



STATE OF MAINE
GOVERNOR'S OFFICE OF POLICY INNOVATION AND THE FUTURE
181 STATE HOUSE STATION
AUGUSTA, MAINE
04333-0181

Testimony In Support of

L.D. 2149, An Act to Protect Affordability in Mobile Home Parks and Manufactured Housing Communities

January 22, 2026

Senator Curry, Representative Gere, and distinguished members of the Joint Standing Committee on Housing and Economic Development, my name is Greg Payne and I serve as the Senior Advisor on Housing Policy in the Governor's Office of Policy Innovation and the Future. I am here today to offer testimony in support of **L.D. 2149, An Act to Protect Affordability in Mobile Home Parks and Manufactured Housing Communities**.

The Mills Administration remains committed to ensuring that the 45,000 Maine people living in mobile home communities across our state are protected from large private equity firms and corporations seeking to take advantage of their vulnerable property status. These households own their homes but lease the land on which those homes sit, and it is generally either impossible or financially infeasible for them to move their homes to a different location. Recognizing their inability to relocate, far too many investment firms have sought to press their advantage, here and across the nation, by raising rents beyond what is necessary to cover park costs and raking in enormous profits. This cynical, predatory model of park ownership puts tens of thousands of low and moderate income people – many of whom are older Mainers living on fixed incomes – in a highly precarious position.

Understanding how problematic it would be to allow more Maine people to become housing insecure, and knowing how difficult it is to find other affordable living options, Governor Mills and the Legislature have taken decisive action in recent years to address this problem and protect park residents. Through a series of incentives and protections, we have sought to support park ownership models that reflect fundamental values of fairness and decency. L.D. 2149 proposes a series of clarifications to those laws to ensure that they work as intended.

We are grateful to Senator Reny, members of the Committee, and the bipartisan coalition of lawmakers who have stepped up to meet the moment in addressing this critical housing affordability issue.

Thank you for your consideration of our testimony. I would be happy to answer any questions.