



Testimony of Liza Fleming-Ives

Executive Director, Genesis Community Loan Fund

Before the Joint Standing Committee on Appropriations and Financial Affairs
and the Joint Standing Committee on Housing and Economic Development

In support of LD 2212, An Act Making Supplemental Appropriations and Allocations from the General Fund and Other Funds for the Expenditures of State Government and Changing Certain Provisions of the Law Necessary to the Proper Operations of State Government for the Fiscal Years Ending June 30, 2026 and June 30, 2027

February 19, 2026

Good afternoon, Senator Rotundo, Representative Gattine, and members of the joint standing committee on Appropriations and Financial Affairs, and Senator Curry, Representative Gere, and members of the joint standing committee on Housing and Economic Development.

My name is Liza Fleming-Ives, and I am the executive director of the Genesis Community Loan Fund, a nonprofit Community Development Financial Institution (a CDFI) that has worked throughout Maine for more than 30 years to finance affordable housing and strengthen communities.

Genesis supports the development of affordable housing by making loans, providing technical guidance for project planning, and connecting communities to the resources they need to succeed. We help local leaders and developers navigate complex challenges so that they can turn good housing ideas into real homes. Those ideas only become reality when funding and financing options exist to make them possible.

We strongly support the Governor's proposed housing investments, and want to highlight three programs that will be particularly transformative for rural communities, including:

- \$15 million for the Rural Affordable Rental Housing Program
- \$7.5 million for the Affordable Homeownership Program
- \$7.5 million for a new pilot program to expand and infill existing mobile home parks

Together, these investments will create urgently needed housing across Maine by making projects financially feasible.

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It's essential that the state continue to help support modest-scale developments that are right-sized for the communities where they are built, and affordable for the people who live there. That is exactly what the Rural Affordable Rental Housing Program and the Affordable Homeownership Program make possible. These programs subsidize the cost of development, allowing owners to charge less than market rates to rent and to sell homes. Without programs like these, affordable projects do not pencil and simply would not get built. Genesis works with developers in Maine who are ready to build affordable homes now, so long as they can access the right kind of funding. We know there are developers interested in advancing projects in York, Norway, Orland, Bar Harbor, Caribou and more.

Genesis also has extensive experience working with mobile home communities, which provide one of Maine's most important sources of naturally affordable housing. We have financed the resident purchase of 12 communities across the state—from Veazie to Arundel—helping to preserve affordability and stability for hundreds of households.

Over the past year, momentum has grown around opportunities for expansion and infill at underutilized parks. With the proposed pilot funding in the Governor's budget, these sites could allow for hundreds of new homes to be placed at lower cost and on a faster timeline than most new construction.

On behalf of the Genesis Fund and communities we serve, I urge you to support the Governor's proposed housing funding in full to continue the state's momentum creating critical housing solutions.

Thank you for your time and your leadership. I would be happy to answer any questions.