

February 16, 2024

Good morning my name is April R. Conquest I am a housing provider. Senator Moore I am one of your constituents. I have been providing housing for over 20 years. I have housed thousands of people including but not limited to seniors, section 8 participants, public housing participants etc., you name it I have seen it.

I want to walk you thru a day in the life of a property manager:

1. Resolving numerous work orders
2. Responding to tour requests
3. Reviewing applicant qualifications (income, background checks)
4. Show new home.
5. Provide keys to new home.

I know many of my residents by name.

I receive a rental increase each year to offset the cost of the upkeep of the property, including taxes, insurance maintenance but not limited too as well as community resident events. Whatever rentals increase I receive goes back to the residents and the property. I oppose the S.B. 143 because it would fundamentally alter the relationship between me and my residents. Meaning that a lease is a contract with a mutually start and end date, and this bill violates on the most fundamental property rights, and which is the right of control. By control I do not mean controlling the whims of my residents' daily lives but control and manage the property in a way that maintains the property in its highest and best use.