



July 30, 2021

As our economy begins to recover, housing providers in Tennessee and across the nation need access to the Emergency Rental Assistance program. We urge you prioritize the effective deployment of nearly \$50 billion in federal Emergency Rental Assistance Program ("ERAP") funds rather than further extending any eviction moratoriums.

Now is the time to end the unsustainable nationwide federal restrictions on property operations. Congress needs to concentrate on implementing practical solutions for renters facing housing instability and supporting the millions of property owners around the country who rely on rental income to sustain their own livelihoods.

Our state and its localities are best suited to implement targeted and scalable housing measures to meet their individual needs and we should not be continuing a nationwide, one-size-fits-all, federal eviction policy. Any such measure would be at odds with the current climate and will only continue to place insurmountable levels of debt on renter households and prevent complete recovery in the housing sector.

The national eviction moratorium has been especially difficult for Tennessee's "mom-and-pop landlords" with one to four units, who continue to pay mortgages, taxes, insurance, and maintain the safety of their properties for tenants with less or, in many cases, no rental income. These mom-and-pops represent more than 40 percent of the nation's 48 million rental units and have lacked access to other federal emergency benefits programs throughout the pandemic, including the Paycheck Protection Program (PPP) and expanded unemployment. Housing providers have always viewed evictions as a last resort and continue to work with their tenants to find solutions all while suffering their own financial harm.

Eviction moratoria will continue to hinder the ability of rental assistance for tenants to reach housing providers who cannot continue to live in a state of financial hardship. We must work together to return the housing market to its former, healthy function. Thank you for your consideration.

Sincerely,

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Alexander J. Bynum, 2021 President
Angela K. Shields, Chief Executive Officer