

Senate Committee on Housing and Development,

As a housing provider We oppose the amendment for a couple of reasons: First, we as owners are not allowed to collect rent now for an extended period of time but our costs still continue (taxes, Insurance, mortgages, etc...). If mortgage payments are not made some of us may loose our property. We were willing to cooperate to help our renters out but this extension of non payment by the tenant is creating an extreme hardship. Secondly, if this bill passes we will not be able to limit the number of "guests" residing at the property or how long the guests can stay. Our properties are in a single family residential zoning and this would create a zoning violation as well as excessive wear and tear on our property. Lastly, If we are not allowed to consider non-payment history of an applicant then we will have no measure of the applicants ability to make rent payments.

Respectfully submitted and requesting this bill does not pass.