

March 19, 2023

House General & Housing Committee

Dear Mr. Stevens,

As a resident and rental property owner in the Rutland area, I am gravely concerned about the excessively strict requirements for landlords regarding painting rental properties. Our properties are consistently well maintained and in compliance. My husband and I have taken the EMP course and do the vast majority of the interior painting and cleaning ourselves. Fortunately, all 5 of our buildings are sided .

We provide housing to 13 tenants at below market rates. This is no easy feat with the price of fuel this past season, not to mention the cost of repairs. Construction workers, plumbers, electricians and roofers have all raised their hourly rates and cost of material is still out of sight. We recently did an electrical upgrade. The materials have increased triple and are hard to get! Reputable contractors of any sort are also hard to get. Imagine having a vacancy and being on a waitlist simply for cleaning and painting. Not only would the cost of labor be a big additional expense but the vacancy could add up as well. We really don't want to have to pass along the added expense involved in hiring painters or having to get the high price insurance which makes no sense as we would only be painting our own properties as needed. We have NO desire to become painting contractors! We're willing to take a course again but the rest is just really invasive and unnecessary!

Please pass bill H.184 in this current legislative session! Maintaining property is difficult enough. If we can at least paint and clean ourselves, we can have some control over our expenses. Our tenants are all mid-low income people who can only afford so much. As it is, I know several people who live in buildings that got sold recently. Their rent has gone up anywhere from \$200-650 PER MONTH!!!!!! I am not exaggerating. Linda Faucher can attest to this fact. (802-558-9309) Her rent went from \$800 in May 2022 to \$950 in June when a new out of state owner took over then up \$1,450 by year end!!!! She moved in with her granddaughter. Laws like this will most likely force us to sell which would be unfortunate. I would worry about my tenants who can't afford much more than they are paying now. With the shortage of decent, affordable rentals this is counterproductive. Thank you for reading this and considering how this will affect not only the landlords but the tenants and future tenants as well.

Please pass H.184!

Thank you,

Sherry and Michael Boudreau

North Clarendon, VT