



Richard Bradstreet
Senator, District 15

THE MAINE SENATE
132nd Legislature

3 State House Station
Augusta, Maine 04333

March 25, 2025

**RE: LD 1016 – AN ACT TO ESTABLISH THE MANUFACTURED HOUSING
COMMUNITY AND MOBILE HOME PARK PRESERVATION AND ASSISTANCE
FUND. IN OPPOSITION.**

Senator Curry, Representative Gere and the distinguished members of the Joint Committee on Housing and Economic Development, my name is Dick Bradstreet and I represent Senate District 15, which is comprised of Augusta, Belgrade, China, Mount Vernon, Sidney and my home town of Vassalboro. I am here to speak in respectful opposition to LD 1016.

First, it's good to see that manufactured homes have finally received the attention they deserve as one of the solutions to the lack of affordable housing in Maine. Manufactured housing communities have provided many Mainers with the opportunity to live an affordable lifestyle for many years, and despite the challenges that have emerged recently, they continue to be a very viable choice for those who simply cannot afford to purchase a traditional home or even the land on which to site a manufactured home. The underlying problem is that there simply are not enough such communities to meet the demand. Those that are now in existence are there because many people chose to invest in them. In many cases, people invest millions of dollars to bring these communities to fruition, and if his bill were to become law, those investors would simply disappear. That would certainly be unfortunate for so

many Mainers who would no longer have the opportunity to live in a well-managed community where they could live the lifestyle of their choice, because they simply would not be constructed as developers would simply be scared away.

Currently, many existing communities reflect a lifetime of sacrifice on the part of many Mainers who utilize these properties as their retirement security, and to require them to forsake what they have worked for years to attain is simply not fair, and in fact could also be unlawful. There certainly are challenges to making life in a manufactured housing community affordable, but LD 1016 is certainly not the answer and in fact may be a impediment to an eventual solution. I hope you will consider all the ramifications of this bill and give it a unanimous "Ought Not to Pass." Thank you.

Senator Dick Bradstreet