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ECONOMIC & COMMUNITY  
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**May 13, 2025**

**Testimony of Phoenix McLaughlin**

**Neither for Nor Against LD 1912**

**An Act to Authorize a General Fund Bond Issue to Address Maine's Housing Shortage**

Senator Rotundo, Representative Gattine, and members of the Committee on Appropriations and Financial Affairs, 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 neither for nor against LD 1912.

Maine must improve the pace and cost of residential construction if we are to meet our housing goal, which is a critical component of our Economic Development Strategy. Improved manufacturing and construction methods are a promising part of the solution. 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.

LD 1912 would assign \$30 million to DECD to support the creation and expansion of manufacturing facilities across a range of residential construction approaches. Broadly speaking, investing in this sector could be worthwhile, and we would be happy to help implement such funding. If the legislation moves forward, we would like to work with the sponsors and this committee to ensure the agency responsibilities and program details are set up to maximize the effectiveness of the bond funds. For example, we are not equipped to underwrite loans as the legislation calls for, but we may be able to identify other partners who could take on that task without duplicating staff expertise.

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