

Blum, Alyster

From: Dennis Martin <dennyjrdaddy@yahoo.com>
Sent: Friday, April 18, 2025 12:12 PM
To: Cmte HED
Subject: LD1534 opinion from small landlord

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This message originates from outside the Maine Legislature.

Hello-

I currently have a total of 15 units in Portland and I live adjacent to them. My rents are currently \$300-1000.00 LESS per month (averaging about \$1300.00 for a 800 sq ft 1 bedroom) than the new "workforce/market rate stuff coming into the market. I made a solid middle class income last year which was \$10,000.00 less than the year before, due to rent control and a soft selling market. My tenants are great, and they have incomes ranging from \$40,000.00 to well over \$100,000.00. However, they don't move as their rent is a bargain. People who have lower incomes don't have a chance, as the market is really tight when a rare one becomes available. Help build more units. Force municipalities to make it even easier, beyond ADU's, to split larger units into smaller affordable units without the huge design price tag. Please don't try to make "reporting" to a state agency anymore than it is... bureaucratic nothingness.

Thank you,
Dennis Martin
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