

LEGAL SERVICES FOR THE ELDERLY, INC.

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Testimony of Leo J. Delicata, Esq., Legal Services for the Elderly, in support of L.D. 887 An Act to Amend the Regulation of Mobile Home Parks before the Joint Standing Committee on Judiciary

Senator Carney, Representative Moonen and members of the Joint Standing Committee on Judiciary

Legal Services for the Elderly is a non-profit legal services organization that was established in Maine following the passage of the Older American's Act in 1974. Since then, we have provided free legal assistance to our disadvantaged older adults when their basic human needs are at stake.

We support all the increases in the time for notices proposed in the Sponsor's amendment. As we have suggested in two prior bills proposing increases in the statutory notice times for regular apartment and home rental situations, lower income older renters included in our client base are less able to sustain changes in their economic circumstances than most. Given the housing shortages and the loss of Pandemic Health Emergency assistance they need all the help they can get.

The one truly bright spot in the Sponsor's amendment is found in Section 2. It's a forward-thinking proposal that introduces the idea of tenants buying a mobile home park. The only problem that is immediately evident is that the timetable in the proposal may be too short for the tenants to organize and finance the purchase of a park. This is not a completely novel idea but we are grateful that it is included. Several mobile home parks in Maine have been purchased by the tenants using the services of non-profit organizations in the business of helping with the details and financing of such purchases. ROC USA is one example. They are located in New Hampshire and their website may be viewed here: <https://www.rocusa.org/whats-a-roc/>

They or individuals from a Maine mobile home park purchased by the tenants may be able to offer a realistic estimate of how long it takes to complete a purchase. Here is a link to an article on the ROC USA website that describes a congressional staff visit to 3 tenant purchased parks in Maine last December: [Maine ROCs illustrate potential impact of PRICE fund to congressional staffers - ROC USA®](#) There are details in the story that identify the mobile home parks and some of the owners.

Thank you for giving us the opportunity to share our thoughts with you today and we hope that you vote ought to pass on this bill.