

Emmy Ham
Kittery, York
LD 2229

Dear Members of the Committee,

On behalf of the Workforce Housing Coalition of the Greater Seacoast, I write in support of LD 2229, which would remove a technical barrier that currently makes multifamily modular construction in Maine unnecessarily cost-prohibitive and impractical for modular factories.

Our coalition works to advance diverse housing options so that the people who power our regional economy—healthcare workers, teachers, hospitality staff, small business employees, and young professionals—can afford to live in the communities they serve. Modular construction is an important part of the solution. It can deliver high-quality homes more quickly and at lower cost, helping communities respond to urgent housing needs while maintaining strong construction standards.

As currently written, Maine’s regulations create a barrier that prevents modular factories from efficiently producing multifamily housing. LD 2229 provides a practical fix. Importantly, hundreds of housing units are already in the development pipeline waiting for this change. Delaying action would delay construction, increase project costs, and prevent much-needed homes from moving forward.

By removing this technical obstacle, LD 2229 supports small homes, modest density, and practical housing solutions that Maine communities need right now. We respectfully urge you to support this bill so that projects already underway—and those still to come—can move forward without unnecessary delay.

Thank you for your consideration and for your leadership on Maine’s housing challenges.

Sincerely,
Emmy Ham
Executive Director
Workforce Housing Coalition of the Greater Seacoast