



**NEW MEXICO
BUSINESS COALITION**

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RE: Oppose SB 411 Housing & Rent Changes

Mr./Madame Chair and Committee Members:

The New Mexico Business Coalition (NMBC) represents hundreds of businesses and thousands of New Mexicans. Our focus is to make New Mexico a better place to live and work, where we have an abundance of good-paying jobs to provide for our families.

NMBC respectfully opposes SB 411 Housing & Rent Changes. While you are attempting to help certain New Mexicans, this legislation will hurt them. If this bill becomes law, you will deter businesses from new development of affordable housing and decrease the options for renters.

The best thing you can do as a government official to help New Mexicans is encourage the development of more apartments and affordable homes. When there is an abundance, renters will have more choices and competition will keep rents reasonable. When government allows or instigates mandates, it stifles the market from taking care of the peoples' needs.

Under SB 411, the cumulative maximum timeline for an eviction after non-payment of rent is 63 days. This is unacceptable for anyone who has a mortgage on the property and/or is responsible for utilities.

SB 411 causes uncertainty by extending eviction time for nonpayment of rent. It will allow tenants to enjoy unpaid rental space for an extended amount of time, which is unfair to the owner. It will also further limit investment of affordable housing units in New Mexico.

Please be respectful of those in the rental business to encourage them to continue that business and attract others in that business to the state.

On behalf of hard-working New Mexicans and businesses urges you to say 'NO' to SB 411 Housing & Rent Changes.

Thank you,

A handwritten signature in blue ink, appearing to read "Carla J. Sonntag".

Carla J. Sonntag
President and CEO