

To: Joint Interim Committee:

I am writing to voice my opposition to Governor Brown's desire to adopt some of the coronavirus executive orders into law and am very concerned about the effects it would have on the rental housing industry.

It is imperative that you consider that this proposal would:

1. Require a vote on legislation that gives the state government the right to take your property without clear compensation
2. Rewrite contract law by giving the tenant possession of the unit without payment of rent.
3. Create a yearlong state seizure of property with no reassurance of compensation.
4. Create a loophole for those looking to exploit the COVID-19 virus crisis in their favor, as it lacks a minimum objective demonstration that nonpayment of rent is tied to the pandemic.
5. Penalize housing providers for administrative errors but give no guarantee of relief to housing providers who incur property damages during the moratorium.
6. Provide immunity to shelter operators and public entities but not to rental housing providers.

COVID-19 has impacted all of us and that what needs to be addressed are the 70,000 Unemployment Insurance claims still pending and the over \$63 million in rental income assistance waiting to be distributed.

Casting the burden onto rental housing providers during this pandemic is not a viable or equitable solution.

Sincerely,
Wilma Bryant
HR/Compliance Officer
Milestone Property Management

Sent from [Mail](#) for Windows 10