

[ORGANIZATIONAL LETTERHEAD]

[DATE]

Dear [NYS ELECTED OFFICIAL]:

I invite you to **co-sponsor S.8865/A.10901**, a bill State Senator Brad Hoylman sponsors with Assembly Member Harvey Epstein to provide commercial rent relief for COVID-19 impacted small businesses and nonprofit tenants and create a framework for sharing the burden of this crisis among tenants, landlords, and government.

[ORGANIZATION] is [ORGANIZATIONAL BOILERPLATE]. [DATA OR ANECDOTES RELATED TO THE NEED FOR COMMERCIAL RENT RELIEF.]

According to the New York Times, over 3,000 small businesses in New York City have shut down permanently since the beginning of the COVID-19 pandemic. This bill recognizes the inability to pay rent as small businesses' and nonprofits' greatest existential threat, and establishes a process to prevent businesses from closing due to an inability to pay rent and mitigate other negative impacts to businesses, landlords, and the state.

Under the bill, a covered tenant with 25 or fewer employees that has suffered a demonstrable loss in income resulting from state mandated closures or restrictions would affirm its losses to the state Department of Financial Services (DFS). Upon verification by DFS, the covered tenant would pay its landlord the lesser of 20 percent of its actual income for that month or 1/3 of the contractual rent per month for 180 days past the end of the NYS on PAUSE period.

Landlords, in turn, would be required to waive 20 percent of the contractual rent for covered tenants. An impacted landlord would then be eligible to apply to DFS for funds to cover the difference between the rent paid by a covered tenant and the contractual rent minus 20 percent. \$500 million in expected federal aid would be dedicated to the establishment of a DFS program providing relief to tenants and landlords.

I join with thousands of small business owners to support this urgent legislation.

Sincerely,

[NAME]

[TITLE]

[ORGANIZATION]