

Paul Peck  
NORTH YARMOUTH  
LD 1926

Good morning. Thank you for your time in reading my testimony in support of LD 1926 the Workforce Housing Density Bill. My name is Paul Peck and I am a small real estate developer, attorney and Vice President of Western Maine Mountain Housing (WMMH) a non profit organization hoping to bring workforce housing to the Western Maine Mountains. Housing density is one of the only ways to bring down new housing development costs. Most of our towns particularly in Franklin County have very low density mandates. Given most towns ordinances require sometimes over an acre of land for one single unit of housing and add that the cost of construction together with high interest rates and the lack of skilled labor new workforce housing developments do not work without significant public subsidy.

WMMH's proposed project in Kingfield would have become a reality if LD 1926 was enacted before the voters of Kingfield voted down a 43 unit master planned workforce housing community of apartments available to those at 80% AMI and house lots and condominiums at 100% to 120% AMI.

LD 1926 will open up more land for denser development which will for sure increase the construction of Workforce Housing. Thank you for your consideration and service to the Great State of Maine.