

Supporting LD 1829

Building Housing for Mainers



Scarborough
Downs Mixed-
Use Community
(600+ units)



Lewiston
Continental Mill
Mixed-Use
Redevelopment
(377 units)



18 Homes
Constructed with
Modular Units
Manufactured by
Maine-based KBS
Builders in
Madison, Maine

Increasing certainty
Easing administrative burdens
Lowering costs
Creating fair recourse

84,000

Additional Homes Needed by 2030

2%

Share of Homes Vacant and Available
Statewide
(Compared to >5% in Healthy Housing Markets)

>\$100K

Household Income Required to Afford
the Median Home Price in Maine

2X

Increase in Annual Building
Permits Needed Statewide

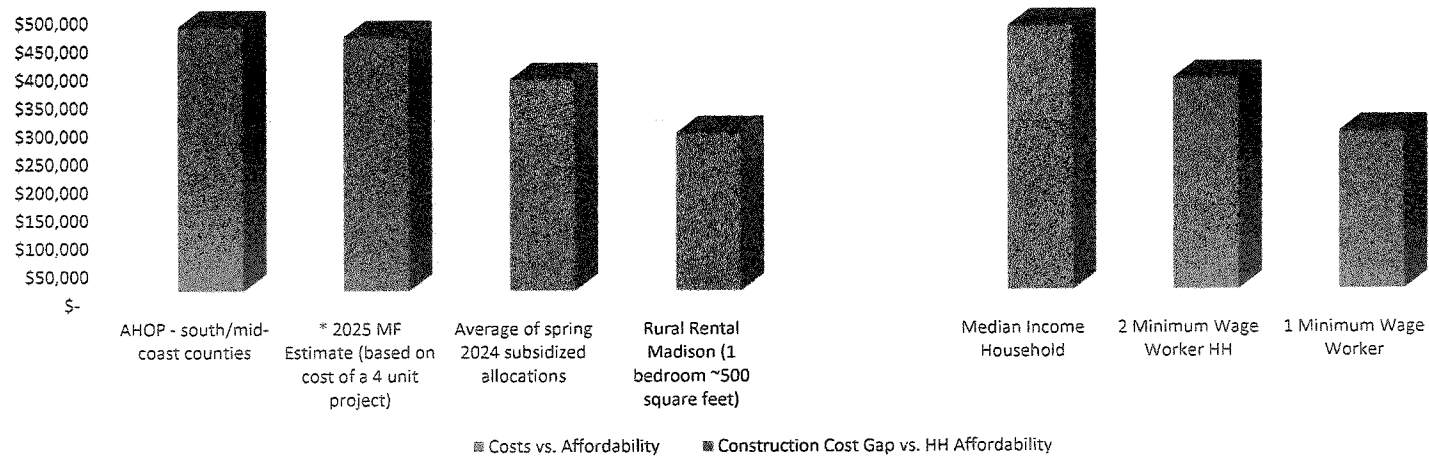
*Nearly 75% of U.S. Households
Cannot Afford a Median-Priced New
Home in 2025....
A \$1,000 increase in the median price
of new homes would price an
additional 115,593 households out
of the market*

NAHB 2025 – NATIONAL NUMBERS (WITH EMPHASIS ADDED)

MAINE'S CHALLENGES FOLLOW NATIONAL TRENDS

The affordability gap for Maine HHs is huge – and growing

Construction Costs are \$100-200,000 too high
(orange gap analysis are 2024 #'s matching HH/unit size; with * estimate of 2025)

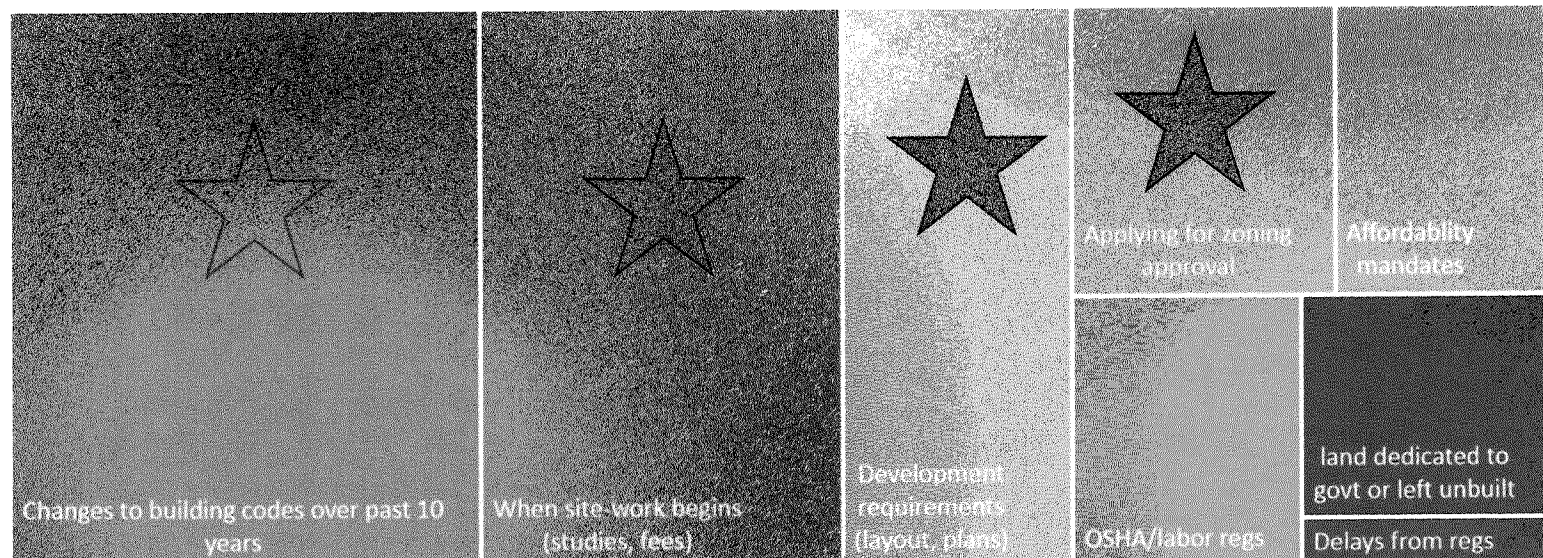


+\$93,870; natl. survey of regulatory costs

(NAHB national survey of Multi-family construction 2021)

NAHB Survey of Multi-Family found 40.6% of Development Costs from Regulations

- Changes to building codes over past 10 years
- When site-work begins (studies, fees)
- Development requirements (layout, plans)
- Applying for zoning approval
- Affordability mandates
- OSHA/labor regs
- land dedicated to govt or left unbuilt
- Delays from regs



5/13/2023

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New Construction is \$100-200,000 too expensive
= finding 20-30 ways to save \$5k
LD 1829 has several of them

Goal

- Increase certainty and reduce administrative burdens
- Lower hard-costs
- Fair recourse

Provision

- Administrative review → time-savings lowers costs and builders' risk
- Additional building types; better utilization of public utilities; building up (not out);
- Housing Development Resolution Board