

**Blum, Alyster**

**From:** Kevin Proctor <kevinproctor2@gmail.com>  
**Sent:** Friday, April 18, 2025 7:35 PM  
**To:** Cmte HED  
**Subject:** Please Oppose LD 1534

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This message originates from outside the Maine Legislature.

Maine Legislators and To whom it may concern:

I am a Portland landlord that has kept long term tenants by choosing to keeps my rents lower than market rate, making minimal adjustments to compensate for tax adjustments and insurance increases. I have been wildly generous to my tenants while putting hundreds of thousands of dollars of improvements into the buildings. Rent control will prohibit me from continuing this practice. I will be the type of landlord who will be most affected by rent control measures described by this bill. No one should be limited until 90% of the HUD suggested rents is reached. Property management companies already choose to make the maximum rent increase every single year, whether market conditions warrant it or not. Rent control in Portland has created, mandatory rent increases, so your property doesn't fall behind the market, fall behind in maintenance because of it, fall behind in value overall.

This bill will reduce property values in these respective areas, decrease investment in improving the housing stock, and limit increases in property taxes over the long term. People building new properties will choose to sell the units as condos rather than add rental units to the housing market.

If you don't want runaway rents in municipalities, USE the HUD guidelines, and apply rent increases to units that fall outside the "market rate" provided by HUD each year. This is a lose for tenants, landlords, and municipalities. The worst effected will be the next generation of people trying to afford property ownership.

Please oppose this legislation.

Sincerely,

Kevin Proctor  
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