

- 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.

As a local Realtor and investor, I have to speak up. It's time for a new solution to the problem and it can't be at the expense of just one party in the equation. Government needs to step out of the rental management business. A real estate investor, makes rentals available for housing. They do this at their own expense and risk. They invest their personal dollars and take on mortgages with interest. The government does NOT subsidize this process. And yet, the government is stepping in and making decisions for these investors without taking the risks these investors have taken. This is coming at a great cost for investors with renters who can not or will not pay the rent. The mortgage is still due. How long do you think the mortgage holders will wait for their funds? What about the accumulation of interest costs? When investors lose, the housing market loses. Let the free market process work itself out. I have faith that it will, if you can get the government hands out of it.