



Testimony of Liza Fleming-Ives
On behalf of the Genesis Community Loan Fund
Before the Joint Standing Committee on Housing and Economic Development

In support of LD 1016
"An Act to Establish the Mobile Home Park Preservation and Assistance Fund"

March 25, 2025

Good afternoon, Senator Curry, Representative Gere and distinguished members of the Joint Standing Committee on Housing and Economic Development.

My name is Liza Fleming-Ives. I'm the executive director of the Genesis Community Loan Fund. Genesis is a certified nonprofit Community Development Financial Institution—a CDFI—working throughout Maine to bring resources together to create solutions to the affordable housing crisis. We provide loans and expert guidance to support the development of new housing and the preservation of existing affordable homes.

Mobile home communities around the state provide an important affordable housing option for many Maine families. Maine has 476 mobile home communities, home to approximately 19,000 residents. Most residents own their mobile homes but rent the lots beneath them, leaving them at risk of rent increases and possible displacement when parks are sold to new owners.

For years, Maine's mobile home communities were owned by small-scale, mom-and-pop operators. But that has been changing. Increasingly mobile home parks in Maine and across the country are being bought by out-of-state corporate investors. Already that's having an impact on hundreds of Maine families, making it harder for them to stay in their homes. The transfer of mobile home communities to corporate investors comes at a significant cost to Maine mobile home park residents and to Maine communities.

A Portland Press Herald article on Sunday highlighted several stories of parks that have seen year over year lot rent increases after sales to out-of-state investors, leading to rents that are double or triple what they were. These increases threaten to displace residents, many of whom are living on low- and/or fixed-incomes.

Genesis has been working to protect these affordable homes for many years. We have financed the resident purchase of 12 mobile home communities – from Veazie to Arundel – and we have seen how resident-ownership is a solution has been able to keep communities affordable.



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Maine lawmakers have taken important steps to support resident ownership through the State's Opportunity to Purchase law and by allocating funds for mobile home park preservation in last year's budget. But additional action is needed to address the unfortunate continued pattern of sales to corporate investors that are leading to huge lot rent increases and potential displacement of hundreds of households.

That's what this bill seeks to address. This bill would create an assessment upon the transfer of mobile home parks to certain buyers. Resident cooperatives, public housing authorities and small-scale operators would be exempted. Funds generated by this assessment would be contributed to a permanently established Mobile Home Park Preservation Fund at MaineHousing to help support activities like resident purchases that ensure ongoing affordability. This assessment would serve as a disincentive for large investor buyers and also a way to generate funds, should those sales occur, to support housing stability and preservation strategies.

This bill is another important measure that the Legislature can support to ensure that we don't continue to lose one of the last remaining sources of naturally occurring affordable housing we have left in the state. I urge you to support this legislation.

Thank you for the opportunity to testify. I'd be happy to answer any questions.