

TO: Honorable Senator Daughtry, Honorable Representative Sylvester, Distinguished
Members of the Committee on Labor and Housing
FROM: Beth Della Valle, AICP
DATE: March 16, 2022
SUBJECT: Recommendations regarding LD 2003

These comments supplement my verbal and written testimony at the Public Hearing on LD 2003 and expands on the Maine Association of Planners (MAP) March 15, 2022 comments on the Speaker Fecteau's proposed amendment of LD 2003. Once again, I acknowledge the urgent need for more housing of all types, especially affordable housing.

1. I support MAP's concern and comments about the unintended impact of requiring four unit development where single family homes are allowed in locally designated rural areas rather than directing this requirement to locally designated growth areas and other areas that have the array of infrastructure necessary to support that growth in an orderly and cost effective fashion. I agree with MAP's assessment that this pattern of development will increase transportation costs for new residents who will have to drive everywhere to access jobs, goods and services, schools, etc. And as MAP observes, infrastructure will have to be upgraded and extended to serve this new residential growth distant from community centers and this financial burden will fall on municipalities. However, I need to add to MAP's observation, to point out that this cost *will also impact State infrastructure budgets* as the State is deeply involved in funding local road improvements/ expansions and school bussing, as well as utility extensions and emergency services.

I strongly recommend limiting the requirement of four units per structure to locally designated growth areas and areas served by public water and sewer.

2. I remain concerned about the proposed split of departmental jurisdiction to administer the affordable housing goal under the Growth Management Act and Title 5, including the fact that the bill directs funding to create *new, redundant capacity* at DECD rather than to the existing department at DACF, which is already charged with this responsibility. This is not an efficient use of State dollars and will create unnecessary confusion for towns as to who they should work with to manage land use under State law. Similarly, the need to develop new regulations at DECD, rather than amending the regulations already in place at DACF, without required coordination will generate unnecessary confusion and legal uncertainty as to whose rules govern what and under which circumstances.

I recommend that administrative responsibility and new funding be redirected to DACF. I also recommend that the bill require coordination between the two agencies in administration and rulemaking.

I will be available at this morning's Work Session and would be happy to assist you in any way.

Thank you for your consideration.

Beth Della Valle
Resident
LD 2003

Good morning Justin and Steven.

Please, accept and share my attached comments on the proposed amendment of LD 2003 with the Chairs and Members of the Labor & Housing Committee so they have them for this morning's Work Session.

I'm sorry I am sending this so late; however, I only became aware of the Speaker's proposed amendment yesterday. And, as you know, this significant piece of legislation is moving through the process at an extremely fast rate.

Thank you for your assistance in sharing my comments with the Committee.

Beth Della Valle