

Mayor Jim Strickland  
(or Councilman / Councilwoman \_\_\_\_\_)  
125 North Main Street  
Memphis, TN 38103

Re: Rental Property Registration / Vacant Property Registry

Dear \_\_\_\_\_

I want to help fight blight.

Blight is a serious problem not only in Memphis but throughout the nation. I am a real estate investor and blight is impacting the values of my properties. Together we need serious solutions to this problem but the proposed ordinance does nothing to lessen or end blight. Nowhere in America has registration empirically demonstrated any reduction in blight.

According to the US Census, over one half of the housing in Memphis is rental. Most is owned by citizens like me. We work hard to save our money to buy the property. We are spending our money to make housing better for our tenants. We pay taxes to the city often at commercial rates. We buy materials here. We hire contractors and sub-contractors here. We live here. We work here. We vote here. We want Memphis to be the best city in America so that it is a desirable location and our property increases in value.

What needs to be understood is that the fees that are proposed will unfortunately be paid by the tenants through increased rent. Inspection fees will be paid by tenants through increased rent. This unfortunate fact will increase rent largely to those that can least afford it.

Please let us have a serious dialogue about how to help eliminate blight. Let us involve the landlord community to participate in this discussion. We are the ones with the ability and desire to eliminate this blight. We need incentives not fees and expenses. The registration fees, inspection fees, vacancy fees and additional overhead are going to hamper the elimination of blight. I suggest that investors and landlords are actually you partners and the only folks that can help you remove blight.

I encourage you to please reject the current proposals.

Sincerely,