

May 1, 2025

To: Housing and Economic Development Committee

RE: LD 1723 - An Act to Amend the Laws Governing Manufactured Housing Communities to Prevent Excessive Rent and Fees Increases

From:

Rebecca Bowley

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Good morning:

My name is Rebecca Bowley and I live and work in Hollis Maine. I am a licensed veterinary technician and work at my family business RMDL, Inc. dba: Pleasant Hill Excavators and Septic. My family and I own two mobile home communities, one in Hollis, Tanglewood Mobile Estates and one in Waterboro, Twin Pines Estates.

Tanglewood rent per month \$345.00

Twin Pines rent per month \$320.00

Rent will increase in both parks \$50.00 on July 1, 2025

My public service background includes over 25 years as a school board member (1989-2018). Town of Hollis Board of Appeals (1986- to date). York County Budget Committee member (2023-2025). Numerous other committees involving local government in the Town of Hollis to include budget committee, town manger committee, hiring committee for our fire chief and library consolidation committee in 2022 to name a few.

I am writing to voice my concerns regarding LD1723. I am not going to waste your time or mine discussing rent control in any housing situation. Currently, I am against this proposed legislation passing due to a few concerns with this legislation as presented.

Sec.4. 10 MRSA 9003 sub-1 starting on line 20 : changes the size of the Manufactured Housing Board from 9 members to 13 members. The larger the committee the less work that gets done.

Leave the committee size the same and just adjust who serves. I would be happy to serve as the owner of a manufactured housing community.

Sec.10. 10 MRSA 9084-A 5. under notice requirement line 17-23 that refers to certified mail to each resident. It is not needed the community owner should be allowed to post notices online, regular mail or the method we use go door to door with notices. I prefer this method to explain to residents about what is going on in the mobile home community. This part of LD 1723 makes it more restrictive than notices to residents about their water supply used now.

Exemption from rent or fees increased limit. Line 33 and 34. Resident-owned manufactured housing communities are not subject to the requirements of this section. This creates two different types of owners. All owners should be treated the same.

Page 4 part of the Summary lines 1 and 2: rent limitations do not apply to resident-owned manufactured housing communities:

This part would create two tiers of rules: Cooperations, Private Business, individuals who own mobile home communities tier one and resident owned manufactured housing communities tier two.

The same rules need to apply to everyone who own a mobile home community. I did try to review some HOA rules and regulations of the mobile home communities in Maine that are now owned and operated by HOA and was not able to get any copies online.

The HOA mobile home communities are hopefully governed by a board of directors, and everyone gets a vote on price increases and improvements made within the mobile home community? It is then possible for a vote to be taken to increase the rent that is approved by 51% of the resident-owners and rejected by 49% of the resident-owners. The other 49% of the resident-owners might not be able to afford a rent increase. That is why I feel every business or HOA that is involved in mobile home community ownership should all be affected by the 10% rent increase over a 4-year period if this legislation passes.

I am happy to answer any questions the committee might have.

Thank you for your time and consideration of this matter

Rebecca Bowley

