



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

Greg Payne, Senior Advisor on
Housing Policy

Greg.Payne@maine.gov



LD 2003

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.

LD 2003

ACCESSORY DWELLING UNITS

Allows ADUs in all zoning districts currently zoned for single-family homes and exempts them from any growth caps. Additional parking requirements for ADUs prohibited.

MORE ATTAINABLE UNITS

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

TECHNICAL SUPPORT AND FUNDING

Provides technical + financial assistance for communities undertaking additional zoning changes or other initiatives to increase local housing opportunities.

PROMOTING DENSITY

Establishes a statewide density bonus to incentivize more affordable housing development and ensure long-term affordability. Often the biggest factor in a project not moving forward or not including affordable units is the density allowance.

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 and 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** to 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** to 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.

A Roadmap for the Future of Housing Production in Maine

HR&A Advisors | January 2025

HR&A +



1



Streamline Processes and Build Public Capacity

Potential Actions:

- 1.1 Provide support to municipalities to build and redevelop homes through a Housing Opportunity Program 2.0.
- 1.2 Increase the pace and volume of housing development reviews and approvals.
- 1.3 Streamline the State environmental review process.
- 1.4 Establish a predevelopment meeting for priority projects.
- 1.5 Set clear standards about what infrastructure costs can be assigned to a development.
- 1.6 Raise the threshold for State subdivision review.
- 1.7 Reform State and local building codes to reduce development costs.

2



Incentivize Production and Increase Transparency

Potential Actions:

- 2.1 Designate an entity to monitor and ensure progress towards meeting statewide and regional housing goals.
- 2.2 Determine criteria for high-priority projects to prioritize for funding, incentives and approvals.
- 2.3 Prioritize State funding for municipalities that contribute to housing goals.
- 2.4 Require municipalities to regularly report data on housing production and demolition.
- 2.5 Establish a housing appeals process to limit delays and unlawful denials of housing proposals.
- 2.6 Accelerate statewide housing production through high impact investments.
- 2.7 Establish a housing fund to finance mixed-income development.
- 2.8 Identify State-owned vacant properties that could be sold for housing development.
- 2.9 Build on the success of existing state tax credit programs.

3



Strengthen the Private Sector

Potential Actions:

- 3.1 Provide long-term, dedicated funding for apprenticeship programs.
- 3.2 Give students access to experiential learning opportunities.
- 3.3 Expand strategies that welcome nontraditional workers into quality construction jobs.
- 3.4 Explore opportunities to improve worker retention and career growth.
- 3.5 Streamline licensing for trades.
- 3.6 Accelerate employer-financed workforce housing projects.
- 3.7 Establish a working group to examine the potential of innovative construction technologies to reduce costs and speed up housing production in Maine.