

Written Testimony in Support of LD 2149

“An Act to Protect Affordability in Mobile Home Parks and Manufactured Housing Communities”

Senator Reny, Representative Golek, and distinguished members of the Joint Standing Committee on Housing and Economic Development:

My name is Kathy Dobbins, and I am a resident and community organizer at Blue Haven Mobile Home Park in Saco. I submit this testimony in strong support of LD 2149, An Act to Protect Affordability in Mobile Home Parks and Manufactured Housing Communities.

Why LD 2149 Is Critically Needed

Blue Haven MHP LLC is a clear example of why Maine urgently needs the protections outlined in LD 2149. Since the park was purchased in 2020 by an out of state equity firm ownership has not been transparent as residents have faced:

- Unprecedented rent increase attempts, far beyond what fixed-income and working-class households can absorb.
- Unrealistic and coercive timelines for signing new agreements—timelines that violate the spirit of Maine’s existing consumer protection laws. (enclosed is our timeline of events from Aug 2025- present)
- Confusing, inconsistent, or inaccurate information from ownership, creating fear and instability among seniors, veterans, and families.
- Lack of transparency regarding essential infrastructure, maintenance, and long-term planning.
- Pressure tactics that undermine the statutory mediation process, despite residents’ full compliance and documented good-faith participation.

These conditions are not unique to Blue Haven—they reflect a statewide pattern LD 2149 is designed to address.

LD 2149 recognizes that manufactured-homeowners are uniquely vulnerable: we own our homes but not the land beneath them. This imbalance allows corporate park owners to impose sudden, extreme rent increases that effectively threaten displacement.

The bill’s provisions:

1. Stabilize Lot Rent

By limiting excessive increases and requiring justification, LD 2149 prevents predatory rent practices that destabilize entire communities.

2. Strengthen Transparency and Accountability

The bill ensures residents receive clear, accurate information, something Blue Haven residents have repeatedly struggled to obtain.

3. Protect Seniors, Veterans, and Low-Income Families

Many Blue Haven residents live on fixed incomes. Without LD 2149, even a single unjustified rent spike can force people out of their homes and out of their community.

4. Reinforce Fair Mediation

Blue Haven residents have never declined mediation; we have documented every certified letter, email, and timeline. LD 2149 ensures that mediation cannot be manipulated through unrealistic deadlines or bad-faith tactics.

5. Preserve Affordable Housing Stock

Manufactured housing is one of Maine's last remaining sources of naturally affordable housing. LD 2149 protects this critical resource at a time when housing costs statewide have risen dramatically.

Blue Haven as a Case Study

Blue Haven residents have:

- Organized a resident committee.
- Documented every notice, timeline, and communication.
- Will be Participating in mediation in full compliance with statute.
- Provided the City of Saco and state officials with accurate, date-stamped records.
- Advocated for fair treatment—not special treatment.

Despite this, we continue to face instability created by ownership's actions. LD 2149 would give residents the basic protection needed to remain secure in our homes.

Behind every lot number is a person:

- A senior who cannot afford a \$150–\$300 monthly increase.
- A veteran who invested his life savings into a home he cannot move.
- A single parent who needs predictability to budget for groceries and heating oil.

- Neighbors who have lived here for decades and simply want stability.

LD 2149 honors these lives by ensuring that manufactured-home communities remain safe, stable, and affordable.

Conclusion

LD 2149 is not only good policy, but also necessary policy. It provides the guardrails that prevent exploitation while preserving the affordability that manufactured-home communities have historically offered.

On behalf of the residents of Blue Haven Mobile Home Park, I respectfully urge the Committee to vote Ought to Pass on LD 2149.

Thank you for your time and your commitment to protecting Maine's housing stability.

Kathy Dobbins
Saco
LD 2149

From Blue Haven Mobile Home Committee in Saco may not be available, but the time you call, but I wanted to let the committee know what is going on from the resident's point of view, one that is about to head to mediation with their owners, and there are not any consequences for what is going on here or if they violate the law i have a detailed timeline i would also like to submit to the committee senator bailey has a copy of it