



MAINE AFFORDABLE HOUSING COALITION

Joint Standing Committee on Housing & Economic Development

Testimony of Laura Mitchell, Executive Director of the Maine Affordable Housing Coalition, 2.27.25 in favor of LD161 – Resolve, Directing the Department of Agriculture, Conservation and Forestry to Convene a Stakeholder Group Tasked with a Comprehensive Overhaul and Modernization of the State Subdivision Laws

Hello, Senator Curry, Representative Gere, and Members of the Joint Standing Committee on Housing and Economic Development.

My name is Laura Mitchell. I am the Executive Director of the **Maine Affordable Housing Coalition.** MAHC is a nonprofit with 140 member organizations working to create and preserve affordable homes for all Maine people.

As you know, Maine is under extreme pressure to provide housing that is safe and affordable for all Maine people. Maine people are having to choose between food, medicine or housing, are living outside through cold winters, or are aging without options and are stuck in housing they can't afford to keep up. Businesses are struggling to fill positions and grow because housing isn't affordable for their workforce. **More housing is the solution to all these things.**

MAHC supports the intent of LD161 to review and modernize Maine's decades old Subdivision Laws that are currently adding unnecessary red tape, time and cost to building vital affordable housing in Maine. The State commissioned a housing study with HR&A in 2023 that stated that Maine needs 80,000 new homes by 2030. This year, HR&A shared a roadmap to meeting that goal. Streamlining processes was HR&A's number one priority and within that, specifically raising the threshold for subdivision review.

LD161 takes a direct step toward reviewing and understanding the complexity and consequences of this out of date process and provides an opportunity for experts to define a more streamlined review that can achieve current goals for affordable housing, fiscal health, and quality of life.

With the launch of the new Maine Office of Community Affairs (MOCA) now complete, and MOCA's role as a liaison between towns and the state on planning, land use, and municipal review of housing and other development projects, MAHC would suggest that this resolve point toward MOCA as the State body that convenes this group.

Thank you for your consideration in support of LD161. MAHC sees this resolve as a pathway to more streamlined, efficient use of resources in the development of affordable housing in Maine so all Maine people have a home.

- 3i Housing of Maine
- 55 Weston Avenue
- AARP Maine
- ABC Consulting, Gray
- Acorn Engineering, Inc.
- Allied Cook Construction, Portland
- Anew Development LLC, Portland
- Apartments for People LLC, Belfast
- Archetype Architects, Portland
- Associated General Contractors of Maine
- Auburn Housing Authority
- Augusta Housing Authority
- Avesta Housing, Portland
- Bangor Area Homeless Shelter
- Bangor Housing
- Bangor Savings Bank
- Bank of New Hampshire, Falmouth
- Bath Housing
- Bath Savings Institution
- Belknap Enterprise
- Benchmark Construction, Westbrook
- Boston Financial Investment Management
- Bowman Constructors, Newport
- Brunswick Housing Authority
- Camden National Bank
- Carpenter Associates
- Catholic Charities of Maine
- CEI, Brunswick
- CHK Architecture, Portland
- City of Portland Department of Housing
- Clark Insurance, Portland
- Community Concepts, Portland
- Community Housing of Maine, Portland
- Consigli Construction Co., Inc.
- Cooperative Development Institute, South Freeport
- Cooperative Fund of the Northeast
- CREA, LLC
- Credex Associates, Westbrook
- Cross Financial Corp., Portland
- Cumberland County
- Curtis Theater, Portland
- CVS Architects, Portland
- Developers Collaborative, Portland
- Development Services of New England, Freeport
- Dovetail Consulting
- DrummondWoodsum, Portland
- Dunbar & Brawn Construction
- Eagle Point Development, LLC
- Eden Peabody Consulting Group, Augusta
- Eric Burmeister
- Evernorth, Portland
- Falmouth, Town of
- Fort Fairfield Residential Development Corp.
- Four Directions Development Corporation, Orono
- Freeport Community Services
- Freeport Housing Trust
- Furniture Friends
- Garnett Construction, Augusta
- Gawron Turgeon Architects, Scarborough
- Genesis Community Loan Fund, Brunswick
- Gorham Savings Bank
- Great Falls Construction, Gorham
- Grommes Pulaski Consulting LLC, Portland
- GrowSmart Maine
- Habitat for Humanity of Greater Portland
- Habitat for Humanity York County
- Hancock Lumber, Casco
- Healthy Androscoquin, Lewiston
- Hebert Construction
- HomeStart, Peaks Island
- Homeless Voices for Justice, Portland
- Housing Foundation, Orono
- Housing Initiatives of New England, Portland
- Housing Partnership, Portsmouth, NH
- Hunt Capital Partners LLC, El Paso, TX
- Island Institute, Rockland
- Islesboro Affordable Property
- Jensen Baird Gardner & Henry, Portland
- John Anton, Consultant, Portland
- Kaplan Thompson Architects, Portland
- Kennebec Savings Bank, Augusta
- Kennebec Valley Community Action, Waterville
- Kennebunk Savings
- KeyBank
- Knox County Homeless Coalition
- Lake City Investments, LLC
- Landry/French Construction, Scarborough
- Lafayette Consulting, LLC, Augusta
- Lassel Architects, South Berwick
- LB Development Partners, Portland
- LeadingAge Maine & New Hampshire
- Lewiston Housing Authority
- M&T Bank
- Machias Savings Bank
- Maine Bureau of Veterans' Services
- Maine Community Action Partnership
- Maine Community Bank
- Maine Department of Health & Human Services
- Maine Equal Justice
- Maine Immigrants' Rights Coalition
- Maine Public Health Association
- Maine Real Estate Managers Association
- Maine State Building & Construction Trades
- Maine Workforce Housing LLC, Portland
- Mano en Mano, Milbridge
- Mano Development LLC, Yarmouth
- Mascota Bank
- Midcoast Regional Housing Trust
- NBT Bank
- Nickerson & O'Day, Inc., Bangor
- North Haven Sustainable Housing
- Northeast Rental Housing
- Norway Savings Bank
- Old Town Housing Authority
- One Atwell C/Os, South Portland
- Penobscot General Constructors
- Penquis, Bangor
- People's United Bank
- PM Construction
- Portland Builders
- Portland Housing Authority
- Preble Street, Portland
- Preservation Management, South Portland
- Preli Fishery, Portland
- Raise-Op Housing Cooperative, Lewiston
- Realty Resources Management
- Rental Housing Alliance of Southern Maine
- Rick Whiting
- Rumford, Town of
- Sanford Housing Authority
- Scott Simons Architects, Portland
- Sea Coast Management Company, Topsham
- Shalom House, Portland
- Silver Street Development Corporation, Portland
- South Portland Housing Authority
- Sparhawk Group, Yarmouth
- St. Germain
- Sunrise Opportunities, Machias
- S.W. Cole Engineering, Gray
- Szanton Company
- TD Bank
- Tedford Housing, Brunswick
- The Caleb Group, Saco
- The Eagle Point Companies, South Portland
- The Housing Foundation
- The Park Danforth, Portland
- Thornton Tomasetti, Portland
- Through These Doors, Portland
- Total Construction Management, Winterport
- TPD Construction Co., Sanford
- United Way of Greater Portland
- Utile, Inc.
- Veterans Inc., Lewiston
- Volunteers of America of Northern NE
- Washington County Assoc for Ret. Citizens
- Westbrook Housing Authority
- Western Maine Community Action, E. Wilton
- Winton Scott Architects
- Wishcamper Companies, Portland
- WKC & Associates
- Wright-Ryan Construction, Portland
- Yarmouth Housing Collaborative
- Year-Round Housing Corp., Long Island
- York County Community Action, Sanford
- York Housing Authority
- Zachau Construction, Freeport
- Zero Energy Design
- Zoo Energy, Bangor