I own and operate three mobile home parks in Connecticut with a total of more than 350 sites serving approximately 525 residents. I am writing to ask for your support in opposing any kind of rent control. Rent control is counterproductive. It simply doesn't work to remedy the housing shortage or accomplish its purported objectives of assisting tenants.

In addition to the parks I currently own, I have also owned two parks in Wallingford as well as half a dozen condos in Farmington and Avon. I purchased all of the parks when they were in run down condition and/or had high vacancy. I have invested well over one million dollars in repairs and improvements to infrastructure. You may visit any of my properties and talk with residents at random to see if they think I am a fair and responsible landlord. I started with condos in 1986 and parks in 1999.

Of course, I have raised rents during this period. But I also had no increases from 2008-2011 (financial crisis). And in Stonington, we had no rent increase from 2010 to 2015. However, my property taxes have increased substantially during this period — in fact, property taxes increased 100% from one year to the next in Norwich, and 50% from one year to the next in Stonington. In addition, the property taxes paid by my resident homeowners have also gone up dramatically during this period. If you really want to be helpful, how about rebating the equivalent of the town's' property taxes directly to my residents?

As for evictions, most landlords, including me, would prefer to have none. It means loss of rental income and increased costs to put a new tenant in place. We have very few evictions — they are costly, messy and time consuming. But there is no such thing as a "no fault" eviction. And let's recognize the obvious: whenever a tenant leaves a property, either through eviction or their own choice, there is another prospective tenant eager to take their place.

When the price of eggs goes up does the legislature seek to impose price controls on supermarkets? When the price of gasoline or home heating oil goes up does the legislature seek to cap the price gas stations or heating oil companies can charge? Of course not. Instead, you provide financial assistance to those most in need. How is rent control different? (In the 1970's the Nixon administration tried economy-wide price controls and it was a complete failure. In New York, rent control has been in place in Manhattan since WWII. How effective do you think that has been in creating affordable housing?)

We've just registered 8.6% inflation over the past 12 months and it's still running high. Does that inflation not affect the costs borne by landlords?

Before hopping on the rent control bandwagon, I urge you to consider all of the ramifications and unintended consequences of such an action. Rent control won't encourage more affordable housing. It will result in run-down properties (just drive through some of the rent control parks in Massachusetts). And while rent control might sound like a simple solution, it will create more problems than it solves. It may play well with the noisy activists, but it is not good policy. If you want to help those in need, then help those in need.

In addition, the legislature last year passed a law directing virtually every town in the state to establish a "fair rent" commission. Why don't you take some time to evaluate how that plays out before jumping off the rent control cliff?

I would be happy to discuss any of this with you at any time. Meanwhile, thank you for your time and consideration.

— Nick Furlotte
153 Neptune Dr., Groton