



April 21, 2025

To the Members of the State of Maine Housing Committee:

Please Oppose 1723

The imposition of rent control on housing in the State of Maine is a matter of statewide concern. Local rent control affects all the surrounding towns. Manufactured housing is a critical source of affordable housing in Maine and **we believe it should be more than just preserved**. This bill does NOT preserve or create affordable housing. Some quick arguments against rental impositions of the sort induced by this bill:

- Creates more bureaucracy on a housing board that is well established and runs quite smoothly. The required changes to the existing board is **creating a problem where none exists** and will result in high costs and slow results.
- Rent control **reduces the incentive** to maintain and develop more housing.
- Encourages **stagnation** in the improvement of not just the park and amenities but also for the individual mobile homeowners.
- Encourages **automatic rent increases** based on the new maximum limits rather than as appropriate to each individual circumstance. i.e. if 5% is the CPI allowed amount then park owners are going to raise to the maximum allowed for fear of losing it. *In essence this becomes a government sanctioned collusion of rent pricing.*
- **Subsidizes ALL residents, taking valuable resources from those who need it.** This flattening of the expense system allows for a greater financial divide between citizens. Those not on a fixed or entry level income will have more discretionary money and ability to accumulate more wealth. Rent controls encourage folks to hold onto their current subsidized units for longer periods of time than they otherwise would. Why buy a different house (whose rates and values have not been unnaturally held back) or choose to rent rather than stay in a subsidized location/home. *This leads to less supply options because there is less turnover.*

We urge our legislature and investors alike to explore solutions that focus on embracing collaborative, positive, sustaining opportunities that highlights increasing access to better and more choices in housing, not less or worse choices. **Manufactured Housing should be embraced and expanded and is a HUGE opportunity to address the housing needs of our state quickly, affordably, and safely all while helping people build wealth and pride and involvement in their local communities.**

Therefore, we cannot support this bill. Thank you for your careful consideration.

Please Oppose LD 1723

Board of Directors of Central Maine Apartment Owners' Association, Waterville, Maine