



126 Route 1
Scarborough, ME 04074

Opposition to LD 2149

Honorable Members of the Committee on Housing and Economic Development

Thank you for the opportunity to address this very important bill. We are the only State in the Nation to confiscate \$10,000 per site for manufactured housing communities that were developed with no funds provided by any government entity, no tax abatement, and no support. Our company was started 84 years ago by my parents. I've worked at the company for over 50 years. Through the years we have fought for the right to develop our land with the Town government, the neighbors, and sometimes even the State. You are now stating that "mobile home parks" provide the only non subsidized affordable housing in the State. For that we have been crucified here, on television, and in the news for the last couple of years. We are not all "Out of State" big businesses that gouge the tenants. We are citizens of Maine, family members who have worked very hard to build businesses that provide affordable housing to residents of our State.

Is it possible that the "\$10,000 fee" on the sale of our 2 communities amounting to over 4 million dollars is too much? Perhaps you should consider a cap on this onerous fee. I understand the \$10,000 per site fee is already in law. But please consider the following:

Sec. 4 2 Exemptions:

Add
2. Any family business or family held corporation that developed a manufactured housing community without government funding and has been in existence for over 10 years

E. An entity that, together with any affiliated or related entities has a net worth of less than \$50 million. The limit must be raised from 50 million. \$500 million is more realistic. Because of my parents' foresight and hard work as well as that of the remaining family, 200 acres of land on Route 1 in Scarborough has appreciated substantially and we should not be penalized.

Examples of publicly held purchasers of communities are:

Office (207) 883-2512 Fax (207) 883-8089
statemanufacturedhomes.com

UMH formally called United Mobile Homes is valued at over 1 Billion Dollars
Sun Communities is worth over 15 Billion Dollars.

(2) any entity owning or controlling 10% or more of the outstanding voting interests. Many family or small businesses are owned or controlled by a limited number of people. Should they be penalized?

(3) Any officer, director or general partner of the entity. Most family owned or relatively small businesses have limited officers, directors or general partners. You are limiting most of us from investing in other communities without the penalty of \$10,000 per site.

Section 7 BBB : Most taxpayers do not own 50% in a qualified property because of the inheritance tax laws. This should be changed to an ownership interest of 35 % or less.

Section 8 KK Including "Cooperative affordable housing corporation organized under Title 13 chapter 85" Consumer Cooperatives, expands the definition of "resident owned communities" beyond what most of the citizens of the State of Maine understood. Title 13 Chapter 85 expands the allowable organizations well beyond the definition of non-profits most of us understand.

Before you vote in favor of LD 2149 please review Title 13 Chapter 85. If you want to give our investments and hard work to others, be sure the recipient is a truly "Resident Owned Community"

Please allow me to make the suggestion that this bill be tabled and the issues studied further. We are the people that built the "only affordable non-subsidized housing in the State", not the enemy. We deserve fair treatment too.

Respectfully,



Theresa Desfosses

State Manufactured Homes, Inc

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