

FREEPORT HOUSING TASK FORCE

Policy Recommendations

March 19, 2024

PRIMARY GOAL. Increase supply for all types of housing units through intentional use of all available planning strategies, policy updates, zoning improvements, and funding and incentives. Affirmatively state that housing is a public good.

Priority List of Immediate or very-near term actions for the Council:

- Designate a primary growth area focused on Downtown Freeport and the Route 1 corridor south, approximately to Maine Beer Company, and marry land use and appropriate financing tools for desirable housing development. The Dog-Bone
- Create inventory of all multi-family housing units to capture count, sizes, size of bldg., # of school age children and any STR.
- Update Town Tax Increment Financing Policy to prioritize commercial housing development.
- Create clarity and predictability for developers with distinct language amendments/addenda that specifically spells out permit pathway and project/site requirements for higher density zone districts.
- Specifically direct planning Board to address/execute on Ordinance language that will:
 - Upzone areas within 1,000 feet of Route 1 South to enable dense housing development, particularly in the proposed transit-oriented development area of Downtown south to the southernmost Breeze stop, consistent with VC1 standards for housing.
 - Relax minimum parking standards as justified by ongoing parking demand data and analysis, particularly in areas of Town served by water, sewer, power, and transit and bicycle/pedestrian facilities.
 - Eliminate the three-story maximum in the Village Commercial 1 zone.
 - Explore trade-offs for increasing maximum height in the Downtown.
 - Eliminate all prohibitions on multi-family housing in all Village and Commercial zones.
- Establish policy to shelter revenues from TIF-eligible projects to create an Affordable Housing Fund to subsidize appropriate costs related to the development of new supply.
- Commit ARPA funds to pledge \$25,000 to Tedford Housing project in Brunswick.
- Consider a partnership with Freeport Housing Trust to create finance tools to support For-Sale homes, either single family, attached townhouses or condominiums or all of the above with a primary focus on “starter” homes.

