

March 19, 2023

To: Rep. Thomas Stevens, Chair House General & Housing Committee

We are writing to you to ask you to pass H.184.

My name is David Underwood. My wife, Robin Wolf, and I own and live in an older home in Brattleboro. We have had one rental apartment in our house for approximately 35 years. Our current tenant has lived here for approximately 25 years.

I have had an EMP license (#4141) since 1996. I have used Essential Maintenance Practices to maintain the apartment. We have filed an EMP Compliance Form with the state every year as required. We have been able to keep the rent low by doing all of the maintenance ourselves.

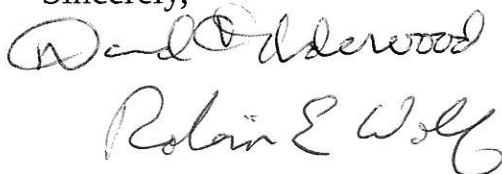
If the current law stays in effect, we'd be required to hire licensed workers to do repairs and maintenance. Or, I would have to get an RRPM Firm license costing \$300/5 years and an RRPM Supervisor license costing \$50/year. We'd also be required to obtain \$300,000 in painter's liability insurance, costing \$2,500-\$300,00 per year.

Neither of these options are viable for us, as they would require raising the rent to a level that our long-time tenant certainly can not afford. Or we would have to stop renting the apartment.

We are both retired from full time employment and collect Social Security. We depend on the income from the rental apartment to supplement our current income and pay our taxes.

We are depending on the Vermont Legislature to help us continue renting in a town where housing is so critically scarce.

Sincerely,

The block contains two handwritten signatures. The first signature is "David Underwood" in a cursive script. The second signature is "Robin E. Wolf" in a similar cursive script.

David Underwood & Robin Wolf