

From: Richard Anderson
To: [SHS Exhibits](#)
Subject: HB 2004 -A
Date: Monday, May 22, 2017 5:38:48 PM

I am requesting a not vote on HB 2004-A

This bill will only add to the problem of not enough affordable housing being built.

To require a For Cause notice can cause a safety problem between the landlord and other tenants if there is a problem tenant. A For Cause notice puts a black mark on the tenants record increases the eviction time and landlords will increase rents to cover the added time expense.

For the landlord to pay moving cost the rents will go up to cover this cost. The Landlords will increase the screening requirements. Contractors will invest in other than affordable housing reducing the supply that increases rents.

Rent caps do not solve the problem for the long run. Again Investors will invest in other than affordable housing.

Some landlords will say enough if this bill is passed and sell the rental housing for someone to purchase the home reducing the supply of affordable housing.

Landlords want to keep good tenants and to do that they keep rents down but this bill if passed will increase rents and reduce affordable housing in the long run.

Thank you for your consideration
Richard Anderson Landlord of 9 rental units.