



STATE OF MAINE
DEPARTMENT OF ECONOMIC
AND COMMUNITY DEVELOPMENT

MAINE.
ECONOMIC & COMMUNITY
DEVELOPMENT
MICHAEL DUGUAY
COMMISSIONER

April 25, 2025

Testimony of Phoenix McLaughlin

Regarding LD 1453

Resolve, to Establish the Innovative Factory-made Housing Working Group

Senator Curry, Representative Gere, and members of the Committee on Housing and Economic Development, my name is Phoenix McLaughlin, and I am the Director of Strategy Implementation at the Department of Economic and Community Development. I am here today to testify on LD 1453.

The question of how Maine can improve the way we build homes is a vital one for addressing our strategic economic goals. This has been a growing area of interest for our department and others as it has the potential to address multiple economic needs at once: housing growth, workforce training, business development, and research and innovation. I, along with colleagues from other agencies, have been researching what the State may be able to do to help improve residential construction technology and methods, talking to industry experts and learning what other states are doing.

Our work could benefit from the formal engagement of the Legislature. There is a range of potential outcomes of this research, some of which may require legislation to implement. Having an element of legislative engagement through the summer and fall of this year could put us in a better place to act on recommendations at the start of the next session. Our department would prefer to see changes to the text of the resolve to create a more manageable process, but the idea could dovetail well with our ongoing work.

Thank you for your time, and I am happy to answer any questions.