

Written Testimony in Opposition to LD 2173 (as revised from LD 1829)
Joint Standing Committee on Housing and Economic Development

My name is **Denise Hamilton**, and I am a resident of **Scarborough, Maine**. I am submitting this testimony regarding **LD 2173**, as revised from **LD 1829**.

Scarborough has long been recognized as **one of the fastest-growing municipalities in the State of Maine**. For years, our community has taken seriously its responsibility to address housing demand. We have approved significant development, absorbed substantial population growth, and carried a disproportionate share of the regional housing burden. At this point, it is fair to say that Scarborough has done **more than its share**.

LD 2173 continues a one-size-fits-all approach that fails to recognize the very real differences among Maine communities. Treating municipalities that are already far ahead of the curve the same as those that have contributed little or nothing is neither fair nor effective. Communities like Scarborough should be granted a **meaningful grace period or temporary moratorium** so that other towns can catch up before additional mandates are imposed.

Equally concerning is the **lack of infrastructure funding** tied to these requirements. Scarborough's roads, water systems, schools, and municipal services are already under strain from rapid growth. Requiring further density and development without providing financial support for infrastructure expansion shifts the entire burden onto **local property taxpayers**.

To put this into perspective, Scarborough voters have just approved a **\$140 million school bond** to address existing needs. If the mandates contained in LD 2173 are applied without flexibility, we risk outgrowing new school facilities **before construction is even complete**. That is not responsible planning—it is a recipe for overcrowding, service degradation, and rising local taxes.

Housing policy should encourage balance, not penalize communities that have already stepped up. Municipalities that have accommodated significant growth should not be forced to sacrifice infrastructure stability and quality of life while others remain far behind.

I respectfully urge the Committee to amend LD 2173 to:

- Recognize prior housing contributions by fast-growing communities
- Provide a **substantial grace period or exemption** for municipalities that have already met or exceeded housing goals
- Pair any future mandates with **real infrastructure funding**, rather than unfunded obligations placed on local taxpayers

Please do not treat all municipalities as if they are starting from the same place. Scarborough has done its fair share. It is time to allow our community—and others like it—a chance to stabilize before being asked to do more.

Thank you for your time and consideration.

Respectfully submitted,
Denise Hamilton
Scarborough, Maine

Denise Hamilton
Scarborough
LD 2173

Please find attached written testimony for the public hearing to be held on February 10th at 1pm as I will be unable to attend.