

Blum, Alyster

From: Jeffrey Fenn <jeff@fennco.net>
Sent: Friday, April 18, 2025 12:50 PM
To: Cmte HED
Subject: Please Oppose LD 1534

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This message originates from outside the Maine Legislature.

Hi. I am a small time landlord having three single family homes in the Bangor area that I rent out.

I am concerned that, while well intended, additional legislation and rules regarding rental prices and/or eviction restrictions are not only detrimental to myself and my business, but also to the entire rental housing industry. While it is pretty clear that available rental housing, not to mention affordable, is limited presently. However, it seems counter intuitive to think that by adding restrictions to present and future units, the state and municipalities are working to expand housing.

As all are aware, cost of properties has escalated over the past years, regardless of if you are buying or building (or renovating to improve existing). In addition to this, property taxes have escalated, in part related with the states required re-evaluation process, all resulting in increasing cost to the owner. In order to break even, not to mention be able to profit enough to encourage expansion, rents need to also escalate.

It would seem that if the state and municipalities had individuals who could not afford the rent that they would be better off subsidizing rather than "taxing" the landlord, which will not result in additional units becoming available, in addition to minimizing upgrades to existing units, turning some into substandard housing.

If problem tenants exist, who may not be paying rent, damaging facilities, providing unattractive nuisance to the neighborhood, etc. that they need to be removed quickly from housing, not forcing the landlord and other area tenants to continue to live in a degrading neighborhood. I am not sure where these folk will go, but it is the only real tool that a landlord has available and an encouragement to the tenants to play well with others.

While I understand that this is a complex issue with no easy answers, I do not feel that LD 1534 will result in expansion of available and affordable housing.

Jeff

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