

Blum, Alyster

From: dana pratt <danapratt@hotmail.com>
Sent: Monday, May 5, 2025 9:54 AM
To: Cmte HED
Subject: LD 1806

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This message originates from outside the Maine Legislature.

Hello Housing Committee,

I am a small landlord who owns a two-unit apartment building in Portland and a single-family rental in Bowdoinham.

I have watched how rent rules in Portland have made my job nearly impossible and financially untenable. I have spent hours and hours trying to understand the rules and getting mixed information from city staff—if I can even get ahold of them. My property taxes more than doubled and I am restricted from reasonable rent increases that my tenants would be willing to pay. Interest rates are high which makes renovations challenging. Times aren't easy for small landlords right now. I am considering selling and if I do, my building in Portland's East End will very likely become high-end condos. This makes the housing problem worse!

Historically I have charged low rent because my expenses were low. I care a lot about my tenants and my buildings. As a result, my tenants have all remained living in my units for between 5-10 years. My tenants are employed in the arts and in helping professions and they don't have high salaries. I think our communities would be worse off if they were displaced by structural changes like rent control and confusing and burdensome registries.

As you seek to address a challenging housing situation in Maine, please don't make it worse with registries and poorly thought out rent control. Please help small landlords like me continue the good relationships I have and stay in business. Small landlords are part of the fabric of Maine communities that we all value.

Please don't punish the small people like me and my tenants with a statewide rental registry!

Thank you,
Dana Pratt
Bowdoinham, Maine