

April 1, 2025

Housing Committee

RE: LD1067 – Public Hearing

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

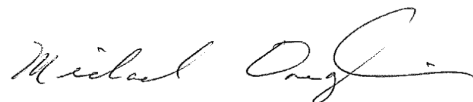
My name is Michael Oneglia and I own Seacoast Village mobile home park in Belfast. The park is home to a mixed demographic ranging from young families to retirees.

LD1067 proposes common-sense changes to the new law enacted last year. Currently, when a manufactured home community owner wants to sell their community, they must notify their tenants of the terms of an acceptable offer, at which point at least 51% of the mobile home owners of owner-occupied homes must sign up in order to advance the tenant's offer to purchase the park. This proposal increases the required number of tenants from 51% to 60%. I am in favor of this increase, as the decision to purchase a mobile home community needs the support of a supermajority. The purchase of a mobile home community by the tenants should really be supported by ALL the mobile home community residents, and by increasing the requirement to 60%, it encourages the entire community to get involved in the decision making process.

The other part of this proposal is to limit the solicitation attempts to three (3) times. I have heard anecdotal evidence from residents that the resident co-op organizers are relentless in their attempts to contact the other residents, bordering on harassment, until they sign the petition to buy the park. To preserve the peaceful environment that our residents are accustomed to, it makes sense to limit the solicitation to no more than three (3) attempts.

I would appreciate your vote of Ought to Pass on this bill. I appreciate all the work you do on behalf of Mainers and look forward to working with you in the future.

Sincerely,

A handwritten signature in cursive script that reads "Michael Oneglia". The signature is written in black ink and is positioned above the printed name.

Michael Oneglia

Seacoast Village