

Rafal Subernat
Veazie
LD 1806

Dear Representative Roeder, Representative Rana, and members of the Committee on Housing and Economic Development,

I'm writing in full support of the concerns raised by fellow real estate owners and landlords regarding LD 1806. As both a local real estate investor and a practicing physician here in Maine, I feel compelled to speak out about the significant and multifaceted harm this bill would cause to our community.

I own and manage multiple residential apartment buildings in the Bangor region and have invested considerable time and capital into revitalizing housing from distressed, near-condemned properties to higher-quality homes for working families. Like many others in this space, I have chosen to invest in this region not because of high returns (which are notably better in other states), but because I believe in Maine's future and in helping strengthen the housing supply for the people who live and work here.

As a physician, I also witness every day the undeniable link between housing and health. Patients living in substandard, overcrowded, or unstable housing conditions experience higher rates of chronic disease, mental health issues, and poor health outcomes. When private investment in housing is discouraged as LD 1806 would surely do these conditions only worsen. Fewer renovations, fewer new builds, and more dilapidated properties will directly impact public health, particularly among the most vulnerable populations.

This bill adds yet another layer of regulation to an already burdensome environment for landlords and developers in Maine. At a time when we face a severe housing shortage across all income levels, LD 1806 will only serve to push investment elsewhere. When that happens, everyone loses, tenants, tradespeople, small businesses, and the community as a whole.

I urge you to consider the long-term consequences of this legislation. Instead of penalizing those who are working to create and maintain housing, we should be incentivizing responsible development, supporting public-private partnerships, and promoting investment in our local neighborhoods.

Thank you for your time and thoughtful consideration.

Sincerely,

Dr. Rafal Subernat
Physician and Local Real Estate Investor in Bangor Region.