

Subject: Opposition to LD 1765 – An Act to Ensure Affordability and Stability in Housing for Mobile Home Park Residents

Dear Members of the Housing and Economic Development Committee,

I am writing to express my opposition to LD 1765, "An Act to Ensure Affordability and Stability in Housing for Mobile Home Park Residents." While I understand and share the concern for affordable housing, I believe this bill could have unintended consequences that may ultimately harm both mobile home park owners and residents.

Concerns:

1. **Economic Viability for Park Owners:** Limiting rent increases to 5% or CPI plus 1% annually may not account for the rising costs of maintenance, property taxes, insurance, and other operational expenses. This constraint will make it financially challenging for park owners to maintain and improve their properties, potentially leading to a decline in the quality of housing and services provided to residents.
2. **Deterrent to Investment:** Such stringent rent control measures will discourage current and prospective investors from investing in mobile home parks. Reduced investment will lead to a stagnation in the development and improvement of these communities, adversely affecting residents in the long term.
3. **Administrative Burden:** The requirement for park owners to provide certified mail notices and annual affidavits adds administrative tasks that will be particularly burdensome for small-scale owners, diverting resources away from property maintenance and resident services.

Alternative Solutions:

- Targeted Assistance: Implement programs that provide direct financial assistance or subsidies to residents in need, ensuring affordability without imposing blanket restrictions on all park owners.
- Incentivize Improvements: Offer tax incentives or grants to park owners who invest in property improvements and maintain affordable rents, encouraging better living conditions through positive reinforcement.
- Mediation Programs: Establish mediation services to facilitate discussions between residents and park owners regarding rent increases, promoting transparency and mutual agreement.

I urge the committee to consider these points and explore alternative approaches that balance the needs of residents for affordable housing with the economic realities faced by park owners. Collaborative solutions can lead to sustainable and equitable outcomes for all stakeholders involved.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Oneglia". The signature is fluid and cursive, with a large, stylized initial "M".

Michael Oneglia