



Joint Standing Committee on Housing and Economic Development

Laura Mitchell, Executive Director, Maine Affordable Housing Coalition

IN FAVOR of LD 1995, An Act to Require the Maine Office of Community Affairs to Establish a Technical Assistance Materials Hub

January 7, 2026

Chair Curry, Chair Gere, and members of the Committee on Housing and Economic Development:

On behalf of the **Maine Affordable Housing Coalition (MAHC)**, I am writing in **strong support of LD 1995**.

LD 1995 is a practical proposal that addresses a challenge we hear throughout Maine: **communities lack accessible, consistent, centralized technical guidance to help plan for and implement housing projects**.

From the perspective of affordable housing advocates, this kind of shared, up-to-date technical resource is **essential infrastructure for housing production**. Maine needs to ramp up its housing production to meet its goals, and this will help support that. In recent years, **Maine's Legislature has enacted important land-use and housing reforms designed to expand by-right development and reduce regulatory barriers**.

However, many communities, particularly small and rural municipalities with part-time or shared staff, lack the capacity and expertise to fully implement these reforms.

Communities need support to leverage new housing laws and understand how they interact with existing zoning, subdivision review, and comprehensive plans. In some cases, communities delay or discourage housing proposals - not because they oppose housing, but because they lack guidance on how to apply state law or implement best practices used successfully elsewhere in Maine. This uncertainty adds time, cost, and risk to housing development and can stop projects before they ever get started. LD1995's new hub would help address these gaps.

Importantly, LD 1995 does not mandate local action or impose new requirements on municipalities - it **empowers communities with information and tools**, enabling better outcomes with existing staff and resources.

At a time when Maine urgently needs more housing of all types, we must pair policy reform with practical implementation support. LD 1995 does exactly that, strengthening local capacity and helping ensure that housing goals translate into real-world results.

For these reasons, the Maine Affordable Housing Coalition respectfully urges the Committee to **vote Ought to Pass on LD 1995**.

Laura Mitchell
Maine Affordable Housing Coalition
LD 1995

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