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Agenda

DECD Update

Summary of 1st Legislative Session (and 1st half of second session)

LPC Legislative Strategy

Input from MAP Membership on Priority Areas

General Discussion



131th Legislature (2023-2024)

First Regular Session

- **LD #665 “An Act to Extend the Date by Which Compliance is Required for Affordable Housing Development, Increased Numbers of Dwelling Units and Accessory Dwelling Units”** ([AGAINST](#)) May 10, 2023 ONTP
 - To adequately address all Town Meeting communities and the 20 communities with a mixed Town Meeting-Council form of government, we recommend the implementation date be postponed to September 1, 2024 for municipalities that amend their zoning ordinance by Town Meeting. However, this extension should not apply to other communities that are able to more quickly and easily amend zoning ordinances.
- **LD #887 “An Act to Amend the Regulation of Mobile Home Parks”** ([SUPPORT](#)) Jan 18, 2024 ONTP
 - “The increase in investment-owned parks has resulted in a dramatic increase in lot rents across the country. At the same time, manufactured housing parks that are not investment-owned but owned by the tenants themselves (resident owned communities) have been shown to be the only existing model of home ownership attainable by families making an average of \$40,000 with no subsidy.
- **LD #1934 “Resolve, to Improve the Coordination and Delivery of Planning Grants and Technical Assistance to Communities in Maine”** ([SUPPORT](#)) *Passed*
 - “Study of the existing system for funding and delivering planning services, and devising recommendations to reform and improve it, are worthwhile endeavors.”



131th Legislature (2023-2024)

First Regular Session

- **LD #1931 “An Act to Foster Stable and Affordable Home Ownership in Mobile Home Parks by Amending the Laws Relating to the Sale of Mobile Home Parks” ([SUPPORT](#))** *Passed*
 - “It ensures, when there is a sale of a manufactured housing community, that the residents will get a reasonable opportunity to know about the sale and to have enough time to decide if they want to make an offer to the seller and to obtain financing.”
- **LD #1154 “An Act Regarding Accessory Dwelling Units and Municipal Zoning Ordinances” ([AGAINST](#))** May 18 2023 ONTP
 - “The proposed bill creates an unnecessary, unproductive barrier to the creation of ADUs. It will delay or deny housing choice by limiting production of ADUs to those municipalities that affirmatively allow them, instead of allowing them outright.”
- **LD #1358 “An Act to Clarify Density Requirements for Affordable Housing Developments” ([SUPPORT](#))** May 18 2023 ONTP
 - “When the Affordable Housing Density Bonus was established by LD 2003 in the last legislative session, it was clearly the intent that a majority of the new housing created would be affordable. This bill aligns the text of the law more clearly with the intent.”



131th Legislature (2023-2024)

First Regular Session

- **LD #1634 “An Act to Grant Municipalities the Authority to Set Certain Lower Motor Vehicle Speed Limits Without a Department of Transportation Speed Study” & LD #527 “An Act to Allow Municipalities to Create Bicycle and Pedestrian Zones with Reduced Speed Limits”** ([SUPPORT](#)) May 16 2023, Feb 8 2024 ONTP
 - “It would remove an unneeded barrier to reduced speed zones by eliminating the requirement for expensive, time consuming, and potentially counterproductive speed studies.”
- **LD #214 “An Act to Amend the Laws Regarding Zoning and Land Use Restrictions to Limit Certain Requirements to Municipalities with a Population of More than 10,000”** ([AGAINST](#)) May 18, 2023 ONTP
 - “This is not the time to limit affordable housing options, but rather the time to expand the breadth of opportunities.”
- **LD #487 “An Act to Establish Coastal Waters and Submerged Lands Regional Planning Commissions”** ([NEITHER FOR NOR AGAINST](#)) April 5, 2023 ONTP
 - “MAP supports the general concept. However, it is unclear why it would be necessary to create new regional planning commissions (RPCs) when we already have existing, state law enabled regional planning commissions that have a long history of dealing with coastal issues”



13th Legislature (2023-2024)

2nd Session

- **LD # 1976 “An Act to Update the Growth Management Program Laws ”** ([NEITHER FOR NOR AGAINST](#))
 - “We support a process, of finite length, where either the Housing Committee or a Stakeholder group undertakes a review of the Growth Management Laws and Rule.” Jan 26, 2024 Work Session Held TABLED
- **LD # 772 “An Act to Establish a Process to Vest Rights for Land Use Permit Applicants”** ([NEITHER FOR NOR AGAINST](#))
 - “We recognize the need to find balance between a community’s right to protect its interests through ordinance amendments and the private sector’s rights to protect its investments in pursuing development.” Feb 13, 2024 Work Session Reconsidered TABLED
- **LD # 337 “AN ACT TO AMEND THE REGULATION OF MANUFACTURED HOUSING TO INCREASE AFFORDABLE HOUSING”** ([SUPPORT](#)) Jan 30, 2024 OTP
 - “The vast majority of mobile homes have been providing affordable housing on individual lots in the form of single family homes or Accessory Dwelling units (ADUs). This bill will prevent local zoning from discriminating against this affordable housing type by allowing manufactured housing (defined as HUD certified post 1976 mobile homes and state certified modular homes) to be erected anywhere single family homes are allowed and subject to the same rules.”



2024 MAP Legislative & Policy Priorities

LPC/MAP Meeting February 15

13th Legislature (2023-2024)

2nd Session

- [PA2023 Fact Sheet ALL BILLS 2.15.24.pdf](#)
- [Fact Sheet Folder](#)



Summary 2nd Session

Build Maine + GrowSmart Maine POLICY ACTION 2023 Overview of Proposed Legislation

a collaboration between



PROBLEM STATEMENT Maine's current uncoordinated approach to building places is causing real, unintended, and significant social, environmental, financial, economic, and cultural challenges and requires the creation of a cohesive approach to land development, redevelopment, and placemaking.

THE GOAL of Policy Action 2023 is to address barriers to and create incentives for equitable, sustainable growth and development that strengthens downtowns and villages of all sizes while pulling development pressure away from productive and open natural areas. We do so acknowledging that Maine has urban, rural, and suburban settings for which any solution may/may not be a fit and a variety of people who deserve to be welcomed to their communities.

FOR TALKING POINTS AND MORE: [Public Folder for PA23](#)

2024 Legislative Session

Policy Action 2023 Working Group	Bill Number	Bill Title	Sponsor	Fact Sheet	Committee and Status
Printed Bills (LDs):					
1: Coordination of Government	LD 602	An Act to Provide Regional Support to Deliver State and Federal Programs to Cities and Towns in the State	Representative Traci Gere		01.30: Housing: WORK SESSION Committee voted 6:3 OTP-amended. Minority report ONTP.
1: Coordination of Government	LD 1752	Resolve, to Prepare Preapproved Building Types, replaces LD 250	Senator Matt Boulton	LD1752 Fact Sheet	Housing: Work session, 02.02. OTP-a, unanimous of those present.
1: Coordination of Government	LD 1672	An Act to Establish an Affordable Housing Permitting Process	Representative Traci Gere	LD 1672 Fact Sheet	02.06: Unanimous ONTP by Housing Committee
1: Coordination of Government	LD 1934	"Resolve, to Improve the Coordination and Delivery of Planning Grants and Technical Assistance to Communities in Maine"	Representative Melanie Sachs	GOPF report	Became Law with Governor's Signature, further action pending, through LD 602
3: Complete Streets Action	LD 1673	An Act to Encourage Affordable Housing and Mixed-use Development by Establishing a Thriving Corridors Program	Representative Traci Gere	LD 1673 Fact Sheet	01.30: Housing: Amendment: working group to report back... Unanimous of those present Ought to Pass as Amended.
4: Growth Management Law	LD 1976	An Act to Update the Growth Management Law	Representative Melanie Sachs	LD 1976 Fact Sheet	01.26: Housing Ongoing Work. Next WORK SESSION pending.
5: State Historic Rehab Tax Credit	LD 1810	An Act to Expand the Maine Historic Rehabilitation Credit	Representative Maureen Terry	LD 1810 Fact Sheet	Taxation: 02.14: Nearly unanimous Ought to Pass as Amended, adding income threshold for residential use
6: Subdivision Regulations	LD 1257	An Act to Increase Housing and Protect the Regional Road Network, Municipal Tax Base, and Workforce	Representative Julia Traffic	LD 1257 Fact Sheet	02.6: Housing: Pursuant to Joint Rule

Key Legislative Strategies

- LPC meets weekly during the legislative session
- Submit testimony and email committee members prior to public hearing
- Difficult to attend public hearings and work sessions
- Work directly with a sponsor to propose and pass legislation
- Relationship building with legislators, house and senate staffers, agency and state department directors and staff
- Limited coalition building with other nonprofits
- LPC newsletter 2023-2024: educating/informing MAP membership about legislative actions related to planning
- Federal advocacy work through APA



Specific bills aside, what subject areas are you interested in?

Vote for your top 3

- Affordable Housing
- Sustainable Transportation and Climate Action Planning
- Subdivision Law
- Growth Management Law
- Planning Coordination, Resources, and Funding
- Other



Thank You

Time for Discussion

- On behalf of the LPC

