

Chair and Committee Members,

My name is Woodrow Piner and I am the Director for Central and Southern MN at the North Central States Regional Council of Carpenters. The North Central States Regional of Carpenters represents over 10,000 men and women carpenters in the State of MN and over 28,000 in our six state council which includes Minnesota, Wisconsin, Nebraska, Iowa, North Dakota and South Dakota. Writing to all of you today in opposition of SF 2031. While there are many parts of SF2031 that are concerning, the most damaging part of this bill is the part of the bill that would allow residents to terminate their lease upon 14 days' notice if they have lost income and no longer pay rent. This provides little certainty for a housing provider to operate a community. The 14day notice upon any income loss to resident would make it extremely difficult for housing providers to operate communities on a budget. It would also make it next to impossible for lenders that finance apartment communities to underwrite them subsequently exacerbating an already choked off supply of housing. Creating another barrier on the production of housing would be disastrous with interest rates and construction costs that have already created hurdles that have been difficult to overcome. Choking off this production also reduces the number of construction jobs for households depending on those wages and benefits that provide a solid foundation for a middle class. Thanks