



**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 365  
"An Act to Respond to the Housing Affordability and Accessibility Crisis in Maine"

May 14, 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 (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.

Thank you for the opportunity to testify today in strong support of the amended version of LD 365 to establish a moratorium on the sale of large mobile home parks.

First, I want share deep appreciation for your thoughtful and comprehensive work this session on legislation to protect residents of mobile home parks and preserve the ongoing affordability of those communities. I have been grateful for the opportunity to testify a number of times before this committee and to share data about the dramatic change we're seeing in who is buying mobile home parks in Maine and the negative impact on housing stability and affordability when mobile home communities transfer to corporate owners.

You have heard these stories first hand from Mainers who own mobile homes in parks that have been purchased by out-of-state investors. Lot rents have become increasingly and alarmingly unaffordable, threatening the ability of residents to remain in the homes they own.

For all the work you have put into considering this issue and bills that would put vital protections in place, I urge you to support LD 365, to pause the sale or transfer of large communities for a time to allow new protections to be considered and enacted and to prevent an outcome – the potential sale of a park to a profit-motivated real estate investment firm - with consequences that are all too predictable and that none of us want to see for residents like those in Friendly Village in Gorham.



This bill is an important measure that the Legislature can take to help ensure that we don't lose another 300+ affordable homes in at least one mobile home park.

I urge you to support the legislation with two suggested amendments. First, consider adding an exception clause for a park that's going to be sold or transferred to a resident cooperative. This could allow the sale of a community like Friendly Village to go forward within the timeframe of the moratorium if the owners accepted an offer from residents. And second, keep this moratorium in place through January 1, 2026 to fully allow for the time needed for new protections to be enacted and for further protections to be considered.

Thank you again for the opportunity to testify.