

Submitter: Nichole Wilson
On Behalf Of: All of my clients
Committee: Senate Committee On Housing and Development
Measure: SB799

I sent this information to all of my clients and the response has been overwhelming in opposition to this.

The few clients I had with Tenant rent issues, are still trying to catch up after the safe harbor period.

Several of my clients sold rather than go into debt.

Our company specializes in owners with 1-5 properties. This is detrimental to all of my owners. Almost all of my owners only own 1 or 2 properties and cannot afford to wait while the tenant may or may not get around to asking for rent help.

We had several tenants who were truly in need and actually worked hard to get the money they needed quickly.

We also had several tenants that I had to drive to their homes IN A Pandemic to get them to actually sign paperwork. Their applications took up to 5x longer because we had to hound them to get that paperwork done. Those tenants are the ones who think all owners are rich and can afford to pay the mortgage without them paying for rent. News flash, They are not rich, they worked hard to get an investment property, and they are barely scraping by. Not being paid the rent for several months sets them back and causes them to rethink having that rental home.

We are opposed to renewing the Safe Harbor Laws because small businesses, like ours, and Property Owners, like our clients, who own fewer than 5 homes are the ones who pay the price.