

February 20, 2026

Representative Marc Mihaly  
115 State Street  
Montpelier, VT 05633

Dear Representative Mihaly,

I am the Executive Director of Twin Pines Housing, a nonprofit housing provider serving hundreds of residents in Windsor and Orange counties. I appreciate the opportunity to submit a letter in support of H.772.

Twin Pines owns and manages affordable housing that serves many low-income and vulnerable Vermonters, including households supported through LIHTC and other federal programs. As a result, we operate within both state and federal landlord-tenant requirements.

In recent years, we have faced significant challenges when addressing serious lease violations, including criminal activity occurring within apartments. In several instances, we have had to respond to situations involving drug dealing from units, which created safety concerns for other residents, disrupted the stability of entire buildings, and placed additional strain on staff and neighbors. Under current timelines, delays in court scheduling and extended notice periods can prolong unsafe conditions for weeks or months, even when the facts are clear and well-documented.

For nonpayment cases, we note that Twin Pines will continue to provide 30 days' notice due to federal funding requirements, but we still see value in clearer, more predictable statewide timelines for other grounds for termination. The bill's clearer timelines for material breach (21 days) and criminal activity (3 days with supporting affidavit) provide important tools to address urgent health and safety concerns. Twin Pines is currently dealing with ongoing activities at one property that highlight the failures of the current legal system to protect both landlords and other residents from ongoing criminal activities.

We note several provisions in H.772 that would affect our operations, including:

- Shortened notice periods for criminal activity;
- A requirement that criminal-activity terminations include an affidavit outlining the particular facts supporting termination, which provides clarity and due process while allowing timely action;
- Expedited court timelines for criminal activity and material breach including hearings within 7 days in criminal cases and final hearings within defined timeframes (30–60 days);
- Elimination of jury trials in these proceedings, reducing delay and expense for all parties;
- Clarified standards for affidavits in criminal-activity cases; and

- Changes to eviction record confidentiality.

Timely court action is particularly important in larger multifamily properties, where the conduct of one household can significantly affect many others. When criminal or dangerous activity is occurring, the ability to obtain a prompt hearing and, if appropriate, a writ within a defined timeframe is critical to maintaining safe housing for the broader community.

We also appreciate the bill's proposed investments in:

- A positive rental payment credit reporting pilot;
- VSHA's back-rent program; and
- Landlord and tenant education through CVOEO.

Twin Pines is committed to being a fair and responsible landlord. At the same time, we must be able to act decisively when behavior inside our buildings threatens the safety, stability, and well-being of the broader resident community. We believe H.772 moves Vermont in a more balanced and workable direction on these issues.

We look forward to continuing to engage with the Committee as this legislation moves forward and are happy to provide additional information about our experiences as a nonprofit housing provider.

Sincerely,

Andrew B. Winter  
Executive Director

cc: Senator Allison Clarkson  
Senator Joe Major  
Senator Becca White  
Representative Esme Cole  
Representative Kevin "Coach" Christie