



4/16/2021

Testimony in Support of LD 1240

Resolve, To Review Barriers to Regional Solutions for Housing Choices

Chairman Hickman, Chairman Sylvester, and members of the Joint Standing Committee on Labor and Housing;

My name is Elizabeth Frazier and I am an attorney at Pierce Atwood. On behalf of our client, the Maine Real Estate and Development Association (MEREDA), I am pleased to support LD 1240 Resolve, To Review Barriers to Regional Solutions for Housing Choices.

MEREDA is a statewide, membership-based organization founded in 1985, whose members include real estate owners, for profit and nonprofit developers, architects, engineers, bankers, property managers and other related professionals. The mission of MEREDA is to support responsible development and real estate ownership throughout Maine. Through the work of its Public Policy Committee, MEREDA pursues a more fair, predictable and practical policy environment. MEREDA is the state's only trade association supporting responsible commercial real estate development and the positive economic development that accompanies it.

MEREDA supports the intent of this resolve and the formation of a commission to study regional barriers to housing opportunity and choice in Maine. The time is right for Maine to look at how zoning and land use policies impact housing creation in Maine – particularly as we begin to consider how zoning and land use policies also impact climate change.

MEREDA supported LD 609, a similar bill that would take a look at how municipal land use policies also pose barriers to home creation. We believe LD 1240 makes a nice companion to LD 609 by offering to review the regional barriers as a complement to the review of municipal barriers.

We know we need more housing in Maine. MEREDA is committed to being a part of the solution, and we believe this commission is an important first step to understanding some of the barriers that land use and zoning laws may play in accelerating housing creation in Maine. We would certainly

welcome an opportunity to serve on the commission, and to bring our expertise to the table in any way we can.

Thank you for your consideration of this important proposal.

Sincerely,

Elizabeth M. Frazier

On behalf of the Maine Real Estate and Development Association