

Kristi Santos
Brewer
LD 1806

Please allow me to introduce my self. My name is Kristi Santos and my husband and I own ~125 units in the Bangor/Brewer area. I self-manage these properties and employ a couple of individuals to help me. I used to do everything myself, but there are not enough hours in the day to do everything that needs to be done to ensure safe and affordable housing for all of my tenants. Despite having the number of units that I do, I personally know all my tenants as well as many aspects of their lives and their struggles. I care for each and every one of them and often go above and beyond to help them. As I'm sure you can imagine, it takes a considerable amount of time not only to manage the bills and paperwork side of being a landlord and tracking of rent, but also coordinating sub-contractors and maintenance issues, resolving interpersonal issues between tenants, as well as completing insurance and voucher program requirements for the buildings, etc. This is more than a full-time job for me and with all the increases in cost, being a landlord is not the profitable business that people believe it to be. We try to keep our rents affordable, however, the fees that will be implemented for this registry will unfairly redistribute the cost to the very people we are all trying to protect. Added restrictions and requirements on landlords will mean that I have less time for the more personal side of this business as well as my own young children. The part of this business that I love the most is making other people feel valued. I have visited tenants in the crisis center at Northern Light, brought newborn babies home from the hospital so their mamas didn't have to walk home in the cold, sourced furniture and helped carried it up to apartments, delivered food to people who were hungry, etc. I share this with you only because I recognize that the landlords often get painted in a negative light and become the target of frustration. There are many landlords who operate their businesses similar to me. I am fully aware that there is a housing crisis but restricting or regulating those of us who are trying to help is not the answer. There is a bigger issue at hand. I'm more than happy to be part of the solution, but that won't be possible if my hands are tied. Thank you for your time!