

Val Philbrick
Old Orchard Beach
LD 1765

To the Members of the Housing and Economic Development Committee:

I support both LD1723 and LD1765 as it would be simpler to pass a statewide mobile home rent stabilization ordinance as opposed to going from municipality to municipality in Maine to pass a local ordinance, which could take years. Meanwhile the lot rent at mobile home parks in Maine keeps going up. LD1723, An Act to Amend the Laws Governing Manufactured Housing Communities to Prevent Excessive Rent and Fee Increases, would cap the rent at no more than 10 percent over 4 years or 2.5 percent per year. LD1765, An Act to Ensure Affordability and Stability in Housing for Mobile Home Park Residents, would cap the rent at no more than 5% per year.

We passed a local mobile home rent stabilization ordinance in Old Orchard Beach in November of 2024, capping the rent at a 5 percent annual increase except in unusual circumstances. Things are going well in OOB. Hopefully, we can get a statewide ordinance in place whereby other communities in Maine can enjoy the same freedom from unexpected and/or exorbitant rent increases. Perhaps the two ordinances could be combined in such a way that the annual rent increase would be 2.5 to 5 percent to cover operational costs and maintenance expenses in mobile home parks pending approval of the local municipal government and/or the Maine State Manufactured Housing Board. It should be noted that mobile home parks provide affordable housing for essential workers, who perform vital services and support the local economy in Maine. Thank-you for your consideration of these two thoughtful, well-written ordinances.

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