

Please vote no on SB 282-1. This proposal falls short in many areas. Specifically:

- 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.

The pandemic has changed our lives forever and as someone who owns a business that services our citizens who rent their home, I see the pain first hand everyday. But what you think is happening, does not bear out in the facts. Since April, rent delinquencies for us have ranged from 5.5% to 12% each month. Mind you, we collect around 1.5 million in rent every month. Of the nearly \$600,000 of unpaid rent, over 80% of that rent is owed by less than 3% of the units we have under management. Meaning, a very large amount is owed by a small number of units and of those, most have paid zero since April. This clearly points to a large amount of taking advantage. Please, end this burden on landlords and recognize the real issue