

Submitter: Monique Sonnenfeld

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB799

As a small landlady, I have owned and built a small portfolio of rental housing over the past 30 years. Many of my renters have been with me over 10 years and pay well below rents. During Covid, 95% of my renters never missed a payment, while a few got assistance from state, federal, and local organizations.

Of those that received assistance, most have now voluntarily left, as they developed poor habits of getting assistance and no longer felt the need to budget to pay rent. Perhaps instead of giving out hand outs, there should be required budgeting classes and work ethic classes offered to renters instead, so only the truly neediest can receive assistance

Requiring private citizens to subsidize housing for those unable to pay rent creates new problems such as mortgage defaults, problems paying taxes, insurance, maintenance, and for those property owners who don't have mortgages, they are forced to donate the income they depend on to someone who can't pay their housing expenses.

If this bill is to pass, which seems like its destiny, the State needs to pay the back rent and 2 months forwarded rent in advance to the landlord and then the state can be reimbursed by whatever organization pays the back rent to avoid the eviction. This is a better solution than forcing private citizens to pay rent for a delinquent renter.