



STATE OF MAINE  
GOVERNOR'S OFFICE OF POLICY INNOVATION AND THE FUTURE  
181 STATE HOUSE STATION  
AUGUSTA, MAINE  
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### Testimony Neither For Nor Against

### **L.D. 1829, An Act to Build Housing for Maine Families and Attract Workers to Maine Businesses by Amending the Laws Governing Municipal Land Use Decisions**

May 13, 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. 1829, An Act to Build Housing for Maine Families and Attract Workers to Maine Businesses by Amending the Laws Governing Municipal Land Use Decisions**.

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 130<sup>th</sup> and 131<sup>st</sup> 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, growth caps, parking requirements, subdivision review requirements and obstacles to the creation of ADUs are all examples of issues on which there is common sense progress to be made. As amended, LD 1829 seeks to address these issues, and we are grateful to Speaker Fecteau for bringing it forward. We welcome the opportunity to work on any necessary revisions with him, key stakeholders, and all of you on the Committee.

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