

From: Katie Foss <katie@gonestmgt.com>
Sent: Tuesday, April 22, 2025 2:21 PM
To: Cmte HED
Cc: Bernard Willimann
Subject: Please oppose LD 1534

Importance: High

This message originates from outside the Maine Legislature.

Dear Housing Committee,

My name is Bernard Willimann, owner of Go Nest MGMT based in Westbrook. I manage 175 multifamily units across Maine, from Biddeford to Rockland, and have been serving Maine's housing needs for 13 years. I'm writing to express my serious concerns about LD 1534.

As someone who works directly with tenants and property owners every day, I can tell you firsthand that this statewide rent control bill would have devastating consequences for Maine's already strained housing market.

Impact on Small Property Owners and Housing Supply:

Many of my clients are small landlords who provide quality, affordable housing across the state. Without the ability to address problematic tenant situations through established no-cause eviction procedures, these property owners face impossible choices: endure costly legal battles, tolerate situations that put other respectful tenants at risk, or simply exit the market altogether. I've already had multiple owners express they would sell their properties if this bill passes, further reducing Maine's available rental housing.

Current Market Reality:

Across our portfolio from Sanford to Rockland, we're already seeing the rental market naturally stabilize. In fact, we've had to reduce rents in several properties to stay competitive and are experiencing longer vacancy periods than in previous years. The market is correcting itself without heavy-handed intervention.

Practical Concerns for Property Management:

The additional administrative burden of different municipal regulations, coupled with annual reporting requirements to multiple state agencies, would significantly increase operating costs for both my company and the property owners we represent. These costs inevitably get passed on to tenants or make operating rental properties financially unfeasible.

Impact on Maine's Housing Crisis:

In Portland, where strict rent control is already in place, we've witnessed firsthand the negative impact on property values and housing development. Maine desperately needs more housing, not policies that discourage investment and development. From my direct experience managing properties across the state, I can assure you that rent control will only worsen our housing shortage.

I respectfully urge you to oppose LD 1534 and instead focus on solutions that actually increase housing supply and affordability without unfairly burdening property owners who provide essential housing for Maine residents.

Sincerely,
Bernard Willimann
Go Nest MGMT

91 Larrabee Road
Westbrook, ME 04092

Katie Foss

Property Manager

Go Nest

585 Forest Ave

Portland, Maine 04101

Direct Line: 207.221.6606

katie@gonestmgmt.com

Visit us at www.gonestmgmt.com