

MEMBERS

- Alpha Management Corp
- Auburn Housing Authority
- Avesta Housing
- Bangor Housing Authority
- Barkan Management Co.
- Bath Housing
- Brewer Housing Authority
- C & C Realty Management
- C. M. Cimino Realty Inc.
- C. S. Management, Inc
- C.B. Mattson, Inc.
- Caleb Foundation, The
- CMHI Property Management Inc
- Community Housing of Maine
- DBH Management
- DC Management
- Deanna Morse Property Management Inc
- Deering Pavilion
- Dover-Foxcroft Housing Dev Corp
- Downeast Community Partners
- Eagle Point Management, LLC
- Ellen M Leach Memorial Home
- Evernorth
- Federal Management Co., Inc
- Foothills Management
- Forside Real Estate Mgt
- Gary Buck Property Management
- Guilford Development Corp
- Halkkeen Management, Inc
- Harbor Management
- Harborview Management LLC
- Hillside Apts
- Housing Authority City of Old Town
- Housing Foundation, The
- Kathryn Hughes Associates, Inc.
- L & L Management
- LaBrecque Property Management
- Laplante Apartments
- Lewiston Housing Authority
- Madison Avenue Associates
- Maine Development
- Mary Young
- Matthew Sherman Mem Apts



On Behalf of the Maine Real Estate Managers Association

In support of LD ~~1282~~<sup>107</sup> ~~Resolve, to Establish a Pilot project to Improve Access to Credit for Low-income Individuals~~<sup>An Act to Streamline Income Verification Requests for Income Supplemental and Assistance programs</sup>

~~March 27~~<sup>April 18</sup>, 2023

~~Senator Tipping, Representative Roeder, Daughtry and members~~<sup>Senator Baldacci, Representative Meyer, members of the</sup> ~~the Labor and Housing Health and Human Services~~ Committee, my name is Sherrin Vail, and I am writing to you as a member of the Maine Real Estate Managers Association (MREMA).

Our organization is a nonprofit which represents over 80 professional property management companies providing affordable and subsidized housing throughout the state. It is within our mission to promote the availability of safe, decent affordable housing in Maine. Our management members are both for-profit and nonprofit landlords that believe in this mission.

~~As property managers, we have applicant screening in place with credit history a part of the selection criteria. Our only means to know if an applicant has a positive rental history payment is to contact prior landlords, who may or may not call us back. Our members support a more systematic way to identify applicant's positive rent payment history, an important step in housing those in need is to confirm they are income eligible for the funding program of the property they are applying to. At application, a household's income must be verified using a 3<sup>rd</sup> party verifier. Property Managers are reliant on the response of 3<sup>rd</sup> party verifiers to house those in need, in this case income verified through the Department of Health and Human Services. If a response in providing this verification is delayed beyond a reasonable window of time, 3-5 business days for example, it can delay or jeopardize the housing for this household.~~

~~Our members also focus on providing our residents with an improved quality of life through resident service programs. These programs connect residents with services in the community to help their financial, health and overall wellbeing. Part of our resident's wellbeing and access to opportunity is the ability to establish positive credit history with rent reporting. Some of our residents have credit they need to repair or credit they need to establish to buy a vehicle, get student loans for themselves or their children, or buy a house. Rent reporting is a pathway towards those opportunities. This is a~~

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## MEMBERS

MCH Housing, Inc.  
Mexico Senior Housing  
Mike Eon Associates, Inc  
Monroe Group  
New Beginnings Inc  
New England Developers, Inc.  
Newell Investments  
Northland Management Corp  
Occupied Properties  
Penobscot Nation Housing Dept.  
Phoenix Management  
Pines, The  
Portland Housing Authority  
Preservation Management Inc  
Princeton Properties  
R & K Oxford Management  
R.L.W. Management, LLC  
Realty Resources Management  
Realty Services, LLC  
Ricker Plaza  
Saco Falls Management  
Scovil Apartments  
Shalom House  
SHP Management Corp  
South Portland Housing Authority  
Spear Management Co  
St. Amand, Roger & Eileen  
St. John Valley Realty Co, LLC  
Stanford Management  
Sterling Management, Inc.  
Stewart Property Management  
Targeted Management Co., Inc.  
Volunteers of America Northern  
New England  
Washburn Realty Company  
Washington Street Apartments  
Waterville Housing Authority  
Westbrook Housing Authority  
Yale Court, LP  
York County Shelter Program

In many cases an applicant is homeless, and a delay in response by DHHS  
In many cases an applicant is  
homeless, and a delay in response by DHHS means the household continues  
to be homeless. For those who have given a notice to their current  
landlord, this delay could force them into homelessness. For others, they  
could be rent burdened in their current housing and this delay continues  
that financial burden unnecessarily.

We believe this bill will allow those in need of affordable housing receive  
the housing they need quicker and more efficiently.

For that reason, MREMA supports the passage of LD 1282.

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Thank you for your consideration, and please do not hesitate to contact me  
with any questions.

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