



MAINE AFFORDABLE HOUSING COALITION

March 3, 2022

Re: LD 2003- An Act To Implement the Recommendations of the Commission To Increase Housing Opportunities in Maine by Studying Zoning and Land Use Restrictions

The Maine Affordable Housing Coalition offers its support for LD2003.

This bill implements the recommendations of the State Commission on Housing & Zoning. That commission, consisting of a diverse group representing a variety of interests, developed a comprehensive set of recommendations to help address the critical housing shortage that negatively impacts Maine's economic and social well-being.

The housing need, cost and backlog are so extensive that they can only be reduced with a multi-tiered initiative that incorporates a myriad of tools available, over many years. Relying solely on traditional publicly-financed multi-unit rental developments will – at best – meet a small percentage of the escalating need. This bill allows the market to produce more housing by simply balancing local land use regulatory authority with statewide policies to increase our housing.

There is a statewide economic and social crisis caused by a limited housing supply. While many cities and towns are proactively working to address the issue, some lack the technical assistance and the statewide clarity to adequately do so. This bill - like in the case of shoreland zoning- would clarify state policies with respect to housing as well as individuals' ability to use their land to meet their housing needs. At the same time, like with shoreland zoning, it allows local governments some discretion on how to implement those needed statewide policies on the local level. In addition, it will provide up to \$75,000 to municipalities to develop updated zoning to meet this critical statewide need

We thank the committee for its consideration and encourage you to support this bill.

Sincerely,



Amy Cullen  
Chair, Board of Directors



Jeff Levine  
Interim Coordinator