



Towards self-sufficiency...

NH Local Welfare Administrators Association

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February 26, 2021

The Honorable Edward Gordon, Chair
Judiciary Committee
Legislative Office Building, Room 208
107 North Main Street
Concord, NH 03301

RE: Support of **HB 160** requiring a landlord to provide a tenant at least a 60 day notice prior of a proposed rent increase which exceeds 5 percent or notice of at least 90 days of an increase which exceeds 8 percent.

Dear Honorable Chair Gordon and Committee Members,

The NH Local Welfare Administrators Association (NHLWAA) is a professional non-profit organization that educates and supports our municipal members to foster compliant, humanitarian and fiscally responsible assistance practices when assisting residents with NH RSA 165 statutorily obligated basic needs.

NHLWAA respectfully submits this letter as testimony to support HB 160, as its passage is reasonable to landlords, humanitarian to tenants and fiscally responsible to municipal taxpayers.

We can take pride our state continues to foster a thriving real estate market; however, the economics of supply and demand have resulted in high and increasing rents, which greatly challenges many current and prospective tenants. HB 160, as proposed, is a reasonable common-sense New Hampshire response to the unintended consequences of economic real estate success. Providing tenants prior notice of rental increases at the percentages indicated will provide reasonably more timely reflection of affordability, planning for housing alternatives and communications with landlords.

New Hampshire RSA 165:1 indicates "Whenever a person in any town is poor and unable to support himself, he shall be relieved and maintained by the overseers of public welfare of such town." HB 160 will reasonably provide tenants additional time to plan and adjust for rental increases or seek alternative affordable housing, which will minimize the need for taxpayer funded municipal local welfare assistance.

We hope our shared information is helpful and urge you to support HB 160 for the cost savings and humanitarian reasons provided. We are available to answer any questions you may have.

Respectfully yours,

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