

Senator Curry, Rep Gere and members of the housing committee

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act sheet for mountain view estates in Bowdoin Maine

I moved into the park in 2001. The lot rent was 265 dollars for 2 people plus all utilities were paid by the tenant.

The park was sold to Philips International Corporation in June 2021 and the lot rent was 345 dollars for 2 people plus all utilities paid by the tenant.

With 3 different owners between 2001 and 2021 the rent only increased 80 dollars in 20 years

August 1st 2021 our lot rent was increased by 35 dollars

August 1st 2022 our lot rent was increased by 35 dollars

August 1st 2023 our lot rent was increased by 35 dollars

August 1st 2024 our lot rent was increased by 75 dollars

This is a increase of 180 dollars per tenant since Philips International bought the park<over 53 percent increase in lot rent>

Three homes were sold in the park after august 1st 2024. Lot rent for new tenants in the park has increased to 700 dollars lot rent plus all utilities<over 100 percent increase in lot rent>.

There is no end in sight and everyone is worried what Philips International is going to do August 1st 2025. History says they are going to raise the rent again<just a matter of how much>

We own the mobile homes. We pay lot rent to park our trailer and hook up to sewers and electrical service. We pay for water, trash, sewer. shovel our own driveways and mow our own lots. There are 53 trailers in the park and if you times 53 by 180 dollars and then by 12 months you find that since the corporation bought the park they are charging over 100.000 dollars more a year in lot rent without any concern about our ability to absorb the increase or any explanation about why the increase is warrented.

In 2024 the property taxes for Philips International from the town of Bowdoin were reduced by over 4,000 dollars after reassessment of all property in Bowdoin. In spite of this? They still gave the tenants a 75 dollar rent increase.

PHILIPS INTERNATIONAL IS A MULTI BILLION DOLLAR CORPORATION HEADQUARTERED IN GREAT NECK NEW YORK

THEY HAVE OVER 300 HOLDINGS INCLUDING 60 RV AND MOBILE HOME PARKS IN 13 DIFFERENT STATES. It is owned by Philip Pilevsky and his 2 sons Seth and Michael<New York real estate giants>according to google.

They own 6 other parks in Maine. All 7 parks have the same New york phone number to contact 212 951-3812 <Nikki Papadakis>or email address<npapadakis@pihc.com >. I have been trying to find out the rent status in these parks but can not find any information. I have left numerous telephone messages and emails but have gotten no response from Philips International. I have sent numerous messages to their corporate headquarters<info@pihc.com>The only response is we received your message. The corporate phone number 212 545-1100 is answered by Nikki Papadakis and says leave message. All of our rent increase letters were signed by Diana Marrone<Secretary>I found a Diana Marrone with the corporation in their Florida office with a phone number of <305 755-3955>it says you have reached the office of Diana Marrone leave message. It seems no one answers phones or returns phone calls or replies to emails from this corporation.

Blueberry Ridge in Wells
Granite village in Biddeford
Country living in Sanford
Marsh Brook in Sanford
Old Colony Village in Sanford
Pinewood park in Sanford

According to Senator Cameron Reny in a Boothbay register article. There are 686 licensed mobile home parks in Maine and 134 of them are owned by out of state corporations

According to Pine Tree Legal the corporations have the right to raise the rent as long as they give proper notice.

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Senator Curry, Representative Gere and members of the housing committee. I have submitted a file with facts about living in Mountain View Estates mobile home park in Bowdoin Maine. Our park was bought by Philips International in 2021. The tenants had no knowledge of the sale and we found out with a letter saying we own it and send your checks here. After a couple of months they raised the rent, stopped reading water meters and no longer would send any paper billing. You were encouraged to join their on line banking if you wished to see a bill. There are older residents in the who are not on the internet and but Philips refuses to send paper billing. The biggest threat to tenants right now is that Philips raised the move in rate for new tenants to 700\$ a month rent plus all utilities. I pay 525 \$ rent now plus all utilities, If I sell my home today? The new owner has to pay 700\$ rent plus all utilities. That is 175\$ more rent and it limits who will even look at my home, let alone buy it. It won't be long before older homes will be unsellable because the rent will be higher than the mortgage people take out. August 1st is our raise the rent day and everyone in our park is worried how much it is going to be this year, You can get a loan on your mortgage but not your rent. The only way to slow these corporations and investor groups down is with State legislation. If you don't take action now? You can kiss affordable housing in Maine GOODBYE. Please support LD 1723 for all Mainers