



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

Testimony Neither For, Nor Against
L.D. 1752, Resolve, to Prepare Preapproved Building Types

May 09, 2023

Senator Pierce, Representative Gere and distinguished members of the Joint Select Committee on Housing, my name is Greg Payne and I am the Senior Advisor on Housing in the Governor's Office of Policy Innovation and the Future. I am here today to offer testimony neither for, nor against **L.D. 1752, Resolve, to Prepare Preapproved Building Types.**

Applying innovative and forward-thinking solutions to Maine's housing crunch is critical to alleviating the challenges faced by Mainers. The concept of establishing a library of preapproved building types that would be easily accessible to the public has merit. In fact, we know of examples across the country that have adopted such an approach, particularly for accessory dwelling units (ADUs). A few examples include:

- The city of San Jose in California:
<https://www.sanjoseca.gov/business/development-services-permit-center/accessory-dwelling-units-adus/preapproved-adus>
- The city of Eugene in Oregon: <https://www.eugene-or.gov/4707/Pre-Approved-Accessory-Dwelling-Unit-Pro>
- The city of Fremont in California:
<https://www.fremont.gov/government/departments/community-development/planning-building-permit-services/accessory-dwelling-units-adus/preapproved-accessory-dwelling-units-adus>
- The city of Bend in Oregon:
<https://www.bendoregon.gov/government/departments/community-development/online-permit-center/pre-approved-accessory-dwelling-units>

By making the process to build an ADU more accessible to the public, California has seen a significant increase in permits issued for ADUs. In 2013, only 799 permits were issued for ADUs according to the California Department of Housing and Community Development. The permits issued jumped in 2017 and climbed to 15,067 in 2022. Adopting preapproved designs is likely one of several factors contributing to this significant increase.

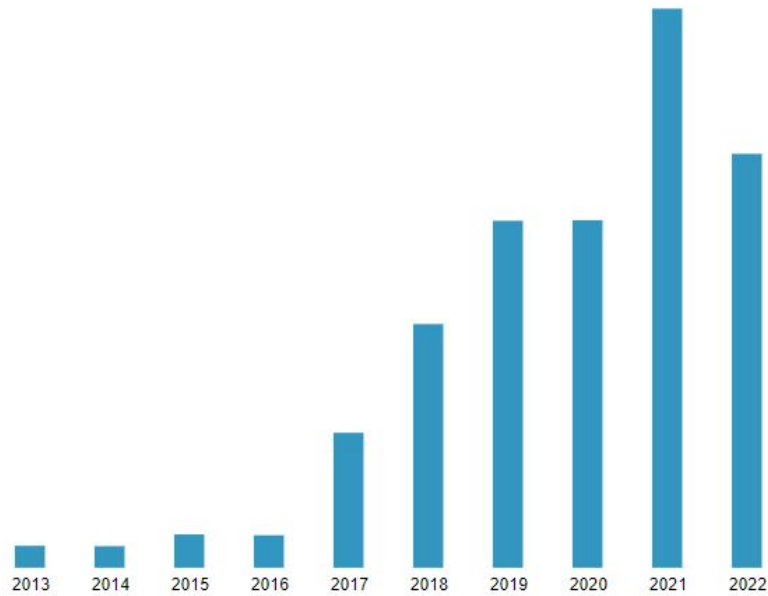
We would be happy to convene stakeholders and interested parties to explore the best approaches to promoting preapproved designs. By looking at this more closely, we believe there is likely a great opportunity for the committee to act on this concept soon. Thanks for your consideration and I am happy to answer any questions you might have.



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Accessory Dwelling Units Permitted in California Between 2013-2022

Units Permitted by Structure Type



Source: <https://www.hcd.ca.gov/planning-and-community-development/housing-open-data-tools/housing-element-implementation-and-apr-dashboard>