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TESTIMONY OF THE MAINE ASSOCIATION OF PLANNERS TO THE COMMITTEE ON HOUSING AND ECONOMIC DEVELOPMENT

WRITTEN TESTIMONY PROVIDED AGAINST L.D. 1926

"An Act to Require Increased Housing Density or Lower Minimum Lot Sizes for Workforce Housing"

DATE OF HEARING: DECEMBER 10, 2025

Honorable Senator Chip Curry, Honorable Representative Traci Gere, Distinguished
Members of the Housing and Economic Development Committee:

The Maine Legislature has taken a leading role in addressing the affordable housing crisis, enacting significant legislation in the past few years. The passage of LD 2003 and, more recently, LD 1829 represents a transformative shift in how our state approaches housing development and regulatory reform. These landmark bills have laid a strong foundation for increasing housing supply by reducing regulatory barriers and promoting density where appropriate.

It is important to acknowledge, however, that the implementation phase of these laws is just beginning. Some municipalities have not yet fully complied with LD 2003, and LD 1829 sets forth ambitious requirements that must be met by July 2026. Cities and towns across Maine now face the complex task of updating local ordinances, engaging communities, and aligning infrastructure and planning processes with the new state standards.

Given this, we respectfully urge the committee to shift in focus and refrain from additional zoning legislation at this time. With the regulatory groundwork largely in place, the next critical steps involve addressing the other major constraints that limit our ability to meet housing goals:

- **State Infrastructure Investment** to support programs that fund sewer, water, stormwater, transportation, and school capacity;
- **Funding and financing mechanisms** to support both affordable and market-rate housing development;
- **Workforce development**, particularly in the construction trades;

- **Support for community colleges** and training programs to build the skilled labor force needed to meet demand;
- **Technical assistance and resources** for municipalities to implement the new laws effectively.

While there will undoubtedly be a need for technical adjustments to the new regulations, **the most impactful progress will come from giving communities the time, tools, and support to bring these reforms to life and observe how the market responds.**

Thank you for your continued leadership and commitment to solving Maine's housing challenges. Maine Association of Planners has a diverse membership of practicing planners in communities of all sizes spread throughout the state and we are ready to help in any way that we can. Please let us know if the MAP membership can assist you.

Sincerely,

MAP Legislative Policy Committee