

Property Management Association of Michigan (PMAM) Candidate Questionnaire

The Property Management Association of Michigan is the statewide association for the multi-family housing industry. Our membership which, consists of several regional chapters, including the Washtenaw Area, West Michigan, Metropolitan Detroit, Mid-Michigan chapters and Northern Mi, provide homes for over 90,000 Michigan families and voters. We primarily focus on the day-to-day management issues which affect the quality of life and rent levels of your constituents. We are concerned about proposed laws that unnecessarily limit the availability of high-quality, affordable housing without any corresponding benefit to the public.

Please return the completed questionnaire by September 30, 2010, to:

PMAM
2675 44th Street SW, Ste 303
Wyoming, Michigan 49519
Fax to 616-257-0398 or email to kvallie@pmawm.com
616-531-5243 with any questions

Name: Rick Olson
Office Sought: State Representative, 55th District
Previous Public Offices held: NONE

Please indicate party affiliation: Republican

1. Are you currently a property manager or owner of residential rental property? Have you ever been a property manager or owner of residential property? If so, please describe your background in the industry.

NO
YES
NO
WE BOUGHT AN OLD HOUSE IN 1978, RENOVATED IT, AND RENTED IT FOR 11 YEARS.

2. Please describe any positive or negative experiences you have had with property managers or landlords.

ALL OF OUR RENTAL EXPERIENCES HAVE BEEN FAVORABLE EXCEPT A SUMMER RENTAL IN 1976 WHEN WE COULD NOT GET THE FLOOR CLEAN ENOUGH FOR OUR BABY TO CRAWL ON DESPITE OUR CLEANING IT 4-5 TIMES OURSELVES.

3. Do you think that acts of violence by a resident of multi-family housing against other residents and/or apartment employees should be a basis for [an expedited] eviction?"

YES

4. As a home provider for over 90,000 families, and an industry that provides over 100,000 jobs, PMAM has great interest in your plan to strengthen the economy of Michigan. Please define what your role will be in bringing jobs back to Michigan and how you will execute your plan.

(Limit to 100 words).

Improve the business climate for small business job providers to prosper, grow and create jobs. Starting points:

Business Leaders for Michigan "Michigan Turnaround Plan"
Rick Snyder's "10 Point Plan"

5. State law has for some time limited the amount of rental inspection fees which a municipality may charge to no more than the actual cost of performing the inspection. Unfortunately, some municipalities do not adhere to this law and/or circumvent it by charging excess licensing fees for rental property as a source of revenue. Such practices do little or nothing to promote the safety of residents, but they do have the unintended consequence of increasing operating costs for property managers/owners and increasing rents for your constituents. What is your opinion on adding and/or increasing fees on property inspections as a way to create revenue for municipal and state governments?

fees should be \leq cost of inspections
AND NOT SOURCES OF REVENUE

6. Do you have a plan to address multi-family housing and rental property management issues? Why are you better positioned than your opponent to address the issues of the multi-family housing industry and your constituents who are renters?

My focus is the overall economy so people can afford to pay rent, etc.

My experience in business, finance, law and legislative support will enable me to hit the ground running and understand the issues better.

7. What are your top three priorities if elected?

improve the environment for businesses to create jobs
control government spending, e.g. employees wages + benefits
AVOID TAX INCREASES, except as necessary to maintain our roads