

George Krise
121 First St
Rockland, ME 04841

Re; Statement concerning SP 451, LD 1067, “An Act to Improve the Process for Mobile Home Owners to Purchase Their Mobile Home Park”.

I am the current, and was the organizing, President of Sunset Terrace Mobile Home Cooperative in Rockland.

This decision to organize a group of homeowners (76 for us) to become a corporation, borrow millions of dollars, and ultimately be more in charge of our own futures does not happen overnight and is a process, not a statement. The vote that is proposed to change from 51% to 60% is the starting point, not the final purchase. Once that vote passed we spent hours informing the park members of this process, while organizing the corporation. All of this work paid off with park owners that enjoy the fact that we have raised lot rents only twice in the nine years since purchase. Raising the requirement for the initial vote would not improve the process but make it more difficult to begin.

On the point of limiting the number of times the homeowners can contact the park owner about a purchase is giving the investors an advantage as they do not have the same restriction. This must be a violation of any set of Fair-Trade laws. This would mean that if the Park owner is having a problem selling the park, and therefore lowers the asking price, the Homeowners would be prohibited from submitting a new bid after the third change.

The State of Maine took a giant step forward in providing affordable housing when “§9094-A. Restrictions on sale when a mobile home park is sold” was passed. “An Act to Improve the Process for Mobile Home Owners to Purchase Their Mobile Home Park” is step one in destroying all the good that was done.

Thank you