

State of Maine - 132nd Legislature
 Joint Standing Committee on Housing and Economic Development
 Testimony of Andrew Lardie on behalf of Tedford Housing (Brunswick, Maine)
 May 2, 2025

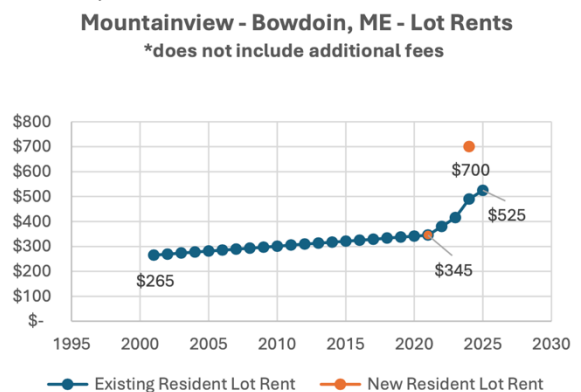
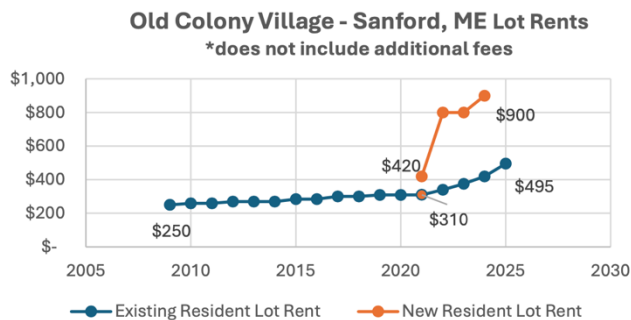
Supporting L.D. 1723, "An Act to Amend the Laws Governing Manufactured Housing Communities to Prevent Excessive Rent and Fees Increases"

Senator Curry, Representative Gere, and members of the Committee on Housing and Economic Development:

My name is Andrew Lardie, and I am here on behalf of Tedford Housing. Tedford serves 40 towns and 150,000 residents in the southern midcoast through a range of programs to prevent homelessness and mitigate its impact. I appreciate the opportunity to testify in support of LD 1723, "An Act to Amend the Laws Governing Manufactured Housing Communities to Prevent Excessive Rent and Fees Increases."

The overwhelming demand for Tedford Housing's services is driven by a lack of affordable housing in our region. To help solve this problem, in the past 2 years detailed studies been published that document that state of housing needs in the midcoast¹ and nearby Lakes Region.² These studies reveal in detail how new housing construction, in addition to being inadequate in scale/pace, is mismatched to the financial capacity of our residents. Governments are not doing enough to protect regular people from gentrification.

Mobile homes are of course a special category of housing in terms of affordability. That affordability is seriously and rapidly threatened by the entrance of wealthy investors into Maine's housing Mobile Home Community market. This pattern is vividly illustrated in 2 graphs just published in a study conducted by the Genesis Community Loan Fund³, showing how lot rents have changed for both continuing and New residents after their MHCs were purchased by outside investors:



I urge you to carefully [review Genesis' brief, accessible study](#). As you will see, its closing policy recommendations to preserve the affordability of Mobile Home Communities are consistent with the changes proposed in LD 1723.

Finally, on a more local note: in Brunswick, mobile homes account for 12% of housing stock³, compared with 8% statewide. The stakes of policies like LD 1723 are profound for Tedford Housing's immediate neighbors.

LD 1723 is the kind of protective intervention that is needed statewide so that the housing market serves the public need. Please vote ought-to-pass on this common-sense measure.

Respectfully,



Andrew Lardie
Executive Director

References:

1. Housing Gap Analysis. Midcoast Council of Governments, October 2023. <https://storymaps.arcgis.com/stories/b5d4d0c93a6a46818265251ac3bf9ff3>
2. LAKES REGION HOMELESS SERVICE CENTER STUDY. Cumberland County, October 2024. https://www.townofnaples.org/vertical/sites/%7B16A86E29-4A60-4E08-9440-2A862262DC56%7D/uploads/Final_Lakes_Region_Homeless_Study_2024.pdf
3. MOBILE HOME COMMUNITIES IN MAINE AND THE UNITED STATES: A Valuable Source of Affordable Housing. The Genesis Fund, 2025. <https://genesisfund.org/wp-content/uploads/2025/04/FINAL-Maine-Mobile-Home-Community-Research-April-2025.pdf>
4. Inventory Review: Population and Demographics, Housing, Historical and Archaeological Resources. Town of Brunswick Comprehensive Plan Update Steering Committee (CPUSC), 2024. https://brunswickme.gov/AgendaCenter/ViewFile/Agenda/_01112024-3110