
The Need for Housing in Maine

SPEAKER FECTEAU



Maine's Housing Crisis

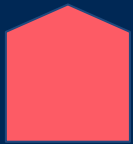
- **The status quo is not sustainable.** Maine needs to build 1000 affordable units each year to meet demand. From 2014-2020, we were building only 25% of that need on average.
- **Maine needs more housing today** to accommodate our workforce, our young people, and older Mainers, and these needs will only grow in the decades to come. There are currently over 25,000 people on affordable housing waitlists statewide.
- **Our housing crisis requires that we take action** to better use land currently restricted to single family homes and empower people to build housing on the land they own.
- Better zoning laws can make **every Maine community more welcoming and affordable** to people from all walks of life.
- **This is not the only approach to solving the housing crisis.** Maine has already developed the Affordable Housing Tax Credit and allocated \$50 million in American Rescue Plan funds to the construction of new affordable units. **This bill provides a complementary approach to solving the crisis.**

What's Possible?

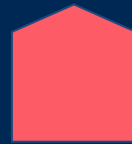
- We need **all types of housing** including affordable housing, which should be the expectation in every community, rather than an anomaly. We owe this to our seniors, young families who want to make a life here, and our workforce.
- We need creative partnerships and solutions to **fix the housing crunch** Mainers are experiencing.
- **Maine can be a leader** in how we approach the supply and demand issues we're facing.
LD 2003 can make housing more **attainable** for Mainers.
- Municipalities didn't create Maine's housing crisis, federal and state government policy helped shape the issue, too. We must be part of the solutions now.

Today, we face a housing crisis. Supply has not kept up with demand.

Other Maine-specific factors:



Oldest
housing stock
in the nation



1 in 5 Maine renters
pay **more than half**
their income
toward housing
costs



Maine's #1
emission is from
transportation

Production Lagging Behind

We need to be building about **1000 affordable units each year** to meet demand. From 2014-2020, we were building only 25% of that need on average.

Year	Units
2015	254
2016	278
2017	304
2018	125
2019	237
2020	286
2021	449

Maine Housing, Development Program Metrics
<https://mainehousing.org/policy-research/program-data/development-program-metrics>



Work We've Done

POLITICS

Gov. Mills signs bill to bring more affordable housing to Maine

Feb 2020

The plan calls for the state to invest \$10 million a year over eight years into creating homes and apartments for low-income families, elderly, and rural communities

Single Largest Investment in Housing in State History

Maine allocates \$50 million to housing through American Rescue Plan funds

June 2021

Maine refinances a housing bond to add \$30 million+ for new housing construction

Maine lawmakers, experts release affordable housing recommendations amid housing crisis

Dec 2021

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A dark red outline map of the state of Rhode Island is centered on the page. The map shows the state's irregular shape, including its coastline and the small islands of Conanicut, Aquidneck, and Narragansett.

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Commission Recommendations

Recommendation 1

Allow ADUs by right in all zoning districts currently zoned for single-family homes.

Recommendation 4

Provide technical + financial assistance for communities making zoning changes to increase affordable housing.

Recommendation 7

Create a system of priority development areas, where multifamily housing is permitted with limited regulatory barriers.

Recommendation 2

Eliminate single-family zoning restrictions in all residential zones across the State.

Recommendation 5

Create density bonuses in all residential zones throughout the State.

Recommendation 8

Strengthen Maine's Fair Housing Act by eliminating the terms "character," "overcrowding of land," and "undue concentration of population" as legal bases for zoning regulations.

Recommendation 3

Prohibit municipal growth caps on the production of new housing.

Recommendation 6

Create a three-year statewide incentive program for municipalities.

Recommendation 9

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

Compromise Reached

Recommendation 1

Allow ADUs by right in all zoning districts currently zoned for single-family homes. **Edited with Municipal Feedback.**

Recommendation 4

Provide technical + financial assistance for communities making zoning changes to increase affordable housing.

Recommendation 7

Create a system of priority development areas, where multifamily housing is permitted with limited regulatory barriers.

Recommendation 2

Eliminate single-family zoning restrictions in all residential zones across the State. **Edited with Planner Feedback.**

Recommendation 5

Create density bonuses in **some** zones. **Edited with Municipal Feedback.**

Recommendation 8

Strengthen Maine's Fair Housing Act by eliminating the terms "character" "overcrowding of land," and "undue concentration of population" as legal bases for zoning regulations.

Recommendation 3

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

Recommendation 6

Create a three-year statewide incentive program for municipalities.

Recommendation 9

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

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ACCESSORY DWELLING UNITS

Allow ADUs in all zoning districts currently zoned for single-family homes and exempts them from any growth caps.

TECHNICAL SUPPORT

Provide technical + financial assistance for communities making zoning changes to increase affordable housing.

MORE ATTAINABLE UNITS

In residential zones without existing structures, allow up to 4 units per lot, subject to conditions to ensure adequate utilities and sprawl reduction. In residential zones with existing structures, allow up to 2 additional units on a lot.

PROMOTING DENSITY

Create density bonuses to incentivize more affordable housing development and ensure long-term affordability. Often the biggest factor in a project not moving forward or not leading to affordable units is density.

EQUITY

Recommendation 8 was reimaged to align Maine zoning ordinances with the federal Fair Housing Act and the Maine Human Rights Act, specifically provisions related to housing. Connecticut has adopted a similar law.

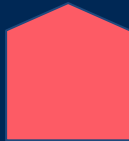
Residential Areas

Where Single-Family Homes Are Already Allowed

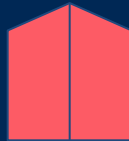
EMPTY LOT



Empty Lot



Single Family Home



Duplex



Triplex*



Fourplex*

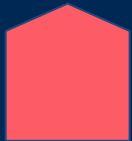
Allowed if:

- Located in "growth area" according to comprehensive plan or
- Located in area with existing water/sewer capabilities in towns without comprehensive plans

Residential Areas

Where Single-Family Homes Are Already Allowed

EXISTING HOME



Single
Family
Home



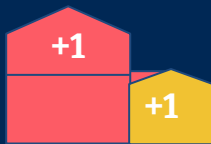
= 1 Unit Added
Additional unit added
within the existing
structure (i.e.,
basement or attic)



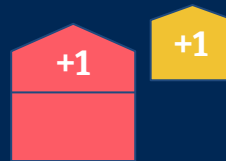
= 1 Unit Added
Addition of an ADU
attached to or within
the existing structure



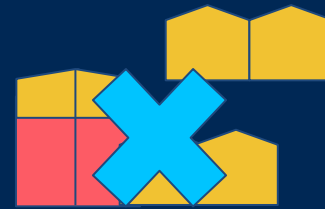
= 1 Unit Added
Addition of an ADU
detached from the
existing structure



= 2 Units Added
Additional unit added
within existing structure
and an ADU attached or
within the existing
structure



= 2 Units Added
Additional unit added
within the existing
structure and an ADU
detached



Not allowed:
2 ADUs or
2 units within
existing structure

Housing Opportunity Program

Technical and financial assistance will support communities implementing zoning and land uses related policies required to support increased housing development: The program will support regional approaches, municipal model ordinance development, and will encourage policy that supports increased housing density where feasible while being sure to protect working and natural lands.

Housing Opportunity Fund: Service Provider grants and Community Housing Incentive Program grants Grants may be awarded to experienced service providers to support municipal ordinance development, technical assistance, and public process and community engagement support. These programs may encourage regional coordination between municipalities.

1. **Community housing planning grants** would be awarded through a competitive process to municipalities to support the creation of housing development plans which include ordinance and policy amendments to support those plans. The grants shall be awarded for a period of up to three years, with required progress reports each year.
2. **Community housing implementation grants** would be awarded through a competitive process to support the implementation of community housing priorities.

Direct Technical Assistance: Technical assistance will be provided for housing policy development, with guidance directly to regional groups, municipalities and other housing stakeholders. This may include, but is not limited to, assisting municipalities with information about available grant opportunities, sharing best practices from jurisdictions inside and outside of Maine, providing model language for local ordinances and policies, and providing information to the general public which may support local and statewide policy changes meant to increase the supply of housing.

March 2022

 The Times Record

"Bath has 2,640 single-family or two-family residences that would qualify to add a living unit as a result of this new rule, according to Bath Housing Director Deb Keller.

If **just 5%** of those eligible residents took advantage of the allowance, it would **add 132 new housing units** in the city."

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