

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

My name is Theresa Desfosses. I am the President of State Manufactured Homes, Inc. The owner of two manufactured housing Communities in Scarborough Maine. We are a **fourth generation family business** that just celebrated our **80<sup>th</sup> anniversary**. We have two of the oldest manufactured housing communities in the State of Maine and I'm proud to say, the best.

Hillcrest Community, is a 55 or older retirement community with 302 homes. 480 Residents. Pinecrest is a family community with 143 homes, 203 residents.

Our rent is \$490 to \$505 per month, which is \$245 less than most manufactured housing communities in our vicinity. We provide an opportunity for affordable housing. Say "thank you" instead of how do we take it away from them.

Our communities have a recreation center, a program director and a community bus, all provided by us, not any government entity or any government subsidy.

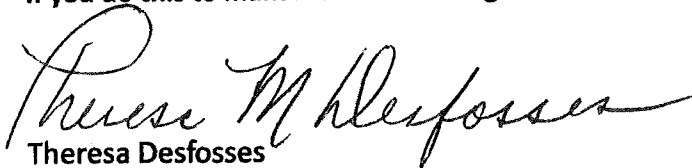
We pay real estate taxes on the land, our residents pay real estate taxes on their homes. The Town provides no services to us or our residents other than police and fire protection. We maintain the streets, including the paving, snow plowing etc. We provide trash pickup at each home once a week. We maintain water mains, sewer mains and all infrastructure. If the water main breaks we respond, not the Town. There is no reduction in the taxes we pay to compensate us for the services not provided to our residents.

If there is an emergency after hours, we respond. We are the people that stayed up many days and nights trying to figure out how to pay the bills and make the business succeed, not the tenants and not the government or the legislature.

We have over \$16,106,689.00 invested in our communities, without land acquisition costs.

Needless to say I was shocked that a bill allowing the confiscation of our business assets would even be in print. Its written so the purchaser would pay the \$50,000 per site, but are we so naïve that we think this amount would not come out of the sale price? Does any entity have the right to take **\$22,250,000.00** of our business ? Isn't this an unconstitutional taking without compensation?

**If you do this to manufactured housing communities, and our industry, why not everyone?**



Theresa Desfosses

(207) 883-2512

Theresa@statemanufacturedhomes.com