



132nd MAINE LEGISLATURE

FIRST SPECIAL SESSION-2025

Legislative Document

No. 1453

S.P. 594

In Senate, April 3, 2025

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

Reference to the Committee on Housing and Economic Development suggested and ordered printed.

A handwritten signature in black ink, appearing to read "D M Grant", is positioned above the printed name of the Secretary of the Senate.

DAREK M. GRANT
Secretary of the Senate

Presented by Senator BENNETT of Oxford.
Cosponsored by Representative GERE of Kennebunkport and
Senator: CURRY of Waldo, Representatives: COLLAMORE of Pittsfield, EDER of
Waterboro, JULIA of Waterville, YUSUF of Portland.

1 **Sec. 1. Working group established. Resolved:** That the Innovative Factory-
2 made Housing Working Group, referred to in this resolve as "the working group," is
3 established.

4 **Sec. 2. Working group membership. Resolved:** That, notwithstanding Joint
5 Rule 353, the working group consists of 36 members appointed as follows:

6 1. Two members appointed by the Governor as follows:

7 A. One member representing the Finance Authority of Maine; and

8 B. One member representing the Home Builders and Remodelers Association of
9 Maine;

10 2. Six members appointed by the President of the Senate as follows:

11 A. One member of the Senate who is a member of the party with the largest number
12 of seats in the Legislature and who serves on the Joint Standing Committee on Housing
13 and Economic Development;

14 B. One member of the Senate who is a member of the party with the 2nd largest number
15 of seats in the Legislature and who serves on the Joint Standing Committee on Housing
16 and Economic Development;

17 C. One member with expertise in career and technical education;

18 D. One member representing panelized construction manufacturers; and

19 E. Two members representing the off-site housing construction industry, one of whom
20 is a builder and one of whom is a developer;

21 3. Six members appointed by the Speaker of the House as follows:

22 A. One member of the House of Representatives who is a member of the party with
23 the largest number of seats in the Legislature and who serves on the Joint Standing
24 Committee on Housing and Economic Development;

25 B. One member of the House of Representatives who is a member of the party with
26 the 2nd largest number of seats in the Legislature and who serves on the Joint Standing
27 Committee on Housing and Economic Development;

28 C. One member representing the Maine Affordable Housing Coalition;

29 D. One member representing the Manufactured Housing Association of Maine;

30 E. One member representing the Associated General Contractors of Maine; and

31 F. One member representing an affordable housing financing organization;

32 4. The Commissioner of Professional and Financial Regulation, or the commissioner's
33 designee, and 3 members appointed by the commissioner from within the Department of
34 Professional and Financial Regulation as follows:

35 A. A representative of the Manufactured Housing Board;

36 B. A representative of the State Board of Licensure for Professional Engineers; and

37 C. A representative of the Board of Real Estate Appraisers;

38 5. The Commissioner of Transportation, or the commissioner's designee;

- 1 6. The Commissioner of Labor, or the commissioner's designee;
- 2 7. The Commissioner of Economic and Community Development, or the
- 3 commissioner's designee;
- 4 8. The Director of the Governor's Office of Policy Innovation and the Future, or the
- 5 director's designee;
- 6 9. The Director of the Maine Office of Community Affairs, or the director's designee,
- 7 and 4 members appointed by the director as follows:
- 8 A. One member with experience in building and zoning laws;
- 9 B. One member with knowledge of factory-made housing building codes and the
- 10 International Residential Code;
- 11 C. One member with knowledge of the Maine Uniform Building and Energy Code;
- 12 and
- 13 D. One member representing local code enforcement officers;
- 14 10. The State Fire Marshal, or the State Fire Marshal's designee; and
- 15 11. Eight members appointed by the director of the Maine State Housing Authority as
- 16 follows:
- 17 A. One member representing the University of Maine Advanced Structures and
- 18 Composites Center;
- 19 B. One member representing a modular housing company;
- 20 C. One member representing a real estate and development company;
- 21 D. One member who is a builder of single-family homes and duplexes;
- 22 E. One member who is a builder of apartment complexes;
- 23 F. One member representing the Maine State Housing Authority and who is involved
- 24 in housing program creation;
- 25 G. One member representing the Maine Community College System with experience
- 26 in training students in the installation of modular homes; and
- 27 H. One member with experience in housing program funding, appointed by the director
- 28 of the Maine State Housing Authority.

29 **Sec. 3. Chairs. Resolved:** That the first-named Senate member is the Senate chair

30 and the first-named House of Representatives member is the House chair of the working

31 group.

32 **Sec. 4. Appointments; convening of working group. Resolved:** That all

33 appointments must be made no later than 30 days following the effective date of this

34 resolve. The appointing authorities shall notify the Executive Director of the Legislative

35 Council once all appointments have been completed. After appointment of all members,

36 the chairs shall call and convene the first meeting of the working group. If 30 days or more

37 after the effective date of this resolve a majority of but not all appointments have been

38 made, the chairs may request authority and the Legislative Council may grant authority for

39 the working group to meet and conduct its business.

Sec. 5. Duties. Resolved: That the working group shall study the potential of innovative factory-made housing technologies to reduce housing production costs and accelerate housing production in the State. The working group shall consider, at a minimum, the following:

1. Questions and issues arising in factory-made housing communities and methods to encourage the establishment of additional factory-made housing communities;

2. The updating of statutes and state agency rules to meet the current need for innovative factory-made housing technologies;

3. An examination of the program scoring metrics used by the Maine State Housing Authority and methods for the authority to create incentives for the establishment of factory-made home communities and for off-site factory-made home construction in the State;

4. The identification of and solutions to workforce challenges faced by home builders;

5. The feasibility of new factory-made housing technologies, including potential cost savings;

6. Pathways for implementation of new factory-made housing technologies on a statewide scale; and

7. An examination of successes and failures of innovative factory-made housing projects in the State, other states and other countries.

Sec. 6. Staff assistance. Resolved: That the Legislative Council shall provide necessary staffing services to the working group, except that Legislative Council staff support is not authorized when the Legislature is in regular or special session.

Sec. 7. Report. Resolved: That, no later than December 3, 2025, the working group shall submit a report that includes its findings and recommendations, including suggested legislation, for presentation to the Joint Standing Committee on Housing and Economic Development. The Joint Standing Committee on Housing and Economic Development is authorized to report out legislation related to the report to the Second Regular Session of the 132nd Legislature.

SUMMARY

This resolve establishes the Innovative Factory-made Housing Working Group, which is directed to study the potential of innovative factory-made housing technologies to reduce housing production costs and accelerate housing production in the State. The working group is required to submit a report and suggested legislation by December 3, 2025 to the Joint Standing Committee on Housing and Economic Development, which is authorized to report out legislation based on the report to the Second Regular Session of the 132nd Legislature.