



COOPERATIVE DEVELOPMENT INSTITUTE

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Honorable Housing and Economic Chairs and Committee Members,

My name is Pat Schwebler, and I am the co-program director for the resident-owned community program at the Cooperative Development Institute. I am neither for nor against LD 1723; however, there is a recent amendment to the bill that I would like to support today.

As Maine is working hard to solve the affordable housing crisis in our state, acquiring accurate data available at the time of sale of a manufactured home community is crucial. CDI has worked in this field for 15 years and has struggled to get good data for this housing type in Maine.

When a park changes hands, the new owner must apply for a manufactured park license through Maine. It would be a simple request at that time to obtain the total number of lots, the number of occupied lots, the rents for existing and future incoming tenants, required fees, and any restrictions on the age or income level of tenants.

This information is readily available and part of the due diligence in a commercial real estate transaction. The new incoming owner has reviewed this data as part of their decision to purchase the park. Asking for this data at the time of the MHC license application is a simple request that should take no more than a few minutes. Having this information available at the state level will be a powerful tool to help understand and improve the nature of affordable housing in the MHC space.

Thank you for your consideration and your service to the state of Maine.

Pat Schwebler

Cooperative Development Institute

Co-Program Director New England Resident Owned Communities

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