

MEMBERS

Alpha Management Corp
Auburn Housing Authority
Avesta Housing
Bangor Housing Authority
Barkan Management Co.
Bath Housing
Brewer Housing Authority
C & C Realty Management
C. M. Cimino Realty Inc.
C. S. Management, Inc
C.B. Mattson, Inc.
Caleb Foundation, The
CMHI Property Management Inc
Community Housing of Maine
DBH Management
DC Management
Deanna Morse Property
Management Inc
Deering Pavilion
Dover-Foxcroft Housing Dev Corp
Downeast Community Partners
Eagle Point Management, LLC
Ellen M Leach Memorial Home
Evernorth
Federal Management Co., Inc
Foothills Management
Foreside Real Estate Mgt
Gary Buck Property Management
Guilford Development Corp
Hallkeen Management, Inc
Harbor Management
Harborview Management LLC
Hillside Apts
Housing Authority City of Old
Town
Housing Foundation, The
Kathryn Hughes Associates, Inc.
L & L Management
LaBrecque Property Management
Laplante Apartments
Lewiston Housing Authority
Madison Avenue Associates
Maine Development
Mary Young
Matthew Sherman Mem Apts



Testimony of The Maine Real Estate Managers Association

In opposition of LD 557 An Act to Decrease
Discrimination Based on Evictions in Housing
Applications

March 3, 2023

Representative Rana, and all members of Joint Select Committee on Housing, my name is Alyssa Dean-Littlefield, and I am writing to you as Co-Chair of the Maine Real Estate Managers Association (MREMA) Legislative Committee.

Our organization is a nonprofit which represents over 80 professional property management companies providing 16,000 units of affordable and subsidized housing throughout the state. It is our mission to promote the availability of safe, decent affordable housing in Maine. Our management members are both for-profit and nonprofit landlords that believe in this mission.

As a membership organization we support our members in their policies of fair and equal access to our housing through the application process. In these processes, we do ask about a potential resident's eviction history but *having an eviction on their record does not necessarily preclude them from obtaining housing with our members.*

Many of our members have standard appeal processes applicants can utilize to overturn a denial for housing. These processes review each applicant's circumstances case-by-case to determine if the denial was warranted. Examples of this would be if a household has extensive positive landlord history, and one bad experience with a landlord for something that is not the applicant's fault, their denial could be overturned through this review. These reviews include reaching out and hearing each specific applicant's experiences to help decide in getting the family housed.

The other tool landlords utilize when reviewing applications for housing is a Resident Selection Plan. This plan is approved by Maine State Housing Authority and for apartments that have specific preferences or requirements of the applicant. In this Resident Selection Plan, there could be statements about waiving specific criteria to reduce barriers to housing for populations. Examples of this might include waiving credit or eviction history for a currently homeless household if the property has a specific preference or requirement to house people who are currently unhoused.

MREMA members all share a common mission of preserving and maintaining affordable housing for Mainers. In this mission, we want to house as many applicants as possible, but we are also bound to protect the safety and security of current residents in our properties. This is the reason we ask about eviction history; to prevent safety and security issues for our community members and staff.

Due to the reasons above, MREMA ~~Supports~~opposes LD ~~347~~557. Thank you for your consideration, and please do not hesitate to contact me with any questions.

Legislative Co-Chairs,

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Field Code Changed