

Stephanie Anderson
Cape Elizabeth
LD 214

Testimony in Support of LD 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

Dear Senator Pierce, Representative Gere and Honorable members of the Housing Committee,

My name is Stephanie Anderson, I reside in Cape Elizabeth and am a member of the Cape Elizabeth Housing Diversity Committee.

Cape Elizabeth is a rural town of 9,500 residents. It is a diverse community consisting of several farms, high density neighborhoods, condominium developments, beaches, parks and 850 acres of land under conservation easements.

Like most communities in Maine, we are in the process of grappling with the cost of housing. We learned in 2022 that a startling number of households in Cape Elizabeth are cost burdened: 21% of all households, 65% of households with incomes earning below \$50,000, and 29% of all senior households. The entire community is aware of the crisis that is presented and want to change that. We are working to change that. We will change that.

LD 2003 was the work product of the Commission to Increase Housing Opportunities in Maine. It met 7 times between August 12, 2021 and December 2, 2021. It was composed of likeminded folks and the presenters were for the most part urban developers and officials.

LD 2003 imposed urban and one-size fits all solutions on rural communities and divested the smaller towns of the right and the responsibility to provide housing with ordinances and strategies that are conducive to housing diversity and affordability in their communities.

One of the most problematic provisions of LD 2003 was the enactment of 30-A sec 4364, which provided, inter alia, that municipalities may not require more than two parking spaces for every three units in developments in which there is affordable housing. For rural towns without public transportation, this provision, instead of encouraging affordable housing developments actually makes it more difficult to approve them because it forces the town to add public transportation to its infrastructure. It places an unfair and unnecessary burden on rural communities. I would urge an amendment to LD 214 to eliminate this requirement also.

Thank you for your service and for your consideration.