Testimony Neither For Nor Against

## L.D. 1247, An Act to Restrict Municipal Ordinance Requirements Regarding Housing Developments

April 25, 2025

Senator Curry, Representative Gere, and distinguished members of the Joint Standing Committee on Housing and Economic Development, my name is Greg Payne and I serve as the Senior Advisor on Housing Policy in the Governor's Office of Policy Innovation and the Future. I am here today to offer testimony neither for nor against **L.D. 1247, An Act to Restrict Municipal Ordinance Requirements Regarding Housing Developments.**

As part of the Administration's broader commitment to addressing Maine's housing supply challenges, we have supported a range of zoning and land use reforms that seek to enable the private sector to build more of the homes that our communities need. Homeowners around the state are now adding accessory dwelling units for loved ones or to provide desperately needed rental units, while developers are utilizing the modest density increases authorized through bipartisan action taken in the 130th and 131st Legislature.

We recognize, however, that more work is needed in this space, as zoning laws too often continue to unnecessarily thwart the creation of the housing units we need. Large minimum lot size requirements are an example of where we believe there is common sense progress to be made. When municipalities require that a single house come with acres of land, even in residential areas with the infrastructure to support modest increases in density, it can have the effect of driving up prices and increasing sprawl.

LD 1247 seeks to address this problem, and we are grateful to Representative Gere for bringing it forward. We are also aware that there are likely to be more bills brought before the Committee on this specific subject in the coming weeks, and would welcome the opportunity to work with all of you and the respective bill sponsors to reconcile the differing approaches that those proposals take.

Thank you for your consideration of our testimony. I would be happy to answer any questions.