

## **Rosenberg Corey**

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**From:** Michael Duane Brown <mdbrown@lsmdb.com>  
**Sent:** Thursday, May 04, 2017 10:31 PM  
**To:** SHS Exhibits  
**Subject:** In opposition to HB 2004-A

As a life-long democrat, I have liberal credentials to understand and support the desire of my fellow democrats to help medium and low income tenants who are feeling oppressed in the current housing crunch. HB 2004-A does not help; it will make things worse, immediately and year after year.

I do not have a dog in this fight. I am neither a landlord nor a tenant. I have family members who are both residential landlords and residential tenants. I have been a trial lawyer most of my life, representing both landlords and tenants, and I am now an arbitrator, hearing cases that include claims by both landlords and tenants against each other.

The problems for tenants in the current housing crunch are caused by insufficient medium and low income housing.

This bill will cause good, single/small occupancy landlords to sell their rentals and leave the business.

This bill will discourage development of more low and medium income housing.

This bill is not just unfair to all the good landlords, and ineffective at addressing bad tenants, who cause landlords to not want to build or rent to medium and low income tenants. This bill will make things worse, immediately and year after year.

If you want things better for medium to low income tenants over the next five years, stimulate more residential building development. If you want to make things worse, pass this bill.

Passing HB 2004-A is like arresting an innocent man for rape. It may make you feel better to arrest someone, but it will not help; it will make things worse. The real rapist is still out there, and you are not even looking for him. You might feel safer, but you are not.

If democrats pass this bill, they may feel like they've done something to help medium and low income tenants. They have not helped them. They've made things worse for them, immediately and year after year.

Sincerely,

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