

**Joint Select Committee on Housing
Interim Meeting
September 25, 2024 – 10:00am
Room 216 Cross Building**

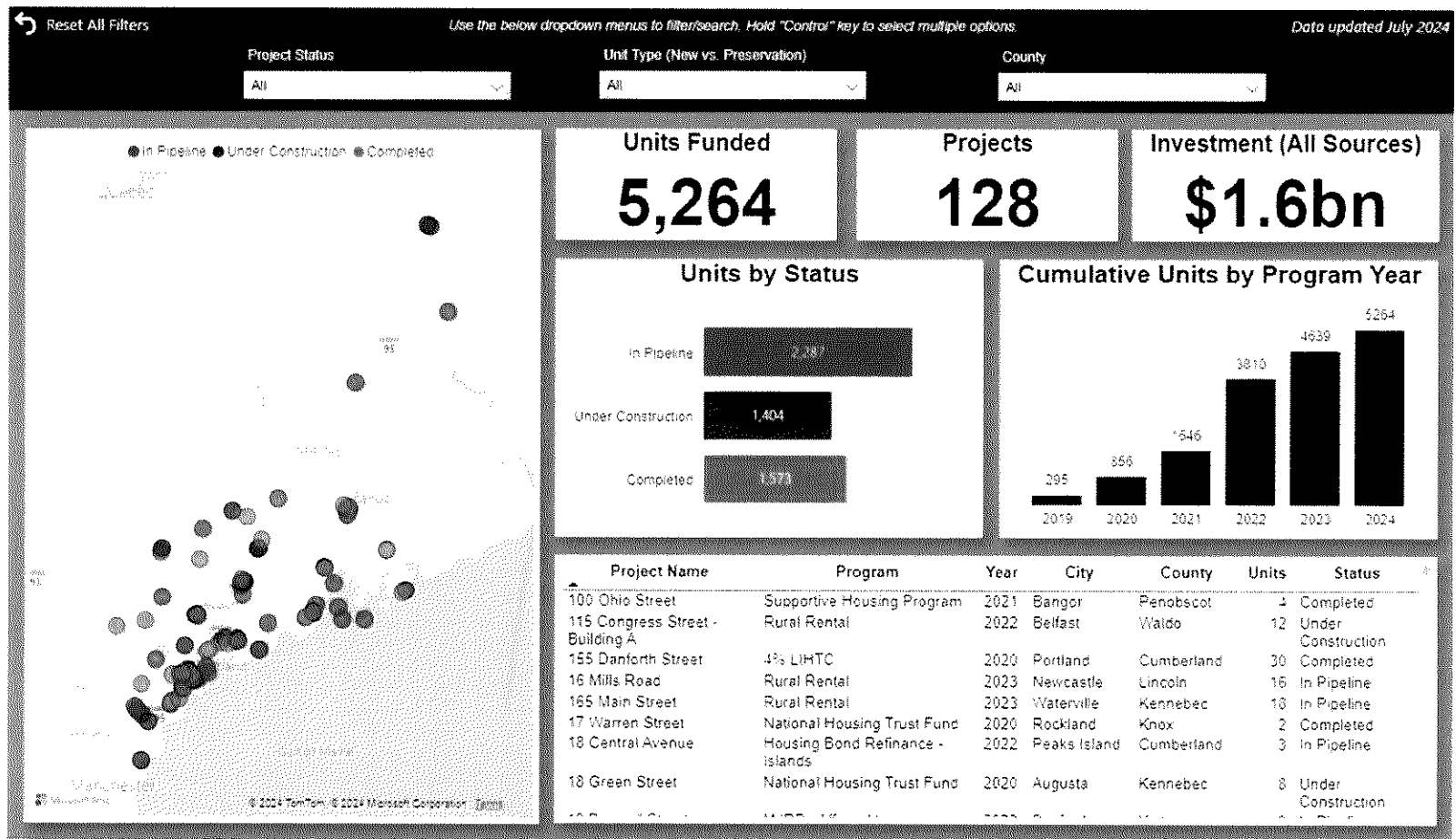
AGENDA

(Committee may take a break as needed)

- I. Welcome and Introductions
- II. Governor's Office of Policy Innovation and the Future
 - Building permit data collection
 - Office of Community Affairs
 - Development in high-use corridors working group ([LD 1673](#))
- III. Department of Economic and Community Development
 - Regional Housing Goals Report
- IV. Department of Health and Human Services
 - Housing First update
- V. Maine Housing
 - Housing First (with DHHS) and other updates, including HUD vouchers
- VI. Regional Planning Offices/Councils of Government
 - Health and financial needs of Regional Councils
- VII. Adjourn

Housing Production Dashboard

This dashboard displays actions and investments taken since the beginning of the Mills Administration in 2019 to expand the supply of affordable housing in Maine. All data visualizations were created by GOPIF, in partnership with MaineHousing. The locations of certain housing projects have been omitted from the dashboard to ensure the privacy and safety of their at-risk resident populations. Total investment numbers include all public and private development costs, where available. Current year data includes MaineHousing estimates of anticipated investments.



<https://www.maine.gov/future/housing/dashboard>



GOVERNOR'S OFFICE OF
**Policy Innovation
and the Future**

**Sarah Curran, Deputy Director
Climate Planning and Community
Partnerships**



Maine Office of Community Affairs

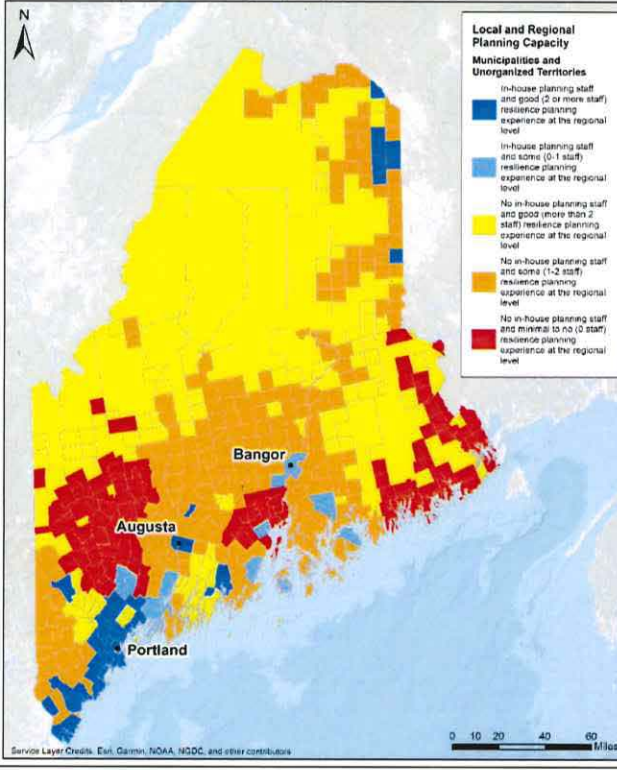


GOVERNOR'S OFFICE OF
Policy Innovation
and the Future

September 2024

Maine Climate Resilience
Local and Regional Planning Capacity

January 2022



Maine communities face complex challenges. Many lack local planning and implementation capacity to address them.



GOVERNOR'S OFFICE OF
Policy Innovation
and the Future

September 2024

To access technical assistance, planning support, and funding opportunities from the state, communities must currently navigate a variety of programs managed across several agencies.

- Department of Agriculture, Conservation and Forestry
- Governor's Office of Policy Innovation and the Future
- Department of Marine Resources
- Department of Economic and Community Development
- Office of the State Fire Marshal



The complexity of housing, land use, climate resiliency, and other challenges facing communities demands greater coordination across state agencies.



GOVERNOR'S OFFICE OF
Policy Innovation
and the Future

September 2024

Maine communities say reorganizing state programs under a new office would more effectively provide robust planning support, technical assistance, and funding opportunities, and ensure coordinated and coherent communication.

“Municipal officials spend tremendous amounts of often unpaid time trying to meet the obligations on the ground and would benefit from both a single point source for data but also cross-municipal collaboration between and inside departments at the state level.”

- Maine Municipal Association



Maine Office of Community Affairs (MOCA)

Mission: To foster communications and partnerships between the State and Maine communities in Maine. The Office will engage with towns, cities, Tribal governments, and regional entities to provide coordinated and efficient planning, technical assistance, and financial support to better plan for challenges, pursue solutions, and create stronger, more resilient Maine communities.

1. Assistance; data; planning, and funding
2. Coordination and communication



December 2023 and January 2024 Storms



Photo credit: MaineDOT



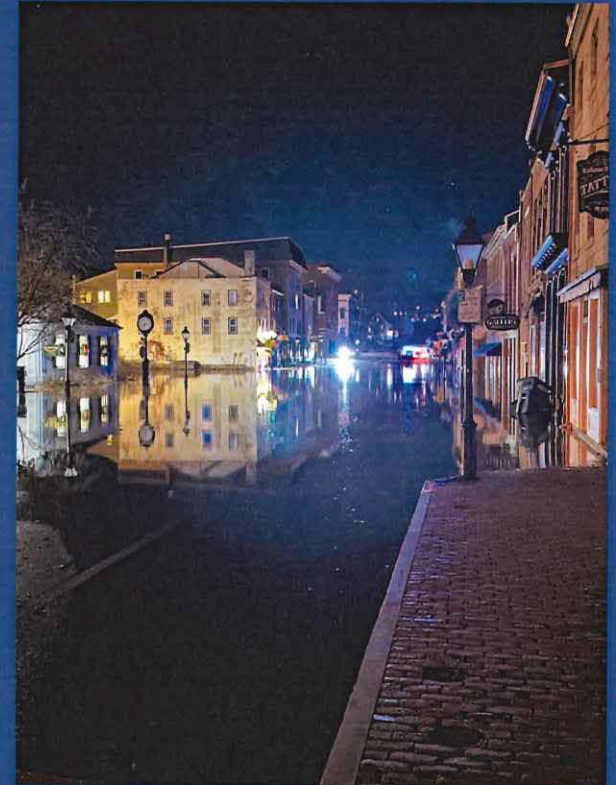
Photo credit: Maine Forest Service



Photo credit: Town of Stonington



Photo credit: DECD



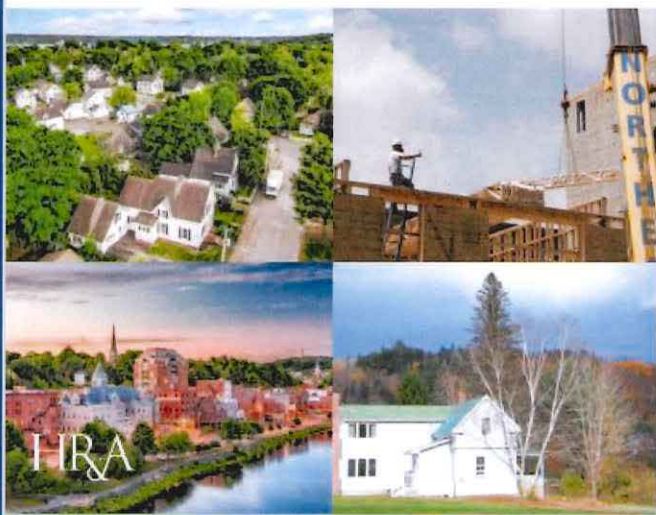
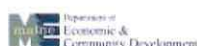
September 2024



State of Maine Housing Production Needs Study

Homes to support Mainers and Maine businesses, now and in the future.

October 2023



Maine needs 38,500 additional homes to meet unmet demand due to underproduction over the past decade. This is about a 5% increase in Maine's total housing inventory.

Going forward, Maine also needs between 38,000 and 46,000 additional homes by 2030, based on future population, housing market, and workforce scenarios.



GOVERNOR'S OFFICE OF
Policy Innovation
and the Future

September 2024

Recent Major Federal Funding Laws

2021: American Rescue Plan Act (ARPA)

\$1.9 trillion

~\$1b for the Maine Jobs & Recovery Plan (MJRP)

**Workforce Development,
Business Supports,
Infrastructure Upgrades**

2021: Bipartisan Infrastructure Law (BIL)

\$1.2 trillion

~\$2.5b available to ME

**Transportation,
Environment &
Resiliency, Energy,
Broadband**

*Many initiatives targeting
community infrastructure*

2022: Inflation Reduction Act (IRA)

\$394
billion

Clean Energy

*Much in form of incentives
for individuals and private
firms (tax credits, loans,
grants)*

2022: CHIPS & Science Act (CHIPS)

\$280
billion

**Semiconductors
manufacturing & Science
R&D**

*Incentives for semiconductor
manufacturers, plus significant
funding for research and
workforce institutions*



MOCA will work in partnership with communities and regional organizations to navigate these complex challenges and pursue comprehensive solutions.

- **Climate Resilience:** Community Resilience Partnership, Maine Coastal Program, Maine Floodplain Program, new NOAA-funded State Resilience Office
- **Land Use Planning:** Municipal Planning Assistance Program
- **Housing Planning:** Housing Opportunity Program, MUBEC/Code Enforcement
- **Volunteer Maine**



**LD 1673 Resolve, Establishing a Working Group to Coordinate
Collaboration Among State Agencies for the Purpose of Promoting Smart
Growth and Development in High-use Corridors**



GOVERNOR'S OFFICE OF
Policy Innovation
and the Future

September 2024

GOPIF to convene an agency working group

“to design a plan for agency coordination to maximize state resources and promote smart growth, walkable neighborhoods, mixed-use development and mixed-income housing in high-use corridors near higher-density downtowns, village centers or crossroads through infilling and redevelopment of underutilized lands. The working group shall also propose a plan for technical assistance grants to municipalities for the development of ordinances and zoning regulations governing high-use corridors including model transit-oriented development zoning ordinances for municipal consideration.”



LD 1673 Agency Working Group

- Governor's Office of Policy Innovation and the Future
- Department of Transportation
- Department of Environmental Protection
- Department of Agriculture, Conservation and Forestry
- Department of Economic and Community Development
- Maine Housing

Report due January 15, 2025



GOVERNOR'S OFFICE OF
Policy Innovation
and the Future

September 2024

Resources and Initiatives including

- **NEW Maine Office of Community Affairs (MOCA)**
- **Maine Climate Council's land use recommendations**
- **Maine DECD Housing Opportunity Program**
- **Maine DOT Complete Streets, Village Partnership, setting speed-limits**
- **Maine DECD online site selection tool, Community Development Block Grants**
- **Maine DEP brownfields program**
- **MaineHousing QAP**
- **State of Maine Housing Data Portal**



Statewide and Regional Housing Production Goals



Statewide and Regional Housing Goals



Sec. 3. 5 MRSA §13056, sub-§9 is enacted to read:

9. Establish statewide housing production goals. Establish, in coordination with the Maine State Housing Authority, a statewide housing production goal that increases the availability and affordability of all types of housing in all parts of the State. The department shall establish regional housing production goals based on the statewide housing production goal. In establishing these goals, the department shall:

- A. Establish measurable standards and benchmarks for success of the goals;**
- B. Consider information submitted to the department from municipalities about current or prospective housing developments and permits issued for the construction of housing; and**
- C. Consider any other information as necessary to meet the goals pursuant to this subsection.**

Advisory Committee



- To start the housing goals process, DECD convened an advisory committee to create statewide and regional goals using the housing needs study as a framework.
- The Advisory Committee included representation from the Maine State Legislature, state government departments, regional councils, a statewide planning organization, business groups, an educational group, affordable housing groups, the state's real estate association, and the state's municipal advocacy group.
- The Advisory Committee convened for the first time on February 14, 2024, and met monthly through June 2024 to develop the housing production goals.

Oregon: Executive Order No. [23-04](#) (Jan. 2023)



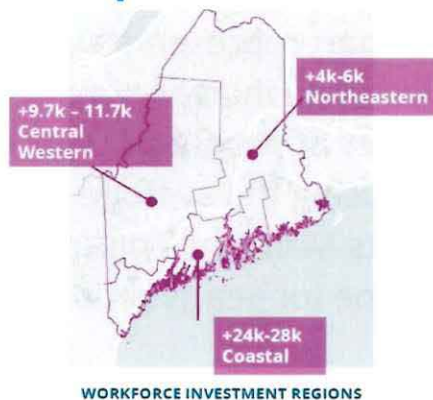
- **Current Need:** 140,000 units
- **Future Need** (10 years): 221,781 units
- **Total Need:** 361,781
- **Current Production:** 20,000 units per year
- **Production Goals:**
 - 36,000 units per year (80% increase in production)
 - 360,000+ units over 10 years
 - Units that must be affordable (less than 80% AMI)= 180,000+ ("more than" 50%)
- Also established advisory committee to create recommendations for meeting goal

Housing production needs data from the [Oregon Housing Needs Analysis](#) (as directed by [HB 2003](#) (2019))

State of Maine Housing Production Needs Report

- Using the statewide housing needs numbers as a starting point for discussion, the Advisory Committee recommended that a statewide goal reflect the higher production needs numbers outlined in the housing needs study.
- The reason for using the higher production needs number is because the production needs were in part based on building permit data.
- Building permit data is not a precise measurement of completed housing units because a building permit does not always result in a completed unit.

Underproduction Need



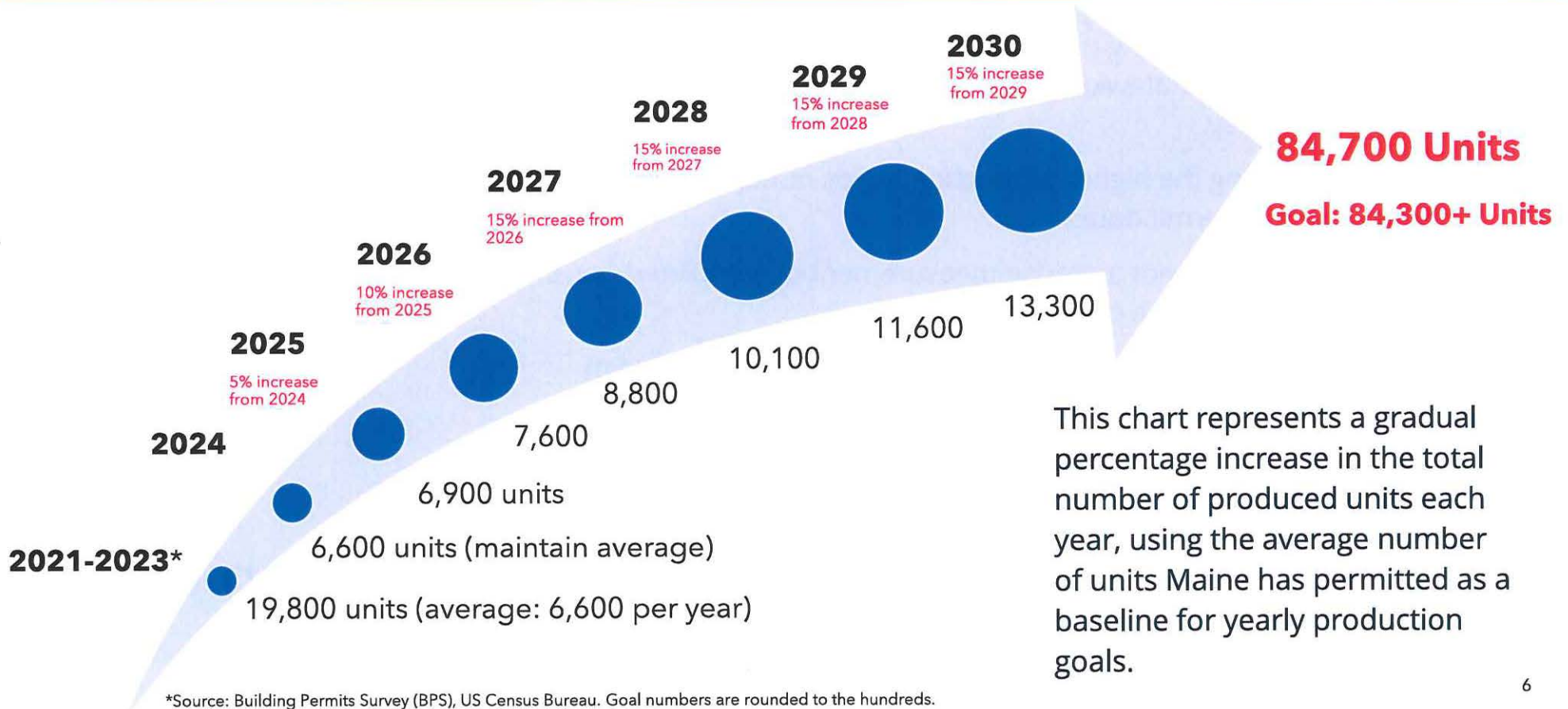
Future Need (2021-2030)



+

= 84,300 units

Statewide Housing Production Goal



Final Recommendation: Regional Production Goals by County

- Easier to synthesize data using clearly defined boundaries;
- Housing needs study provides production numbers at the county level;
- Many existing regional councils organize service areas by these boundaries; and
- ACS data is organized on county level





Regional Production Goals by County:

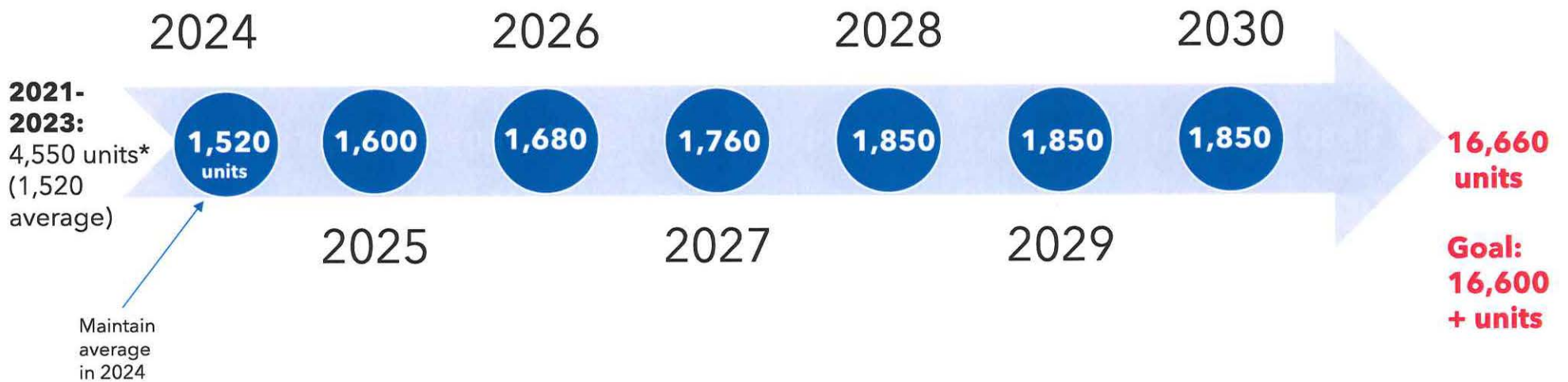
Counties with Lowest Percentage Increases in Housing Units Per Year

Cumberland County



*Source: <https://socds.huduser.gov/permits>. Goal numbers are rounded to the tens

York County



Ramp up period: 5% increase in units through 2028.

*Source: <https://socds.huduser.gov/permits>. Goal numbers are rounded to the tens.

Lincoln County



Ramp up period: 10% increase in units in 2025 through 2029.

*Source: <https://socds.huduser.gov/permits>. Goal numbers are rounded to the tens.

Sagadahoc County



Ramp up period: 10% increase in units in 2025; 15% increase in units in 2026 through 2028.

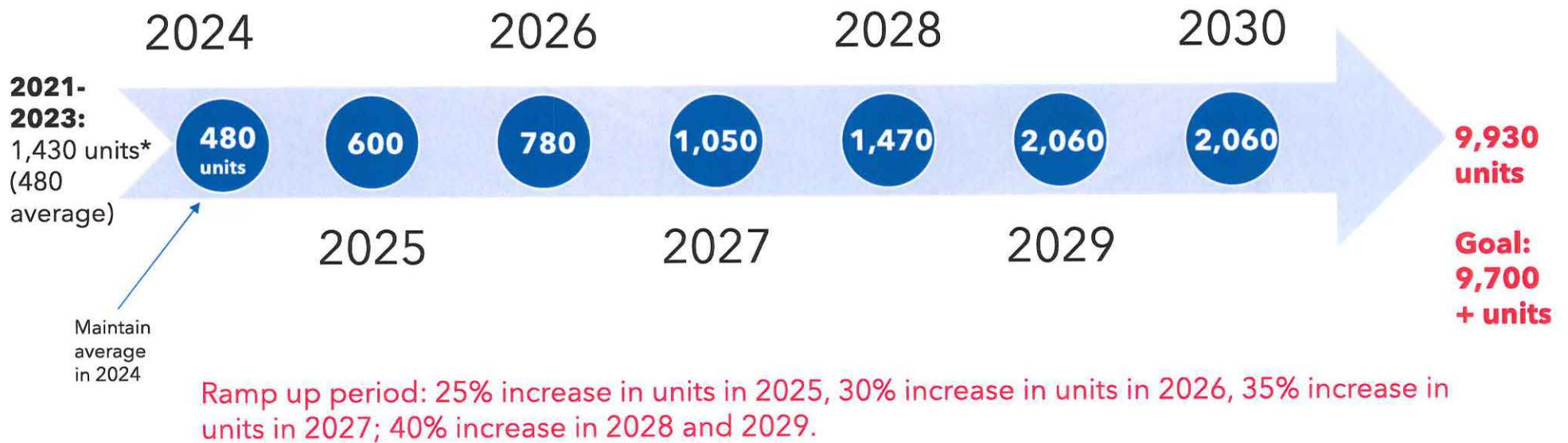
*Source: <https://socds.huduser.gov/permits>. Goal numbers are rounded to the tens



Regional Production Goals by County:

Counties with Moderate Percentage Increases in Housing Units Per Year

Kennebec County



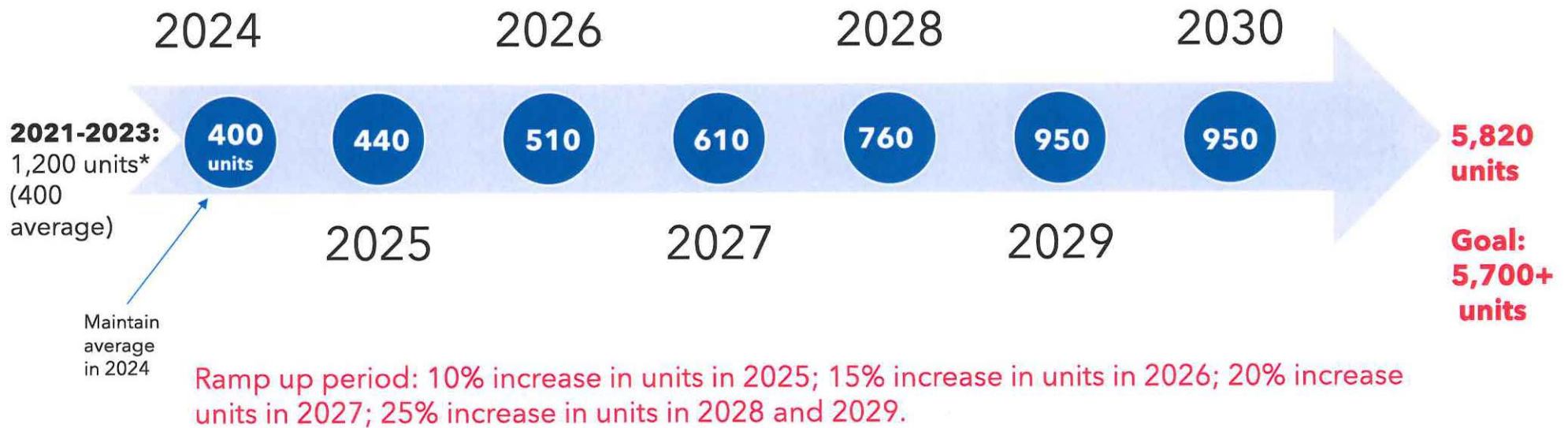
*Source: <https://socds.huduser.gov/permits>. Goal numbers are rounded to the tens

Androscoggin County



*Source: <https://socds.huduser.gov/permits>. Goal numbers are rounded to the tens

Penobscot County



*Source: <https://socds.huduser.gov/permits>. Goal numbers are rounded to the tens



Regional Production Goals by County:

Counties with the Highest Percentage Increases in Housing Units Per Year

Aroostook County



*Source: <https://socds.huduser.gov/permits>. Goal numbers are rounded to the tens

Washington County



*Source: <https://socds.huduser.gov/permits>. Goal numbers are rounded to the tens

Strategies to Increase Housing Production

Invest in infrastructure development and maintenance in growth areas

Incentivize housing production innovation focusing on in-state manufacturing methods and state natural resources

Facilitate conversations to shift local attitudes

Invest in strategies to increase Maine's home building workforce by focusing on the community college system, regional technical education centers, and job shadowing/mentoring programs

Facilitate networking and educational opportunities for developers and municipalities

Prioritize production of housing by creating on-going sustainable funding for affordable housing

Reduce and streamline local land use regulations (permitting, impact fees, pre-approved building types, parking, and dimensional requirements)

Remove or streamline state laws that increase housing costs (permitting procedures, environmental regulations, employment practices, tax regulations related to vacation homes and short-term rentals).

Next Steps

- Tracking Production Goals:
 - Greater Portland Council of Governments is working on a pilot project in their service area to create a standardized method to help municipalities track building permit data, certificate of occupancy data, and demolition data
 - Goal is to replicate GPCOG's proposed method across the state.
- DECD anticipates updating this report before the end of 2030 to update housing production numbers using available building permit, certificate of occupancy, and demolition data, as well as updated economic and demographic data
- DECD, GOPIF, and MaineHousing are continuing work with HR&A to create policy roadmap to address barriers to housing production.

Statewide and Regional Housing Production Goals

P.L. 2021, Ch. 672, § 3

September 2024

MAINE.
ECONOMIC & COMMUNITY
DEVELOPMENT

 **MaineHousing**
MAINE STATE HOUSING AUTHORITY



Staff:

Benjamin Averill, Department of Economic and Community Development

Hilary Gove, Department of Economic and Community Development

Erik Jorgenson, MaineHousing

Jonny Kurzfeld, Ph.D., MaineHousing

Greg Payne, Governor's Office of Policy Innovation and the Future

Members:

Sen. Teresa Pierce

Rep. Traci Gere

Erica Bufkins, Androscoggin Valley Council of Governments

Shelly Clark, Maine Real Estate & Development Association

Shanna Cox, Lewiston Auburn Metropolitan Chamber of Commerce

Judith East, Department of Agriculture, Conservation and Forestry

Mathew Eddy, Midcoast Council of Governments

John Egan, Genesis Community Loan Fund

Hope Eye, Eastern Maine Development Corporation

Elizabeth Frazier, Maine Real Estate & Development Association

Rebecca Graham, Maine Municipal Association

Laura Graziano, Lincoln County Regional Planning Commission

Kristin Henry, Northern Maine Development Commission

Debora Keller, Bath Housing

Julia Trujillo Luengo, Maine Community College System

Laura Mitchell, Maine Affordable Housing Coalition

Matt Panfil, Greater Portland Council of Governments

Jennifer Peters, Sunrise County Economic Council

Emily Rabbe, Lincoln County Regional Planning Commission

James Rather, Southern Maine Planning and Development Commission

Eli Rubin, Maine Association of Planners

Sarah Sturtevant, Maine Affordable Housing Coalition

Patrick Woodcock, Maine State Chamber of Commerce

Table of Contents

- Introduction 1
- Advisory Committee Process 3
- Oregon’s Housing Goals 3
- Establishing Statewide and Regional Housing Goals for Maine 4
- A. Statewide Housing Goals 5**
 - i. Setting a Statewide Goal Number 5
 - ii. Timeframe for Achieving Goal 6
 - iii. Approach to Achieving Goal 6
- B. Regional Goals by County 8**
 - i. Category 1: Counties with Lowest Percentage Increases in Housing Units Per Year 12
 - ii. Category 2: Counties with Moderate Percentage Increases in Housing Units Per Year 15
 - iii. Category 3: Counties with Highest Percentage Increases in Housing Units Per Year 17
- C. Subgoals for Affordable Housing 18**
- Tracking Production 19
- Strategies to Increase Housing Production to Meet Goals 20
- Additional Resources 25



Introduction

P.L. 2021, ch. 672, “An Act to Implement the Recommendations of the Commission to Increase Housing Opportunities in Maine by Studying Zoning and Land Use Restrictions,” generally known as LD 2003, was signed into law by Governor Mills on April 27, 2022. This housing legislation requires municipalities to ensure that local regulations allow the creation of different types of housing units, including accessory dwelling units and multi-family dwellings.¹ This legislation also directed the Department of Economic and Community Development (DECD), in coordination with MaineHousing to establish statewide and regional housing production goals.² To establish these housing goals, DECD was required to (1) “[e]stablish measurable standards and benchmarks for success of the goals; (2) [c]onsider information submitted to the department from municipalities about current or prospective housing developments and permits issued for the construction of housing; and (3) [c]onsider any other information as necessary to meet the goals.”³

In response to LD 2003, DECD, MaineHousing, and the Governor’s Office of Policy Innovation and the Future (GOPIF) commissioned a comprehensive housing study analyzing housing affordability and availability in the state, known as the 2023 State of Maine Housing Production Needs Study (the Housing Study).⁴ The Housing Study, completed by HR&A Advisors in October 2023, focused on measuring the state’s housing needs to meet current demographic and economic trends, as well as ensuring that Maine has enough affordable and attainable homes—in the right locations—to support the workforce necessary to sustain and grow the economy over time.⁵

¹ P.L. 2021, ch. 672.

² P.L. 2021, ch. 672, § 3.

³ P.L. 2021, ch. 672, § 3.

⁴ State of Maine Housing Production Needs Study, MaineHousing, Governor’s Office of Policy Innovation and the Future, Maine Department of Economic and Community Development, October 2023, https://mainehousing.org/docs/default-source/default-document-library/state-of-maine-housing-production-needsstudy_full_final-v2.pdf.

⁵ State of Maine Housing Production Needs Study, Pages 4-5.

To meet Maine’s current and future needs, the Housing Study found that Maine needs approximately 38,500 homes to remedy historic underproduction and will need an additional 37,900 to 45,800 homes to meet expected population growth and household changes by 2030.⁶ The Housing Study particularly emphasized the need for affordable housing production for low-and moderate-income households because these households are more constrained in their housing choices and currently are more likely to pay more than they can afford for a home.⁷ This drastic need for housing in Maine, particularly affordable housing, can be attributed to various factors including low housing production, an aging housing stock, sudden in-migration of households with higher incomes, and declining labor force participation among Maine’s aging population.⁸

Following the publication of the Housing Study, DECD convened an advisory committee to create statewide and regional goals using the Housing Study as a framework. The Advisory Committee included representation from the Maine State Legislature, state government departments, regional councils, a statewide planning organization, business groups, an educational group, affordable housing groups, the state’s real estate association, and the state’s municipal advocacy group. The Advisory Committee convened for the first time on February 14, 2024, and met monthly through June 2024 to develop the following housing production goals. These housing goals are a method to help the state, regions, and municipalities increase housing production incrementally over the remaining course of the decade to support healthy growth in their local economy, thereby growing Maine’s economy. These housing goals are not, however, mandatory requirements for the state, regions, or municipalities to meet or exceed. Furthermore, these housing goals will be reexamined and adjusted over the course of the decade as economic and demographic data changes, methods for tracking housing production improve, and barriers to housing production are reduced.

⁶ State of Maine Housing Production Needs Study, Page 8.

⁷ State of Maine Housing Production Needs Study, Page 11.

⁸ State of Maine Housing Production Needs Study, Pages 6-7.

In addition, the Advisory Committee stressed that these housing goals would not be attainable without addressing existing housing production barriers. This report details some production barriers and provides strategies for addressing them.

Advisory Committee Process

The Advisory Committee met five times during 2024: February 14, March 20, April 24, May 29, and June 26. All meetings were held remotely on Zoom. Members did not formally vote on recommendations but sought to reach a majority consensus on any recommendations, with DECD, GOPIF, and MaineHousing staff guiding the process.

- February 14: The kick-off meeting for the Advisory Committee focused on introducing members of the group, reviewing the housing goals statute, presenting information on Oregon's housing goals, and presenting key questions to guide the process.
- March 20: The second meeting focused on examining (1) the housing production numbers presented in the Housing Study; and (2) potential regions to establish regional housing goals.
- April 24: The third meeting finalized the regions to establish regional housing goals and continued examining possible methods for setting housing goals over this decade.
- May 29: The fourth meeting finalized the method for setting housing goals, discussed the advantages and disadvantages of establishing a subgoal to guide affordable housing production, and began the process of identifying barriers to reaching these statewide and regional housing goals.
- June 26: The final meeting focused on identifying housing production barriers and brainstorming strategies to reduce those barriers.

Oregon's Housing Goals

To help conceptualize what housing goals could look like for Maine, DECD researched Oregon's approach to creating housing goals and presented this approach to the Advisory Committee. Oregon's Governor, Tina Kotek, signed an

executive order in 2023 establishing the state’s housing goals.⁹ Using data and housing production numbers from its statewide housing needs analysis, Oregon’s housing goal is to produce over 360,000 housing units over the next ten years, or approximately 36,000 homes per year.¹⁰ This goal requires Oregon to approximately double its current annual housing production each year to meet its goal.¹¹

In addition, Oregon established a subgoal, requiring that more than 50% of the annual statewide production target be affordable to households making less than 80% of Area Median Income.¹² Finally, the Governor established the Housing Production Advisory Council to create an action plan to meet the state’s housing targets.¹³ The Council had 25 members including the Governor (or designee), members of the Oregon State Legislature, state agency directors, a tribal member, housing developers, municipal representation, and experts in land use, construction, fair housing and permitting.¹⁴ The Housing Production Advisory Council published its final report in February 2024, which included 59 action items and recommendations for Governor Kotek to consider related to financing, permitting, access to land, code development, and workforce development.¹⁵

Establishing Statewide and Regional Housing Goals for Maine

Following the passage of LD 2003, the State of Maine engaged with an outside consultant, HR&A Advisors, to conduct a comprehensive housing needs study to assess the availability and affordability of housing in Maine, to accommodate existing demand and support the workforce necessary to sustain and grow Maine’s

⁹ Or. Exec. Order No. 23-04 (Jan. 10, 2023).

¹⁰ Or. Exec. Order No. 23-04 (Jan. 10, 2023).

¹¹ Or. Exec. Order No. 23-04 (Jan. 10, 2023).

¹² Or. Exec. Order No. 23-04 (Jan. 10, 2023).

¹³ Or. Exec. Order No. 23-04 (Jan. 10, 2023).

¹⁴ Housing Production Advisory Council, Office of Oregon Governor Tina Kotek, <https://www.oregon.gov/gov/policies/Pages/Housing-Production-Advisory-Council.aspx>.

¹⁵ State of Oregon Housing Production Advisory Council Recommendations Report, February 2024, <https://www.oregon.gov/gov/policies/Documents/HPAC%20Final%20Report%20February%202024.pdf>.

economy.¹⁶ Using the framework and production numbers provided in the Housing Study as a starting point, the Advisory Committee members had two primary objectives: (1) to establish a statewide housing goal and the framework for reaching that goal; and (2) to establish regional goals and the framework to reach those goals.

A. Statewide Housing Goals

To create a statewide housing goal, the Advisory Committee considered the following: (1) the statewide housing goal number, (2) a timeline for achieving the goal, and (3) how the goal could be achieved by 2030.

i. Setting a Statewide Goal Number

The Housing Study calculated that Maine would need approximately 38,500 homes to remedy historic underproduction, as well as an additional 37,900 to 45,800 homes to meet future needs by 2030, totaling between 76,400 and 84,300 housing units by 2030.¹⁷ The Housing Study defined historic underproduction as “the deficit of available homes for the existing population (the availability deficit) plus the deficit of homes for workers needed to increase the workforce to support Maine’s existing economy (the jobs : homes deficit).”¹⁸ The Housing Study defined future need “as the number of homes needed to support Maine’s projected population and household change by 2030, while accounting for Maine’s high demand for seasonal homes.”¹⁹

Using these numbers as a starting point for discussion, the Advisory Committee recommended that a statewide goal reflect the higher production needs number outlined in the Housing Study. This recommendation is based

¹⁶ State of Maine Housing Production Needs Study, Page 4.

¹⁷ State of Maine Housing Production Needs Study, Page 8.

¹⁸ State of Maine Housing Production Needs Study, Pages 8-9. For more information on how historic underproduction was measured, see page 40 of the Housing Production Needs Study.

¹⁹ State of Maine Housing Production Needs Study, Page 9. For more information on how future need was measured, see page 55 of the Housing Production Needs Study.

on the rationale that the current metric overstates the number of housing units produced yearly because it uses building permits, which may not always result in completed housing units.²⁰

ii. Timeframe for Achieving Goal

The Advisory Committee then established a timeframe for achieving the statewide goal. The Housing Study measured housing production needs by reviewing current and projected data from 2021 through 2029.²¹ The Advisory Committee, acknowledging that the goal-setting process would take the majority of 2024, recommended that Maine’s statewide housing goal should start in 2025 and end in 2030, allowing the state an extra year to ramp up housing production to achieve its goals.

iii. Approach to Achieving Goal

Finally, the Advisory Committee determined how many units Maine needs to produce per year to reach its target of 84,300 units. The Housing Study used annual building permit data to measure housing production, calculating that Maine needs to increase building permits by 77% to 94% per year to reach its housing needs by 2030.²² The Housing Study acknowledged that building permits are “not an exact measure of housing production, as not all permitted homes are built.”²³ Therefore, the Housing Study concluded that “the necessary increase in housing production may be larger than current permitting suggests and will vary based on the annual loss of homes in different regions.”²⁴ The Advisory Committee recommended that a process be developed for statewide tracking of a metric that measures completed units, in consultation with code enforcement officers and state government agencies. This could include tracking certificates of occupancy.²⁵ At this time,

²⁰ State of Maine Housing Production Needs Study, Page 9.

²¹ State of Maine Housing Production Needs Study, Pages 8-9.

²² State of Maine Housing Production Needs Study, Page 9.

²³ State of Maine Housing Production Needs Study, Page 9.

²⁴ State of Maine Housing Production Needs Study, Page 9.

²⁵ Many municipalities in Maine do not issue certificates of occupancy.

however, building permits are the best available metric for tracking housing production because municipalities issue these permits to document development.

Although Oregon's method of establishing housing goals is simple and easy to understand, the Advisory Committee disagreed with utilizing this approach in Maine for two reasons. The first is that establishing the same housing goal per year over the course of the decade does not consider the lag between the time a building permit is issued and when a building is approved for occupancy, especially in the early years of the goal timeframe. Also, the Advisory Committee felt that achieving housing production goals in the early years of the goal timeframe would be almost impossible because of structural barriers and the economic realities of increasing production.

Instead, the Advisory Committee recommended a gradual percentage increase in the total number of produced units each year, using the average number of units Maine has permitted as a baseline for yearly production goals. Slowly increasing the goal number per year allows the state to ramp up housing production over time, while simultaneously addressing barriers to housing production.

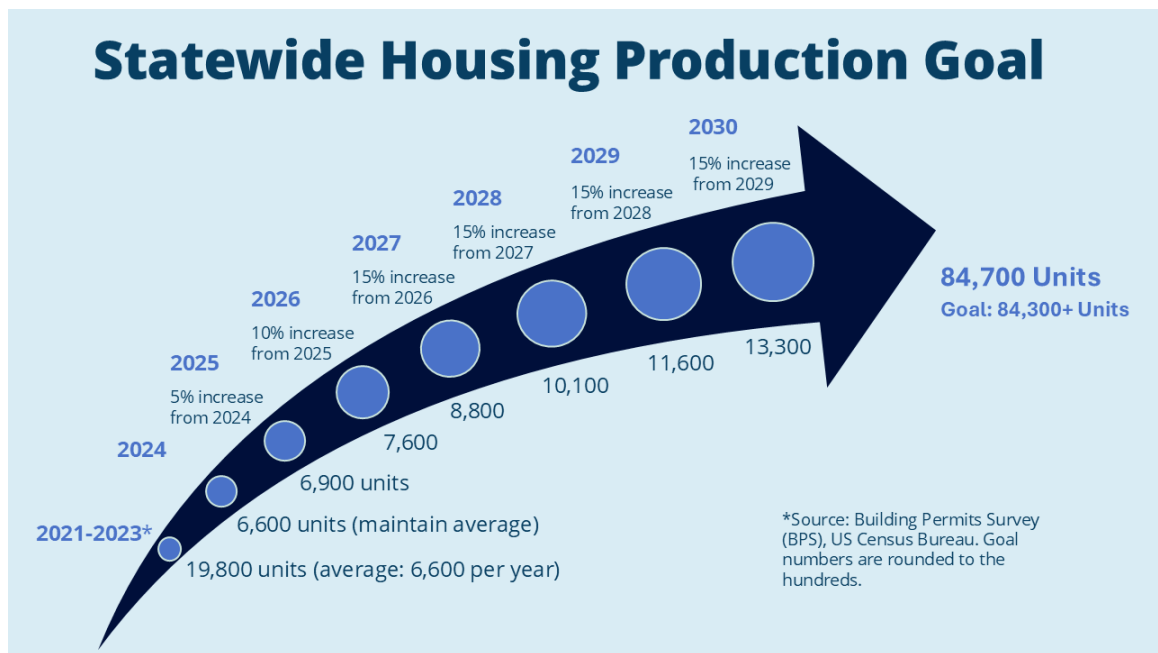
Figure 1 illustrates this process. The graphic shows the number of units permitted in Maine between 2021 and 2023, totaling 19,800 units.²⁶ The average number of units permitted per year during this period was 6,600 units.

Using the 6,600 units per year as a starting point in 2024, the Advisory Committee increased the number of units from 2024 to 2025 by five percent, determining that the state needs to produce at least 6,900 housing units in 2025 to gradually work towards its final goal. Then, in 2026, the state must produce 10% more units than it did in 2025, meaning that at least 7,600 units must be produced. In 2027, the state must produce 15% more units than it did in 2026, totaling at least 8,800 units. In 2028, the state must produce 15%

²⁶ All numbers were rounded to the hundreds.

more units than it did in 2027, totaling at least 10,100 units. In 2029, the state must produce 15% more units than it did in 2028, totaling at least 11,600 units. Finally, in 2030, the state must produce 15% more units than it did in 2029, meaning that at least 13,300 units must be produced. If the state gradually increases its housing production per year between 2025 and 2030 using this method, it would be on track to exceed its statewide goal of at least 84,300 units by the end of 2030. In the alternative, if the state exceeds its annual goals in earlier years, the state could scale back production at the end of the decade.

Figure 1: Statewide Housing Production Goal



To build more than 84,300 units by the end of 2030, Maine must incrementally increase the number of housing units it produces per year, starting in 2025 through the end of 2030. Currently, the best method for tracking housing production is US Census Bureau data on building permits.

B. Regional Housing Goals by County

After establishing a statewide goal, the Advisory Committee established the regions for regional housing goals. The Housing Study selected the Maine Department of Labor's three Workforce Investment Regions to establish regional

geographies to measure housing needs.²⁷ This was due to the alignment between the state’s economic development goals and housing needs.²⁸ Although the Advisory Committee agreed that housing production should relate to labor markets, these geographic boundaries were too spatially large and diverse to be workable regions for housing goal tracking.

Instead, the Advisory Committee recommended using the county boundaries to track regional goals for three primary reasons. The first is that the counties are widely understood and accepted geographic boundaries by the public. The second is that US Census Bureau data is available at the county level with reliable coverage of the entire state. Finally, although the state’s regional councils do not adhere strictly to county boundaries, many regional councils organize service areas by county lines.²⁹

Like the statewide housing goal, most of the regional county-level housing goals are based on the higher estimated number of housing units needed by county based on historic underproduction and future needs created by the Housing Study. See Figure 2.

The exceptions are Aroostook and Washington counties. For Aroostook County, the housing goal is a range between 1,820 and 2,200 units. The 1,820 number is the sum of the “historical underproduction number” and the “future need low” number. See Figure 2. For Washington County, the housing goal is a range between 2,160 and 2,360 units. The 2,160 number is the sum of the “historical underproduction number” and the “future need low” number. See Figure 2. The reason for using the housing goal ranges for Aroostook and Washington counties is based on the high number of units needed, relative to the low number of units that have historically been produced in each county. See Figures 17 and 18.

²⁷ State of Maine Housing Production Needs Study, Pages 14-15.

²⁸ State of Maine Housing Production Needs Study, Page 14.

²⁹ See Maine Regional Councils Map, Municipal Planning Assistance Program, Department of Agriculture, Conservation & Forestry, https://www.maine.gov/dacf/municipalplanning/technical/regional_council.shtml.

Figure 2: Housing Production Needs by County 2021-2030³⁰

County	Historic Underproduction	Future Need Low	Future Need High	Total (Historic Underproduction + Future Need High)
<i>Hancock</i>	1,500	1,900	2,200	3,700
<i>Cumberland</i>	10,200	7,200	8,600	18,800
<i>Knox</i>	1,100	1,400	1,700	2,800
<i>Lincoln</i>	870	880	1,100	1,970
<i>Sagadahoc</i>	1,100	770	950	2,050
<i>Waldo</i>	900	2,100	2,300	3,200
<i>York</i>	5,500	10,100	11,100	16,600
<i>Piscataquis</i>	510	-30	110	620
<i>Androscoggin</i>	3,800	2,200	2,700	6,500
<i>Franklin</i>	900	820	1,000	1,900
<i>Kennebec</i>	4,600	4,500	5,100	9,700
<i>Oxford</i>	1,700	1,900	2,300	4,000
<i>Somerset</i>	1,500	330	600	2,100
<i>Aroostook</i> ³¹	1,100	720	1,100	2,200
<i>Penobscot</i>	2,700	1,400	3,000	5,700
<i>Washington</i> ³²	460	1,700	1,900	2,360

³⁰ State of Maine Housing Production Needs Study, Pages 51 and 56. All numbers provided in the table were rounded to the tens for counts in the hundreds, and hundreds for counts over a thousand.

³¹ For Aroostook County, the Advisory Committee established the housing goal as a range between 1,820 and 2,200 units. The 1,820 number is the sum of the “historical underproduction number” and the “future need low” number. The reason for using a range here is due to the high number of units needed, relative to the low number of units that have historically been produced in this county.

³² For Washington County, the Advisory Committee established the housing goal as a range between 2,160 and 2,360 units. The 2,160 number is the sum of the “historical underproduction number” and the “future need low” number. The reason for using a range here is due to the high number of units needed, relative to the low number of units that have historically been produced in this county.

The Housing Study measured county housing production needs by calculating the number of housing units needed to remedy historic underproduction and to meet future needs in each county. The Housing Study defined future need as a range: future need low and future need high. To establish county housing goals, the Advisory Committee used the future need high number, except for in Aroostook and Washington counties.

As with the statewide housing goal, the Advisory Committee recommended establishing the regional goals for the years 2025 through 2030.

The county infographics below offer a model timeline for a given county to gradually increase housing production to reach or exceed its goal, illustrating the necessary increase in production and how it might be responsibly managed. It is notable that the county infographics present widely varying production increases. The reason for this is strictly a result of the production goals identified by the Housing Study, offset by the number of units that have historically been produced in that county.

Finally, this report organizes the housing goals for the state's 16 counties into three categories: (1) counties whose production goals require little or no percentage increase in housing units produced per year (based on 2021-2023 building permit data); (2) counties whose production goals require moderate percentage increases in housing units produced per year (based on 2021-2023 building permit data); and (3) counties whose production goals require the largest percentage increases in housing units produced per year (based on 2021-2023 building permit data).³³ It is important to note that categorizing counties into three groups is not intended to minimize the need for housing in certain areas or discourage municipalities from incentivizing affordable housing based on local economic and demographic needs. Rather, grouping counties serves to better organize and understand regional needs for housing production to prioritize and foster economic growth in particular areas.

³³ All numbers used in the county graphics were rounded to the tens.

i. Category 1: Counties with Lowest Percentage Increases in Housing Units Per Year

Figure 3: Piscataquis County Housing Goal

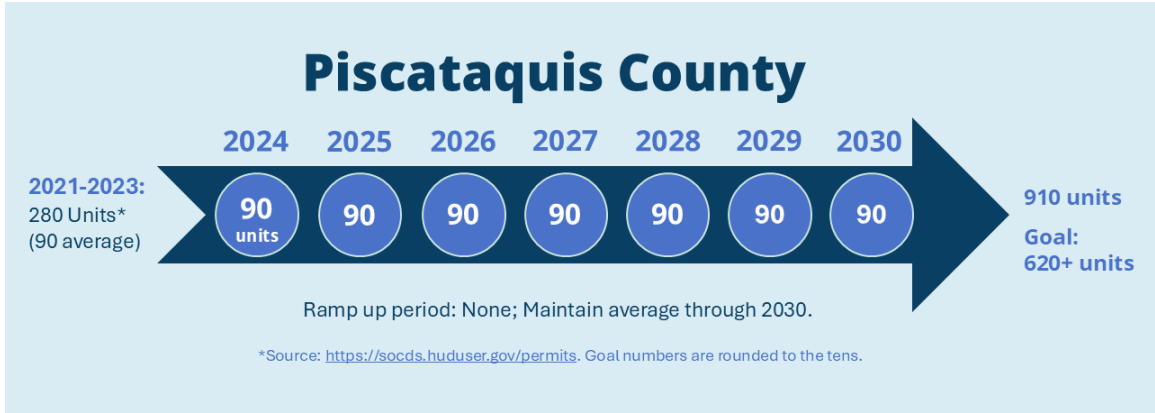


Figure 4: Franklin County Housing Goal

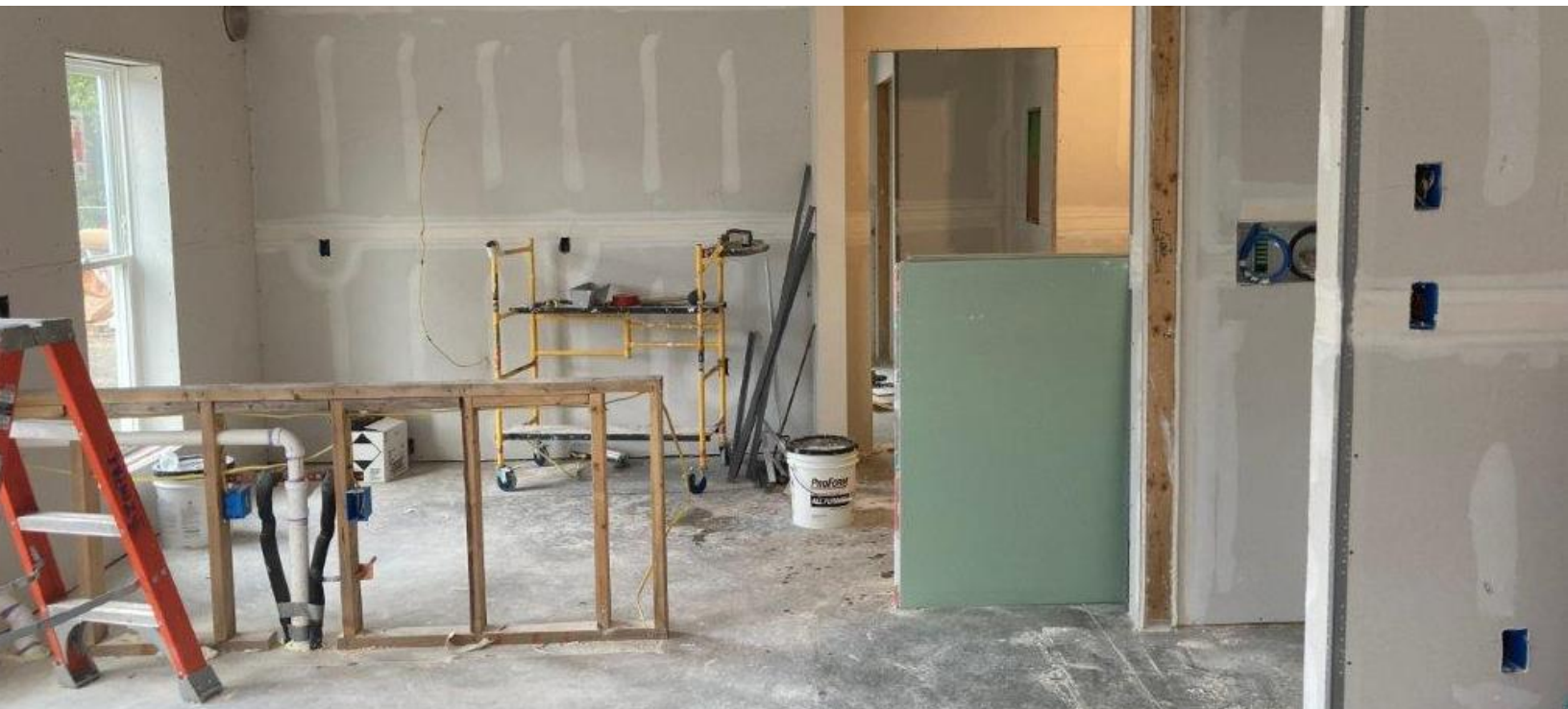
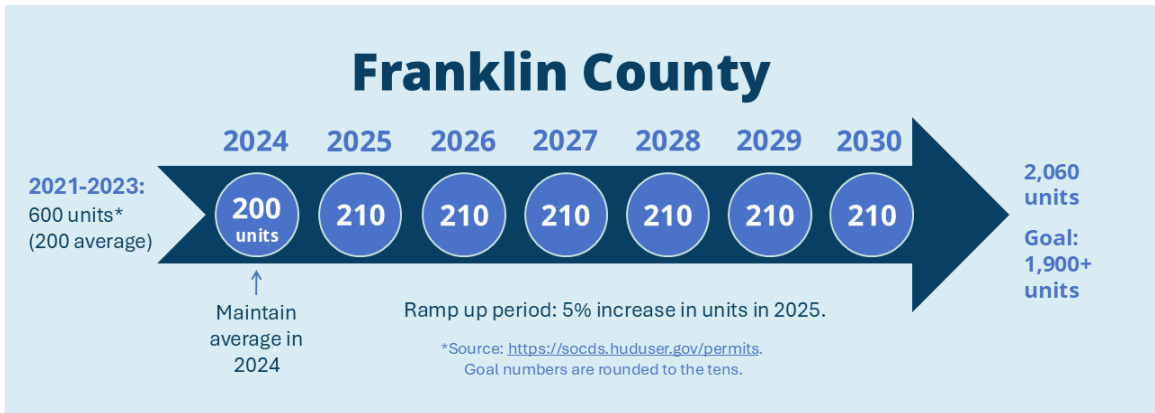
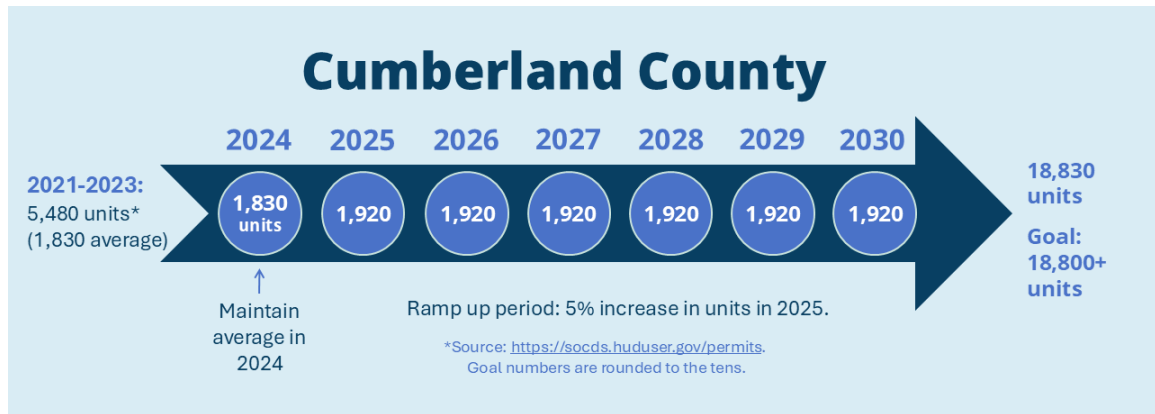
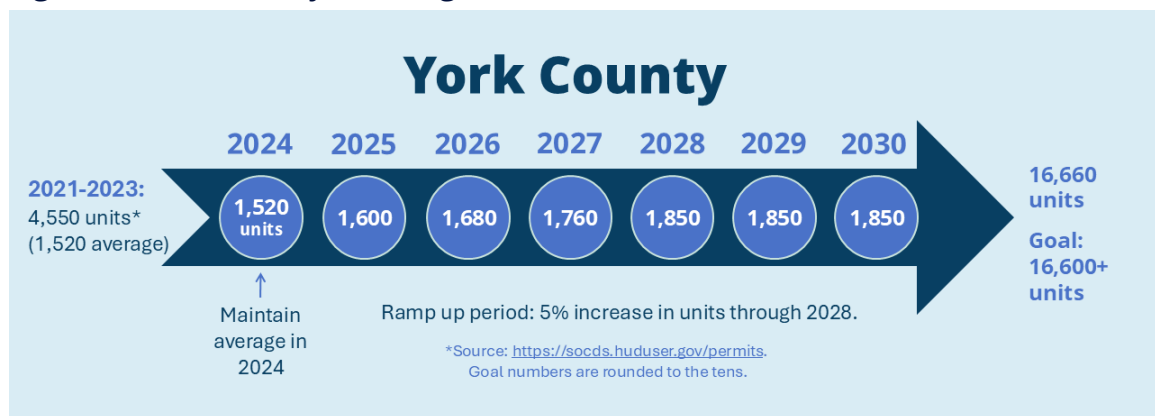


Figure 5: Cumberland County Housing Goal



Cumberland County needs to produce at least 18,800 units. Although this total is much greater than the total in other counties (See Figure 2), Cumberland County has historically produced nearly 2,000 housing units per year (based on historic building permit data). This means that Cumberland County needs to increase its housing production in 2025 by five percent and then maintain this higher level of housing production through 2030 to reach this 18,800+ goal.

Figure 6: York County Housing Goal



York County needs to produce at least 16,600 units. Although this total is much greater than the total in other counties (See Figure 2), York County has historically produced over 1,500 units per year (based on historic building permit data). This means that York County must maintain its historic housing production and gradually increase it by five percent each year through 2030 to reach 16,600+ units.

Figure 7: Hancock County Housing Goals



Figure 8: Sagadahoc County Housing Goal

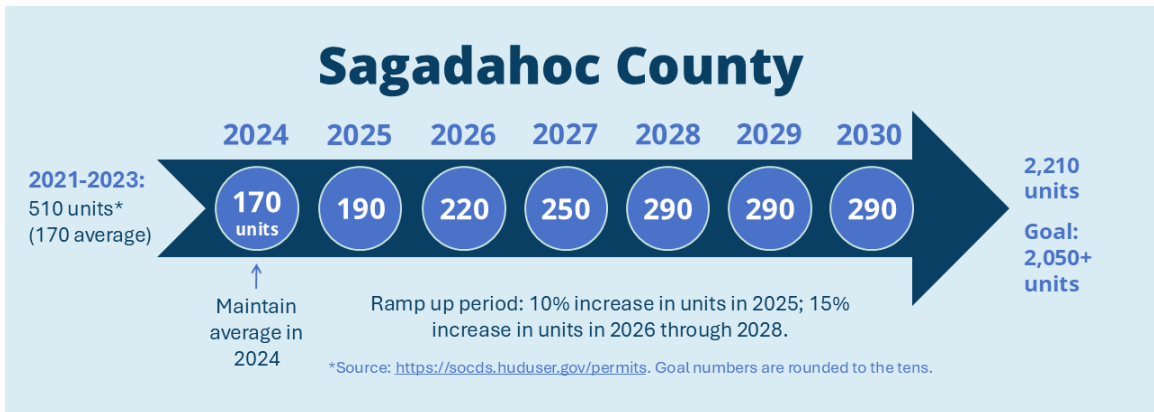


Figure 9: Oxford County Housing Goal

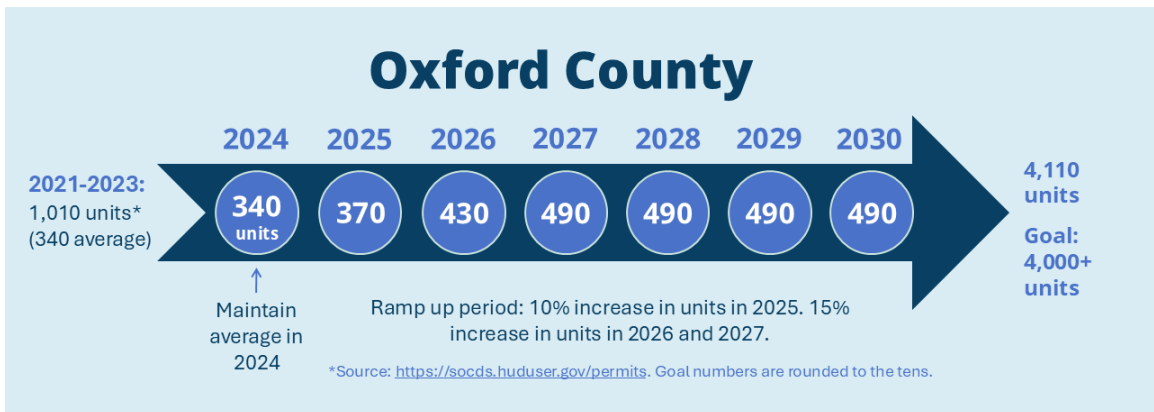


Figure 10: Lincoln County Housing Goal



ii. Counties with Moderate Percentage Increases in Housing Units Per Year

Figure 11: Kennebec County Housing Goal

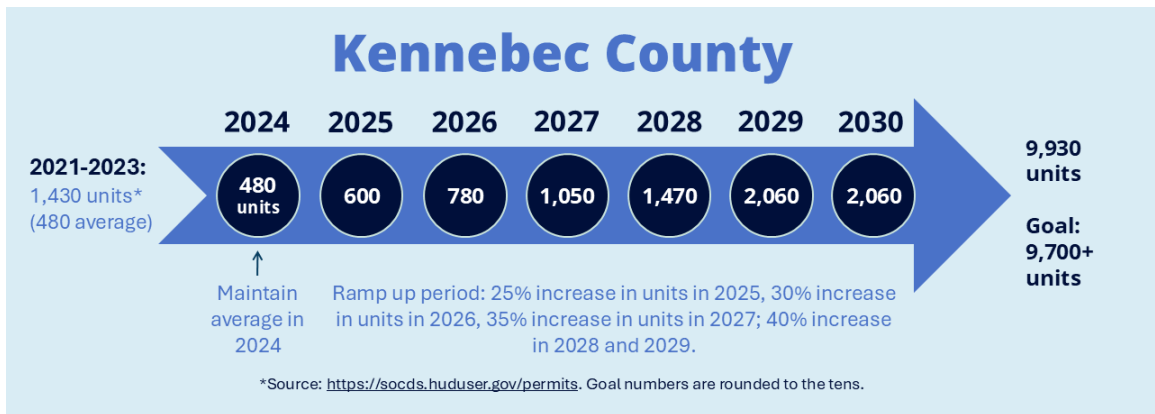


Figure 12: Androscoggin County Housing Goal

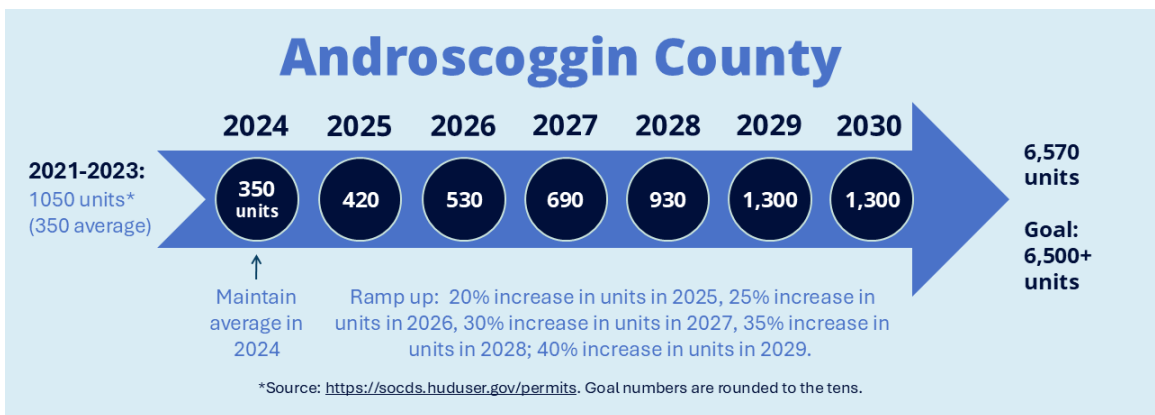


Figure 13: Somerset County Housing Goal

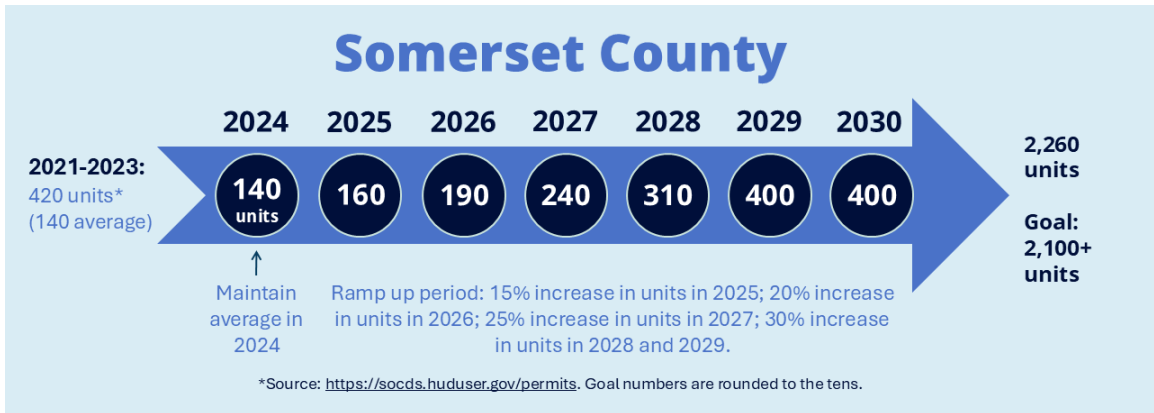


Figure 14: Knox County Housing Goal

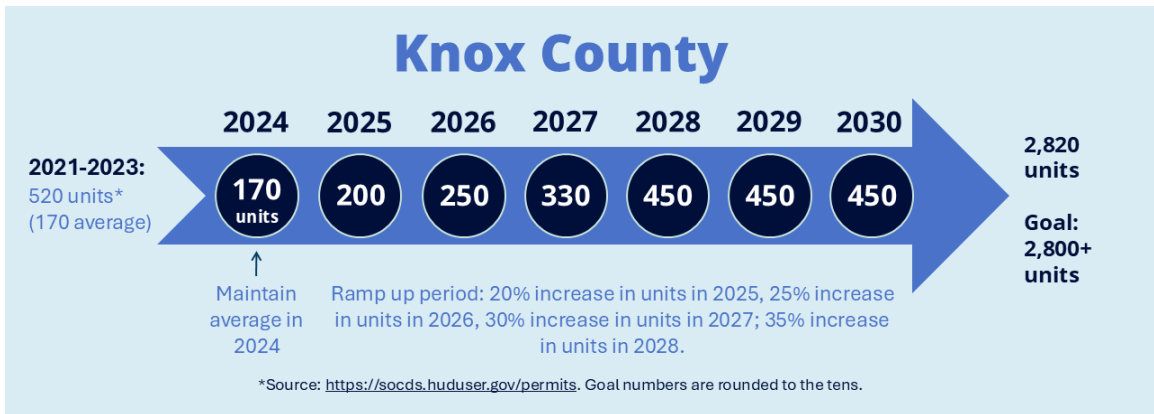


Figure 15: Penobscot County Housing Goal

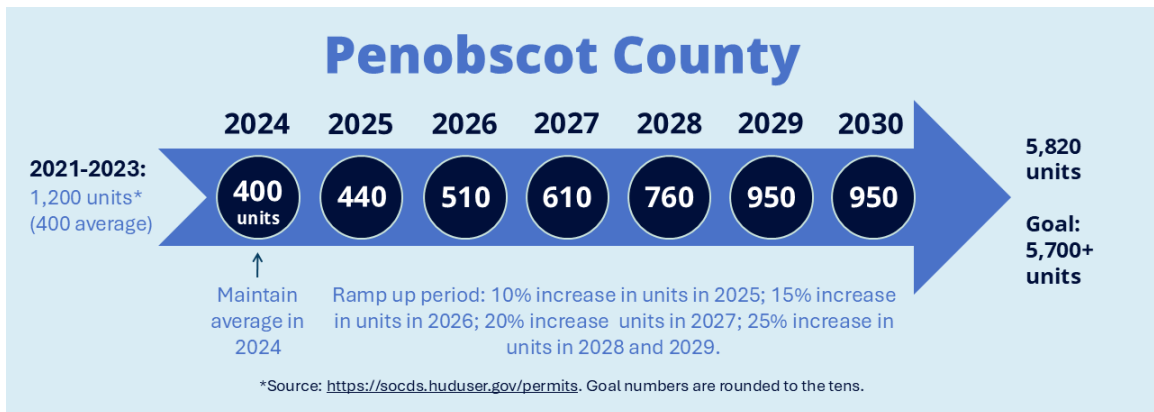
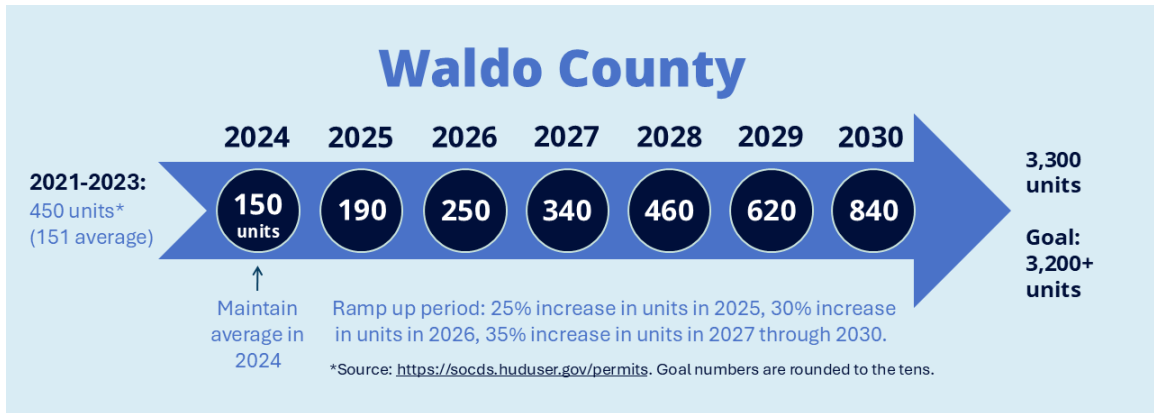
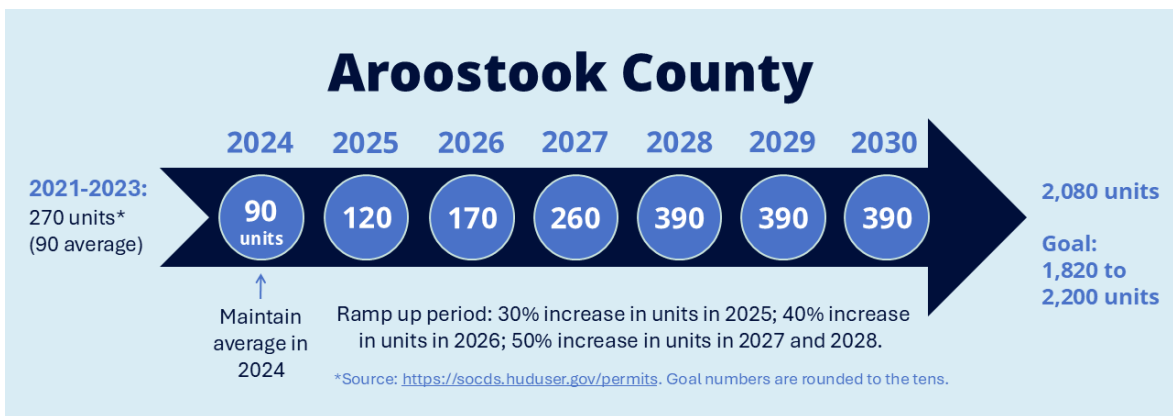


Figure 16: Waldo County Housing Goal



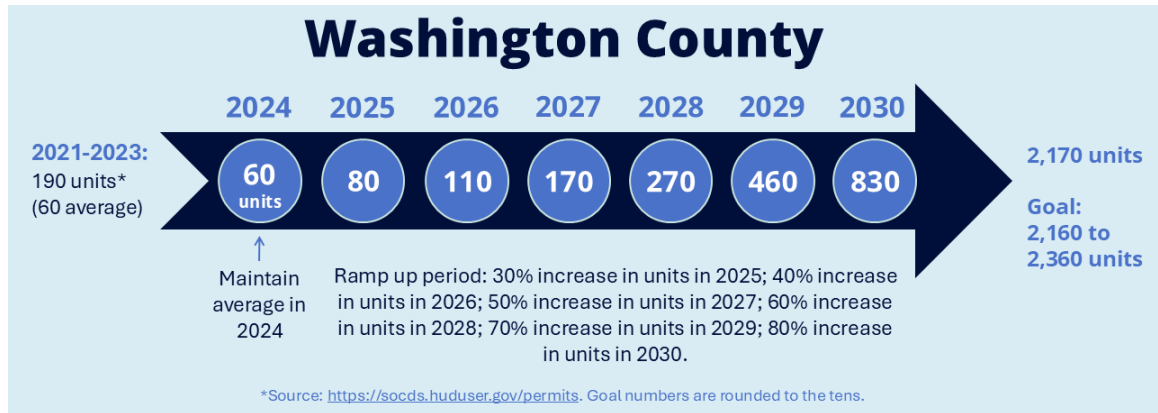
iii. Category 3: Counties with the Highest Percentage Increases in Housing Units Per Year

Figure 17: Aroostook County Housing Goal



Aroostook County needs between 1,820 and 2,200 units to meet current and future housing needs through 2030. Although this total number of units is smaller than the total need for other counties (See Figure 2), Aroostook County has historically produced fewer units per year, relative to other counties. To meet the goal of 1,820+ units by the end of 2030, Aroostook County will need to plan for large production increases each year through 2030.

Figure 18: Washington County Housing Goal



Washington County needs between 2,160 and 2,360 units to meet current and future housing needs through 2030. Although this total number of units is smaller than the total need for other counties (See Figure 2), Washington County has historically produced fewer units per year, relative to other counties. To meet the goal of 2,160+ goal by the end of 2030, Washington County will need to plan for large production increases in each year through 2030.

C. Subgoals for Affordable Housing

As part of the goal-setting process, the Advisory Committee considered whether a certain percentage of the annual statewide and regional production goals should be allocated to create affordable housing units. The Housing Study did not recommend any one type of housing that should be built but it did emphasize the need for affordable housing production for low-and moderate-income households because low-and moderate-income households are more constrained in their housing choices and are more likely to pay more than they can afford for a home.³⁴

The Advisory Committee decided to forgo establishing a subgoal that would require a certain percentage of the annual statewide and regional housing targets to be affordable. Instead, the Advisory Committee felt emphasis should

³⁴ State of Maine Housing Production Needs Study, Page 11.

be placed on creating affordable housing for low-and moderate-income households, but that the creation of any type of housing, including market rate housing, contributes to reaching the state’s production goals.

Tracking Production

DECD will track housing production and progress towards the state’s housing goals with support from other state government agencies, regional councils, and municipalities. However, to further improve the tracking of production, investments in a standardized method for the collection of municipal building permits, certificates of occupancy, and demolition data are needed. There is no standard method of collecting municipal building permits, demolition permits, or certificates of occupancy at the state level. Instead, housing production is tracked by relying on US Census Bureau building permit data that is voluntarily submitted by municipalities.³⁵ Without a standardized method for collecting more reliable and comprehensive data, tracking housing production will continue to be highly imprecise.

DECD anticipates updating this report before the end of 2030 to update housing production numbers using available building permit, certificate of occupancy, and demolition data, as well as updated economic and demographic data.



³⁵ Kelley Glidden, Amber Harrison, Brianne Hasty, Laura Reading, Emily Theriault & Nikki Williams, Municipal Housing Supply Research Findings, May 9, 2024.

Strategies to Increase Housing Production to Meet Goals

The Advisory Committee stressed throughout the goal-setting process that achieving these housing goals would be almost impossible without addressing a variety of housing production barriers that currently exist. The following list of strategies to reduce existing barriers is not meant to be exhaustive, nor is it a list in order of importance. Instead, this list serves as a starting point for continuing conversations on the state, regional, and municipal levels about how to increase housing opportunities across Maine.

- Invest in infrastructure development and maintenance in growth areas to shift connection costs away from households to increase affordability.

One barrier to housing production is the costs of expanding and maintaining infrastructure, especially in growth areas. Constructing new infrastructure and maintaining older systems is costly, takes time, and is further complicated by existing environmental regulations. Investing in infrastructure in areas where growth can occur will reduce total construction costs, therefore shifting costs away from homeowners and increasing housing production. Investments can include road repair, bridges, water and wastewater, lighting, power, internet, and sidewalks.

- Facilitate conversations to shift local attitudes about affordable housing development.

Local opposition to affordable housing development can delay and prevent the development of housing in neighborhoods. Often this opposition is based on stereotypes about the type of people that will be living in the housing and concerns about changing the character of the existing neighborhood. Public outreach and education initiatives should focus on addressing common concerns about housing developments including traffic, property tax increases, aesthetics or community feel, financial burdens on municipalities, and financial burdens on school districts, while stressing that housing is a public health imperative.

- Facilitate networking and educational opportunities for developers and municipalities to increase housing production capacity, especially in rural areas.

In 2022, MaineHousing awarded funding to the Genesis Community Loan Fund to pilot an affordable housing technical assistance program to support developers, municipalities, and community organizations.³⁶ This pilot program provides outreach and training, financial expertise and matchmaking support to create more affordable housing in the state.³⁷ This successful pilot program is one example of how developing capacity for developers and municipalities can increase housing development. Increasing this type of individualized support will help increase the number of affordable housing units in the state and provide underrepresented, rural developers the opportunity to build their businesses and create jobs in rural parts of the state.

- Incentivize housing production innovation focusing on in-state manufacturing methods and state natural resources.

Maine must build housing quickly, efficiently, and at reduced costs to reach its housing goals by 2030. Manufactured housing, prefabricated structural components, and other creative off-site construction methods can potentially increase the supply of affordable housing by streamlining production time, reducing waste, lowering costs, and creating new manufacturing jobs in the state.

- Invest in strategies to increase Maine’s home building workforce by focusing on the community college system, regional technical education centers, and job shadowing and mentoring programs.

³⁶ MaineHousing, The Genesis Fund Wins Contract to Expand Affordable Housing, Dec. 5, 2022, <https://www.mainehousing.org/news/news-detail/2022/12/05/the-genesis-fund-wins-contract-to-expand-affordable-housing>.

³⁷ MaineHousing, The Genesis Fund Wins Contract to Expand Affordable Housing, Dec. 5, 2022, <https://www.mainehousing.org/news/news-detail/2022/12/05/the-genesis-fund-wins-contract-to-expand-affordable-housing>.

The State of Maine is experiencing a workforce shortage in the construction sector, including plumbing, basic construction, electrical work, clean energy construction, window installation, and heat pump installation.³⁸ To alleviate Maine's severe construction workforce shortage, Governor Mills recently signed an executive order to improve the recruitment, training, and retention of women in the construction sector.³⁹ In addition, Governor Mills's Free Community College initiative is supporting Maine students who are interested in working in the construction industry by providing up to two years of free community college to high school graduates.⁴⁰ Finally, Maine's community colleges are also investing and growing Maine's home building workforce through expansion of free and low-cost short-term workforce training offerings, available on a rolling basis statewide, in a range of housing construction categories.

A continued focus on and expansion of these types of programs is critical to increase the numbers of workers in the home building workforce to reach Maine's housing goals.

- Prioritize production of affordable housing by creating an on-going sustainable source of funding for affordable housing, including the strategic use of federal funding.

Governor Mills and the Maine Legislature have prioritized affordable housing production by investing over \$314 million for production programs since 2019.⁴¹ Maine, however, is still short about 17,000 affordable housing units

³⁸ Me. Exec. Order No. 7 (May 6, 2024).

³⁹ Me. Exec. Order No. 7 (May 6, 2024).

⁴⁰ Free Community College Extended for Two More Years, Maine's Community Colleges, July 11, 2023, https://www.mccs.me.edu/press_release/free-community-college-extended-for-two-more-years/.

⁴¹ State of Maine: Office of Governor Janet T. Mills, Addressing Maine's Housing Shortage, October 6, 2023, https://www.maine.gov/governor/mills/news/radio_address/addressing-maines-housing-shortage-2023-10-06; MaineHousing Announces Award \$30 Million in State Subsidy Awarded for Affordable Housing Development, May 23, 2024, <https://www.mainehousing.org/news/news-detail/2024/05/23/mainehousing-announces-award--30-million-in-state-subsidy-awarded-for-affordable-housing-development>.

for extremely low-income renters.⁴² With the high costs of development and shortage of workers, building affordable housing has been increasingly difficult and construction costs exceed what households can afford. Increasing funding and encouraging new types of financing to help developers fill the gaps in financing will help support the development of affordable housing.

- Reduce and streamline local building and land use regulations, where appropriate, that unnecessarily restrict housing or increase the time and costs of construction. Example policies for review include, but are not limited to, permitting procedures, impact fees, pre-approved building types, minimum parking standards, and space and bulk requirements.

LD 2003 was a substantial step towards removing exclusionary zoning practices in Maine. However, there are still steps municipalities can take to remove barriers to housing production in local regulations. For instance, municipalities can review and revise permitting procedures in local ordinances to reduce the time it takes for a homeowner or developer to obtain a building permit. Municipalities can also remove or reduce impact fees, where appropriate, to reduce the costs of housing development. In addition, municipalities can revise their space and bulk requirements such as lot size, road frontage, or setbacks to increase density in residential areas. Finally, municipalities can adopt pre-approved building types for certain types of housing to reduce the complexity of the permitting process and reduce architectural costs for the homeowner.

- Remove or streamline state laws and regulations, where appropriate, that unnecessarily increase the time and costs associated with housing production and disincentivize long-term rental housing. Examples policies for review include, but are not limited to, permitting procedures, environmental

⁴² Housing Needs by State: Maine, National Low Income Housing Coalition, <https://nlihc.org/housing-needs-by-state/maine#:~:text=Updated%20on%20February%2017%2C%202021&text=One%20in%20three%20Maine%20households,and%20at%20risk%20of%20eviction.>

regulations, land use regulations, employment practices, safety regulations, and tax regulations related to vacation homes and short-term rentals.

Overly burdensome regulations can increase the time and costs of building housing units. While some regulations are necessary to protect the environment and individuals, there is a need to streamline overly complex regulations. To decrease housing costs, review of state level regulations must be undertaken to reduce and streamline the unintended or negative consequences of complex regulations to allow timely, cost-effective, and safe construction of homes. In addition, the sale and use of residential property for transient rental purposes lacks its own use category for property tax assessment purposes, which results in the inflation of the assessed value of true residential property. Review and amendment of tax regulations, where appropriate, can increase residential properties.

- Increase staffing and training opportunities at state, regional, and local levels to account for increased demand for housing construction. Examples include, but are not limited to, inspection or licensing boards, water and sewerage authorities, code enforcement, environmental protection, elevator inspections, and fire safety.

Staffing shortages at state and local entities can create construction delays and increase costs. Increasing capacity can help to shorten the housing construction timeline and support existing workers with the increased demand for housing.

In addition, GOPIF, DECD, and MaineHousing are continuing their work with HR&A Advisors to expand on the housing production strategies listed above. Over the course of fall 2024 and early 2025, HR&A will (1) explore production tracking and financing mechanisms; (2) engage with stakeholders to understand production challenges and opportunities in Maine; and (3) develop production innovation and workforce development strategies to increase housing production.

Additional Resources

(1) 2023 State of Maine Housing Production Needs Study

In 2023, DECD, GOPIF, and MaineHousing engaged an outside consultant to conduct a comprehensive housing needs analysis to assess the availability and affordability of housing in the state.

(2) State of Maine Housing Data Portal

The State of Maine Housing Data Portal is an initiative of MaineHousing, DECD, and GOPIF. The Portal was developed by HR&A Advisors, in consultation with housing stakeholders across Maine and with the authorization of the Legislature under LD 2003. The Portal provides a central location for housing, demographic, and economic data to help Maine municipalities, housing organizations, and the public determine housing trends by comparing geographies.

(3) Midcoast Council of Governments' Housing Study

This series of infographics, created by the Midcoast Council of Governments, illustrates changes in the housing landscape from 2016 to 2021 in the Midcoast region.

(4) Greater Portland Council of Governments' Housing Data Dashboard

Greater Portland Council of Governments' Housing Data Dashboard provides information about the region's housing shortage and illustrates the collective progress of building more housing units in the region.

(5) GOPIF's Housing Dashboard

This dashboard displays actions and investments taken under the Governor Mills Administration to expand the supply of affordable housing in Maine. All data visualizations were created by GOPIF, in partnership with MaineHousing.

(6) Regional Councils

The Municipal Planning Assistance Program, within the Maine Department of Agriculture, Conservation & Forestry, provides up-to-date information on the state's Regional Councils (Regional Planning Commissions and Council of Governments).



MAINE STATE HOUSING AUTHORITY - PIPELINE OF PROJECTS WITH STATE FUNDING
September 25, 2024

<u>Project</u>	<u>Address</u>	<u>City/Town</u>	<u># of Units</u>	<u>\$ Amt Allocated</u>
MJRP-FUNDED PROJECTS AS OF 9.17.2024				
2022 Rural Rental				
520 Centre Street	520 Centre Street	Bath	18	\$ 799,083
55 Weston Ave	55 Weston Avenue	Madison	18	\$ 2,930,400
Berry's Block Apts	404/408 Main Street	Rockland	9	\$ 1,386,517
Congress Square Commons Apts	115 Congress Street	Belfast	12	\$ 1,953,600
The Elm Estates	55 Elm Street	Presque Isle	18	\$ 2,930,400
TOTAL IN DEVELOPMENT APPROVAL PROCESS			75	\$ 10,000,000
Balance to Commit				\$ -
Additional 2022 Projects to be Funded by MaineHousing (10M MEHER, 3.4M State HOME)				
520 Centre Street	520 Centre Street	Bath		\$ 2,530,917
55 Weston Ave	55 Weston Avenue	Madison		\$ 399,600
Berry's Block Apts	404/408 Main Street	Rockland		\$ 189,071
Congress Square Commons Apts	115 Congress Street	Belfast		\$ 266,400
The Elm Estates	55 Elm Street	Presque Isle		\$ 399,600
Mechanic ST	Mechanic ST	Houlton	18	\$ 3,330,000
OddFellows Apts	380 Main Street	Norway	13	\$ 2,960,000
WaterWorks Apts	Front Street	Waterville	18	\$ 3,330,000
Non-MJRP Funded			49	\$ 13,405,588
4% LIHTC Leverage				
Hartland II	74 Elm Street	Hartland	30	\$ 855,179
Harrison Ridge	15 Harrison Road	Bridgton	48	\$ 5,664,000
Betsy Ross Crossing	99 Preble Street	S. Portland	52	\$ 3,480,821
TOTAL IN DEVELOPMENT APPROVAL PROCESS			130	\$ 10,000,000
Balance to Commit				\$ -
4% LIHTC with PLA Leverage				
89 Elm Apartments	89 Elm Street	Portland	201	\$ 20,000,000
TOTAL IN DEVELOPMENT APPROVAL PROCESS			201	\$ 20,000,000
Balance to Commit				\$ -
AFFORDABLE HOMEOWNERSHIP				
Completed				
Clarks Bridge Crossing	Clarks Bridge Road & Sokokis Trail / State Route 5	Waterboro	9	\$ 630,000
Stearns Farm	220 Main Road	Hampden	23	\$ 1,380,000
			32	\$ 2,010,000
Under Construction				
Highpines	Route 109	Wells	20	\$ 1,400,000
Alexander Way	Alexander Way	Boothbay Harbor	7	\$ 420,000
Wildlands	Boundary Road	Standish	12	\$ 840,000
Fletcher Farms	Jagger Mill RD	Sanford	5	\$ 350,000
Dougherty Commons	57 Douglass ST	Portland	12	\$ 840,000
Wilbur's Woods	McKeen Street	Brunswick	20	\$ 1,400,000
			76	\$ 5,250,000
Beals Ave	Beals Avenue	Ellsworth	23	\$ 1,380,000
19 Bodwell St	19 Bodwell St	Sanford	8	\$ 480,000
Nasson 4	Summer & King Streets	Springvale	13	\$ 880,000
Approved & Proceeding to Closing			44	\$ 2,740,000
TOTAL IN DEVELOPMENT APPROVAL PROCESS			152	\$ 10,000,000
Balance to commit				\$ -

OTHER NON-MJRP STATE FUNDED PROJECTS

SENIOR HOUSING BOND

Bessey II		Scarborough	40	\$	2,500,000
Penobscot Landing		Belfast	25	\$	235,833
The Uplands		Scarborough	39	\$	665,053
Belfast Acres Estates		Belfast	25	\$	542,297
Hartland Senior		Hartland	24	\$	437,000
Oriole Senior		Ellsworth	29	\$	531,048
Emery Apts		Westbrook	30	\$	426,656
Hillside Apts		Gorham	27	\$	381,774
Jocelyn Place		Scarborough	60	\$	3,007,010
Winter Landing		Portland	52	\$	1,804,116
Stacy M Symbol Apts		Westbrook	60	\$	2,653,329
TOTAL IN DEVELOPMENT APPROVAL PROCESS			411	\$	13,184,116.00
Balance to commit				\$	-

2023 Rural Rental State Appropriation

Tree Top Apartments	20 Beech Street	Hallowell	17	\$	3,394,906
6 Madelyn Lane	6 Madelyn Lane	Rockport	18	\$	3,600,000
16 Mills Road	16 Mills Road	Newcastle	16	\$	3,023,577
165 Main Street	165 Main Street	Waterville	18	\$	2,767,500
986 Prospect Avenue	986 Prospect Avenue	Rumford	18	\$	3,521,957
Central Park Residences	10-12 School Street	Sanford	19	\$	3,600,000
TOTAL IN DEVELOPMENT APPROVAL PROCESS			106	\$	19,907,940
Balance to Commit				\$	-

STATE AFFORDABLE HSG TAX CREDIT

Mary Street Apts		Skowhegan	37	\$	4,475,663
Porter Station		Portland	48	\$	5,001,590
Phoenix Flats		Portland	45	\$	2,994,521
Winter Landing		Portland	52	\$	3,399,730
Equinox		Portland	43	\$	2,873,938
3&9 Pine St		Thomaston	16	\$	500,000 [1]
63 Water St		Thomaston	12	\$	454,000 [1]
12 Pulcifer Rd		Mapleton	12	\$	274,500 [1]
Main View Apts		Orono	24	\$	500,000 [1]
Cole Hill Apts		Waldoboro	24	\$	500,000 [1]
Salmon Brook Meadows		Washburn	24	\$	500,000 [1]
Hartland II		Hartland	16	\$	2,333,333
Snow School		Fryeburg	12	\$	791,192
Wedgewood		Lewiston	43	\$	5,000,000
Peasley Park		Rockland	52	\$	6,646,093
Equality Housing		Portland	54	\$	4,319,424
DeWitt		Lewiston	104	\$	8,780,000
TOTAL IN DEVELOPMENT APPROVAL PROCESS			618	\$	49,343,984.00
Balance of initial allocation to commit				\$	30,656,016.00

MEHER BOND REFI PROJECTS

4% LIHTC LEVERAGE

Blake & Walnut	74 Elm Street	Lewiston	18	\$	991,000	
Blueberry Ridge	15 Harrison Road	Bangor	32	\$	4,224,000	
Snow School	99 Preble Street	Fryeburg	28	\$	1,379,175	
Meadowview II		Gray	27	\$	2,106,000	
Equinox		Portland	43	\$	1,958,683	
Stroudwater Apts		Westbrook	55	\$	1,900,000	
Stacy M Symbol Apts		Westbrook	60	\$	2,653,329	
Oak Grove Commons		Bath	34	\$	640,000	
Front Street II		Portland	45	\$	600,000	
The Uptown		Bath	60	\$	1,050,000	
Congress Square Commons		Belfast	36	\$	1,260,000	
Village Commons		Scarborough	31	\$	558,822	
Amount to be allocated to projects in Development pipeline		<i>Estimate</i>	<u>90</u>	\$	<u>2,217,648</u>	[2]
TOTAL IN DEVELOPMENT APPROVAL PROCESS			559	\$	31,538,657	

Islands Initiative

Cranberry RD		Great Cranberry	2	\$	510,190	
NHSH Affordable Housing Initiative		North Haven	4	\$	1,485,158	
Reeby RD		Islesboro	2	\$	998,951	
With Notice to Proceed			8	\$	2,994,299	
18 Central AVE		Peaks Island	3	\$	1,617,614	
CICA 2022 Island Housing Initiative		Chebeague	4	\$	1,209,880	
ICDC Town Acquisition Project		Isle au Haut	4	\$	939,550	
In Preliminary Underwriting			11	\$	3,767,044	
TOTAL IN DEVELOPMENT APPROVAL PROCESS			19	\$	6,761,343	
Balance to commit				\$	-	

[1] Rural Development preservation projects

[2] Estimate based on projected subsidy needed per unit

Maine State Housing Authority

**Projected Allocations from the \$13.5 Million Appropriation
to the Emergency Housing Relief Fund
as of September 25, 2024**

1. **\$3.6 million** for Giri Hotels and **\$750,000** for Catholic Charities of Maine for the continuation of Transitional Housing for approximately 300 individuals at the Comfort Inn in Saco.
2. **\$2 million** for winter warming shelters for the 2024/2025 winter (awards already made).

<u>NAME</u>	<u>LOCATION</u>	<u>AWARD</u>
Augusta Emergency Overnight Warming Center	Augusta	\$ 218,170
Bangor Area Homeless Shelter	Bangor	\$ 30,000
Brick Church commonsplace	Bangor	\$ 40,540
Healthy Acadia	Bath	\$ 225,000
Homeless Services of Aroostook	Ellsworth	\$ 225,000
Kaydenz Kitchen	Presque Isle	\$ 135,000
Mansion Church	Lewiston	\$ 279,693
Mid-Maine Homeless Shelter	Bangor	\$ 60,000
New Beginnings	Waterville	\$ 225,000
Seeds of Hope	Lewiston	\$ 108,000
Tedford	Biddeford	\$ 246,160
	Brunswick	\$ 255,985
Total Awards		\$ 2,048,548

3. **\$7.15 million** for long-term solutions for individuals and families experiencing homelessness (RFP responses due on September 30, 2024).

Eviction Prevention Pilot Program

Program Overview

The Eviction Prevention Pilot Program (“Program”) was established by 2024 Public Law Chapter 643, Section KKKK-3. The Program is an eviction prevention program for renters who are behind on their rent and are at risk of being evicted. The Program, which can provide up to \$19,200 per eligible household, was funded at \$18 million through the Public Law cited above. Up to 12% of the funds may be used for administrative costs.

Eviction Prevention funds may be used for the following activities:

- rental arrears owed to the household’s current landlord; and
- up to 12 months of future rental payments, not to exceed the lesser of \$800 per month or the monthly rental amount.

Priority will be given to applicants in the following order:

1. Eligible applicants who have received a Notice to Quit for nonpayment of rent.
2. Eligible applicants who have received a Late Notice or have an Approved Payment Arrangement.

Eligibility

A household will qualify for the Program if they are obligated to pay rent on a residential dwelling unit in the State of Maine, which is their primary residence, and meet each of the following criteria:

- The household is at risk of eviction, such as having past due rent notices, other correspondence from a landlord indicating past due rent, or eviction notices due to rent owed.
- The household’s past due rental amount is at or below \$19,200.
- The household’s income is below 60% Area Median Income (AMI) for the area where they live. This includes all household members’ income, not just the income of the applicant.
- The household at the time of application is neither using a federal housing voucher to pay rent nor living in a subsidized housing unit.
- The household has a current landlord-tenant relationship supported by a lease or other documentation sufficient to demonstrate a landlord-tenant relationship.
- The household has a rental payment within 125% of the fair market rent of the area in which they live.
- If there is more than one lease for a household, but only one lease holder needs assistance, that lease holder may apply. The lease holder does not need to include the other lease holder’s income on the application.
- Leasing arrangements with family members are eligible only if the tenant lives in a separate fully contained living unit with its own kitchen, bathroom, and private entrance. A preexisting written lease and evidence of a history of consistent rent payments are required. Family members are defined as spouse, parent, child, brother, sister, grandparent, grandchild, including steps, and in-laws; and any person cohabitating with an applicant, as well as any immediate family member related by blood, marriage, or adoption, including cousins, aunts, and uncles.
- A lease establishing a rental relationship is required for any rent to own situations. No household member may be on the deed or a signor or co-signor on a mortgage or have exercised the option to purchase the property.

Housing First Implementation

Summary of DHHS Accomplishments and Next Steps

MaineCare

- DHHS has **received approval** for a State Plan Amendment to update MaineCare Chapter 13 (Targeted Case Management) and Chapter 91 (HOME Program). These changes ensure that the particular services remain available to tenants while at a Housing First property.
- DHHS will be commencing rulemaking to implement these updates in the MaineCare Benefits Manual, with the goal of **completing rulemaking by the summer of 2025**.

Rulemaking

- DHHS, in partnership with Maine Housing, is nearing the end of the drafting and review process for **Joint Rules** for administration of the Housing First program.
- TDHHS and MaineHousing will hold a **joint Public Hearing** on the Rules at the MaineHousing Board Meeting in November.

Program Development

- DHHS is developing **minimum qualifications, scope of services, and a payment model** for Housing First service providers.
- DHHS is developing a **procurement mechanism** for qualified service providers with guidance from DAFS and the Division of Contract Management.
- DHHS is developing a **Housing First Program Manual** that will guide service providers in administering services at a Housing First program.

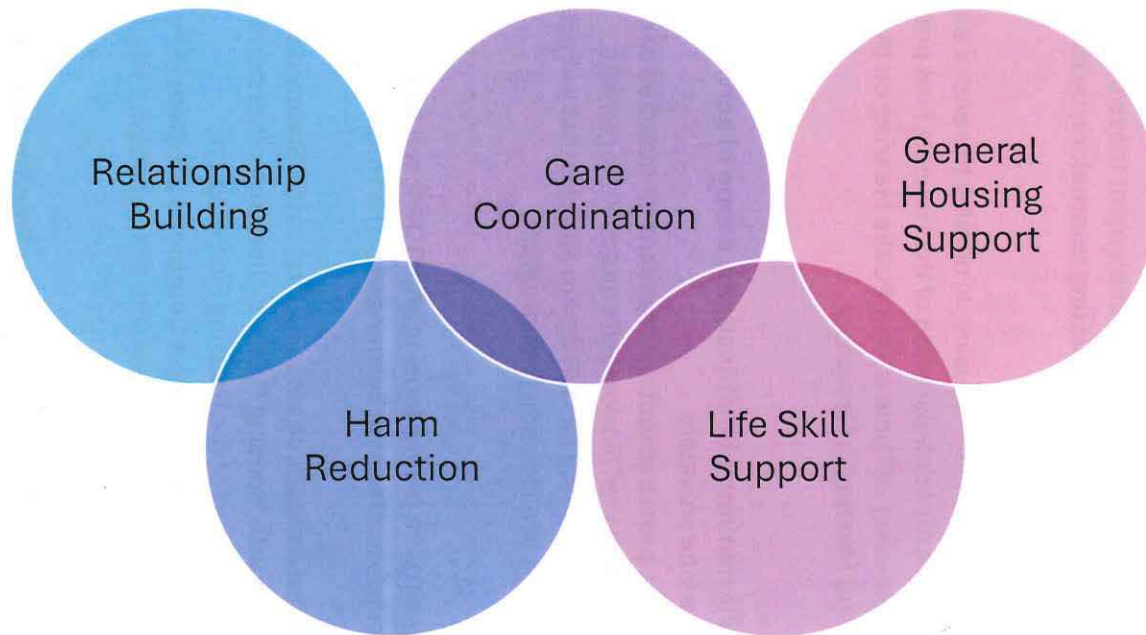
Provider Engagement

- DHHS, in partnership with MaineHousing and GOPIF, will be **hosting two “provider forums”** for the purpose of raising awareness of the Housing First program with potential service providers.
- DHHS has **presented its work** on Housing First to the Statewide Homeless Council and has **engaged in dialogue** with Housing First providers and other partners in order to learn best practices for administration of the Housing First program.
- DHHS **completed a tour of the Huston Commons program** in Portland to learn first-hand about the programming, design, and tenants at a successful Housing First program.

Collaboration

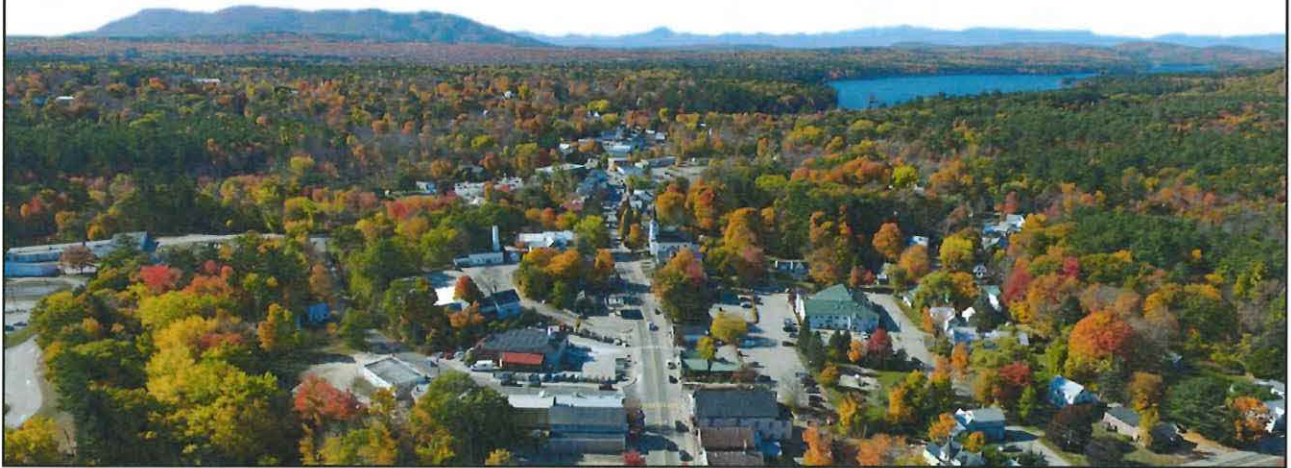
- DHHS and MaineHousing remain in **close coordination on all aspects of Housing First** implementation, including strategy, program administration, procurement, and stakeholder engagement.
- The partnership between DHHS and MaineHousing has led to **innovative and strategic developments of the Housing First program** that have benefitted both agencies and will help streamline the program.

Housing First Support and Stabilization Services



Regional Councils

Your Partner in Implementing State Priorities



1

Created by
**state
statute**

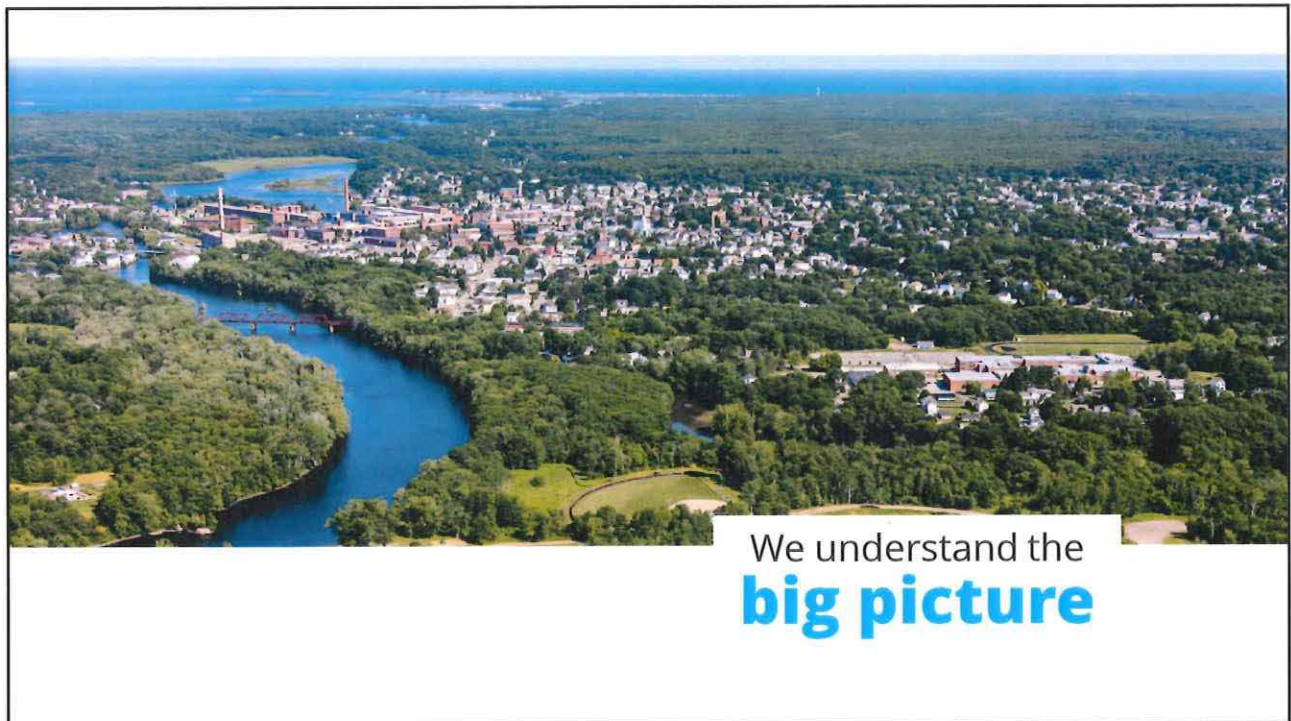
"Regional councils are uniquely qualified to assist in the development of technical capacities of local governments; to **develop regional policies, services and solutions** to meet local needs; and to serve as a vital **link between local governments and the State**"

MRS 30-A §2301

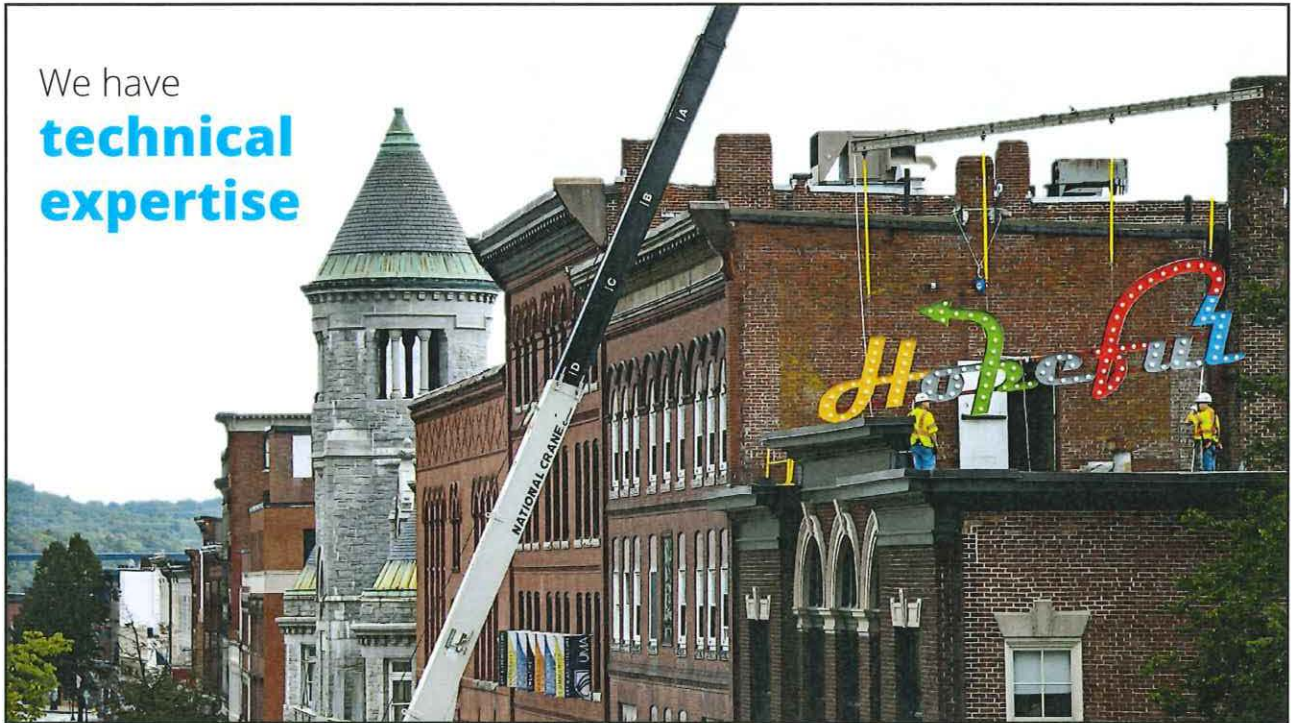
2



3



4



We have
**technical
expertise**

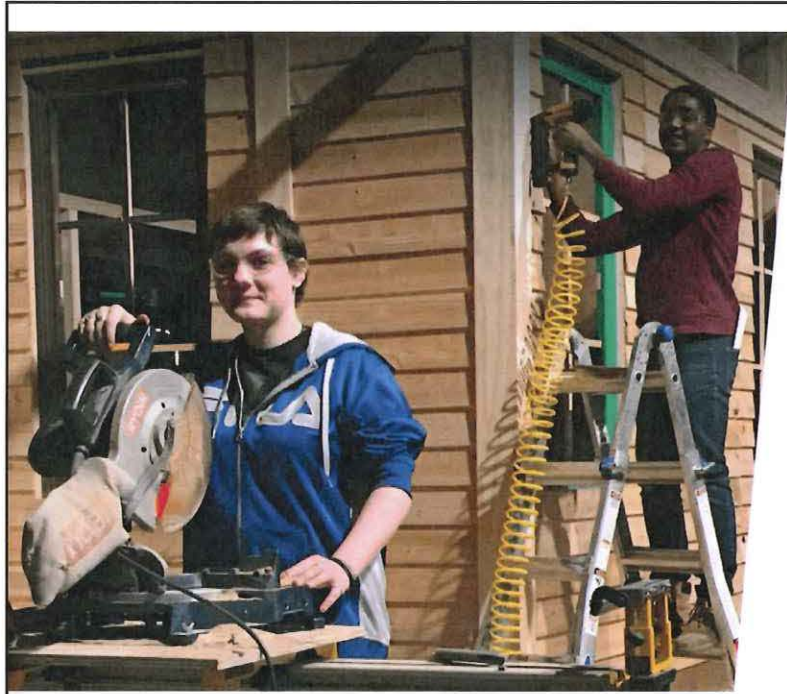
5



We cover the **entire state**

- Androscoggin Valley Council of Governments
- Eastern Maine Development Corporation
- Greater Portland Council of Governments
- Hancock County Planning Commission
- Kennebec Valley Council of Governments
- Lincoln County Planning Commission
- Midcoast Council of Governments
- Northern Maine Development Corporation
- Southern Maine Planning and Development Commission
- Washington County Council of Governments

6



We implement
**state and
federal
programs**

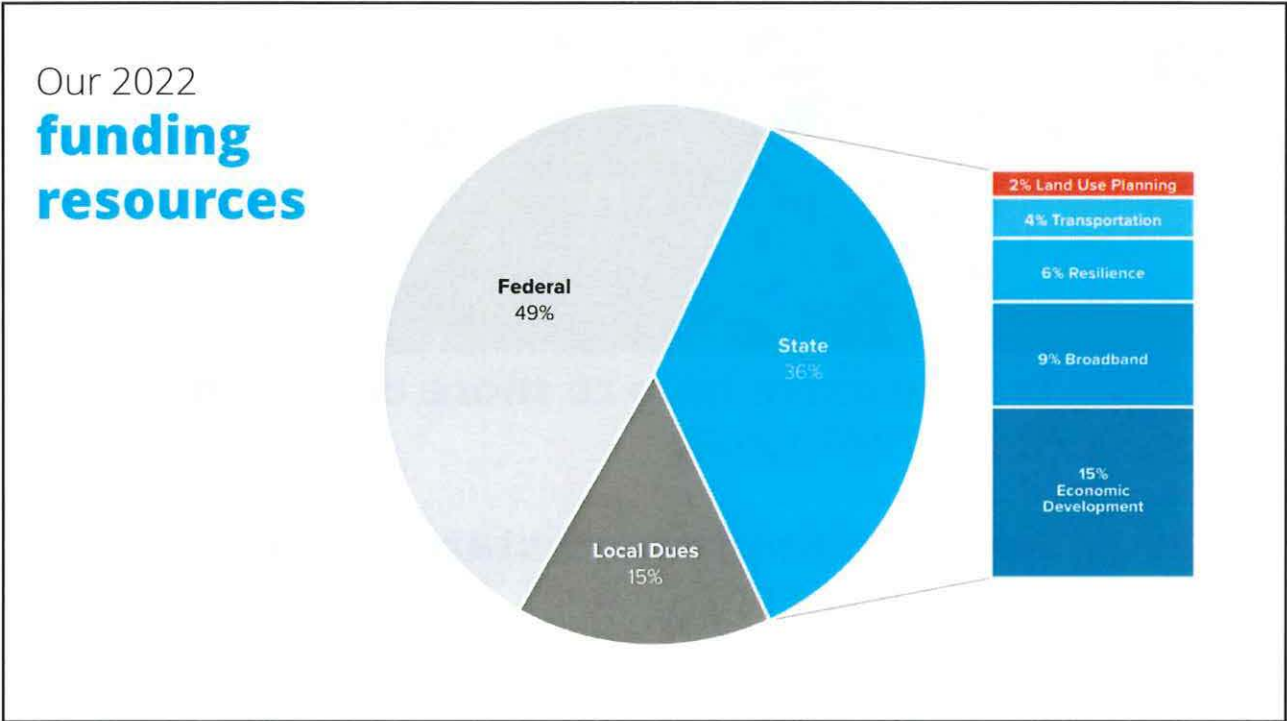
7

We can provide
**more help to
communities**
if we are better
resourced

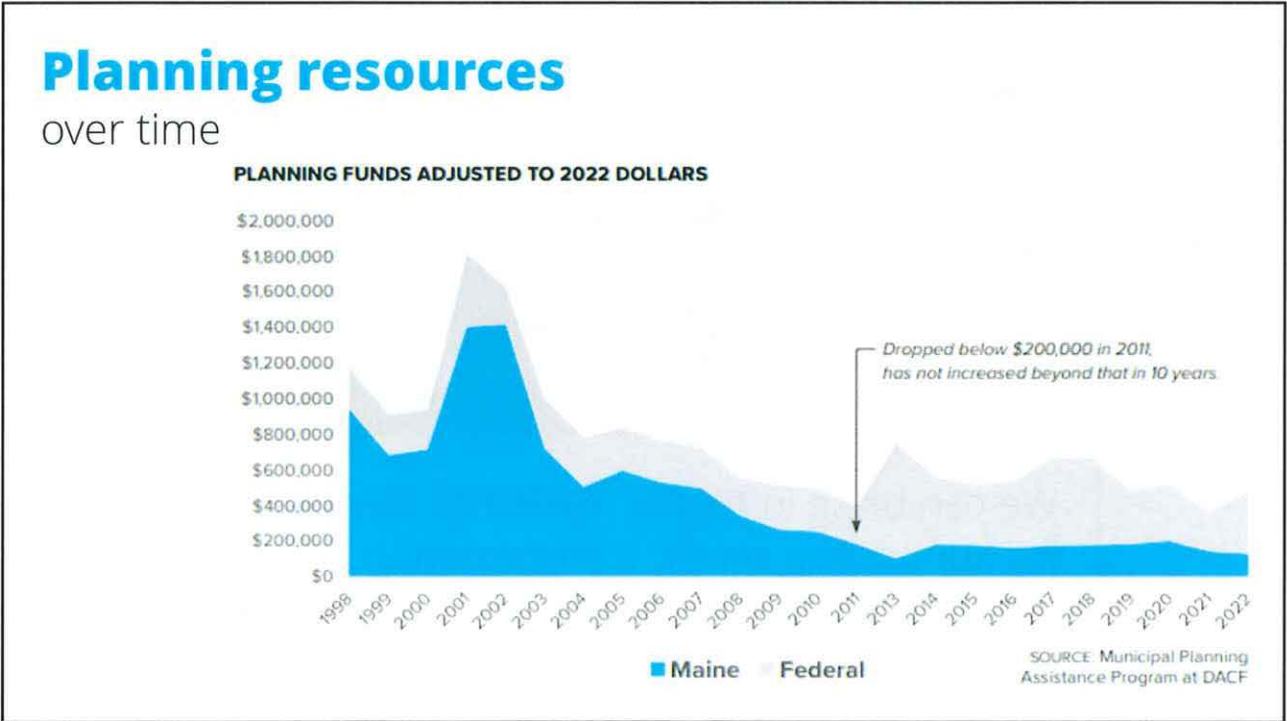
The State has been
steadily laying a
foundation to
resource regional
councils



8



9



10



We can provide **more help to more communities** if we are better resourced

We can **help you implement state policy** effectively and efficiently

11



We can bring in **more federal funding** for supporting sewer, transportation, broadband infrastructure

12



1 Build on the foundation of the **Housing Opportunity Program**

2 Ensure state's policies support **climate, housing, transportation and land protection** goals

3 Provide **reliable & flexible funds** to regional councils

13

Our request:
\$200K /agency
 each year

- Technical assistance
- GIS & data support
- Grants development
- Project administration



14