



MAINE AFFORDABLE HOUSING COALITION

Joint Standing Committee on Housing & Economic Development

Testimony of Laura Mitchell, Executive Director of the Maine Affordable Housing Coalition, 3.4.25 in favor of LD546 Resolve, to Require the Preparation of Preapproved Building Types

Dear Senator Curry, Representative Gere, and members of the Joint Standing Committee on Housing and Economic Development.

My name is Laura Mitchell. I am the Executive Director of the Maine Affordable Housing Coalition. MAHC is a nonprofit with 140 member organizations working to create and preserve affordable homes for all Maine people.

Maine needs 80,000 new homes by 2030 for our residents and future workforce. The current market is broken in delivering this housing that is affordable for Maine people, yet we must catalyze private, market driven solutions with zero to low cost to the state's budget.

LD546 provides that framework for private developers and private investment to build housing that is affordable to Maine people in all counties.

According to research conducted by MAHC last year, the cost to build one unit of housing in Maine at best is running over \$300,000. About \$100,000 of that is from "soft costs" that include design, permitting, carrying costs during approvals, and more. LD546 provides a pathway to reduce these soft costs to lower the overall cost of developing much needed affordable housing in Maine.

LD546 is particularly important because housing is needed in every community in Maine, but many Maine communities don't have the staff time or expertise to review and approve new housing. These small Maine communities also lack the expertise to design and get these projects approved. LD546 makes meeting Maine's housing goals easy for TOWNS, catalyzes PRIVATE INVESTMENT, enables SMALL BUSINESS BUILDERS to get projects planned and ready to build, and provides a consistent framework for doing business in Maine that drives economic growth.

With the new Maine Office of Health & Human Services, we recommend this study sit under that new department.

MAHC appreciates your consideration of this bill, and asks for your support of LD546 so all Maine people have a place to call home. Housing is the solution for Maine's economy and health and LD546 is a low cost pathway to housing.

3i Housing of Maine
 55 Weston Avenue
 AARP Maine
 ABG Consulting, Gray
 Acorn Engineering, Inc.
 Allied Cook Construction, Portland
 Anew Development LLC, Portland
 Apartments for People LLC, Belfast
 Archetype Architects, Portland
 Associated General Contractors of Maine
 Auburn Housing Authority
 Augusta Housing Authority
 Avesta Housing, Portland
 Bangor Area Homeless Shelter
 Bangor Housing
 Bangor Savings Bank
 Bank of New Hampshire, Falmouth
 Bath Housing
 Bath Savings Institution
 Belwether Enterprise
 Benchmark Construction, Westbrook
 Boston Financial Investment Management
 Bowmar Constructors, Newport
 Brunswick Housing Authority
 Camden National Bank
 Carpenter Associates
 Catholic Charities of Maine
 CEI, Brunswick
 CHA Architecture, Portland
 City of Portland Department of Housing
 Clark Insurance, Portland
 Community Concepts, Lewiston
 Community Housing of Maine, Portland
 Consigli Construction Co., Inc.
 Cooperative Development Institute, South Freeport
 Cooperative Fund of the Northeast
 CREA, LLC
 Credentia Associates, Westbrook
 Cross Financial Corp., Portland
 Cumberland County
 Currier Thayer, Portland
 CVS Architects, Portland
 Developers Collaborative, Portland
 Development Services of New England, Freeport
 Dovetail Consulting
 DrummondWoodsum, Portland
 Ducas Construction, Inc.
 Dunbar & Brawn Construction
 Eagle Point Development, LLC
 Eagle Peak Consulting Group, Augusta
 Eric Burmeister
 Evernorth, Portland
 Falmouth, Town of
 Fort Fairfield Residential Development Corp.
 Four Directions Development Corporation, Orono
 Freeport Community Services
 Freeport Housing Trust
 Furniture Friends
 Garrison Construction, Augusta
 Gawron Turgeon Architects, Scarborough
 Genesis Community Loan Fund, Brunswick
 Gorham Savings Bank
 Great Falls Construction, Gorham
 Grommes Pulaski Consulting LLC, Portland
 GrowSmart Maine
 Habitat for Humanity of Greater Portland
 Habitat for Humanity York County
 Hawk Lumber, Casco
 Healthy Androscoquin, Lewiston
 Hebert Construction
 Home Start, Peaks Island
 Homeless Voices for Justice, Portland
 Housing Foundation, Orono
 Housing Initiatives of New England, Portland
 Housing Partnership, Portsmouth, NH
 Hunt Capital Partners LLC, El Paso, TX
 I&L Institute, Rockland
 Islesboro Affordable Property
 Jensen Baird Gardner & Henry, Portland
 Johnson Consulting, Portland
 Kaplan Thompson Architects, Portland
 Kennebec Savings Bank, Augusta
 Kennebec Valley Community Action, Waterville
 Kennebunk Savings
 KeyBank
 Knox County Homeless Coalition
 Lake City Investments, LLC
 Landry/French Construction, Scarborough
 LaRoche Consulting, LLC, Augusta
 Lassel Architects, South Berwick
 LB Development Partners, Portland
 LeadingAge Maine & New Hampshire
 Lewiston Housing Authority
 M&T Bank
 Machias Savings Bank
 Maine Bureau of Veterans' Services
 Maine Community Action Partnership
 Maine Community Bank
 Maine Department of Health & Human Services
 Maine Equal Justice
 Maine Immigrants' Rights Coalition
 Maine Public Health Association
 Maine Real Estate Managers Association
 Maine State Building & Construction Trades
 Maine Workforce Housing LLC, Portland
 Mano en Mano, Milbridge
 Marx Development LLC, Yarmouth
 Mascoma Bank
 Midcoast Regional Housing Trust
 NBT Bank
 Nickerson & O'Day, Inc., Bangor
 North Haven Sustainable Housing
 Northeast Rental Housing
 Norway Savings Bank
 Old Town Housing Authority
 One Atwell C/Os, South Portland
 Penobscot General Constructors
 Penquis, Bangor
 People's United Bank
 PM Construction
 Portland Builders
 Portland Housing Authority
 Preble Street, Portland
 Preservation Management, South Portland
 Preti Fishery, Portland
 Raise-Op Housing Cooperative, Lewiston
 Realty Resources Management
 Rental Housing Alliance of Southern Maine
 Rick Whiting
 Rumford, Town of
 Sanford Housing Authority
 Scott Simons Architects, Portland
 Sea Coast Management Company, Topsham
 Shalom House, Portland
 Silver Street Development Corporation, Portland
 South Portland Housing Authority
 Sparhawk Group, Yarmouth
 St. Germain
 Sunrise Opportunities, Machias
 S.W. Cole Engineering, Gray
 Szanton Company
 TD Bank
 Tedford Housing, Brunswick
 The Caleb Group, Saco
 The Eagle Point Companies, South Portland
 The Housing Foundation
 The Park Danforth, Portland
 Thornton Tomasetti, Portland
 Through These Doors, Portland
 Total Construction Management, Winterport
 TPD Construction Co., Sanford
 United Way of Greater Portland
 Utile, Inc.
 Veterans Inc., Lewiston
 Volunteers of America of Northern NE
 Washington County Assoc for Ret. Citizens
 Westbrook Housing Authority
 Western Maine Community Action, E. Wilton
 Winton Scott Architects
 Wischmeyer Companies, Portland
 WWC & Associates
 Wright-Ryan Construction, Portland
 Yarmouth Housing Collaborative
 Year-Round Housing Corp., Long Island
 York County Community Action, Sanford
 York Housing Authority
 Zachau Construction, Freeport
 Zero Energy Design
 Zeta Energy, Bangor

Laura Mitchell
Maine Affordable Housing Coalition
LD 546

Joint Standing Committee on Housing & Economic Development
Testimony of Laura Mitchell, Executive Director of the Maine Affordable Housing Coalition, 3.4.25 in favor of LD546 Resolve, to Require the Preparation of Preapproved Building Types

Dear Senator Curry, Representative Gere, and members of the Joint Standing Committee on Housing and Economic Development.

My name is Laura Mitchell. I am the Executive Director of the Maine Affordable Housing Coalition. MAHC is a nonprofit with 140 member organizations working to create and preserve affordable homes for all Maine people.

Maine needs 80,000 new homes by 2030 for our residents and future workforce. The current market is broken in delivering this housing that is affordable for Maine people, yet we must catalyze private, market driven solutions with zero to low cost to the state's budget.

LD546 provides that framework for private developers and private investment to build housing that is affordable to Maine people in all counties.

According to research conducted by MAHC last year, the cost to build one unit of housing in Maine at best is running over \$300,000. About \$100,000 of that is from "soft costs" that include design, permitting, carrying costs during approvals, and more. LD546 provides a pathway to reduce these soft costs to lower the overall cost of developing much needed affordable housing in Maine.

LD546 is particularly important because housing is needed in every community in Maine, but many Maine communities don't have the staff time or expertise to review and approve new housing. These small Maine communities also lack the expertise to design and get these projects approved. LD546 makes meeting Maine's housing goals easy for TOWNS, catalyzes PRIVATE INVESTMENT, enables SMALL BUSINESS BUILDERS to get projects planned and ready to build, and provides a consistent framework for doing business in Maine that drives economic growth.

With the new Maine Office of Community Affairs, we recommend this study sit under that new department.

MAHC appreciates your consideration of this bill, and asks for your support of LD546 so all Maine people have a place to call home. Housing is the solution for Maine's economy and health and LD546 is a low cost pathway to housing.