

LD 1723-

## Members of the Committee

Changing the Manufactured Housing Board from a Licensing Board to a Rent Control/ Landlord Tenant dispute resolution board should be given a lot more thought. The Manufactured Housing Board was established in 1977 in MRSA Title 10 Chapter 951. In 2024 1210 Manufactured homes were delivered to the State of Maine. The Board is responsible to provide protection to the public against hazards from poorly constructed or installed manufactured housing. In addition to many other duties, it also is responsible to provide and enforce, with respect to its licensees and political subdivisions, uniform performance standards for construction and installation of manufactured housing that ensure durability, and safety of manufactured housing.

The Board is also a State Administrative Agency for HUD. This requires the two inspectors employed by the board to inspect 50% of the homes that come in to the State to assure not only proper construction but also proper installation. Without this, we would be required to notify the HUD Agency in Washington, DC that a home is installed and ready for inspection. HUD has different installation requirements and inspects 100% of homes. The delay for inspections after we notify HUD can be as long as one month or more and cost in excess of \$1500 per home.

Please do not change the purpose of a Licensing Board and add duties that change the purpose to a rent control and landlord tenant relationship board. Our industry deserves better than that.

If you have any questions I will be glad to explain this in greater detail now or at the workshop.

## **Rent Control Provisions**

We are a family owned manufactured housing community that is 80 years old. We are considered the best community in the State. During the time we have been in business we have limited our rent increases to amounts that are necessary to operate our community and provide our residents with a community they are glad to live in and have amenities that encourage social interactions as well. We have a rec enter, community bus and a program director. Our rent is \$541.33.

To give you an idea of unpredictable cost increases due to unforeseen events:

Tree Removal	2022: \$6300	2023: \$22,650	2024: \$52,200
Electricity :	2022: \$24,290.21	2023: \$ 31,950.61	2024: \$25,507.31
Real Estate Taxes:	\$110,839.23	2023: \$ 120,068.48	2024: \$136,268.76
Insurance :	2022 \$107,708.40	2023: \$116,493.21	2024 : \$ 134,197.04
Sewer Main Break	2024: \$48,875. Paving for sewer main break \$ 10,250.		

Limiting a community to a 10% increase every 4 years does not work.

What happens to the C P I ? Can you exempt us from that?

What about increases other than utility costs? Are we somehow exempt?

Is it fair to require us to appear before a board every time the property taxes increase?

We keep hearing that we are one of the only sources for affordable housing in the State. Why are we being demonized because we built affordable housing communities, manage them well and have done this for 80 years ?

Under Sec 9 10MRSA sub-7

Resident-owned manufactured housing community. "Resident -owned manufactured housing community means a manufactured housing community in which the residents are part of a cooperative of manufactured homeowners who control, manage and operate the manufactured housing community , including, but not limited to, establishing community rules and lot rent and fees." There is no mention of OWNING"

Why Should ROC Communities be exempt? If this is ok for us, why not them?

Theresa Desfosses  
State Manufactured Homes, Inc  
Scarborough, ME 04074  
(207) 883-2512  
theresa@statemanufacturedhomes.com