

Blum, Alyster

From: Ryan Armstrong <armstrong.ryan12@gmail.com>
Sent: Friday, April 18, 2025 1:57 PM
To: Cmte HED
Subject: Please oppose LD 1534

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This message originates from outside the Maine Legislature.

Good morning Housing Committee members,

My name is Ryan Armstrong. I'm a small business owner, veteran, and landlord. Upon graduating Maine Maritime Academy in 2014, I purchased a multifamily building in Bangor. Since then, I've been blessed to acquire a few more buildings in the area.

I'm very passionate about my buildings, ensuring they are very nice places to live. I like to be proud of my rentals in the same way a person is proud of their own personal home. I fly American flags on each building and take care of them inside and out. I'd be happy to connect you with any of my tenants for a character reference..

LD 1534 is something I am opposed to. I ask politely for your opposition. While I agree there are a few greedy selfish "slumlord" landlords out there, the bulk of us are not like this. Many long term tenants are paying well below market value because the landlord prefers a reliable tenant over a big check.

Why have rents increased dramatically in the past 5yrs? Is it because landlords are greedy? Or does it reflect an increase in the cost of everything? Maine's electricity bills include substantial fees to fund Efficiency Maine, fuel has been very high the past 4 years, which alone increases the price of everything from a 2x4 to a plumber's drive to your house. Taxes too.

Please senators and reps, focus on driving costs down, not creating more restrictive bureaucracy. There are far more creative solutions to the problem set before us. Think BIG! Perhaps Maine becomes an income-tax free state. Thus encouraging a wave of new residents, development, and business. Or maybe we become the most Veteran-Friendly state in the nation - having tax benefits and the like for any and all vets. Encouraging growth for vet owned businesses. Just ideas! I don't think that making legislation that limits growth or the potential for it, is the answer.

When was the last time a place like Bangor saw any growth? It and many Maine towns have stagnated for decades. Lets see these places grow and prosper. Spend time there folks. Please:)

Thank you for your time and consideration.

Very Respectfully,
Ryan Armstrong