

LD 1145

April 1, 2025

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. We are the owners of two manufactured housing communities in Scarborough Maine. We are a Fourth Generation Family Owned business that just celebrated our 80th anniversary. Our communities are not only the oldest in the State of Maine but the best.

This bill takes away more of our rights as private property owners. **Yes, we are private property owners who have had no Federal, State or Municipal contributions to the construction or maintenance of our communities.** We hear about how our industry is one of the only non subsidized affordable housing opportunities. **Instead of taking away our private property rights, why don't you encourage the construction of more manufactured housing communities?**

The Genisis Fund, ROC and other non profits have convinced some of you that we should not be allowed to sell our PRIVATE PROPERTIES on the open market. When the original bill was passed giving each owner of a home in our communities and the Maine State Housing Authority notice of our intent to sell our communities, we could not sell within 60 days of the notice. This bill wants to change it to a Right of First Refusal that states the OWNER of a mobile home park may not make a final unconditional acceptance of an offer for the sale of the park earlier than the **90 th** day after we receive an offer to purchase the mobile home park that we intend to accept. **Additionally it is unclear which purchase and sale agreement starts the 90 days to obtain financing. Is it from the receipt of the purchase and sale from the Bonafide purchaser or 90 days from the date of the purchase and sale from the homeowner's association indicating their intent to execute the right of first refusal. This indicates they have 180 days as opposed to the 60 days they have in present law that was just passed last year.**

If we notify the tenants of our intent to sell, giving them the asking price, description of the property and other pertinent information they are able to make an offer like any other interested party. They have the Maine State Housing Authority, the ROC group and any other entity available to guide them through the process. Why would they have another 90 days after **WE the PRIVATE PROPERTY OWNERS** receive an offer from another purchaser to match that offer? The residents should have equal standing with any other interested purchaser, not special treatment that usurps our rights.

There are no provisions in this bill for a sale to family members, partners etc.

We should be treated like businesses that provide affordable and attainable housing rather than people that should be punished for doing just that!

Theresa M. Desfosses

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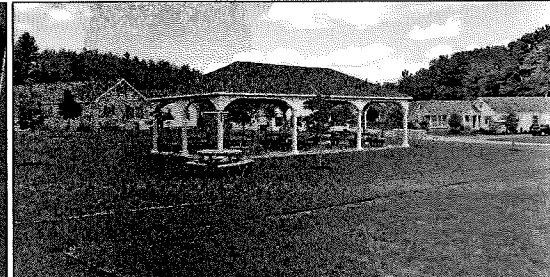
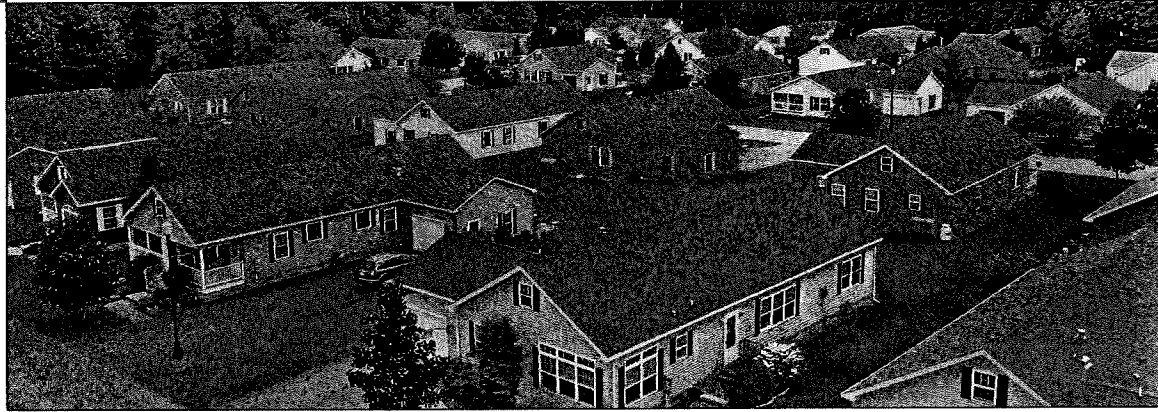
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Retire in Southern Maine at Hillcrest in Scarborough, and experience true 55+ independent living



Several New Homes Available Starting at \$399,000

We know not everyone enjoys or can attend an open house, so we are happy to give you a private tour at your convenience.

You're welcome here,
so reach out today.

State Manufactured Homes is a local, family-owned business celebrating 80 years of excellence

Visit their established communities to see homes for sale at celebratory prices

Sizes, models and unique community amenities to satisfy all types of home buyers

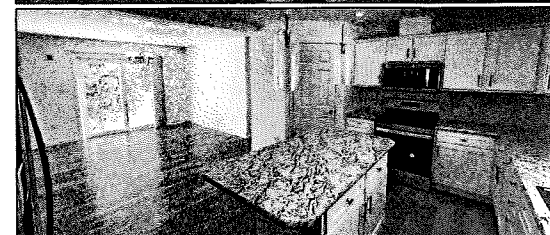
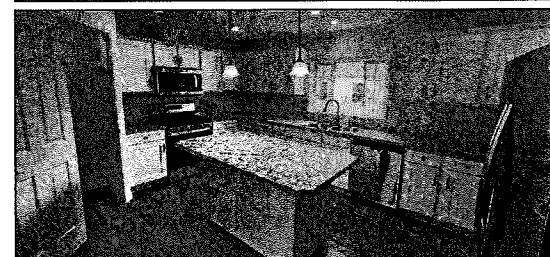
Off Route 1 in Scarborough and close to the South Portland city line, these homes are tucked away from the hustle and bustle, yet close to everything

LOCATION Hillcrest is a 55+ manufactured housing community just off Route 1 in Scarborough. Offering the best in true independent living, Hillcrest is well established, well-maintained, and close to everything southern Maine offers. Here, you'll find public transportation and you're within a fifteen minutes' drive of beaches, restaurants, shopping, medical facilities and downtown Portland.

DESIGN AND LAY OUT Imagine settling into your choice of a brand new, move-in ready, affordably priced home. While each model has its own charm and features, all of them are thoughtfully designed, making the most of the allotted square footage. Many homes offer corner gas fireplaces, separate laundry rooms, custom kitchen cabinets, stainless-steel appliances, hardwood flooring, covered front porches, attached one- or two-car garages and much more.

AMENITIES Hillcrest 55+ residents benefit from an activity center with a library, a fitness room, age-appropriate classes and holiday events, an outdoor pavilion for picnics, a dog park and a staff program director. There are scheduled trips to nearby grocery and shopping locations and two mornings a month are set aside for individual errands such as medical appointments.

BUY AND LIVE LOCAL The Desfosses family is proud to be part of the solution to Maine's senior housing needs. Now operated by the second, third and fourth generations, this furthers their commitment to this often-overlooked 55+ independent demographic. So come take a look, make your pick and celebrate your new home in Hillcrest.



See more photos of this property at pressherald.com/realestate

Contact Tina, Tracy or Alfie to learn more about this sale, and the 55+ Hillcrest independent senior community.
(207) 883-2512 | statemanufacturedhomes.com
126 US Route 1, Scarborough