

Caleb Lincoln  
Rockport  
LD 1247

Senator Curry, Representative Gere, and Members of the Joint Standing Committee on Housing and Economic Development;

My name is Caleb Lincoln and I live in Rockport, Maine and I am an affordable housing developer. Please accept this testimony in support of LD 1247

There are many benefits to this bill, but here are a few that stand out:

Right sizing minimum lot requirements creates opportunity for more housing, including more affordable housing, by reducing unnecessary barriers and costs to housing production.

Infill development in areas with existing infrastructure costs less for the municipality to service for the same population compared to sprawling development, a huge fiscal benefit to the municipality

While LD 1247 complements LD 2003, it also opens up a simpler path for homeowners to participate in adding more housing by selling off a portion of their property to someone who wants to build, rather than forcing every homeowner to become a developer, and build more housing on their own property. This has been a major impediment to production under LD 2003. People don't have the legal expertise to create condominium declarations, nor do most have the financial resources needed build more housing. Instead, under LD 1247, home owners could sell off a portion of their property so that someone else can build.