over 20 years as a leasing consultant, community manager and my current position of Portfolio Manager.

Two things concern me the most about HB2004. The first is the impacts on good, healthy renters when landlords can no longer get troubled residents out of the community due to the end of No Cause notices. I know you have already heard numerous stories on how communities have been impacted by not being able to safely remove harmful people and situations and this is a real concern and this is not the solution. Secondly, what is housing going to look like in ten years with a rent bans? Landlords won't have any choice but to cut upkeep costs if a rent ban goes into place and will likely bankrupt many smaller landlords.

It's clear to me that this issue is a lack of housing. Let's please address that issue.

Thank you,
Jennifer Hughes

Jennifer Hughes
Portfolio Manager



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