

To the Honorable Chair Senator Curry, Honorable Representative Gere and all of the Housing Committee,

My name is Judy DiVincenzo and I live in a 40 unit community known as Sunrise Hill in Berwick, Maine. This is my second manufactured home community in Maine. The first one was known as Yankee Green in Kittery, Maine. After we were there for about two years this park was sold to a corporation known as Boa Vida out of California. We saw the writing on the wall and put our home up for sale. When we sold in November, 2022 our lot rent was at \$510.00 per month. The new owners had to agree to pay a lot rent of \$650.00 per month, an instant increase of \$140.00 per month. Plus they also charge separately for water and sewerage. When we sold that monthly fee averaged 60-80 dollars per month. That rent is now at \$715.00 plus water and sewerage charges over that lot rent.

Here is a little blurb about Boa Vida from the Better Business Bureau:

BoaVida Communities LLC is NOT a BBB Accredited Business.

To become accredited, a business must agree to BBB Standards for Trust and pass BBB's vetting process.

Although I have not completed research on any litigation, a search has confirmed that there were several cases involving tenants of mobile home parks filing suits against companies like BoaVida, LLC, mostly due to extremely high rent increases after they purchase a park.

These companies are buying up mobile home parks across the country. They see them as cash cows. They collect lot rent and only have to maintain common areas. Tenants own their own manufactured home so that maintenance is not the responsibility of the park owners, nor do they maintain the lots that the home sits on which is also the tenants responsibility.

In our park, Sunrise Hill Estates, street lights are connected to each home and the homeowner pays the electricity for the street lights. There are no lights at the mailboxes, so the park owner is responsible for common area landscaping and road maintenance. Water and sewerage are private so maintenance is fairly low for both of those. The previous owner only pumped the individual septic units once every four years. With rent at \$540.00 per month the gross income is \$21,600.00 per month. Maintenance is not that high so you know the profit is high.

I ask you to support this bill as written to help keep manufactured home parks affordable. As you all know, **"The Way Life Should Be"**.

Please feel free to reach out to me with any questions or concerns after this public hearing.

Thank you all for your time.

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