

## LD 2231 Testimony

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

My name is Nick Beers and together with my wife Samantha we own and operate 3 MHC's in the mid-coast area totaling 74 units. I am writing to express my support for LD 2231. In my opinion this bill touches on numerous issues within these communities that can be improved for the benefit of residents and community owners alike.

- Allowing manufactured housing to be classed as “real estate” will be helpful in achieving better lending for these homes & reducing costs for the families that purchase them.
- Requesting mediation with park owners for larger rent increases is not unreasonable. I think the best owners are open to meeting with their Residents already. It would be ideal if it was the actual owner (not their attorney) that had the discussion with the residents.
- Requiring professional inspections of the communities prior to sales will force the sellers to “own” the true condition of the property with the sale price. It will also require the “spreadsheet” buyers to understand the liability they are assuming which should be reflected in the sale price.
- We appreciate that this bill simplifies the language required in rent change notice. The language passed in last year's session was overly complex and was difficult to comply with (surveying rents and fees of all other parks in the area annually).
- Updating the lot size minimums that local municipalities can impose will improve the economics of expanding or constructing a new community (of which we see very little currently). This will absolutely help to ease the affordable housing shortage in the state.

Thanks for your time & I encourage you to support this bill.

Nick Beers