

SB 282-1 does not address the root cause of the COVID-19 housing crisis: inability to pay rent. This catastrophic emergency is being used to change laws unrelated to keeping people housed during this crisis. I ask you to oppose SB 282 and instead focus on the #1 issue driving housing instability right now: past due rent. Support SB 330, a real solution for struggling renters who need help.

I am a small time local housing provider / landlord. I have provided affordable, well maintained housing for over 20 years. Now I have tenants not paying rent. I tried to access the landlord compensation funds but the system didn't work, & it requires me to forfeit 20% of the rent if I am able to get into the system. I can't afford to absorb that lost 20%. I will be forced to sell, and when my properties sell, if they remain rentals, the rents will be raised to cover the acquisition costs & repairs expenses. Right now, one property needs extensive electric repairs but the (non paying) tenant will not allow anyone in her space, so the repairs can't be made. Requiring housing providers to absorb lost rent is unsustainable & unfair.

Thank you for your consideration.