

Dear Senator,

Please do the right thing, and enact **an immediate freeze on rents, mortgages, taxes and loan/lease payments** for individuals and small businesses, until this crisis has passed.

I see this as being the only realistic solution for small businesses and low wage-earners to weather the crisis. **Without a freeze on at least rents and mortgages, those of us who live paycheck-to-paycheck have no chance of recovery.**

Please be aware of what is happening right now: most landlords are currently floating contracts to their tenants that allow for rent deferrals, with repayments over the following several months, which is unacceptable. Realistically, we all know this shutdown will last into summer at the very least. **Allowing several months' rent to pile up during a forced closure will be catastrophic for small businesses and their staff.** The State needs to get out ahead of such predatory behavior-- and act fast, before rents come due April 1.

Most young people already carry considerable student loan and credit card debt that must be serviced each month (already often at predatory interest rates). **On average, 45% of our monthly gross income goes directly to rent.** If rents are allowed to accrue over the next several months, there will be no possibility of recovery for individuals or small businesses.

Late fee waivers and moratoriums on evictions are an insult— you're giving free license for predatory lenders, banks and landlords to ruin the lives of an entire generation. Please be a responsible leader and protect your constituents from opportunistic behavior. We are all in this crisis together— don't let this be an opportunity to widen the gap between the rich and the poor, or further erode our struggling middle class.

This is an **incredibly low-cost bailout for the most vulnerable part of our economy**, and does not negatively impact anyone-- provided mortgages and taxes are frozen to protect the landlords as well. Between a rent/mortgage freeze and the UBI that is in the works federally, we might all come out on the other side of this thing with a roof over our heads and a salvageable economy. **But you have to hit the pause button now, or we won't be able to pick back up where we left off.**

Young wage-earners and entrepreneurs are being told by the government that they are not allowed to earn a living for the foreseeable future. It's imperative that we are not allowed to be buried in a financial hole— punished for the sacrifices we make for the common good.

If you do not freeze rents and mortgages now, we will all be facing an unimaginable crisis by summer. Bankruptcy of an entire generation, widespread homelessness, and no hope of recovering our economy.

You can fix this if you act now. **We are seeing a bottom-up systemic failure, which requires a bottom-up bailout.** I have no doubt that those at the top will be bailed out, but you MUST put a rent and mortgage freeze in place to protect those at the bottom.

Thank you for your attention and quick action,
Edward

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