

Blum, Alyster

From: Susan Clark <clarkrs@roadrunner.com>
Sent: Monday, May 5, 2025 12:29 PM
To: Cmte HED
Subject: LD 1806

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This message originates from outside the Maine Legislature.

To whom it may concern:

Because of the adverse regulations already present in the State of Maine, we are not purchasing or building out additional units in Maine at this time.

Please consider that it is in fact regulation that is creating a shortage which is raising prices and only you can change that. I believe you get what you incentivize and right now we are punishing the owners who are providing housing.

For our part, we provide an outstanding product. As owners we would live in any of our units. So to be treated like this, as if our property is not ours and as if the government makes the decisions and directs affairs with our properties is crushingly, humiliating and counterproductive to what you're trying to accomplish. To be honest, it is socialism and will blow up in everyone's faces.

Of course, all of you passing it will try to move up to higher positions and there will be no accountability for your actions. The government never admits its mistakes and reverses its direction. Instead it doubles down and adds another layer of regulation and bureaucracy, stifling opportunity and personal freedoms.

So we will continue to invest elsewhere until the environment changes to incentivize and reward our best efforts to provide excellent housing.

The definition of commerce is goods and services moving from where they are less valued and respected and appreciated to where they are more valued and appreciated. That is what is happening in Maine and will continue to happen, unfortunately in the current political and economic climate. We are the fourth highest tax state in the country. We have one of the highest cost per student for education and yet are in the lower third for scores. We indoctrinate rather than teaching, reading, writing and arithmetic. More and more people are choosing to homeschool and to move their children to private schools for this reason. We need student vouchers.

Fortunately, we have had very few evictions. However, when we have Pinetree, Legal and other bullies have stated outright that the eviction process is extremely intricate, detailed and complicated in Maine and even if you've hired the best attorney, we will find something that you didn't do right and if you don't give us what we want, then we will make you go through the whole process again. My point in saying this is that you have regulation that is already a club used by bullies to beat up Landlord's. You don't need any more.

I fear that you were looking for a solution in all the wrong places.

Perhaps it plays well to public sentiment or getting votes or raising funds for your campaign, but the problem IS the regulation and government IS the problem. If we take what you're proposing and look at the final outcome, it is a completely state run and directed housing solution. This will raise an already bloated budget and require hiring a great

deal more government employees to oversee a huge bureaucracy. Is that what you want? Do you really believe that's the solution? On top of all of that, it won't work.

If you do, maybe I and many others who are paying a great deal of taxes, and in every way, being good citizens need to move to a state where we are more valued, appreciated and respected.

I am so brokenhearted about the state of Maine.

It is a beautiful state with wonderful people, but the politics and the economics are so poorly run.

Consider for example that we purchased an investment property in Maine and one in East Tennessee all within a year of each other for the same price as it happened. In Tennessee we pay \$1900 in property taxes. In Maine, we pay \$13,000 in property taxes and they're supposed to go up by 40% this year. Consider further that Tennessee has no income tax.

What I ask, am I getting for 700% more property tax in Maine that I'm not getting in Tennessee? I haven't been able to figure it out.

Consider this a desperate plea from an investor in Maine and resident Of Maine for decades who loves Maine who would like to stay!

Respectfully,

Rand & Susan Clark, MBA
207 632-2756

Sent from my iPhone