

**From:** [Andrew Kuhn](#)  
**To:** [ADMcomment](#)  
**Cc:** [Andrew Kuhn](#)  
**Subject:** Comments on proposed amendments to Michigan Court Rule 4.201 – ADM File No. 2020-08  
**Date:** Saturday, October 22, 2022 10:07:19 AM  
**Attachments:** [image001.png](#)

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Hello, my name is Andrew Kuhn and I run a property management company named Sunrise Communities. We are currently responsible for providing a livelihood for 9 individuals and their families, and safe, secure housing for hundreds of others. We operate in numerous communities around metro Detroit and are greatly concerned about the real impacts (all negative) these proposed amendments will do our residents, our vendors, our employees, and society as a whole.

- These amendments will INCREASE THE LACK of affordable housing by both removing units from available inventory due to the inability to regain your ownership property rights back by evicting a non-paying resident, as well as well as disincentivizing owners from providing more affordable housing due to the greatly increased financial risk of operating in that space.
- Flight of Capital – as mentioned above, if affordable housing can't produce a for-profit profitable business model, we will lose the majority of operators in the space which again, reduces the amount of affordable housing which is already at a shortage.
- Current residents will be negatively affected – The general upkeep as well as the environment of a community falls when there is an abundance of non-paying residents which turns into a death spiral of not being able to pay vendors, mortgages, utility bills as well as reinvest in the community. Ultimately it either gets shut down or goes back to the bank which again, reduces affordable housing stock.
- Overloads the already overloaded courts – If eviction procedures take additional multiple hearings, doesn't that just overload the already overloaded court system?!?
- Constitutional Separation of Branches of Government – As children, everyone watched the "How A Bill Becomes A Law" videos in school and on TV. The US Government was founded on the 3 separate branches including the Legislative Branch which is the branch that is supposed to be the one creating the laws. This feels awfully unconstitutional, and even my 5-year-old who's watched the video knows right from wrong. If this was truly a good piece of legislation, wouldn't it make sense that it would go to the Legislative Branch to be voted on? My 5 year thinks so.

In summary, for a multitude of reasons I feel that these proposed amendments are unconstitutional and will do nothing but bring a net negative to all parties involved and I highly recommend that they be voted down.

Thank you for your time.

Regards,

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**Andrew D. Kuhn**

Founder & CEO

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