



NH Local Welfare Administrators Association

c/o Dennehy & Bouley LLC
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Towards maximum self-sufficiency...

January 20, 2025

Chair Joe Alexander and Committee Members
State House, House of Representatives, Housing Committee, LOB 305

Re: Recommended opposition to **HB 60** relative to the termination of tenancy at the expiration of lease term.

Dear Chairperson Alexander 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 human service voice and advisory resource to decision makers within town and city halls throughout New Hampshire.

NHLWAA is respectfully submitting this letter to recommend opposition to HB 60. If not opposed, landlords will be unintentionally provided the power of coercion and intimidation by an increased power imbalance dynamic, with the basic human need of housing being used as leverage towards tenants. This result will cause a significant impact on taxpayers during a severe housing shortage by increasing the number of households needing assistance due to homelessness. Also, too many residents will be evicted without good cause at the end of their lease, simply due to inquiries about faucet leaks, needed repairs, being not accepting of physical advances and other unreasonable reasons. Opposing HB 60 is both humane 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." Maintaining existing tenant renter protections are essential to prevent eviction displacement from occurring due to the ending of a lease, which will be at a direct cost to municipal taxpayers in the form of emergency housing, including costly motels and many related, but indirect economic and broader social and economic costs.

NHLWAA appreciates property owners/landlords and acknowledges their important role of providing housing and their challenges providing it. However, many 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 a tenant's family, which adversely affects health or safety, lead paint abatement, and other good causes.

NHLWAA believes the above-mentioned existing owner/landlord protections are fair and sufficient protections for property owners/landlords, especially during a severe housing shortage. NHLWAA hopes our shared knowledge is helpful and clarifies concerns.

Respectfully yours,
Todd M Marsh
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