



STATE OF MAINE  
GOVERNOR'S OFFICE OF POLICY INNOVATION AND THE FUTURE  
181 STATE HOUSE STATION  
AUGUSTA, MAINE  
04333-0181

Testimony in Opposition to

- L.D. 214**, An Act to Amend the Laws Regarding Zoning and Land Use Restrictions to Limit Certain Requirements to Municipalities with a Population of More than 10,000  
**L.D. 665**, An Act to Extend the Date by Which Compliance is Required for Affordable Housing Development, Increased Numbers of Dwelling Units and Accessory Dwelling Units  
**L.D. 1154**, An Act Regarding Accessory Dwelling Units and Municipal Zoning Ordinances

April 11, 2023

Senator Pierce, Representative Gere, and distinguished members of the Joint Select Committee on Housing, my name is Greg Payne, and I serve as the Senior Advisor on Housing Policy in the Governor's Office of Policy Innovation and the Future. I am here today to offer testimony in opposition to **L.D. 214, L.D. 665, and L.D. 1154.**

The Mills Administration has made a strong commitment to addressing Maine's housing supply constraints. In her first days after taking office, Governor Mills released a long-delayed \$15 million senior housing bond. The Governor subsequently signed into law the creation of the Maine Affordable Housing Tax Credit program, the largest investment in affordable housing in Maine history, and authorized the refinance of existing housing bonds to make available nearly \$40 million in new housing development capital. She also dedicated \$50 million in funding from the Maine Jobs & Recovery Plan for the creation of new, affordable homes for Maine people.

In addition to these historic investments in affordable housing development, last April Governor Mills signed L.D. 2003 into law. This landmark legislation aims to increase the supply of housing units statewide by removing restrictions on the property rights of homeowners and providing the private market with more opportunity to feasibly add the housing stock that Mainers need. The bill received bipartisan support in both legislative chambers and will take effect on July 1, 2023. LDs 214, 665 and 1154 would each either significantly scale back or add significant delays to the implementation of this law. We oppose each of these proposals and remain committed to responding to Maine's unprecedented housing crisis with urgency and action.

Maine faces historically low rental vacancy rates and a median home sale price which jumped by 12 percent between 2021 and 2022. Housing costs remain out of reach for far too many Maine people, because we lack the rental and ownership stock that we need. The reasonable and thoughtful provisions contained within L.D. 2003 unlock new ways for Mainers to address the housing crunch, including in their own backyards.

We urge your opposition to these bills as written, which would either roll back key provisions of L.D. 2003 or add unnecessarily long delays to their implementation. However, we understand the concerns that some municipalities have about timing, and welcome further discussion about that issue. We are aware that additional legislative proposals are likely to be referred to the Committee very soon, and would be open to conversation with the Committee and concerned



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stakeholder organizations about how we can address municipal needs in a way that does not undercut the critical policy changes that led to L.D. 2003's bipartisan passage through the 130<sup>th</sup> Legislature.

Thank you for your consideration and I would be happy to answer any questions.