

Rosenberg Corey

From: Nikolai Ursin <iamnikolaiursin@gmail.com>
Sent: Wednesday, May 03, 2017 8:16 AM
To: SHS Exhibits; Sen Courtney; Sen Frederick
Subject: Support HB 2004A

Good Morning,

I am submitting this testimony as a community member concerned about the gentrification and displacement occurring in and around my neighborhood. The well-considered tenant protections offered in HB2004 allow landlords measured rent growth and a reasonable avenue to get rid of problem tenants, while providing renters needed consumer protections. When landlords hike rents 30-40% in a year, effectively carrying out an economic eviction, that is an injustice. When landlords issue no-cause evictions to an entire building so that they can lightly rehab it and re-rent at double the rate, those kicked out have their lives turned upside down. Evictions are often thought of as an event that happens to people in poverty. But in fact, evictions make people poor. They cause unneeded stress, affecting health and one's ability to meet obligations at work. They uproot families and destabilize communities. And for those able to find a new apartment, they often cause people to live further from jobs and the services they need, which requires longer commutes, clogging our streets with congestion and generally making life more expensive for the tenant.

I believe landlords ought to be able to turn a profit and evict people for a good reason. But, our current laws allow landlords to exploit this booming real estate market at the expense of neighborhood stability and the lives of too many people who have been kicked out on the street. Please support HB 2004A.

Thank you

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