

April 1, 2025

Housing Committee

RE: LD1145 – Public Hearing

Senator Curry, Representative Gere, and honorable members of the Joint Standing Committee on Housing and Economic Development.

My name is Michael Oneglia and I own Seacoast Village mobile home park in Belfast. The park is home to a mixed demographic ranging from young families to retirees.

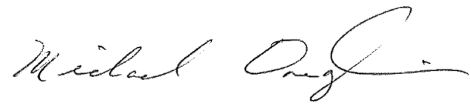
I am opposed to LD1145 for the following reasons:

1. A right of first refusal (ROFR) has monetary value and is typically granted to a party for some type of consideration. LD1145 would give that right to a tenant group for free.
2. Adding more legal and time restrictions to transactions involving mobile home park sales only further devalues the properties and deters other buyers from making an offer.
3. LD1145 further erodes the property rights of community owners. There is no other real estate asset type that has built-in ROFRs to tenants.
4. LD1145 does not require the tenant group to be vetted for financial capacity or even the capability to close the deal. The 60-day waiting period is bad enough, but to extend it to 90 days without any assurance that the tenant group even has a chance to come up with funding to buy the park is completely unreasonable.
5. The requirement to relocate mobile homes within a 25-mile radius if the property use is to be changed from a mobile home park is not practical. Many homes are too old to be moved legally and, in my case, there are few, if any, vacant mobile home lots on which to move them within 25 miles. In many cases, it would be impossible to comply with this requirement should a park owner decide to close the park. Not to mention, many owners do not even have enough money to pay for such a mass relocation, nor is it their responsibility to do so.

My thought is that the State of Maine should be working with the Manufactured Housing Industry to provide relief to the owners and operators to foster more enthusiasm in expanding our businesses instead of discouraging us from working hard to provide the only nonsubsidized form of affordable housing. As each year goes by, there are more LDs proposed, and laws passed that limit our rights and abilities to properly run our businesses. This needs to come to an end if we are to remain a solution to the affordable housing crisis.

I would appreciate your vote of Ought Not to Pass on this bill. I appreciate all the work you do on behalf of Mainers and look forward to working with you in the future.

Sincerely,

A handwritten signature in cursive script that reads "Michael Oneglia". The signature is fluid and includes a long horizontal flourish at the end.

Michael Oneglia

Seacoast Village