



May 2, 2025

To the Members of the State of Maine, Housing and Economic Committee:

**Please Oppose 1765**

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:

- A percentage cap on lot rent without regard for circumstances outside of CPI will quickly lead to a deterioration of a property. Specific property needs such as: local property taxes and utilities, capital improvements, amenities added, major repairs or landscaping needs, administrative costs related to business ownership and licensing, etc. CPI does not capture every aspect that affects costs([what-are-some-limitations-consumer-price-index-cpi.asp](https://www.bls.gov/news.release/archives/cpi_04012014.pdf)). This type of legislation immediately results in **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.*
- Creates more bureaucracy and costs to operation: annual lot rules packets, certified mailings, waivers and affidavits.

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.**

\*Why aren't we discussing the programs that assist tenant ownership of parks assist in building new communities?

\*Perhaps the red tape and bureaucratic delays should be addressed to minimize the barriers to expanding mobile home parks in the state.

\*Perhaps industry leaders with generations of experience in manufactured housing: construction, ownership, installing, operations, etc. should be asked how to grow this valuable resource that is a clear path for affordable home OWNERSHIP not just housing.

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

**Please Oppose LD 1765**

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