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TESTIMONY BEFORE THE JOINT STANDING COMMITTEE ON HOUSING AND
ECONOMIC DEVELOPMENT

IN SUPPORT OF LD 2230

An Act to Invest in the Construction of Industrialized Housing

March 11, 2026

Senator Curry, Representative Gere, and members of the Joint Standing Committee on Housing and Economic Development, my name is Hilary Gove. I am one of the two Housing Opportunity Program Coordinators within the Maine Office of Community Affairs (MOCA). I am speaking today in support of LD 2230, An Act to Invest in the Construction of Industrialized Housing.

This bill provides multiple incentives to support the construction of industrialized housing. These incentives were the result of the Housing Production Innovation Working Group.

Specific to MOCA, this bill requires the Housing Opportunity Program within MOCA to encourage and support the development of housing units, including industrialized housing and housing units that affordable to low-income, moderate-income, and middle-income individuals. It requires MOCA to define low-income, moderate-income, and middle-income in rule, as well as provide information to manufacturers, developers, and the general public about housing needs.

MOCA supports this bill because it incentivizes the construction of industrialized housing in Maine by providing financial and technical support to builders of manufactured housing. The Housing Opportunity Program is well situated to provide support to municipalities, developers, and the public about housing needs and resources for increasing housing.

However, MOCA recommends removing Sections 2 and 6 of this bill. Section 2 requires MOCA to adopt rules to define low-income, moderate-income, and middle-income. Section 6 requires MOCA to adopt rules about grant eligibility. The Housing Opportunity Program, now that it is within the Maine Office of Community Affairs, is in the process of repealing its existing grant eligibility rule. This rule is no longer applicable because MOCA's programs are exempt from the Department of Administrative and Financial Services' statutes governing grants to communities. The Housing Opportunity Program defines eligibility for grants and key terms in a program statement. We have not identified a current need within MOCA's program to define income levels, and so we recommend removing the requirement to do so.

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Thank you for your time. I would be happy to answer any questions now or at the work session.

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