

Dear Members:

Please consider the following:

1) We are seniors living entirely on the fixed income generated by our rentals.

With the passage of SB608 and the many pitfalls and lack of clarity of this legislation, we had to spend large amounts of time and money to both try and understand it and have an attorney review all of our documents. The attorney's don't even know many of the answers to the questions involving the implementation of SB608.

We do not have the financial ability to withstand a moratorium on rents.

We need the income for food, medicine, utilities, attorney bills and the maintenance of our rentals. The maintenance is required to provide a safe habitable residence for our tenants.

2) We are fearful that there will be insufficient safeguards to make sure that only those who have been directly damaged by the pandemic and are unable to withstand its effects will receive moratorium benefits. There needs to be an income and net worth test placed upon tenants for any moratorium of rents.

3) Furthermore a moratorium of rents is a direct taking of our property and should be treated just like that, a taking by the government which requires compensation to the property owner.

4) The recent laws passed by the legislature have been brutal on the landlord with its recent anti-landlord legislation. It's not our fault there is a shortage of affordable housing in the rental market, it falls squarely on the legislature and local government for their over restrictive land use and excessive fee policies.

5) Don't make another big quagmire of rules to inflict damage to the landlord.

This will cause a further escalation of landlords having to sell their units as they are unable to withstand the financial burdens you have placed upon them.

Sincerely, William and Sharon Price

Sent from my iPad