

Submitter: William Herboth

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB799

These emergency procedures did little to mitigate the non payment of rent in an orderly fashion. As a landlord we endured non payment without legal recourse for several months before a process of appeal for funds from the tenant, discernment by agencies, commitment of funds and/or no commitment, while tenant continues to not pay under protection of State compromising the value of a housing resource vital to the both landlord and tenant under contract of said resource.

The court system is not broken, the non payment of rent is negotiated in a timely way by the court. The state of emergency is no place to be in normal times. We need not pretend to be in perpetual state of emergency. The need is for more housing to be made available not make the housing subsidized by a systematic bailout of tenant nonpayment. Bills such as these are not sustainable now that the crisis is over.

I got many months of non payment of rent reimbursed during the last several months of a "COVID" emergency. I saw a lot of instability surrounding the emergency procedures of bills like these. The long term effect is dependence on the expensive hope of these funds offered by the State instead of responsible work going to pay the rent as per rental agreements made.

Need more housing? Work at improving the incentive to build more inventory.