



Owners to sell Triple L Mobile Home Park

HINESBURG -- Residents of the Triple L Mobile Home Park are looking at their options after the owners announced they are [selling](#) the 65-unit park.

The park, established in 1966, is located at the intersection of North Road and the Hinesburg-Richmond Road. The sale was announced last month; the asking price on the notice of intent to sell is \$1,500,000.

Arthur Hamlin, Housing Program Coordinator for the Vermont Department of Economic, Housing and Community Development, heads the Mobile Home Park Program. With help from Hinesburg [Affordable Housing](#) Committee chairman Rocky Martin and director of planning and zoning Alex Weinhagen, he held a meeting July 29 with park residents, Shaun Gilpin from the Mobile Home Project of the Champlain Valley Office of Economic Opportunity, and two nonprofit groups.

"We had a good turnout; there were a lot of questions," said park resident Brandy Thorpe. "There is a lot of uncertainty. Some families are on disability or Social Security. They are worried about if the rents might increase."

When a park is up for sale, [state laws](#) give its residents 45 days to submit a petition saying they intend to consider purchasing the park either through a residents' cooperative or through a nonprofit corporation approved by a majority of the residents.

Thorpe said she volunteered to help with the petition. With 65 housing units in the park, 33 signatures were required; one allowed per home. The petition was sent to park owners J. Robert Audette and Anne Audette and to department commissioner Tayt Brooks with 38 signatures.

Submitting the petition gives residents the right to have an extra 90 days for a nonprofit group to see if it will be feasible to purchase the park, Hamlin said.

Thorpe said, "We discussed at the meeting that it is difficult to get everybody together to form a residents' co-op by Dec. 31, when the owners want to sell it. If a nonprofit buys it, we could look into forming a co-op. Everybody hopes a nonprofit will buy it."

Representatives of two nonprofit organizations attended the July meeting -- the Housing Foundation, Inc., which owns 17 mobile home parks in Vermont, and the Addison County Community [Trust](#), owner of nine parks.

Richard Williams, executive director of the Vermont State Housing Authority, said the Housing Foundation, Inc. board of directors met Wednesday and decided to defer the park acquisition to the Addison County Community Trust. That group's directors will meet Aug. 19.

They will have 90 days after the petition was submitted to do **due diligence**, such as determining the condition of the park infrastructure. During that period, the owners cannot sell the park. An employee of Audette Real Estate said that the Audettes are not available for comment.

Thorpe lives in a five-bedroom mobile home with her husband and four children ages 2 to 16. She said she likes the park because, "the neighbors work well together and watch out for each other. We are very interested in staying within the Hinesburg and CVU school districts."

Park residents will continue to have help from housing development personnel and from Hinesburg residents. Gilpin said, "Our organization works directly with tenants to help them organize so they can better access the rights they have."

Carl Bohlen, vice-chairman of the Hinesburg Affordable Housing Committee attended the July meeting to gather information. He said he is waiting to see what the residents might like the committee to do to help.