

Senator Curry, Rep Gere and Housing Committee members

I am writing to ask you to support LD1723. I have lived at Mountain View Estates mobile home park in Bowdoin since Nov of 2016. I had recently gotten divorced and was in need of a new place to live and was shocked when I discovered how hard it was to find something affordable where I could also have my 2 cats with me. I couldn't afford nor did I want to live in the house that my ex-husband and I had lived in so I needed to find another place to live. I found an apartment that I lived in for a year and then bought the mobile home in Mountain View Estates in 2016 that I have lived in ever since.

From 2016 until 2021 the rent increases had been quite reasonable and affordable but that all changed when Philips International purchased the property.

The Base Lot Rent when I moved in was \$325. Water and sewer extra based on each tenant's usage. Between 2016 and 2020 the price increased twice (\$10 each time). Since 2021 when the park was sold to Phillips International the Base Lot Rent has gone up by \$180 to bring the new BLR to \$545. We also pay for water and sewer as an extra set charge of \$29.95 month. This has been quite alarming to see such frequent and drastic increases and then we discovered last summer when a couple of homes were sold, that the new base lot rent for new people coming into the park had increased to \$700 a month! This is crazy and appears to be simple greed and price-gouging on the part of Phillips International and quite concerning for the rest of us here.

The thought of our rent going up to this amount is alarming. I am currently working full-time but planned on retiring in the near future and it's scary to think of how long I can afford to live here and there are others I know who are also very concerned about being able to keep up with these excessive, yearly increases.

Mobile home parks have been a very good, affordable option for me and many others so I would hate to see this affordable option get taken away by a corporation that appears to only be concerned with making a huge profit at the expense of people with mid to low incomes. There have been many on-going issues in the park that the park needs to address but they refuse to do anything. (abandoned homes left for months and years with nothing done which lead to a rat infestation in at least 1 home besides being eye-sores and health hazards due to trash left behind).

If corporations are allowed to continue to price current renters out of their homes and this affordable housing option is taken away I feel that the state is going to have to subsidize people to find another affordable place to live so I believe this bill is a good, proactive, money saving endeavor for the renters and the state.

Thank you for your time and I am happy to answer any questions you might have.

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