



53 Baxter Boulevard, Suite 202 | Portland, ME 04101
Phone: 866-554-5380 | Fax: 207-775-5727 | TTY: 877-434-7598
aarp.org/me | me@aarp.org | twitter: @aarpmaine
facebook.com/aarpmaine | instagram.com/aarpme

May 13, 2025

AARP Maine Testimony in Support of LD 1829

Greetings Senator Curry, Representative Gere and members of the Committee on Housing and Economic Development. My name is Riley Worth, with AARP Maine. AARP is the nation's largest nonprofit, nonpartisan organization dedicated to empowering Americans 50 and older to choose how they live as they age. On behalf of our nearly 200,000 members statewide, thank you for the opportunity to share testimony today in support of LD 1829.

You have heard from my colleagues and others throughout the year regarding the crisis that is Maine's housing shortage, the tens of thousands of additional units needed in the coming years, and the economic impact that high housing costs have on our residents. Additionally, I would like to reiterate the findings of an AARP survey that have been shared in this committee regarding previous bills from the same sponsor.

A 2024 survey conducted by AARP found that a majority of Maine residents 45-plus say staying in their homes as they get older (88%) is very important to them. Though Mainers want to remain in their homes seven-in ten Maine residents 45-plus are concerned about staying in their own home as they get older (71%). When considering their future needs eight out of ten (82%) Maine residents 45-plus would prefer to receive care for themselves or family members at home with caregiver assistance. To summarize, Mainers want to age in place but are worried about being able to do so. The majority would rather remain in their communities with the support of a loved one than look to facility-based care.

According to Statista/AARP analysis of data available by United States Census Bureau, more than 1,700 Mainers aged 45+ are expected to be evicted in 2025 and more than 2,100 Mainers aged 45+ are expected to experience homelessness.

Now, this data undeniably shows that continued demand for affordable, accessible, and close-to-home housing here in Maine. The question is, how do we build it, where do we build it, and what barriers are there for the successful expansion of Maine's housing stock. AARP believes that building more housing, including middle housing, duplexes, triplexes, fourplexes, townhouses, and other forms of multi-family housing will be critical to expanding the state's housing supply, and, as our data shows, there is a strong public willingness to allow such dwellings to be built and occupied. By creating the Housing Development Resolution Board, LD 1829 will ensure there will be an impartial arbiter for

land and housing development conflicts. The board will also be critical in overseeing the legality of actions and regulations that are outlined throughout this legislation.

Restricting the ability of individual municipalities to overregulate middle housing in the numerous areas mentioned in the legislation, LD 1829 will ensure that municipalities are not choosing to place unjust burdens on Mainers who wish to have more housing options.

Furthermore, larger minimum lot sizes result in higher land costs and reduce available housing units, driving up prices. LD 1829 proposes to set a reasonable minimum, which will reduce costs and help pave the way for new housing development.

Currently, Maine municipalities can adopt growth ordinances, which limit permitting for new housing construction. LD 1829 would ensure that, in designated growth areas, growth can actually happen. This small change would allow for up to four separate units on a lot, a mini-subdivision, rather than requiring an attached “quadplex” to qualify. Therefore, allowing for more middle housing.

In totality, LD 1829 will allow more housing supply and create streamline the application review process by limiting municipal review to housing projects with four units or fewer. AARP urges you to support this legislation on behalf of the 200,000 thousand older adults within the state of Maine who want to age in place in affordable, accessible, and familiar neighborhoods.

Thank you for the opportunity to testify, and I am happy to answer any questions.

Riley Worth
AARP Maine
rworth@aarp.org

AARP