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Dear Members of the Labor and Housing Committee of the 130th Legislature of Maine,

The Central Maine Apartment Owners Association is a non-profit trade association representing landlords and property managers all over Central Maine. With **over 600** active members, CMAOA is one of the largest organized landlord associations in Maine. Our members own or manage more than **4,000** residential rental units. We provide discounted services, education, advocacy and an active lobbying effort for our members. Our core purpose is to act as an association for the purposes of taking an active role regarding issues facing the apartments owners and managers of the Central Maine area. Including informing and advocating for CMAOA Members, and educating the general public regarding the interests of rental property owners and managers.

Additionally, we coordinate, with our lobbyist Daniel J. Bernier, the other landlord groups across Maine including: Maine Apartment Owners Association, Southern Maine Landlord Association, Greater Bangor Area Landlord and Owners Association, Capital Area Housing Association, Lewiston Auburn Landlord Association, Rumford/Mexico Landlord Association and Farmington Area Landlords. Our mission is to facilitate good working relationships between landlords and renters and quality legislation to helps us do so.

Today we are testifying **in Favor of LD 1312: "An Act To Remove Barriers to Accessory Dwelling Units and Allow Accessory Dwelling Units where Single-family Houses Are Allowed"**. In an attempt to enhance diversity, ease housing burdens including access, cost, and quality, as well as keeping in line with the HUD goals of planning livable communities. For more information on how this bill would address the identified key "livability principles" including: transportation choices, equitable, affordable housing, economic competitiveness, Support existing communities, Coordinate and leverage federal policies and investment, Value communities and neighborhoods; Please consider this important HUD periodical entitled: Cityscape-A Journal of Policy Development and Research
<mailto:https://www.huduser.gov/portal/periodicals/cityscpe/vol19num3/Cityscape-november-2017.pdf>

Thank you for your consideration,

Donna Hodges
CMAOA Board of Directors
Legislative Liaison Coordinator