



March 12, 2026

Marc Mihaly, Chair of House General

Dear Chair Mihaly,

I am writing to you today in support of H.772.

Our organization, Cornerstone Housing Partners, owns and manages close to 1,000 affordable housing multifamily rental units in Bennington and Rutland Counties. We take pride in our management, have very strong teams to support our residents and believe everyone deserves safe, respectful and affordable housing,

There are some components of the H.772 legislation that would give us tools to help enhance the lives of our residents by keeping them safe. The first is the inclusion of an expedited eviction process when a resident is posing a threat to either other residents or to the staff. Keeping hostile and threatening residents on premise within the current system leads to unsafe environments and overall uneasiness for all other residents. While waiting for the eviction process to play out, the prolonged exposure to this type of behavior in the place you live affects the wellbeing of all. Bad behaviors we often see are violence against another, drug use or drug dealing. The community of residents that witness this type of behavior are fearful of leaving their homes.

The second important component of the legislation is the ability to secure a no-trespass order when there are threatening people on or in the property. When residents get taken advantage of and no longer have control of their guests who are exhibiting intimidating and dangerous behaviors, we need the tools to protect our residents. We have many vulnerable residents who don't have the capacity to address the threat – and we need to have the ability to protect when these situations arise.

The third important component is funding for eviction prevention programs. We never want to evict residents and we have many supportive services in place to help prevent eviction. But it's not enough. Thirty eight percent of our current residents have experienced homelessness. These residents have the highest needs to remain successfully housed. More funding dedicated to the prevention of homelessness through the prevention of evictions could impact our communities for the long term.

We believe H.772 gives us the appropriate tools to enhance the lives of our renters and we encourage you to move this bill forward.

Sincerely,

Mary Cohen  
CEO  
Cornerstone Housing Partners

cc:d Martin LaMonde, Chair House Judiciary

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