

Committee members,

I am reaching out to you as an investment property owner and manager to let you know we support a combination of both Senator Johnson's LC-881 proposal in combination with the House Committee proposal for the rent relief fund. We as investment property owners and housing providers are in a unique situation in that we have to provide our service regardless of income. Most other industries at least have the ability to shut down if they are not receiving revenue. We cannot by law. There is not a single solution that will get our communities through this pandemic. A combination of a tax credit and rent relief will help us greatly in the ability to help our tenants. There is this assumption that property owners want to evict people or businesses for when they can't pay. We are not an out of state pension fund. We are a small business that employs people from our community and residents of our communities. We know these businesses and residential tenants are a part of the fabric of the community. The current House proposal is not enough. The funds will run out quickly. Please give us both options as a way to help our tenants.

Thank you,

Brad Smith
Windsor Properties, Ltd.