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Comment:

If, by enacting the proposed court rules, the court hopes to accomplish the following, it should blaze ahead:

- * diminish the availability of low/moderate housing in the state
- * encourage creation of derelict, dilapidated rental properties

Landlords own rental properties by spending money to buy them and maintain them. Some are large businesses, and some people might say they can afford to hold buildings without rent payments. However some, like my son-in-law, have created small rental businesses. He is not flush with cash. During the Covid crisis, his low income tenants stopped paying rent. He could not sustain this, and sold the properties. From now on, he will not buy rental properties in low income areas. Under the proposed rules, many more businessmen will follow the same example.

We have an excellent recent example of what happens when rents do not cover expenses: the rolling multi-decade fiasco of New York's rent control. To compensate for limited rents, building owners ignored maintenance. Whole neighborhoods disintegrated over the years. While these rules are not rent control, choking off income to owners will certainly create neglect.

If the community wants to provide support for people in a jam, it should own responsibility to pay rents, rather than expecting owners to scrounge the money, ignore repairs or sell out. The proposed rules seem to me to drift into the area of takings.