



**Testimony of Marge Kilkelly on Behalf of
the Maine Council on Aging to the
Committee On Housing and Economic Development**

In Favor of LD 1723 An Act to Amend the Laws Governing
Manufactured Housing Communities to Prevent Excessive
Rent and Fee Increases

Submitted May 2, 2025

Thank you Senator Curry, Representative Gere, and Members of the Committee on Housing and Economic Development.

My name is Marge Kilkelly, and I am a Policy Consultant for the Maine Council on Aging (MCOA) which is a broad, multidisciplinary network of over 140 organizations, businesses, municipalities, and older community members working to ensure we can all live healthy, engaged, and secure lives with choices and opportunities as we age at home and in community settings. The MCOA is a unifying force across sectors that is creating a new narrative about aging and older people in Maine with the goal of building local, statewide, and national support for the systemic changes needed to support our new longevity.

I am testifying in Favor of LD 1723 An Act to Amend the Laws Governing Manufactured Housing Communities to Prevent Excessive Rent and Fee Increases.

Mobile homes are affordable, one story living spaces that are functional, and comfortable. Mobile home parks provide community and reduced maintenance making them a very attractive option for older Mainers looking to downsize or relocate. The unique situation for mobile home communities is that many residents own the mobile home but rent the land it sits on. This leaves them very vulnerable to rent increases, which are sometimes unaffordable to people on fixed incomes.

In 2024 the average Social Security benefit was \$1,900.00 per month. However, many Mainers, especially women, receive less because of working part time, being a stay at home parent, a caregiver, or earning relatively low incomes in working years.

The sale of parks to investors who see an opportunity for profit in a tight housing market has led to significant rent increases and in some cases displacement.

MCOA supports this legislation to limit rent increases with notice. The bill also provides an opportunity for the park owner to petition for an additional increase when they experience high costs related to property tax increases, infrastructure needs, or utility cost increases.

The bill authorizes the Manufactured Housing Board to act on those petitions and expands the Board to include additional people including those living in a resident owned community. Including additional residents on the Board will provide a significant voice for those impacted by rental increases.

I urge your support of LD 1723.