

Blum, Alyster

From: Joel Richardson <joelrchrdsn@gmail.com>
Sent: Tuesday, May 6, 2025 4:28 AM
To: Cmte HED; Yusuf, Yusuf; admin-rhamaine.org@shared1.ccsend.com; mdion@portlandmaine.gov
Subject: Opposition to LD1806

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This message originates from outside the Maine Legislature.

Dear:

ARFORD of Brunswick, GATTINE of Westbrook, GOLEK of Harpswell, LOOKNER of Portland, SATO of Gorham, SINCLAIR of Bath, STOVER of Boothbay, Senator: TALBOT ROSS of Cumberland, YUSUF of Portland, DION or Portland

I am a landlord in Westbrook and Portland Maine. I have 5 long term rentals which are all at least \$500 per month below market rent and are in fine condition as reported by building inspectors, one of which said "These buildings are in better condition than most that I see around Portland".

I am having increasing trouble to remain in compliance with local tenant rights laws and the costs associated with compliance and other fees and costs are becoming nearly untenable. I feel that one more straw placed on my back as a landlord may cause me to sell all my buildings to a high end developer. I want to work together with local and state agencies and legislative bodies like yours to continue to provide affordable housing. Perhaps it is and certainly looks like municipalities like Portland are encouraging high end development since their own housing report lists several thousand high end units added and approved (sometimes against the wishes of the citizens at meetings I have attended) over the last few years. During this period short term rentals which help some families pay taxes and maintain their buildings are vilified, scapegoated and made a red herring in terms of the real reason rental costs are going up. The last time I had an apartment listed for rent was last year. I did not receive as many applicants as in the past. My rents are below market value and are of higher quality. Why would I be receiving less interest from applicants? It's an interesting question. Maybe the tenants rights ordinances and public housing financing are keeping tenants in place.

Please consider my thoughts and realities and deliberate on the fact that affordable housing needs to be addressed directly and not simply alluded to while onerous paperwork and fees are added to the backs of hard working families trying to hold on to hard earned assets. Please don't make me a ward of the state in my old age when I sell all my property and need to have subsidized long term care.

Additionally, convoluted and misguided ordinances place a heavy burden on the municipal workers who need to face the public and help us navigate the complex forms and pay the high fees associated. If it were not for a couple of very helpful city employees, in particular in Portland, I would not be able to remain in compliance and I have my doubts; how effective are these rules? Are they meeting their objective of encouraging affordable housing? Are they working as they were intended? It looks to me like they have not and are not and their true agenda may be in YOUR PURVIEW to discern.

I wish you the best in the endeavor.

"More government regulations necessarily do not, a fair society, make".

Thanks very much
Joe Richardsen
2 Stonewall Way
Westbrook Maine

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