

The background of the slide is a photograph of the Merced State Capitol building, a large white neoclassical structure with a prominent green dome. The building is surrounded by lush green trees and a clear blue sky. The image is framed by a white border with rounded corners. The text is overlaid on a semi-transparent white rectangular area in the center of the image.

MEREDA

Legislative Update

February 27, 2025



Forecast



Housing
Big
Picture



Housing
MEREDA's
Lens



Housing
Here to
Stay



Housing Big Picture

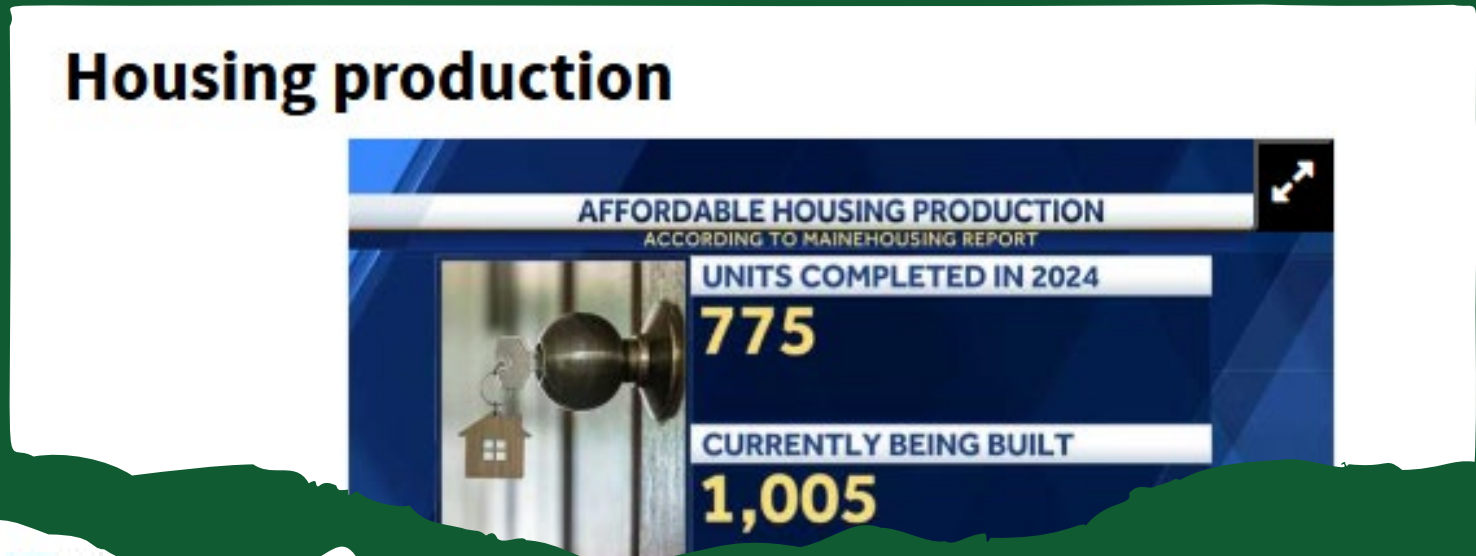
76,000 new units needed by 2030, according to the Maine Housing Production Needs Study. To achieve that goal, Maine must put housing at the top of the priorities list.

Region	Historic Underproduction	Future Need (2021 - 2030)
Coastal	21,200	24,200 - 28,000
Central Western	13,000	9,700 - 11,700
Northeastern	4,300	4,000 - 6,100
Maine	38,500	37,900 - 45,800

BON Bangor Daily News

Maine is lagging the lofty housing goals it set

Much of Maine is already lagging behind the goals set in two studies largely due to a combination of factors...



WGME

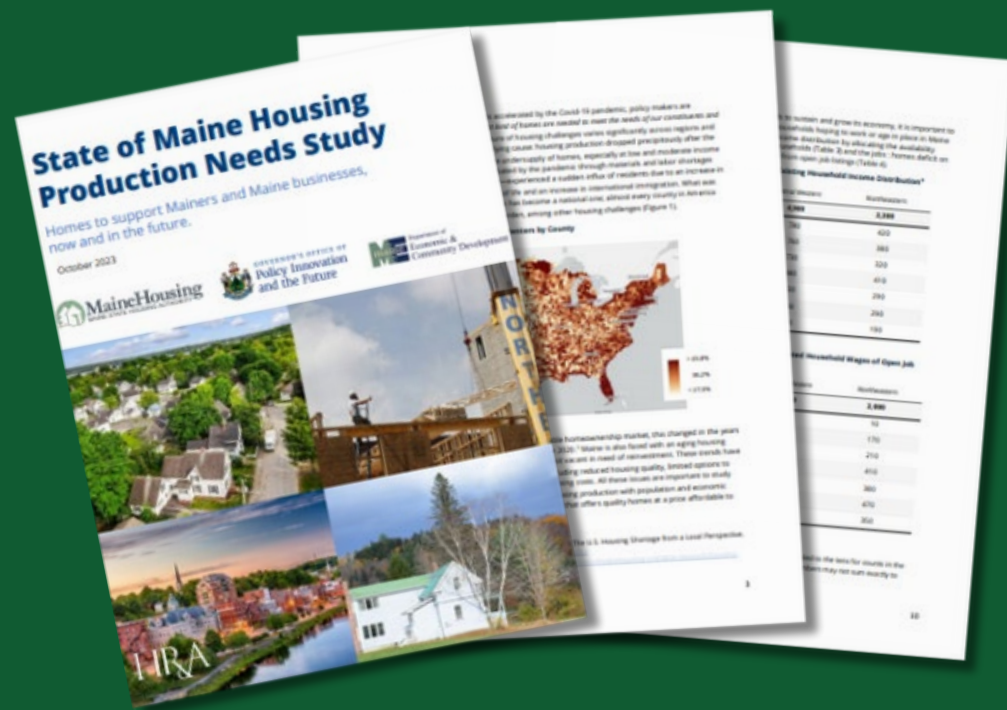
Maine needs to double annual housing production report finds

The state study is focused on an overall goal of hitting around 80,000 units by 2030. Much of that production is needed in York and...

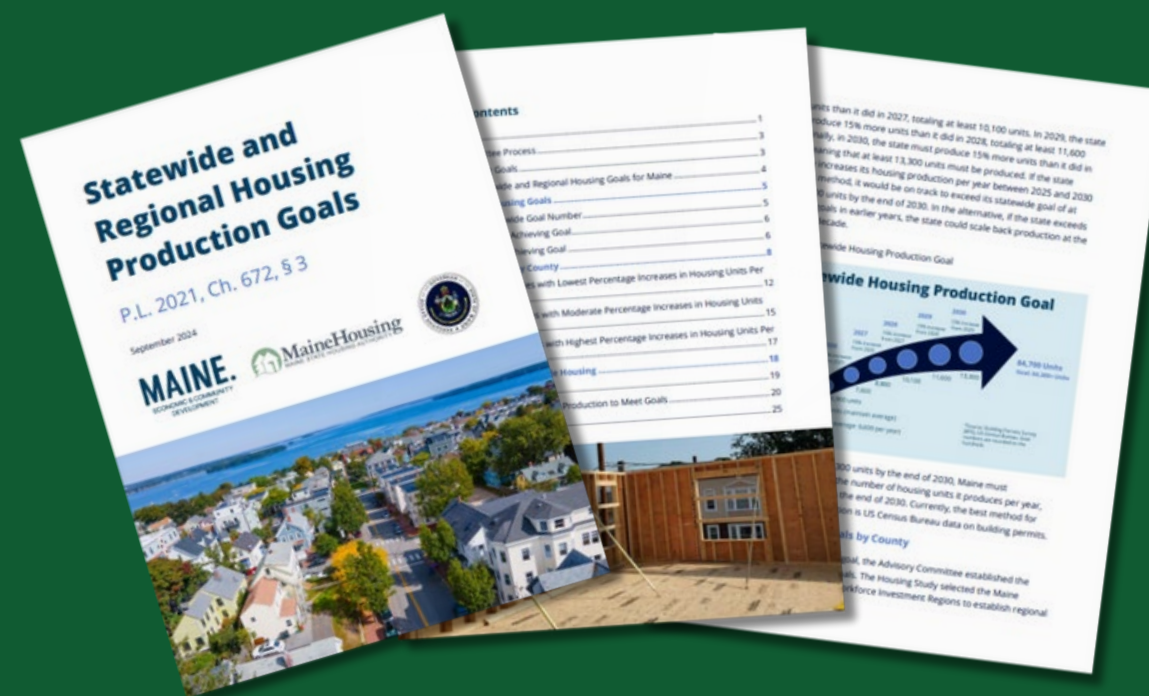
Sep 26, 2024



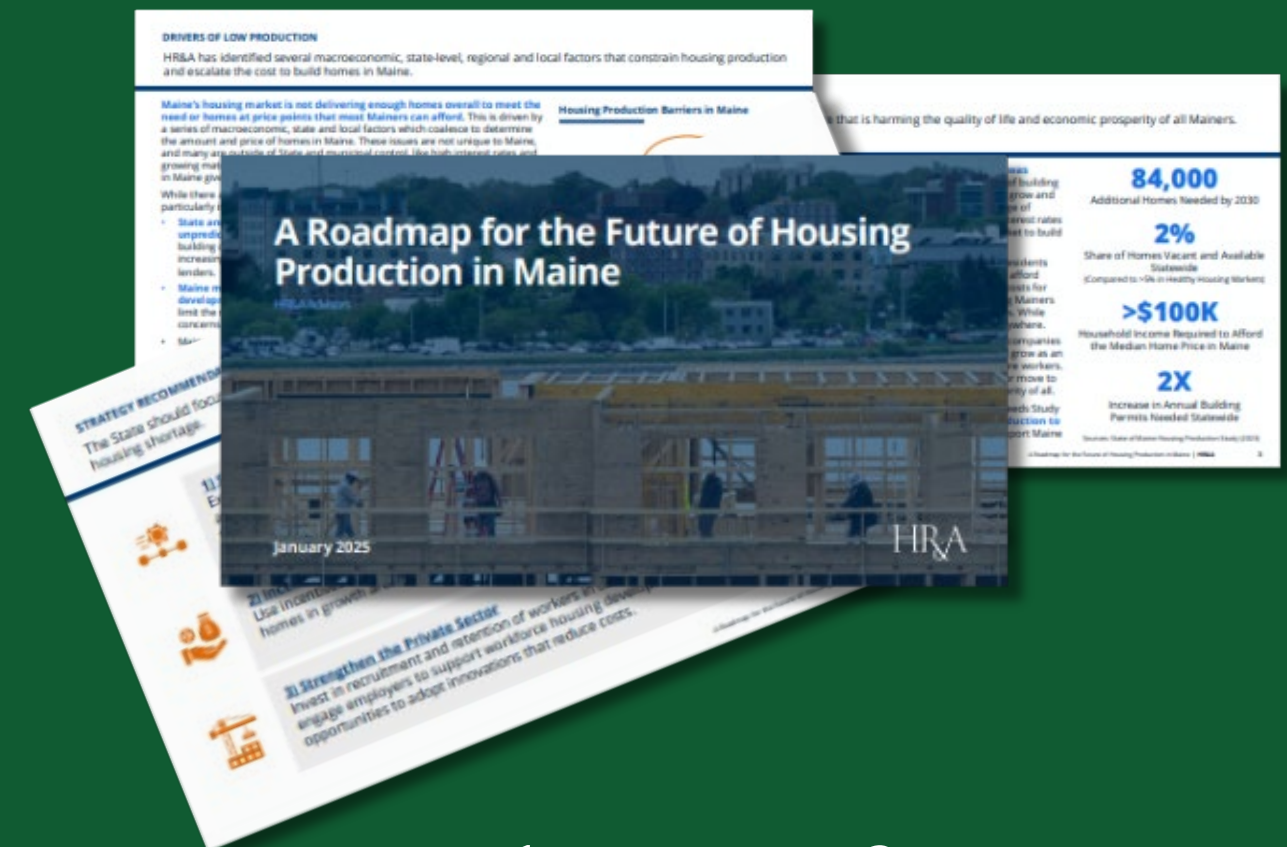
Maine Legislature, GOPIF, Maine Housing Rise to the Challenge



State of Maine
Housing
Production
Needs Study

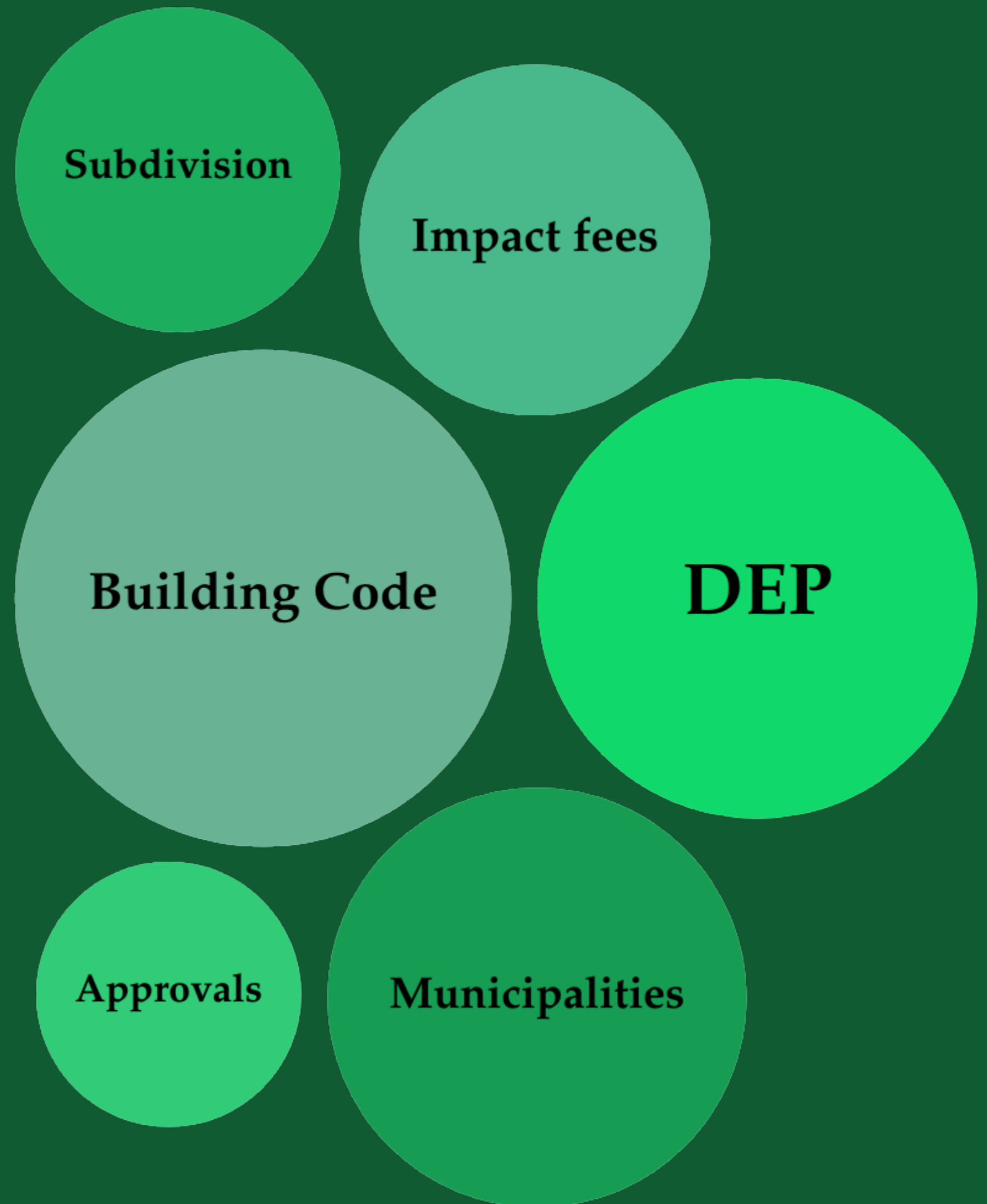


Statewide and
Regional
Housing
Production Goals



Roadmap for
Future of Housing
Production in
Maine

The HR&A report builds the case for streamlining government processes and building public capacity to meet the increased demand for review and approvals.



The report further calls out the need for increased transparency in approval and fees, as well as greater incentives to encourage production.



- Establish a housing appeals process.
- Renew funding for the MHTC and MHRTC.
- Develop state database of production needs and units constructed to date.
- Identify publicly owned land that can be sold to developers at a reduced price.
- Prioritize state funding for municipalities that meet housing goals (including school construction and infrastructure dollars)
- Designate an entity to ensure local compliance with state regulations.

Strengthening the private sector through work force training, encouraging developers of scale, and catalyzing innovative technologies like mass timber and 3-D printing.



1
Streamline
Processes and
Build Capacity

2
Incentivize
Production
and Increase
Transparency



3
Strengthen
the Private
Sector





Jason Howe

Equity Partner, Preti Flaherty

Jason chairs the Real Estate & Finance Group at PretiFlaherty, and regularly serves both as local counsel and outside general counsel to developers, investors, and lenders on both local and national projects.



Paul Peck

Attorney, Drummond and Drummond,
Founder LWS Development

Paul is an attorney at Drummond and Drummond, specializing in real estate and business transactions. Paul is also an active developer of LWS Development, which he founded.

Proven Record of Success



Prohibiting Retroactive Ordinances

MEREDA fixed 20+ years of bad law by passing a prohibiting on the retroactive application of ordinances to projects already submitted for review.



Modernizing the Condo Act

Updated the Maine Condo Act to reflect modern building and financing needs to allow conveyance of an unfinished unit ultimately intended as a dwelling.



Correcting Elevator Safety Statutes

MEREDA corrected Maine's elevator safety laws to ensure that every floor is serviced by at least one elevator and accommodate a stretcher according to the building code.

Historic Tax Credit



Subdivision



Workforce Density

MEREDA in the 132nd

Density Bonuses, Alternative Minimum Lot Size for Missing Middle

	Density Bonus	Reduced Min. Lot Size
>80%, less than 100%	75%	90%
>100%, less than 120%	60%	75%
>120%, less than 180%	45%	65%
>180%, less than 220%	30%	50%

Rep. Holly Stover
(D - Boothbay)



**Subject to
change!**

Rep. Tiffany Roberts
(D - South Berwick)

Raise Threshold for Statutory Municipal Subdivision Review



MEREDA is seeking to amend the state's mandated subdivision review law to unlock the promise of LD 2003 by allowing up to 5 units or 5 lots to be created within a 5-year period without the need for statutory subdivision review.

Maine Historic Rehabilitation Tax Credit



- 1 Accelerate Accrual of Credit for Major Projects
- 2 Increase Small Project Cap
- 3 Adopt Homeowner Credit
- 4 Eliminate the 2030 Sunset

LR 308 Sen. Pierce Teresa of Cumberland Title: An Act to Authorize a General Fund Bond Issue to Provide Funding for Housing
 LR 364 Spkr. Fecteau Ryan of Biddeford Title: An Act to Authorize a General Fund Bond Issue to Secure Prosperity for Maine Fa
 LR 974 Sen. Bennett Richard of Oxford Title: An Act to Authorize a General Fund Bond Issue to Address Maine's Housing Shortag
 LR 1624 Rep. Gere Traci of Kennebunkport Title: An Act to Authorize a General Fund Bond Issue for Affordable Housing
 LR 601 Sen. Martin Joseph of Oxford Title: An Act to Enable Mortgage Portability and Promote Housing Affordability in the Sta
 LR 998 Rep. Ducharme Jack of Madison Title: An Act to Stimulate Housing Production by Increasing the Threshold Before Partici
 LR 1523 Rep. Sachs Melanie of Freeport Title: An Act to Establish the Maine Community Development Financial Institution Fund
 LR 507 Rep. Gere Traci of Kennebunkport Title: An Act to Create the Maine Housing Trust Fund
 LR 1611 Sen. Curry Chip of Waldo Title: An Act to Respond to the Housing Affordability and Accessibility Crisis in Maine
 LR 798 Rep. Light Lookner Grayson of Portland Title: An Act to Preserve Affordability and Equity in Publicly Assisted Housing
 LR 1037 Rep. Julia Cassie of Waterville Title: An Act to Prohibit Mandatory Arbitration Agreements in Affordable Housing Appl
 LR 1852 Rep. Golek Cheryl of Harpswell Title: An Act to Increase Bridging Rental Assistance Program Housing Voucher Funding t
 LR 1208 Rep. Archer Marshall of Saco Title: An Act to Establish a Small -cap Loan Guarantee Program for Affordable Housing Invest
 LR 1710 Rep. Stover Holly of Boothbay Title: An Act to Enact the Housing Opportunities for Modest Earners Program
 LR 1398 Rep. Warren Sophia of Scarborough Title: An Act to Clarify the Eligibility of Certified Recovery Residences for Bridg
 LR 1232 Sen. Duson Jill of Cumberland Title: An Act to Preserve Publicly Assisted Affordable Housing
 LR 1303 Rep. Collins Alicia of Sidney Title: An Act to Standardize Subsidized Housing Applications
 LR 1034 Rep. Julia Cassie of Waterville Title: An Act to Ensure Equitable Access to Applications for Affordable Housing in th
 LR 1993 Sen. Curry Chip of Waldo Title: Resolve, to Establish a Working Group to Address Regulatory Barriers to Housing Const
 LR 2227 Rep. Gere Traci of Kennebunkport Title: An Act to Promote Investment in Housing
 LR 1918 Rep. Eaton Holly of Deer Isle Title: An Act to Provide Funds for the Redevelopment of the Island Nursing Home Into Af
 LR 2283 Rep. Crafts Lydia of Newcastle Title: An Act to Reduce Housing Costs for Single -family Homes and 2 -family Homes
 LR 2140 Rep. Gere Traci of Kennebunkport Title: An Act to Create the Statewide Housing Appeals Board
 LR 2092 Rep. Gere Traci of Kennebunkport Title: An Act to Allow Residential Housing on Church Property Located in Commercial
 LR 1959 Rep. Gere Traci of Kennebunkport Title: Resolve, to Require the Preparation of Preapproved Building Types
 LR 2078 Sen. Bradstreet Dick of Kennebec Title: Resolve, to Prepare Preapproved Building Types
 LR 2143 Rep. Faulkingham Billy Bob of Winter Harbor Title: An Act to Limit Municipal Impact Fees on Housing Development
 LR 2013 Rep. Stover Holly of Boothbay Title: An Act to Address Housing Density Requirements in Sole Source Aquifer Island and
 LR 2361 Sen. Libby James of Cumberland Title: An Act to Update Language on Set -back Variance for Single -family Dwellings
 LR 1518 Sen. Bennett Richard of Oxford Title: Resolve, Establishing a Working Group to Examine the Potential of Innovative Co
 LR 680 Sen. Baldacci Joseph of Penobscot Title: An Act to Support Mobile Home Residents in Purchasing Their Mobile Home Parks
 LR 849 Rep. Golek Cheryl of Harpswell Title: An Act to Amend the Laws Governing Manufactured Home Parks LR 1950 Rep. Arford P
 LR 403 Sen. Reny Cameron of Lincoln Title: An Act to Create a Registry for Mobile Home Parks
 LR 1913 Sen. Bradstreet Dick of Kennebec Title: An Act to Improve the Process for All Mobile Home Tenants Regarding the Purch
 LR 2427 Rep. Golek Cheryl of Harpswell Title: An Act to Clarify Licensing Jurisdiction for Manufactured Housing Communities
 LR 2254 Rep. Gramlich Lori of Old Orchard Beach Title: An Act to Support the Creation of Resident -owned Mobile Home Parks
 LR 1672 Sen. Nangle Tim of Cumberland Title: An Act to Protect Residents Living in Mobile Home Parks
 LR 2097 Sen. Reny Cameron of Lincoln Title: An Act Amending the Duties and Responsibilities of the Manufactured Housing Board
 LR 2156 Sen. Reny Cameron of Lincoln Title: An Act to Fund the Mobile Home Community Preservation Fund
 LR 1109 Rep. Julia Cassie of Waterville Title: An Act to Ensure Affordable and Stable Housing for Mobile Home Park Residents
 LR 2033 Rep. Henderson Rachel of Rumford Title: An Act to Address the Housing Crisis by Strengthening Residential Property Ow
 LR 971 Sen. Guerin Stacey of Penobscot Title: An Act to Protect Homeowners from Squatters, Fraud and Destruction of Real Prop
 LR 363 Spkr. Fecteau Ryan of Biddeford Title: An Act to Address the Housing Crisis by Reducing Barriers to Building More Acce
 LR 217 Sen. Talbot Ross Rachel of Cumberland Title: An Act to Enact the Fair Chance in Housing Act
 LR 1935 Rep. Gere Traci of Kennebunkport Title: An Act to Restrict Municipal Ordinance Requirements Regarding Housing Develop
 LR 1162 Rep. Malon, II Marc of Biddeford Title: An Act to Increase the Availability of Housing by Allowing Residential Use De
 LR 893 Sen. Bailey Donna of York Title: An Act Enabling Municipalities to Protect Tenants and Stabilize Rents
 LR 362 Spkr. Fecteau Ryan of Biddeford Title: An Act to Build Housing for Maine Families and Attract Workers to Maine Busines
 LR 790 Rep. Soboleski Mike of Phillips Title: An Act to Amend the Laws Regarding Zoning and Land Use Restrictions to Limit Ce
 LR 1214 Rep. Cooper Mark of Windham Title: An Act to Ensure the Exemption of Certain Agricultural Buildings from the Maine Un
 LR 2163 Rep. Gere Traci of Kennebunkport Title: An Act to Promote Municipalities Contributing to Meeting Regional Housing Goa
 LR 387 Rep. Ducharme Jack of Madison Title: Resolve, Directing the Department of Agriculture, Conservation and Forestry to Co
 LR 2155 Sen. Libby James of Cumberland Title: An Act to Update Language on Setback Variances for Single -family Dwellings
 LR 1996 Rep. Rudnicki Shelley of Fairfield Title: An Act to Require Radon Testing in New Commercial and Residential Construct
 LR 1646 Rep. Roberts Tiffany of South Berwick Title: An Act to Amend Maine's Municipal Subdivision Standards to Promote Housi
 LR 2072 Rep. Rana Ambureen of Bangor Title: An Act to Create a Residential Rental Unit Registry
 LR 754 Rep. Golek Cheryl of Harpswell Title: An Act to Prohibit Housing Discrimination Based on an Individual's Source of Inc
 LR 1021 Rep. Eder John of Waterboro Title: An Act to Require Certain Rental Housing in the State to Meet Minimum Insulation L
 LR 1966 Sen. Bailey Donna of York Title: An Act Regarding Pets in Rental Housing
 LR 2095 Rep. Gere Traci of Kennebunkport Title: An Act to Extend Rent -to-own Protections to Mobile Home Park Tenants
 LR 1358 Pres. Daughtry Matthea of Cumberland Title: An Act to Implement the Recommendations of the Office of Policy Innovatio
 LR 665 Rep. Zager Sam of Portland Title: An Act to Implement the Recommendations of the Maine State Housing Authority Regardi
 LR 1241 Rep. Smith Katrina of Palermo Title: An Act to Protect Elderly Homeowners in Home Share Agreements
 LR 1529 Rep. McCabe Julie of Lewiston Title: An Act to Rehabilitate Maine's Aging Housing Stock and Promote Homeownership
 LR 1420 Rep. Malon, II Marc of Biddeford Title: An Act to Support Diversion Efforts to Address Homelessness in Maine
 LR 994 Rep. Malon, II Marc of Biddeford Title: An Act to Prioritize Affordable Housing for Working Families by Expediting Rev
 LR 2024 Rep. Arford Poppy of Brunswick Title: An Act to Grant State Property Surplus Program Donee Status to Affordable Housi
 LR 123 Sen. Reny Cameron of Lincoln Title: An Act to Encourage Resident -owned Communities and Cooperatives and Preserve Affordab
 LR 826 Rep. Friedmann Gary of Bar Harbor Title: An Act to Authorize a Local Option Sales Tax on Short -term Lodging to Fund Munic
 LR 225 Rep. Gere Traci of Kennebunkport Title: An Act to Establish a Community Resilience Fee to Support Climate Actions and
 LR 432 Rep. Eder John of Waterboro Title: An Act to Create a Property Tax Incentive for Employers to Provide Housing for Thei
 LR 827 Rep. Friedmann Gary of Bar Harbor Title: An Act to Establish a Graduated Real Estate Transfer Tax to Be Used for Affor
 LR 1728 Rep. Walker Mark of Naples Title: An Act to Impose a 5 -year Tax Moratorium on All Profits from the Sale of Newly Built H
 LR 1063 Sen. Bennett Richard of Oxford Title: An Act to Eliminate Double Taxation on Housing Constructed Off -site

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 tion in the Maine Uniform Building and Energy Code Is Mandatory
 to Support Small Businesses, Rural Economic Development and Affordable Housing
 Developments
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 Peninsular Communities
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 sistance Program Within the Maine State Housing Authority
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 ng Efforts to Improve Access to Credit for Low -income Renters
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Housing is Here to Stay



Elizabeth M. Frazier

Thank you!

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