



Towards maximum self-sufficiency...

NH Local Welfare Administrators Association

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February 14, 2024

The Honorable Bob Lynn, Chair and Committee Members
Judiciary Committee
NH State House
LOB Room 206-208
Concord, NH 03301

Re: Opposition of **HB 1115** relative to the termination of tenancy at the expiration of tenancy or lease term.

Dear Honorable Chair Lynn and Committee Members,

The New Hampshire 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 165:1 statutorily obligated basic needs. Municipal Local Welfare is a valuable expert social service voice and resource to decision makers within town and city halls throughout New Hampshire.

NHLWAA is respectfully submitting this letter to share information and oppose HB 1115. If approved, it will create a significant fiscal impact on municipalities during this challenged housing market by increasing the amount of households needing assistance due to homelessness, as tenants will be evicted without good cause at the end of their lease or tenancy. Opposing HB 1115 is both socially and fiscally responsible.

NH RSA 165 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." If HB 1115 is approved, tenants evicted from rental apartments after a lease is expired, without replacement housing, will have minimal alternative housing options. Current tenant rental protections are essential to prevent eviction displacement from occurring due to the ending of a lease, which will be at a cost to the municipalities in the form of emergency housing, including costly motels.

NHLWAA appreciates property owners/landlords, and acknowledges their challenges; however, current property owner/landlord protections already exist during this housing market of minimal vacancy. Protections include renovations, neglect or refusal to pay rent due and in arrears, substantial damage to a premises, failure of a tenant to comply with a material term of a lease, behavior of a tenant or members of tenant's family, which adversely affects health or safety, other good cause, and lead paint abatement. NHLWAA believes the above-mentioned current protections are fair and sufficient protections for property owners/landlords.

NHLWAA hopes our shared information is helpful and clarifies concerns. We are available to answer any questions you may have.

Respectfully yours,

Todd M Marsh

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