



131st Legislature Joint Select Committee on Housing

Testimony of Laura Mitchell, Executive Director of the Maine Affordable Housing Coalition - May 9, 2023

In favor of 1752 – A Resolve, to Prepare Preapproved Building Types

sponsored by Senator Pouliot

Hello Senator Pierce, Representative Gere, and esteemed members of the Joint Select Committee on Housing, my name is Laura Mitchell, I serve as the Executive Director of the Maine Affordable Housing Coalition.

The Maine Affordable Housing Coalition (MAHC) is a nonprofit membership organization of more than 140 Maine housing development, architecture, construction, design, engineering, shelter, and housing services organizations. We work to address Maine's housing crisis by advocating for the creation and preservation of housing for all people in Maine.

MAHC is sharing this testimony today **in favor of LD 1752** - A Resolve, to Prepare Preapproved Building Types that is sponsored by Senator Pouliot.

LD 1752 proposes establishing a set of building types that municipalities may adopt as preapproved building types in order to reduce the cost and time associated with processing building permit applications and ease the burden on small municipalities challenged with resources.

Maine is in a housing crisis and demand outstrips supply. MAHC supports LD 1752 because it shortens the timeframe, and lowers the cost to add more housing supply options statewide. Statewide efforts like this that require low upfront costs for a long-term benefit across all Maine communities to improve the housing stock are vital. Reducing barriers of all kinds to building housing can be a part of Maine's comprehensive approach to ensuring all Maine people have a home. Preapproved buildings have proven effective in other States such as Indiana and California, and Maine can build on their models for success.

MAHC encourages LD 1752 to maximize potential impact by including preapproved buildings of a variety of sizes and types from ADUs through small multi-family developments that fit into the character of all Maine communities. This diverse approach is critical as our state faces a dire housing crisis. Residents want housing options to meet their unique needs, and developers of all kinds need options for building types that meet their availability of land and resources.

MAHC asks that you support LD 1752.

Laura Mitchell
Maine Affordable Housing Coalition
LD 1752

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