

Housing Friendly Test Template

Draft Resolution

Subject: A Proposed Declaration of Standards for Defining Housing Friendly Communities

Prepared By: The Midcoast Council of Governments on behalf of the Five Rivers Affordable Housing Subcommittee

Overview:

For communities to flourish, families must also thrive. Having access to safe, affordable, local housing supports household stability and security, a foundation that nurtures broader economic and community well-being. In this way, access to attainable housing is not only a critical personal resource, but necessary for communities and businesses to grow and prosper.

We the Town/City X Accept the Following:

1. The preservation and construction of units across the housing continuum is essential to ensuring Maine families can continue to live and work in the State.
2. Barriers to securing safe, local, affordable housing – especially among Maine’s wage-earning, middle-income families -- is on the rise.
 - These middle-income (or missing middle) household ranges in annual income from \$50,000 to \$150,00.
 - Housing affordability is defined by HUD as household paying no more than 30% of their annual income on housing related costs.
3. Municipal policy plays an important role in housing preservation and construction.
4. Housing health, or the ability of families to find local, safe, and affordable housing is, and should be a priority of the municipality.

Such a declaration requires a housing plan be developed by municipalities as they work towards becoming and remaining a Housing Healthy community. Such a designation requires 1) the identification of a common set of municipal Housing Health characteristics and/or standard that would promote the preservation and construction of safe, local, and affordable housing. And 2) technical support as municipalities work towards the designation as a Housing Healthy community.

Collectively, the Housing Healthy Elements Include:

Land Use, Permitting & Policies:

- Adopted LD2003 provisions
- Adopted a short-term rental policy
- Streamlined and transparent permitting and approval processes for housing developments.
- Communities have considered and taken action on key zoning and land use tools for expanding local housing. Examples include:
 1. Cluster provisions
 2. Density bonuses
 3. Inclusionary zoning
 4. Housing replacement ordinance (to minimize impact of loss of housing units)
- Policies that enable redevelopment and infill development in underutilized areas.
- Prioritize disposition of municipal property for housing
- Community has used the AHTIF in past three years

Community Engagement and Programs:

- Comprehensive plan (recent) that includes housing policies related to affordability/attainability
- Community has a dedicated housing committee or sub-committee
- Community has a housing trust
- Statement of support for regional housing development collaboration
- Community has direct support programs related to housing (i.e. double homestead exemption, homebuyer assistance, housing rehabilitation program, etc.)

References

<https://www.huduser.gov/portal/pdredge/pdr-edge-featd-article-081417.html>

<https://storymaps.arcgis.com/stories/b5d4d0c93a6a46818265251ac3bf9ff3>

https://www.mainehousing.org/docs/default-source/default-document-library/state-of-maine-housing-production-needs-study_full_final-v2.pdf?sfvrsn=b10a8015_13

Framework for operationalizing the Housing Friendly Resolution

Mission	Outcomes	Tools
1. Increase the stock of safe, local, attainable housing	1A. Grow the availability of a mix of housing types (e.g., single-family homes, apartments, townhouses, co-housing).	<ul style="list-style-type: none"> ● Communities have considered and taken action on key zoning and land use tools for expanding local housing. Examples include: <ul style="list-style-type: none"> ○ Cluster provisions ○ Density bonuses ○ Inclusionary zoning ○ Housing replacement ordinance (to minimize impact of loss of housing units) ● Streamlined and transparent permitting and approval processes for housing developments. ● Policies that enable redevelopment and infill development in underutilized areas. ● Prioritize disposition of municipal property for housing. ● Community has used the AHTIF in past three years.
	1B. Support for and implementation of alternative housing models (e.g., tiny homes, accessory dwelling units).	<ul style="list-style-type: none"> ● Comprehensive plan (recent) that includes housing policies related to affordability/ attainability ● Adopted LD2003 provisions ● Streamlined and transparent permitting and approval processes for housing developments.
2. Maintain housing that is an asset to your community	2A. Leverage existing municipal assets and infrastructure to sustain existing year-round housing opportunities.	<ul style="list-style-type: none"> ● * Funds for housing rehab supports ● * Forever home designations
	2B. Proactively balance housing units (for longer term tenancy) and tourism units (for transient, shorter-term use).	<ul style="list-style-type: none"> ● Adopted a short-term rental policy
3. Ensure municipal housing policies and projects are inclusive	3A. Create and embed community engagement structures to advise municipal housing policies priorities and projects	<ul style="list-style-type: none"> ● Comprehensive plan (recent) that includes housing policies related to affordability/ attainability ● Community has a dedicated housing committee or sub-committee ● Community has a housing trust ● Statement of support for regional housing development collaboration ● Community has direct support programs related to housing (i.e. double homestead exemption, homebuyer assistance, housing rehabilitation program, etc.)