



Richard Bradstreet
Senator, District 15

THE MAINE SENATE
132nd Legislature

3 State House Station
Augusta, Maine 04333

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**RE: LD 949, AN ACT TO CLARIFY LICENSING JURISDICTION FOR
MANUFACTURED HOUSING COMMUNITIES.**

Senator Curry, Representative Gere and distinguished members of the Committee on Housing and Economic Development. My name is Dick Bradstreet and I represent Senate District 15, which includes Augusta, Belgrade, China, Mount Vernon, Sidney and Vassalboro. I am here today as a cosponsor of LD 949, *An Act to Clarify Licensing Jurisdiction for Manufactured Housing Communities*.

First, I would like to thank Representative Golek for sponsoring this bill, which will help to clarify the scope of regulatory authority over manufactured housing communities. I have never personally been an owner of one of these communities, but through my years of extensive experience in the industry I have gained an understanding of the issues faced by those who are community proprietors and developers.

In Maine, these communities come largely under the regulatory authority of the Manufactured Housing Board. This Board acts as the approved State Administrative Agency for the federal Department of Housing and Urban Development. As such, it is charged with ensuring that all manufactured homes built since 1976 adhere to what is referred to as the

HUD Code. That oversight includes assuring that the homes are constructed to the proper standards and also that they are installed according to the prescribed standards. This is a federally preemptive code, recognizing that homes that are built in a state that is not the state of eventual habitation need a single understandable building code and not a hodgepodge of what could be literally hundreds of different codes. It is a system that has worked very well for manufacturers, retailers and most of all, for consumers. LD 949 is designed simply to prevent the extraneous charges that may be assessed by municipalities for oversight that is beyond their legal purview.

One last observance. This proposal neither increases nor diminishes the authority of any municipality. It is merely designed to prevent extraneous and unnecessary costs upon an industry that is working hard every day to bring quality, affordable housing to waiting Mainers.

Thank you, and I hope you will give this bill a strong Ought to Pass vote. I appreciate your time.

Senator Dick Bradstreet