

April 24, 2025

**LD 1534**

To Members of the Housing Committee and Legal Analyst – 132<sup>nd</sup> Legislature

- My name is Bruce Blackmer from Dedham, Maine.
- I am on the Executive Committee of the Greater Bangor Apartment Owners and Managers Association, GBAOMA.
- I am also on the Legislative Council representing landlords, property owners and managers all over Maine.
- I have been a landlord since 1972. I once owned a 50-unit trailer park, multi-units, and single-family homes. I mostly provided affordable housing to low-income tenants. At one time I had 65 Units. I have transitioned some tenants into being homeowners via owner financing.

**Please Oppose LD 1534 – An Act Enabling Municipalities to Protect Tenants and Stabilize Rents”**

I have been a landlord since 1972, that's 53 years. In the past I preferred to have tenants that were looking to own property. I set up rental payments to cover the expenses and a little extra. The amount was always below market rent value, I did not raise the rents once a tenant took occupancy. If all worked well, the tenant became the owner of the property. If things did not work out, the tenant left, and I offered it to someone else. At that point, I would reevaluate what I needed for rental payments to cover current expenses and make a modest profit to supplement my social security and wages as a substitute school bus driver. As I am sure you are aware, property taxes, insurances, energy, water and sewer, repair and labor costs have all increased, they are not under the 5% rule that you are proposing to put landlords under. If you impose a 5% increase limit rule, you are encouraging landlords to raise their rents each year. I had a retired teacher with a subsidized voucher for 19 years. Her subsidies increased a little each year. But I never raised her portion. A landlord would feel if they did not increase each year, they will lose the ability to increase when the expenses outweigh the income of the property. The legislature has passed several bills in the last few years to help the tenants at the expense of the landlord. But the housing situation is getting worse. HOW IS THAT WORKING FOR YOU. It is time to work with the landlords and solve the housing shortage. In 1993 I needed a 10,000 square foot building for my business. I figured that when I retire, I could turn it into 18 one-bedroom apartments. But because of this year's bills that may pass including the inability to evict a bad tenant. I am going to turn the building into storage units!!!

**Please Oppose LD 1534** Thank you. for considering the unintended consequences on bills that restrict how landlords conduct business.