

2023 Advocacy Update



Presented by:
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Advocacy

Who We Are

Public Policy and Local Issues Committees with diverse membership.

What We Believe

MEREDA seeks to promote an environment for responsible development and ownership of real estate throughout the Maine.

What We Achieve

Meaningful changes to state and local policy that benefit MEREDA members.

Who We Are

Public Policy Committee

Co-Chairs

Jason Howe, Preti Flaherty
Paul Peck, Drummond and Drummond



*Virtual meetings every other Monday
from 11:30 a.m. to 1:00 p.m. during
session.*



Local Issues Committee

Co-Chairs

Ben Brennan, Kone
John Finegan, The Boulos Company



*Virtual meetings monthly on the third
Thursday from 3:00 p.m. – 4:00 p.m.*

What We Believe: Public Policy

Right-sizing
environmental regulations

Reducing barriers
to housing creation

Incentives for responsible
real estate development

Fair treatment of
for-profit developers



The Public Policy
Committee advocates
for a more fair,
practical, and
predictable
environment for real
estate development
in Maine.



What We Believe: Local Issues

Predictable ordinances that contain practical standards for real estate and housing development.

Support for policies that incentivize density, smart growth, real estate, and community development.

Reducing risk for housing creators.



Opposition to policies that create new barriers to housing creation.

Alternatives to mandate policies like inclusionary zoning, rent control, and growth caps.

Support for municipal planners, elected officials in land use planning and affordable housing creation.



What We Achieve: Public Policy

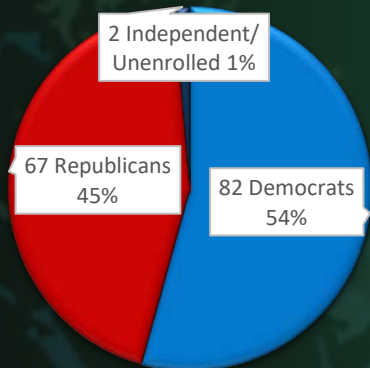
- ❖ MEREDA's eyes and ears in Augusta.
- ❖ Raising MEREDA's profile with leadership.
- ❖ Bringing your voice to the table.
- ❖ Passing legislation to improve the development landscape.
- ❖ Defeat of proposals that threaten the real estate & development community.



What We Achieve: Public Policy

The 131st Legislature

Maine House



■ Democrats ■ Republicans ■ Independent/ Unenrolled

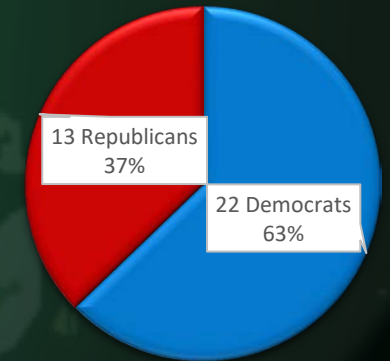
131st At-a- Glance

Roughly 2,300 bills were submitted between individual legislators and agencies.

Statutory adjournment for the First Regular Session is June 21, 2023. The legislature can vote to extend the date of adjournment, and often does.

The Biennial Budget for FY 24/25 is due by 11:59 p.m. on June 30th to take effect on the first day of Fiscal Year 2023, July 1, 2023. The current budget proposal is \$10.3 billion.

Maine Senate



■ Democrats ■ Republicans

What We Achieve: Public Policy



What We Achieve: Public Policy

Aligning Maine's Elevator Fire Access Standards to the MUBEC (Sponsored by Rep. Crockett of Portland)

EMERGENCY

- The purpose of this legislation is to clarify Maine's standard for elevator fire access. Currently, Maine's inspection standard does not align to the State's building code.
- This legislation would fix the problem by providing that, for purposes of inspection by Maine's Elevator and Tramway Safety Board, Maine's elevator fire access standards will be the standard in effect in the MUBEC.



What We Achieve: Public Policy

Modernizing Condo Act to Permit Transfers of Unfinished Commercial Condos (Sponsored by Sen. Pouliot of Augusta)

- Maine's current condominium conveyance requirements create unintended barriers to modern uses of the condominium structure in land use and housing creation.
- By modernizing the standards, we can continue to ensure protections for end-users if dwelling units will be created, while allowing a prior conveyance amongst sophisticated parties.



What We Achieve: Public Policy

Reducing Housing Creator Risk by Establishing a Vested Rights Threshold for Municipal Land Use Permit Applications (Sponsored by Sen. Pouliot of Augusta)

- Housing creators spend significant money on land, architects, engineers, project consultants, lawyers and more in the development of a land use application. Currently, that money is spent without promise of a predictable review process, leading to significant financial risk for Maine housing creators.
- This legislation would reduce the risk for housing creators by ensuring that a housing creator can rely upon existing land use standards in the development of housing projects once a land use application has been deemed complete.



What We Achieve: Local Issues

Bringing the perspective of the private development market.

Working to prevent the adoption of bad ordinances.

Connecting MEREDA members to local elected leaders, planners, and officials. Amplifying your voice in your neighborhood.

Participating in local referenda campaigns.

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What We Achieve: Local Issues

Making the Most of LD 2003

- Working with local elected officials, planners, to unlock the potential of LD 2003.
- Supporting financial support for municipal planning efforts.
- Deploying MEREDA members in their communities in support of more housing creation.

Advocacy Materials

- White paper initiative: Inclusionary zoning, Rent Control, Growth Caps
- Action alerts for key town meetings.
- Talking points, local and regional statistics, assistance with public comment and letters-to-the-editor.



THANK YOU!



Contact Shelly Clark at info@mereda.org for more information
or to join our advocacy efforts!