

Testimony in Opposition to LD 1016 – An Act to Establish the Manufactured Housing Community and Mobile Home Park Preservation and Assistance Fund

Senator Curry, Representative Gere, and honorable members of the Joint Standing Committee on Housing and Economic Development.

My name is John L Richard I am the Community Manager (for over 45 years) of Friendly Village of Gorham, a 302 site family Community located in Gorham Maine. We offer the use of the clubhouse, swimming pool and some recreation facilities for the Residents use. The Community is owned by the families of James Gallagher and Fred Baldwin a Limited Partnership since 1982.

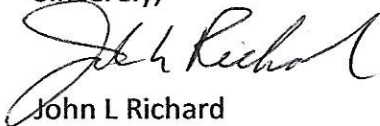
There is a variety of Residents residing within from families, elderly, semi retired and singles. Many are first-time homeowners along with second-generation residents. Our population stands at about 550 including around 50 under the age of 18 years old. We offer a more affordable housing for our resident clientele compared to the cost of the standard home or apartment costs in this area of Southern Maine.

Over the past years the owners have invested and are still investing in infrastructure improvements such as road paving, water system improvements, waste water treatment system and electrical upgrades to name a few. Also many infrastructure improvements are on-going from year to year.

Community owners put their heart and soul into the communities because they care about their residents as well as their investment. For many owners, they plan to use the sale of a community as their retirement. If they know that they will have to pay a huge fee when they sell, it might be more economical to transition the community into a different use. With the shortage of affordable housing in Maine, it is crucial to promote the investment and development of mobile home communities. This bill would create a significant barrier to the development of future mobile home communities.

I do respect all your hard work on behalf of the Mainers across the state and I am asking for your support for a vote of **Not to Pass** on this bill. If one has any questions for me regarding this Bill LD1016 you are welcome to give me a call.

Sincerely,



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