



# 2022 Advocacy Update

Presented by:  
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*With Special Thanks to Andrea Cianchette Maker*

# The 130<sup>th</sup> (mostly virtual) Legislature

## Senate



**President Troy Jackson**

21 Democrats, 13 Republicans  
1 empty seat

- Majority Leader: Eloise Vitelli
- Assistant Leader: Maddie Daughtry
- Minority Leader: Jeff Timberlake
- Assistant Leader: Matt Pouliot



**Speaker Ryan Fecteau**

80 Democrats, 66 Republicans, 4 Independents,  
1 Libertarian, 3 nonvoting Tribal Representatives

- Majority Leader: Michelle Dunphy
- Assistant Majority Leader: Rachel Talbot Ross
- Minority Leader: Kathleen Dillingham
- Assistant Minority Leader: Joel Stetkis

# The Second Regular Session

**Newly  
Admitted  
Bills**

≈ 150  
admitted by  
Legislative  
Council

Election Year;  
Adjournment  
4/20/2022

All House and Senate  
seats up for re-  
election in  
November 2022

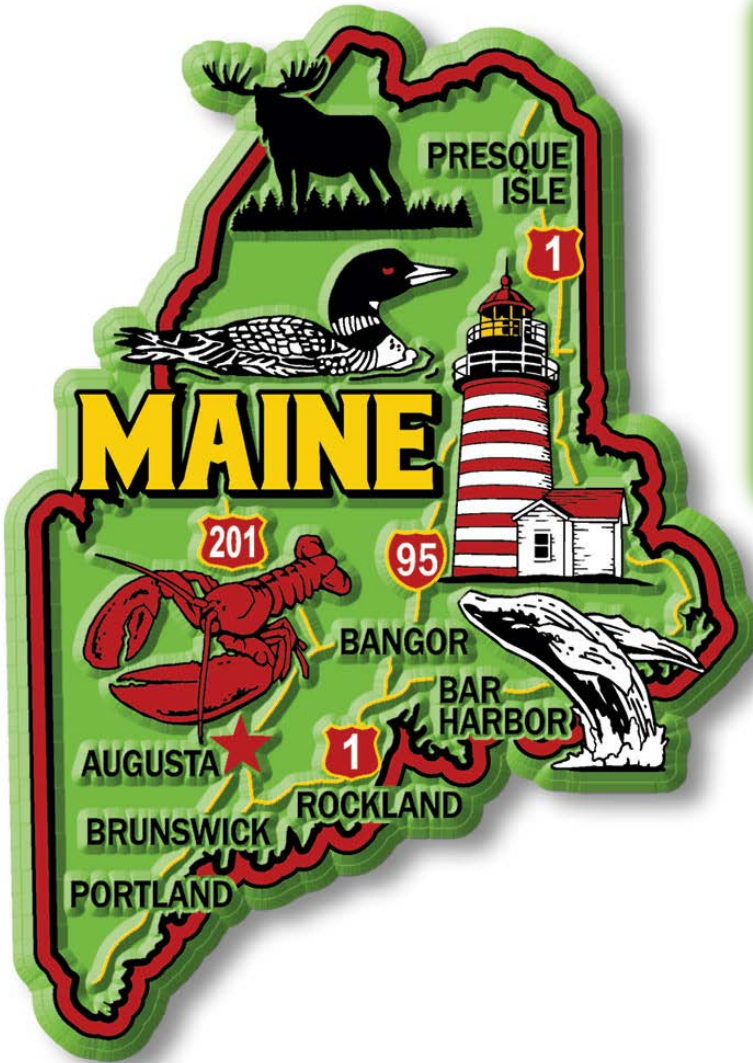
Gubernatorial  
election year; former  
Governor Paul  
LePage vs. current  
Governor Janet Mills

≈ 437 bills  
carried over

**Carried  
Over from  
2021**



# Advocacy



## Public Policy Committee

Advocacy on statewide policy matters, including legislation, regulation, and statewide citizen initiatives.

## Local Issues Committee

Advocacy on municipal matters, including ordinances, land use planning, and citizen-initiated ordinances.

# MEREDA Public Policy Committee

## MEREDA's Mission Statement

- Promote an environment for responsible development and ownership of real estate throughout the state.

## Public Policy Committee Guiding Principle

- Pursue a more fair, predictable, and practical policy environment.



# MEREDA Public Policy Committee

## 2022 Co-Chairs

**Paul Peck**

**Drummond and Drummond**

**Tiffany Dembowski**

**Chicago, Commonwealth &  
Fidelity Title Insurance  
Companies**

Meets every other Monday to:

- ❖ Review new legislation.
- ❖ Consider action steps on bills of interest or concern.
- ❖ Strategically initiate legislation.
- ❖ Coordinate and participate with other stakeholders.
- ❖ Shape MEREDA testimony on key legislation.







# 2021 Advocacy – A Snapshot

**Supported Passage of  
and Participated in  
Remote Notarial Acts  
Working Group**

**Supported Passage of Clean  
Energy & Sustainability  
Accelerator**

**Initiated LD 201 to Extend MHRTC to  
2040 – Carried Over on the Special  
Appropriations Table**

**Opposed Bad  
Landlord/Tenant  
Proposals;  
Commercial  
Treatment of Short-  
term Rentals; and  
Incentives for  
Inclusionary Zoning**



# 2022 Advocacy Preview

## Push for Final Passage

LD 201, submitted by the Maine Historic Tax Credit Coalition (including MEREDA)

An Act to Reduce Greenhouse Gas Emissions and Promote Weatherization in the Buildings Sector by Extending the Sunset Date for the Maine Historic Rehabilitation Tax Credit

Sponsored by Senator Nate Libby of Lewiston

## Housing Commission Recommendations

Legislature's Labor and Housing Committee will consider a bill containing recommendations from the Housing Commission's final report, including:

- Permit ADUs by right
- Eliminate single family zone
- Incentivize affordable housing development
- Create statewide affordable housing appeals board for local denials

## Funding from Congressional Bipartisan Infrastructure Bill

### Highlights for Maine:

- \$1.3 billion in highway and bridge program formula funding;
- \$19 million across five years to expand electric vehicle charging infrastructure;
- \$241 million over five years to improve public transportation options; and
- At least \$100 million to expand high-speed broadband across Maine.



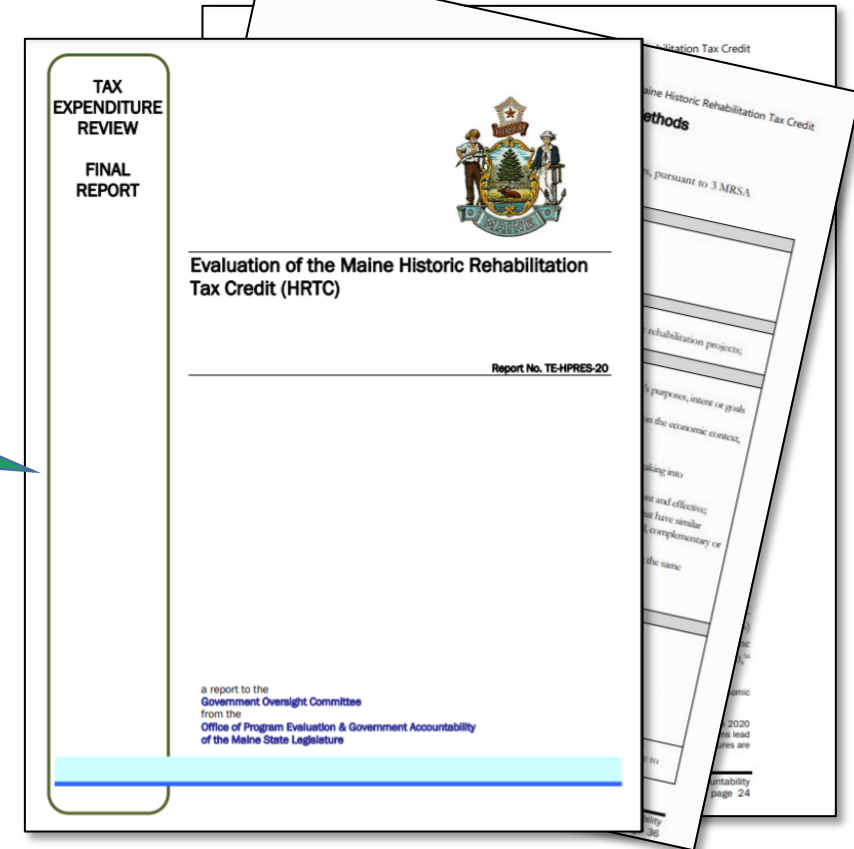
# Maine Historic Rehabilitation Tax Credit

## Proven and Powerful Preservation Program

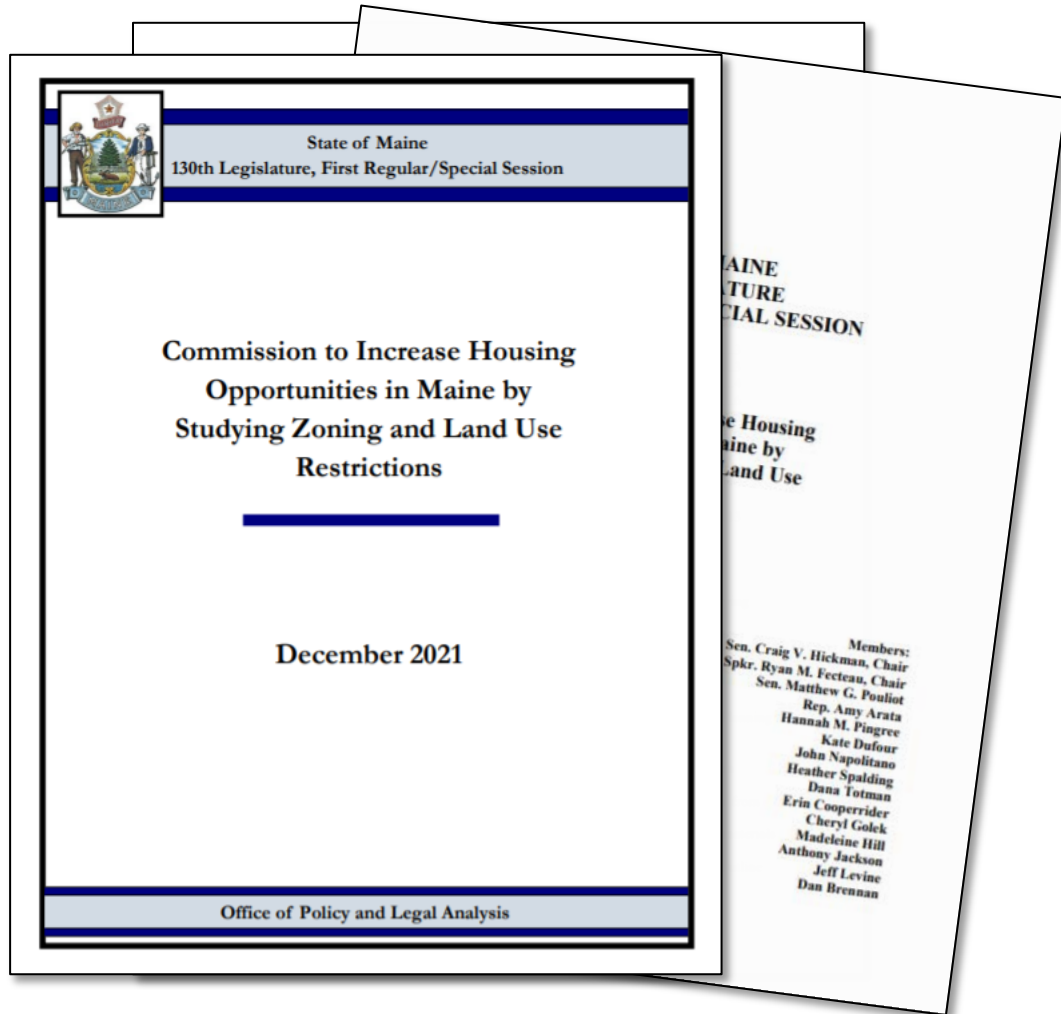
OPEGA Evaluation of MHRTC Confirms Program Efficacy, Integrity

“The HRTC’s design is aligned with its goals to drive increased historic preservation, affordable housing, community revitalization, and economic impacts and job creation in the State.”

Write your legislator today to share your stories about Maine’s rehabilitated historic properties and the impact they’ve had on our downtown revitalization and affordable housing efforts!!



# Commission to Increase Housing Opportunities



## Co-Chairs

**Senator Craig Hickman and Speaker Ryan Fecteau**

## Members

- **Senator Matt Pouliot**
- **Rep. Amy Arata**
- **Dan Brennan**, MSHA
- **Hannah Pingree**, Office of the Governor
- **Kate Dufour**, MMA
- **Dana Totman**, Avesta
- **Heather Spalding**, MOFGA
- **John Napolitano**, Maine State Building and Construction Trades Council
- **Jeff Levine**, Levine Planning Strategies
- **Madeline Hill**, Roxanne York Real Estate
- **Erin Cooperrider**, NewHeight Group
- **Cheryl Golek**, Vicarage by the Sea
- **Anthony Jackson**, Peace & Justice Center of Eastern Maine

**Championed by Speaker Ryan Fecteau!!**



# Housing Commission

**Allow accessory dwelling units by right**

**Eliminate single-family zoning restrictions in all residential zones.**

**Prohibit municipal growth caps on the production of new housing.**

Provide technical and financial assistance to municipalities in making zoning improvements

**Create density bonuses in all residential zones.**

Create a three-year statewide incentive program for municipalities.

Create a system of priority development areas

Eliminate the terms character, overcrowding of land, and undue concentration of population as legal bases for zoning regulations.

Create a state-level housing appeals board to review denials of affordable housing projects made at the local level.



# Local Issues Committee

**Chair:** Tom Schoening, Drummond and Drummond

Focus on municipal-level policy matters:

- Housing and Affordable Housing
- Citizen-initiated ordinance proposals
- Land use planning
- Climate action, resiliency planning

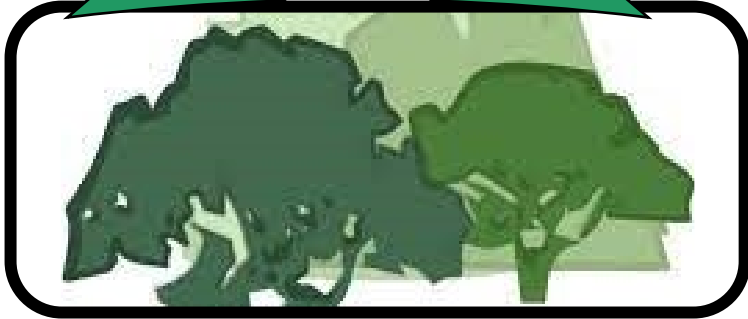
**Next Meeting:** Thursday, February 2, 2022





# Local Issues Advocacy

Engagement



## South Portland

Opposed Tree Ordinance; Engaged in Increased Affordable Housing Policy Discussions

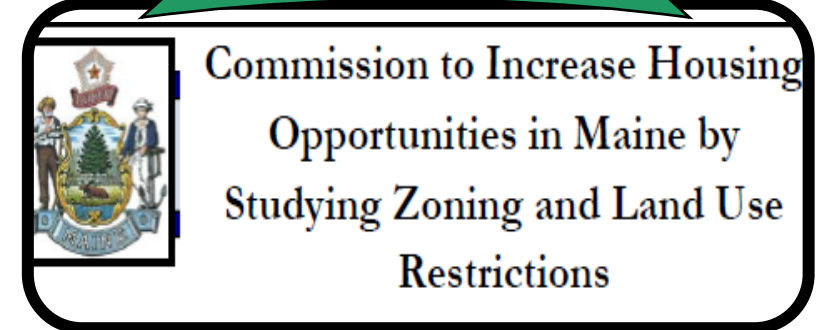
Engagement



## Portland

Submitting Comments for ReCode Phase II Assessment of Portland Land Use Code

Support



## Local Implementation

Adoption of Ordinances to Incentivize Housing Development

# Thank you!



# MEREDA