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Dear Committee Member of the 132nd Legislature of Maine,

The Central Maine Apartment Owners Association is a non-profit trade association representing landlords and property managers all over Central Maine. With **over 650** active members, CMAOA is one of the largest organized landlord associations in Maine. Our members own or manage more than **4,000** residential rental units. We provide discounted services, education, advocacy and an active lobbying effort for our members. Our core purpose is to act as an association for the purpose of taking an active role regarding issues facing the apartments owners and managers of the Central Maine area. Including informing and advocating for CMAOA Members and educating the public regarding the interests of rental property owners and managers. Additionally, we coordinate, with our lobbyist Daniel J. Bernier, the other landlord groups across Maine including the Maine Apartment Owners Association, Southern Maine Landlord Association, Greater Bangor Area Landlord and Owners Association, Capital Area Housing Association, Lewiston Auburn Landlord Association, Rumford/Mexico Landlord Association and Farmington Area Landlords. Our mission is to facilitate good working relationships between landlords and renters and quality legislation to helps us do so.

We ask you to support LD 1829 An Act to Build Housing for Maine Families and Attract Workers to Maine Businesses by Amending the Laws Governing Municipal Land Use Decisions

The Central Maine Area has a lot of aging rental stock. With increasing mandates, we are seeing many owners selling to out-of-state or corporate companies with deep pockets. Many owners are members of their communities and would prefer to develop their own properties. We have heard from our members that they had a single family or duplex and because of ordinances and rules they are now subject to subdivision laws even for the same square footage structures.

A bill like LD 1829 like this will open the door to improving our existing housing stock as well as reduce the barriers to adding to our housing availability and affordability.

Thank you for your consideration,

CMAOA Board of Directors