

**TESTIMONY OF THE MAINE ASSOCIATION OF PLANNERS  
TO THE JOINT SELECT COMMITTEE ON HOUSING**

**WRITTEN TESTIMONY PROVIDED NEITHER FOR NOR AGAINST LD # 1672  
“An Act to Establish an Affordable Housing Permitting Process”**

**DATE OF HEARING: 1/5/2024**

**Distinguished Members of the Joint Select Committee on Housing:**

The Maine Association of Planners wishes to offer testimony *neither for nor against* LD 1672. We acknowledge that a new affordable housing permitting process is a promising avenue to pursue, as it is likely to facilitate critical housing stock in Maine. However, we respectfully suggest the following changes to improve and clarify the bill:

- 1) Incorporate the definition of affordable housing from LD 2003 for consistency across laws
- 2) Incorporate the proposed state review as an option if municipal review results in denial (not in lieu of municipal review)
- 3) Refine the list of criteria under §5074.1.C; some of these criteria may be counter-productive, difficult to administer, or in conflict with existing State law
- 4) Convene an additional work session (in which we would be happy to participate) to consider these and other potential changes.

Sincerely,

The Maine Association of Planners Legislative Policy Committee

