



Testimony to the Joint Standing Committee on Housing  
in opposition of

LD 214, *An Act to Amend the Laws Regarding Zoning and Land Use Restrictions to Limit Certain Requirements to Municipalities with a Population of More than 10,000*

LD 665, *An Act to Extend the Date by Which Compliance is Required for Affordable Housing Development, Increased Numbers of Dwelling Units and Accessory Dwelling Units*

LD 1154, *An Act Regarding Accessory Dwelling Units and Municipal Zoning Ordinances*

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Senator Pierce, Representative Gere, and Honorable Members of the Committee on Housing:

My name is Amy Winston and I live in Edgecomb. I am testifying today in opposition of LD 214, LD 665, and LD 1154 on behalf of [Coastal Enterprises, Inc. \(CEI\)](http://www.ceimaine.org), a community development financial institution (CDFI) founded in 1977. CEI works to build a just, vibrant, and climate resilient future for people in communities in Maine and other rural regions by integrating financing, business and industry expertise, and policy solutions. We envision a world in which communities are economically and environmentally healthy, enabling all people, especially those with low incomes, to reach their full potential. CEI is a member of the Maine Alliance for Smart Growth and the Maine Affordable Housing Coalition. CEI's Financial Development Services team provides direct counseling services, focusing on foreclosure prevention counseling for distressed borrowers and consumers throughout the state. CEI has had a long history of engagement in the affordable housing space. While we no longer manage affordable housing properties, we continue to finance projects that create new housing units, catalyze economic activity, create jobs, and revitalize downtowns. Affordable workforce housing is a key economic challenge for the businesses we finance, affecting their ability to recruit and retain workers.

In March of 2022, I submitted testimony supporting LD 2003 during the 130<sup>th</sup> legislative session. The purpose and intent of this bill was to remove land use and zoning barriers to promote effective planning, adequate inventory, and equitable access to housing. An amended version of this bill was later passed and approved by the Governor in April of 2022. It is now enacted in Maine law as under 30-A M.R.S.A. §4364-A, §4364-B, §4364-C. The bill also amended provisions of 5 M.R.S.A. §13056.

LD 214, LD 665, and LD 1154 all seek to make amendments to the laws enacted under LD 2003, each of which would significantly hamper the purpose of those laws. LD 214 would limit the scope of 30-A M.R.S.A. §4364-A, by amending the law so that it only applies to municipalities with populations of 10,000 or greater. Of Maine's nearly 500 municipalities, only 22 have populations above the 10,000-person proposed threshold. As the law is meant to expand access to affordable housing in Maine, LD 214 would make it so that most of the towns in the state would not be required to allow for the construction of four dwelling units per lot in growth areas of Maine municipalities, thereby negatively impacting the expansion of affordable housing within the state, particularly in small towns and rural areas.

LD 665 would amend the timing of implementation of LD 2003, by pushing back the date by which municipalities would be required to allow for the construction of increased numbers of dwelling units and accessory dwelling units from July 1, 2023, to July 1, 2025. In the report from the Commission to Increase Housing Opportunities in Maine by Studying Land Use Regulations and Short-term Rentals,



the Commission noted that it chose the initial July 1, 2023, date to allow time to adjust to the laws enacted under LD 2003. Maine is in immediate need of housing, and CEI sees no need for delaying the implementation of the laws enacted under LD 2003.

LD 1154 would amend M.R.S.A. §4364-B, sub-§3 so that municipalities would not be required to change zoning ordinances to allow for accessory dwelling units. Allowing for the use of accessory dwelling units was flagged by the Commission as means of adapting zoning laws to increase affordable housing. Making the allowance for accessory dwelling units an optional change under these laws only serves to undercut LD 2003's original purpose of expanding access to affordable housing Maine.

We urge you to oppose LD 214, LD 665, and LD 1154. Thank you for considering this testimony.