



Good afternoon, Senator Pierce, Representative Gere, and honorable members of the Housing Committee.

Thank you for this opportunity to testify on LD# 1931. Similar statutes in VT, NH, MA, and RI, have been very successful for over 30 years, providing mobile home park owners and the homeowners who live there an opportunity to preserve the largest source of unsubsidized homeownership in the country while simultaneously making full market return on their investment.

My name is Mary O'Hara, and in my current position at ROC USA I support the ROC Association, an association of resident owned communities (ROCs) across the country.

ROC Association has 308 resident owned mobile home parks as members. The Association would like the Committee to know that the homeowners living in these communities have successfully owned and operated their parks for almost 40 years now. They hire property managers, they plow the snow, they pay their bills.

ROCs are as small as 4 homes and as large as 430 homes. They have invested more than \$300 million in community infrastructure – wells, septic systems, roads, electric upgrades, storm shelters, tree maintenance, on-site water and sewer systems, and not a single ROC has ever been foreclosed on or chosen to resell their community on the open market.

ROCs are good neighbors, commercial property taxpayers, active citizens, and they care deeply about their neighborhoods and the towns and counties where they live.

As a non-profit, ROC USA has spent the last 15 years building a national system of non-profit financing and technical assistance to make resident ownership possible for homeowners who own their homes but not the land.

We are members of the Manufactured Housing Institute and work with hundreds of park owners, manufacturers, and dealers. We can tell you there is no downside for park owners who operate in states with opportunity to purchase statutes such as the bill you are considering.

ROCs purchase communities at the same price and under the same terms as any other buyer. They are dependable buyers - once a purchase contract is signed,

they have a 98% track record for completing the sale. They are timely buyers – they close transactions in 90 – 120 days, standard timeframe. They are flexible buyers – they have accommodated sellers’ needs for portfolio sales, for 1031 tax-exchanges, sub-divisions, home sales, and even on-going ownership of a personal home in the community.

ROCs are motivated buyers because the homeowners have an economic interest in the property. When they buy their community, they are preserving their investment in their home, stabilizing their economic future, and building an asset for their family just like any other homeowner.

I would like to invite the Committee members to visit our website @ www.rocusa.org for more information on how a resident owned cooperative corporation operates and see the testimony of both sellers and homeowners as to their experiences.

I am happy to answer any questions.

Thank you.