



City of Sanford, Maine
Office of Community Development

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LD 2003 – PRIORITY DEVELOPMENT ZONES – DEVELOPMENT READY

Dear Members of the Labor and Housing Committee,

Housing is important to Sanford and as you consider changes to this bill, think about how Priority Development Zones could link Economic Development (broadband,) Workforce Development (jobs,) and Housing (quality) in areas of municipalities that are ready-for-development. Then create incentives and provide resources to establish these zones to promote development. This is what Sanford wants.

Sanford does not want prescriptive regulation handed down from the State:

- Sanford's existing zoning is very permissive for housing development. Someone could build any number of dwelling units on any lot in much of our urbanized area. Sanford lets economics drive development instead of regulations. This bill will undo this, adding more regulation and putting sprawl-pressure on rural areas of Sanford, allowing construction of single-family subdivisions on farmland. Sanford doesn't want that.
- Through the cooperation of the City Council and Planning Board and through a mutual desire to improve housing, in 2019, Sanford changed its ordinances to promote the construction of accessory dwellings allowing accessory dwellings in any residential zone in the city. This bill will override Sanford's local regulations and make it more difficult to build this kind of housing in Sanford.

What is missing from this bill is the nexus between value, quality and affordability. It is unacceptable that due to the low value of apartment buildings, new construction is out of range. Additional regulation will not fix that.

I suggest that the State consider providing and increase funding for gap-financing to incentivize housing development in priority development zones.

I am available to answer any of your questions about Sanford's

Thank you for your consideration,

Ian Houseal
Director of Community Development
City of Sanford
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