



Maine Real Estate &
Development Association

Supporting Responsible Development

In Support of LD 1453: Resolve, to Establish the Innovative Factory-made Housing Working Group

April 25, 2025

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 in support of LD 1453: Resolve, to Establish the Innovative Factory-made Housing Working Group. 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.

MEREDA supports an all-hands-on-deck approach to meeting the state's housing needs, and manufactured housing has a place in the solutions. The quality and diversity of manufactured housing improved greatly since the mobile home park models of the 1970s. As noted by an article posted by the Urban Institute, "Manufactured homes cost significantly less than site-built housing, and the quality and appeal of manufactured homes built to US Department of Housing and Urban Development (HUD) standards has improved drastically."¹ The fact that some of these homes are manufactured right here in Maine is a bonus to our economy.

LD 1453 proposes a working group to further review how manufactured homes can be part of the solution here in Maine. We support this bill because it is focused on finding solutions, similar to LD 1375, which is also looking at other barriers to housing construction and development. While we won't purport to tell you how you should structure these two committees should both bills be passed through the legislature, we highly recommend that they be closely intertwined to maximize their potential. We encourage you to support this bill.

Thank you for your consideration of this testimony.

Elizabeth Frazier

On behalf of Maine Real Estate & Development Association
efrazier@pierceatwood.com

¹ <https://www.urban.org/research/publication/role-manufactured-housing-increasing-supply-affordable-housing>