



Maine Real Estate &  
Development Association

Supporting Responsible Development

## **LD 2057: An Act to Support Rehabilitation and Development of Affordable Manufactured Housing Communities**

### **Testimony in Support**

January 13, 2026

Chair Curry, Chair Gere, and members of the Housing and Economic Development Committee:

On behalf of the Maine Real Estate and Development Association, please accept the following testimony neither for nor against LD 2057: An Act to Support Rehabilitation and Development of Affordable Manufactured Housing Communities. MEREDA's members consist of a wide range of people and organizations involved in real estate development in Maine, from architects and contractors to bankers and attorneys to developers and municipalities. Our members work together to support responsible development in Maine.

As has been well-documented in the HR&A reports and discussed at length by this committee, Maine needs more housing of many types and in across the breadth of our state. All types and all locations need to be considered for us to build our way out of this problem.

Manufactured housing is just one option on the menu of potential housing solutions, and it happens to be relatively economical, but there are systemic barriers that are keeping many Mainers from exploring that option. Traditional financial institutions generally are not willing to pour money into the expansion of mobile home communities because installing the necessary infrastructure to allow for expansion generally does not lead to higher levels of collateral for the banks.

LD 2057 provides a workable solution by allowing the Maine State Housing Authority to take on this role. Maine Housing wants to provide this service and is the best option to provide this service. Adding this tool to our box is a simple, thoughtful, effective and economical way to support the construction of housing, and we urge you to vote yes.

Thank you for your consideration of this testimony.

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