

STATE OF MAINE
131ST LEGISLATURE
FIRST REGULAR AND FIRST SPECIAL SESSIONS



Disposition of bills and summaries of all laws enacted or finally passed

JOINT SELECT COMMITTEE ON HOUSING

October 2023

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Joint Select Committee on Housing

SUBJECT INDEX

Accessory Dwelling Units

Enacted	LD 654	Resolve, Directing the Office of Policy Innovation and the Future to Study Methods to Encourage the Development of Accessory Dwelling Units	RESOLVE 107
	LD 1706	An Act to Clarify Statewide Laws Regarding Affordable Housing and Accessory Dwelling Units	PUBLIC 192
Not Enacted	LD 665	An Act to Extend the Date by Which Compliance is Required for Affordable Housing Development, Increased Numbers of Dwelling Units and Accessory Dwelling Units	ONTP
	LD 1154	An Act Regarding Accessory Dwelling Units and Municipal Zoning Ordinances	ONTP

Eviction

Not Enacted	LD 107	An Act Regarding Municipal Efforts to Avert Evictions and Heating Shut-offs During Winter	Leave to Withdraw Pursuant to Joint Rule 310
	LD 388	An Act to Require the State and Municipalities to Reimburse Landlords for Unpaid Rent During Eviction Moratoriums	Majority (ONTP) Report
	LD 1540	Resolve, to Establish an Eviction Prevention Pilot Program	CARRIED OVER

Homelessness Prevention

Enacted	LD 1844	An Act to Support Emergency Housing Construction and Renovation Statewide by Creating a Matching Grant Program	PUBLIC 479
Not Enacted	LD 2	An Act to Address Chronic Homelessness by Creating the Housing First Fund	Died On Adjournment
	LD 1293	An Act to End Chronic Homelessness by Creating the Housing First Fund	ONTP
	LD 1422	An Act to End Homelessness and Assist Students Who Are Homeless by Establishing a Rental Subsidy Program	CARRIED OVER

LD 1609	Resolve, Directing the Department of Education to Develop a Pilot Program to Help Maine Students Avoid Homelessness	Died On Adjournment
LD 1721	An Act to Create Transitional Housing Communities for Homeless Populations in the State	CARRIED OVER

Housing Administration

Enacted	LD 774	An Act to Require the Maine State Housing Authority to Report to the Legislature on the Housing Opportunities for Maine Fund	PUBLIC 251
Not Enacted	LD 314	An Act to Establish the Permanent Commission on the Status of Housing in Maine	CARRIED OVER
	LD 602	An Act to Provide Regional Support to Deliver State and Federal Programs to Cities and Towns in the State	CARRIED OVER
	LD 705	An Act Concerning the Housing Opportunities for Maine Fund and Expenditures by the Maine State Housing Authority	Leave to Withdraw Pursuant to Joint Rule 310
	LD 1672	An Act to Establish an Affordable Housing Permitting Process	CARRIED OVER
	LD 1752	Resolve, to Prepare Preapproved Building Types	CARRIED OVER
	LD 1867	An Act to Establish the Community Housing and Rural Development Authority	CARRIED OVER

Housing Safety and Efficiency

Enacted	LD 470	An Act to Support Lead Abatement in Older Residential Properties	PUBLIC 435
	LD 611	Resolve, Establishing a Working Group to Maximize Eligibility for Energy Efficiency Programs for Low-income Homeowners	RESOLVE 74
Not Enacted	LD 1437	An Act to Address Poverty by Increasing Access to Energy Efficiency and Weatherization Programs	ONTP

Housing Supply

Enacted	LD 724	An Act to Increase Opportunities for the Development or Preservation of Low-income Housing	PUBLIC 218
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**Not
Enacted**

LD 1289	An Act to Facilitate Property Redevelopment and Encourage Affordable Housing by Allowing the Conveyance of Unfinished Commercial Condominium Units	PUBLIC 198
LD 226	An Act to Address Maine's Affordable Housing Crisis	CARRIED OVER
LD 250	An Act to Improve Housing by Increasing Housing Options	Leave to Withdraw Pursuant to Joint Rule 310
LD 554	An Act to Continue the Rural Affordable Rental Housing Program	Leave to Withdraw Pursuant to Joint Rule 310
LD 638	Resolve, Directing the Maine State Housing Authority to Study Strategies for Improving Abandoned Properties and Developing Housing Infrastructure	Leave to Withdraw Pursuant to Joint Rule 310
LD 721	An Act to Preserve Historic Buildings and Promote Affordable Housing	CARRIED OVER
LD 801	An Act to Require Municipalities to Obtain Housing Units for Residents Experiencing Homelessness	ONTP
LD 1257	An Act to Increase Housing Capacity and Protect the Municipal Tax Base and Working Lands	CARRIED OVER
LD 1593	An Act to Increase Affordable Housing Development	Majority (ONTP) Report
LD 1864	An Act to Increase Maine's Housing Supply by Prohibiting Certain Zoning Requirements in Areas Where Public Sewer and Water Infrastructure Are Available and in Designated Growth Areas	CARRIED OVER

Land Use and Zoning

**Not
Enacted**

LD 214	An Act to Amend the Laws Regarding Zoning and Land Use Restrictions to Limit Certain Requirements to Municipalities with a Population of More than 10,000	Majority (ONTP) Report
LD 492	An Act to Repurpose Vacant Shopping Mall and Retail Space to Mixed-use Housing and Retail	HELD BY GOVERNOR
LD 772	An Act to Establish a Process to Vest Rights for Land Use Permit Applicants	CARRIED OVER
LD 1134	An Act to Improve Housing Affordability by Amending the Definition of "Subdivision" Under the Site Location of Development Laws	CARRIED OVER

Housing

LD 1358	An Act to Clarify Density Requirements for Affordable Housing Developments	ONTP
LD 1673	An Act to Encourage Affordable Housing and Mixed-use Development by Establishing a Thriving Corridors Program	CARRIED OVER
LD 1787	Resolve, Directing the Department of Agriculture, Conservation and Forestry to Convene a Stakeholder Group Tasked with a Comprehensive Overhaul and Modernization of the State Subdivision Statutes	CARRIED OVER
LD 1940	An Act to Promote Consistent Policies within Growth Management Programs in Order to Increase Food Security and Economic Resiliency in Local Communities	CARRIED OVER
LD 1976	An Act to Update the Growth Management Program Laws	CARRIED OVER

Landlord Incentives and Rental Assistance

**Not
Enacted**

LD 387	An Act to Promote Affordable Housing by Providing a Tax Exemption for Housing Choice Vouchers	CARRIED OVER
LD 462	An Act to Assist Persons Experiencing Homelessness in Areas of High Rent by Seeking a Waiver from the Federal Government	ONTP
LD 1310	An Act to Establish a State Emergency Rental Assistance Program	ONTP
LD 1710	An Act to Establish the Maine Rental Assistance and Guarantee Program and Amend the Laws Regarding Tenants and the Municipal General Assistance Program	CARRIED OVER
LD 1901	An Act to Improve Affordability and Opportunity for Maine Renters and Landlords	ONTP

Manufactured Housing

Enacted

LD 1931	An Act to Foster Stable and Affordable Home Ownership in Mobile Home Parks by Amending the Laws Relating to the Sale of Mobile Home Parks	PUBLIC 378
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**Not
Enacted**

LD 337	An Act to Amend the Regulations of Manufactured Housing to Increase Affordable Housing	CARRIED OVER
LD 887	An Act to Amend the Regulation of Mobile Home Parks	CARRIED OVER

Miscellaneous

**Not
Enacted**

LD 356	An Act to Invest in Construction Industry Workforce Development	Leave to Withdraw Pursuant to Joint Rule 310
LD 853	RESOLUTION, Proposing an Amendment to the Constitution of Maine to Establish a Right to Housing	CARRIED OVER
LD 885	An Act to Help First-time Home Buyers in Maine	ONTP
LD 1265	An Act to Make Adjustments to Affordable Housing Requirements	ONTP
LD 1505	An Act to Amend the Maine Cooperative Affordable Housing Ownership Act	CARRIED OVER
LD 1905	An Act to Create a Residential Rental Unit Registry	ONTP

Short-term Rentals

**Not
Enacted**

LD 1294	An Act to Implement Certain Recommendations of the Commission to Increase Housing Opportunities in Maine by Studying Land Use Regulations and Short-term Rentals	CARRIED OVER
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DIGEST OF BILLS
131ST LEGISLATURE FIRST REGULAR AND FIRST SPECIAL SESSIONS – 2023

Joint Select Committee on Housing

Comm	LD	Title	Comm Action		Carried over?	Date of last Comm Action	Final Disposition	Enacted Laws		Analyst Note?	Session
								Law	Ch		
HOU	2	An Act to Address Chronic Homelessness by Creating the Housing First Fund	Reported Out	OTP- AM/OTP- AM		5/24/23	Died On Adjournment			✓	S1
HOU	107	An Act Regarding Municipal Efforts to Avert Evictions and Heating Shut-offs During Winter	Reported Out	LTW		4/20/23	Leave to Withdraw Pursuant to Joint Rule 310				S1
HOU	214	An Act to Amend the Laws Regarding Zoning and Land Use Restrictions to Limit Certain Requirements to Municipalities with a Population of More than 10,000	Reported Out	ONTP/OTP- AM		5/18/23	Accepted Majority (ONTP) Report				S1
HOU	226	An Act to Address Maine's Affordable Housing Crisis	Reported Out	OTP-AM	Carried On Approps Table	6/21/23				✓	S1
HOU	250	An Act to Improve Housing by Increasing Housing Options	Reported Out	LTW		5/9/23	Leave to Withdraw Pursuant to Joint Rule 310				S1
HOU	314	An Act to Establish the Permanent Commission on the Status of Housing in Maine	Carry Over Approved		Carried in Comm	7/25/23					S1
HOU	337	An Act to Amend the Regulations of Manufactured Housing to Increase Affordable Housing	Carry Over Approved		Carried in Comm	7/25/23					S1
HOU	356	An Act to Invest in Construction Industry Workforce Development	Reported Out	LTW		5/9/23	Leave to Withdraw Pursuant to Joint Rule 310				S1
HOU	387	An Act to Promote Affordable Housing by Providing a Tax Exemption for Housing Choice Vouchers	Carry Over Approved		Carried in Comm	7/25/23					S1

DIGEST OF BILLS
131ST LEGISLATURE FIRST REGULAR AND FIRST SPECIAL SESSIONS – 2023

Joint Select Committee on Housing

Comm	LD	Title	Comm Action		Carried over?	Date of last Comm Action	Final Disposition	Enacted Laws		Analyst Note?	Session
								Law	Ch		
HOU	388	An Act to Require the State and Municipalities to Reimburse Landlords for Unpaid Rent During Eviction Moratoriums	Reported Out	ONTP/OTP-AM		7/25/23	Accepted Majority (ONTP) Report				S1
HOU	462	An Act to Assist Persons Experiencing Homelessness in Areas of High Rent by Seeking a Waiver from the Federal Government	Reported Out	ONTP		4/24/23	Ought Not to Pass Pursuant to Joint Rule 310				S1
HOU	470	An Act to Support Lead Abatement in Older Residential Properties	Reported Out	OTP-AM		5/4/23	Enacted	PL	435		S1
HOU	492	An Act to Repurpose Vacant Shopping Mall and Retail Space to Mixed-use Housing and Retail	Reported Out	OTP-AM		6/15/23	Held by Governor			✓	S1
HOU	554	An Act to Continue the Rural Affordable Rental Housing Program	Reported Out	LTW		5/4/23	Leave to Withdraw Pursuant to Joint Rule 310				S1
HOU	602	An Act to Provide Regional Support to Deliver State and Federal Programs to Cities and Towns in the State	Carry Over Approved		Carried in Comm	7/25/23					S1
HOU	611	Resolve, Establishing a Working Group to Maximize Eligibility for Energy Efficiency Programs for Low-income Homeowners	Reported Out	OTP-AM		6/13/23	Finally Passed	RESLV	74		S1
HOU	638	Resolve, Directing the Maine State Housing Authority to Study Strategies for Improving Abandoned Properties and Developing Housing Infrastructure	Reported Out	LTW		3/28/23	Leave to Withdraw Pursuant to Joint Rule 310				R1
HOU	654	Resolve, Directing the Office of Policy Innovation and the Future to Study Methods to Encourage the Development of Accessory Dwelling Units	Reported Out	OTP-AM		6/5/23	Finally Passed	RESLV	107		S1

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Joint Select Committee on Housing

Comm	LD	Title	Comm Action		Carried over?	Date of last Comm Action	Final Disposition	Enacted Laws		Analyst Note?	Session
								Law	Ch		
HOU	665	An Act to Extend the Date by Which Compliance is Required for Affordable Housing Development, Increased Numbers of Dwelling Units and Accessory Dwelling Units	Reported Out	ONTP		5/10/23	Ought Not to Pass Pursuant to Joint Rule 310				S1
HOU	705	An Act Concerning the Housing Opportunities for Maine Fund and Expenditures by the Maine State Housing Authority	Reported Out	LTW		5/23/23	Leave to Withdraw Pursuant to Joint Rule 310				S1
HOU	721	An Act to Preserve Historic Buildings and Promote Affordable Housing	Carry Over Approved		Carried in Comm	7/25/23					S1
HOU	724	An Act to Increase Opportunities for the Development or Preservation of Low-income Housing	Reported Out	OTP-AM		6/5/23	Enacted	PL	218		S1
HOU	772	An Act to Establish a Process to Vest Rights for Land Use Permit Applicants	Carry Over Approved		Carried in Comm	7/25/23					S1
HOU	774	An Act to Require the Maine State Housing Authority to Report to the Legislature on the Housing Opportunities for Maine Fund	Reported Out	OTP-AM		6/9/23	Enacted	PL	251		S1
HOU	801	An Act to Require Municipalities to Obtain Housing Units for Residents Experiencing Homelessness	Reported Out	ONTP		5/10/23	Ought Not to Pass Pursuant to Joint Rule 310				S1
HOU	853	RESOLUTION, Proposing an Amendment to the Constitution of Maine to Establish a Right to Housing	Carry Over Approved		Carried in Comm	7/25/23					S1
HOU	885	An Act to Help First-time Home Buyers in Maine	Reported Out	ONTP		6/1/23	Ought Not to Pass Pursuant to Joint Rule 310				S1
HOU	887	An Act to Amend the Regulation of Mobile Home Parks	Carry Over Approved		Carried in Comm	7/25/23					S1

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Joint Select Committee on Housing

Comm	LD	Title	Comm Action		Carried over?	Date of last Comm Action	Final Disposition	Enacted Laws		Analyst Note?	Session
								Law	Ch		
HOU	1134	An Act to Improve Housing Affordability by Amending the Definition of "Subdivision" Under the Site Location of Development Laws	Carry Over Approved			7/25/23					S1
HOU	1154	An Act Regarding Accessory Dwelling Units and Municipal Zoning Ordinances	Reported Out	ONTP		5/10/23	Ought Not to Pass Pursuant to Joint Rule 310				S1
HOU	1257	An Act to Increase Housing Capacity and Protect the Municipal Tax Base and Working Lands	Carry Over Approved			7/25/23					S1
HOU	1265	An Act to Make Adjustments to Affordable Housing Requirements	Reported Out	ONTP		6/1/23	Ought Not to Pass Pursuant to Joint Rule 310				S1
HOU	1289	An Act to Facilitate Property Redevelopment and Encourage Affordable Housing by Allowing the Conveyance of Unfinished Commercial Condominium Units	Reported Out	OTP		6/5/23	Enacted	PL	198		S1
HOU	1293	An Act to End Chronic Homelessness by Creating the Housing First Fund	Reported Out	ONTP		6/1/23	Ought Not to Pass Pursuant to Joint Rule 310				S1
HOU	1294	An Act to Implement Certain Recommendations of the Commission to Increase Housing Opportunities in Maine by Studying Land Use Regulations and Short-term Rentals	Carry Over Approved			7/25/23					S1
HOU	1310	An Act to Establish a State Emergency Rental Assistance Program	Reported Out	ONTP		4/19/23	Ought Not to Pass Pursuant to Joint Rule 310				S1

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Joint Select Committee on Housing

Comm	LD	Title	Comm Action		Carried over?	Date of last Comm Action	Final Disposition	Enacted Laws		Analyst Note?	Session
								Law	Ch		
HOU	1358	An Act to Clarify Density Requirements for Affordable Housing Developments	Reported Out	ONTP		5/10/23	Ought Not to Pass Pursuant to Joint Rule 310				S1
HOU	1422	An Act to End Homelessness and Assist Students Who Are Homeless by Establishing a Rental Subsidy Program	Reported Out	OTP-AM	Carried On Approps Table	5/25/23					S1
HOU	1437	An Act to Address Poverty by Increasing Access to Energy Efficiency and Weatherization Programs	Reported Out	ONTP		5/5/23	Ought Not to Pass Pursuant to Joint Rule 310				S1
HOU	1505	An Act to Amend the Maine Cooperative Affordable Housing Ownership Act	Carry Over Approved		Carried in Comm	7/25/23					S1
HOU	1540	Resolve, to Establish an Eviction Prevention Pilot Program	Reported Out	OTP-AM/OTP-AM	Carried On Approps Table	6/16/23					S1
HOU	1593	An Act to Increase Affordable Housing Development	Reported Out	ONTP/OTP-AM		5/18/23	Accepted Majority (ONTP) Report				S1
HOU	1609	Resolve, Directing the Department of Education to Develop a Pilot Program to Help Maine Students Avoid Homelessness	Reported Out	OTP-AM		6/13/23	Died On Adjournment			✓	S1
HOU	1672	An Act to Establish an Affordable Housing Permitting Process	Carry Over Approved		Carried in Comm	7/25/23					S1
HOU	1673	An Act to Encourage Affordable Housing and Mixed-use Development by Establishing a Thriving Corridors Program	Carry Over Approved		Carried in Comm	7/25/23					S1
HOU	1706	An Act to Clarify Statewide Laws Regarding Affordable Housing and Accessory Dwelling Units	Reported Out	OTP-AM/OTP-AM/OTP-AM		6/5/23	Emergency Enacted	PL	192		S1

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Joint Select Committee on Housing

Comm	LD	Title	Comm Action		Carried over?	Date of last Comm Action	Final Disposition	Enacted Laws		Analyst Note?	Session
								Law	Ch		
HOU	1710	An Act to Establish the Maine Rental Assistance and Guarantee Program and Amend the Laws Regarding Tenants and the Municipal General Assistance Program	Carry Over Approved			7/25/23					S1
HOU	1721	An Act to Create Transitional Housing Communities for Homeless Populations in the State	Carry Over Approved			7/25/23					S1
HOU	1752	Resolve, to Prepare Preapproved Building Types	Carry Over Approved			7/25/23					S1
HOU	1787	Resolve, Directing the Department of Agriculture, Conservation and Forestry to Convene a Stakeholder Group Tasked with a Comprehensive Overhaul and Modernization of the State Subdivision Statutes	Carry Over Approved			7/25/23					S1
HOU	1844	An Act to Support Emergency Housing Construction and Renovation Statewide by Creating a Matching Grant Program	Reported Out	OTP- AM/ONTP		6/16/23	Enacted	PL	479		S1
HOU	1864	An Act to Increase Maine's Housing Supply by Prohibiting Certain Zoning Requirements in Areas Where Public Sewer and Water Infrastructure Are Available and in Designated Growth Areas	Carry Over Approved			7/25/23					S1
HOU	1867	An Act to Establish the Community Housing and Rural Development Authority	Carry Over Approved			7/25/23					S1
HOU	1901	An Act to Improve Affordability and Opportunity for Maine Renters and Landlords	Reported Out	ONTP		6/1/23	Ought Not to Pass Pursuant to Joint Rule 310				S1
HOU	1905	An Act to Create a Residential Rental Unit Registry	Reported Out	ONTP		6/1/23	Ought Not to Pass Pursuant to Joint Rule 310				S1
HOU	1931	An Act to Foster Stable and Affordable Home Ownership in Mobile Home Parks by Amending the Laws Relating to the Sale of Mobile Home Parks	Reported Out	OTP- AM/ONTP		6/13/23	Enacted	PL	378		S1

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Joint Select Committee on Housing

Comm	LD	Title	Comm Action		Carried over?	Date of last Comm Action	Final Disposition	Enacted Laws		Analyst Note?	Session
								Law	Ch		
HOU	1940	An Act to Promote Consistent Policies within Growth Management Programs in Order to Increase Food Security and Economic Resiliency in Local Communities	Carry Over Approved			7/25/23					S1
HOU	1976	An Act to Update the Growth Management Program Laws	Carry Over Approved			7/25/23					S1

JOINT SELECT COMMITTEE ON HOUSING

LD 654 Resolve, Directing the Office of Policy Innovation and the Future to Study Methods to Encourage the Development of Accessory Dwelling Units

ENACTED LAW SUMMARY

Resolve 2023, chapter 107 directs the Office of Policy Innovation and the Future to convene a group of stakeholders to study methods and develop model policy to encourage the development and construction of accessory dwelling units. The law also directs the office to submit a report, with findings and recommendations, to the Joint Select Committee on Housing no later than March 1, 2024. The law authorizes the Joint Select Committee on Housing to submit a bill to the Second Regular Session of the 131st Legislature.

LD 774 An Act to Require the Maine State Housing Authority to Report to the Legislature on the Housing Opportunities for Maine Fund

ENACTED LAW SUMMARY

Public Law 2023, chapter 251 amends the law requiring the Maine State Housing Authority to submit a biennial report to the joint standing committee of the Legislature having jurisdiction over taxation matters covering the 2 prior fiscal years of the authority and requiring the committee to review the report by May 1st. The law requires the authority to submit the report to the joint standing committee of the Legislature having jurisdiction over housing matters, rather than taxation matters, annually. The law requires the report to not only provide a full accounting of how funds were spent in the prior fiscal year but also a detailed summary of how funds were spent in the prior 10 fiscal years.

LD 1289 An Act to Facilitate Property Redevelopment and Encourage Affordable Housing by Allowing the Conveyance of Unfinished Commercial Condominium Units

ENACTED LAW SUMMARY

Public Law 2023, chapter 198 allows the conveyance of certain unfinished commercial condominium units to a purchaser or transferee for completion by the purchaser or transferee.

LD 1706 An Act to Clarify Statewide Laws Regarding Affordable Housing and Accessory Dwelling Units

ENACTED LAW SUMMARY

Public Law 2023, chapter 192 makes changes to provisions of law regarding affordable housing and accessory dwelling units by:

1. Changing the implementation date for provisions of law regarding affordable housing, dwelling units and accessory dwelling units from July 1, 2023 to January 1, 2024 for municipalities for which

JOINT SELECT COMMITTEE ON HOUSING

ANALYST NOTES

This section includes additional information relating to certain LDs as noted in a committee digest. This is information staff found useful and may provide useful information to users of this Digest; please note that most LDs do not have a note and lack of a note should not be interpreted as having any significance.

LD 2 An Act to Address Chronic Homelessness by Creating the Housing First Fund

Although this bill was not enacted, the majority amendment to LD 2 as reported out by the Joint Select Committee was incorporated into LD 258, An Act Making Unified Appropriations and Allocations from the General Fund and Other Funds for the Expenditures of State Government and Changing Certain Provisions of the Law Necessary to the Proper Operations of State Government for the Fiscal Years Ending June 30, 2023, June 30, 2024 and June 30, 2025, which became Public Law 2023, chapter 412.

The committee amendment to LD 2 established the Housing First Program within the Department of Health and Human Services to facilitate the delivery of stabilization and support services to residents of properties established or developed to provide permanent housing to persons who have been experiencing chronic homelessness and to fund technical assistance, administered by the Maine State Housing Authority, for the development of housing consistent with the program. The amendment required the department to ensure that funding supplements existing and future services provided under associated programs such as the MaineCare program and the housing outreach and member engagement provider program. The program is funded from the real estate transfer tax by depositing half of the funds that would otherwise be deposited into the General Fund into the Housing First Fund created by the amendment. The amendment authorized 2 positions within the Department of Health and Human Services under the Housing First Fund. The amendment directed the Department of Health and Human Services and the Maine State Housing Authority to jointly adopt rules to administer the program and requires them to report annually to the joint standing committee or joint select committee of the Legislature having jurisdiction over housing matters for the purpose of evaluating the effectiveness of the program. The amendment also directed the Department of Health and Human Services to apply to the United States Department of Health and Human Services, Centers for Medicare and Medicaid Services for state plan amendments to align certain MaineCare rules with the Housing First Program.

LD 226 An Act to Address Maine's Affordable Housing Crisis

LD 226, which was carried over on the Special Appropriations Table, was reported out of committee with a unanimous Ought to Pass as Amended recommendation (emergency). The committee amendment would have provided \$80 million to support programs administered by the Maine State Housing Authority to support homeownership for single-family homes and for first-time homebuyers and the development of affordable housing in the State. Initial funding for the programs would have come from the General Fund with ongoing funding from the Liquor Operation Revenue Fund. LD 258, An Act Making Unified Appropriations and Allocations from the General Fund and Other Funds for the Expenditures of State Government and Changing Certain Provisions of the Law Necessary to the Proper Operations of State Government for the Fiscal Years Ending June 30, 2023,

JOINT SELECT COMMITTEE ON HOUSING

ANALYST NOTES

This section includes additional information relating to certain LDs as noted in a committee digest. This is information staff found useful and may provide useful information to users of this Digest; please note that most LDs do not have a note and lack of a note should not be interpreted as having any significance.

June 30, 2024 and June 30, 2025, which became Public Law 2023, chapter 412, included a provision (see Part TT) providing \$70 million to the Maine State Housing Authority to fund the Rural Affordable Rental Housing Program and the Low-income Housing Tax Credit Program.

LD 492 An Act to Repurpose Vacant Shopping Mall and Retail Space to Mixed-use Housing and Retail

This bill was finally enacted in both the House and the Senate prior to the adjournment sine die of the First Special Session but was not signed by the Governor. Pursuant to the Constitution of Maine, the final disposition of this bill will be determined during the next legislative session.

LD 1609 Resolve, Directing the Department of Education to Develop a Pilot Program to Help Maine Students Avoid Homelessness

Although LD 1609 was not enacted, the amendment to LD 1609, was incorporated into LD 258, An Act Making Unified Appropriations and Allocations from the General Fund and Other Funds for the Expenditures of State Government and Changing Certain Provisions of the Law Necessary to the Proper Operations of State Government for the Fiscal Years Ending June 30, 2023, June 30, 2024 and June 30, 2025, which became Public Law 2023, chapter 412 (see Part KKKK).

The committee amendment to LD 1609 directed the Department of Education to develop a 2-year pilot program to provide McKinney-Vento liaisons with access to emergency financial assistance funds for students at risk of homelessness. It provided \$3 million to be used to provide direct assistance, up to \$750, to students at risk of homelessness.

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ordinances may be enacted by the municipal officers without further action or approval by the voters of the municipality and July 1, 2024 for all other municipalities;

2. Changing the definition of "affordable housing development" in the laws governing affordable housing density to provide that an affordable housing development is a development in which a household whose income does not exceed certain levels can afford 51% or more of the units in the development without spending more than 30% of the household's monthly income on housing costs;
3. Clarifying that municipal approval of an affordable housing development for purposes of timing of the execution of a restrictive covenant means granting final approval, including issuing an occupancy permit;
4. Clarifying that setback requirements are just one type of dimensional requirements;
5. Changing language stating where housing is allowed or permitted to refer to where residential uses, including as a conditional use, are allowed or permitted;
6. Clarifying that an accessory dwelling unit must comply with shoreland zoning requirements established by the Department of Environmental Protection and municipal shoreland zoning ordinances, except that a municipality may not categorically prohibit accessory dwelling units in the shoreland zone that would otherwise meet requirements established by the department and municipal shoreland zoning ordinances;
7. Allowing accessory dwelling units built without municipal approval, including accessory dwelling units in shoreland zones, if the accessory dwelling units otherwise meet state and municipal requirements for accessory dwelling units; and
8. Allowing municipalities to approve accessory dwelling units through a permitting process that does not require planning board approval.

Public Law 2023, chapter 192 was enacted as an emergency measure effective June 16, 2023.

LD 470 An Act to Support Lead Abatement in Older Residential Properties

ENACTED LAW SUMMARY

Public Law 2023, chapter 435 provides one-time funds for the abatement of lead paint hazards in residential housing and for the cost of administering the lead abatement program under the Maine State Housing Authority.

JOINT SELECT COMMITTEE ON HOUSING

LD 611 Resolve, Establishing a Working Group to Maximize Eligibility for Energy Efficiency Programs for Low-income Homeowners

ENACTED LAW SUMMARY

Resolve 2023, chapter 74 establishes a working group to be convened by the Maine State Housing Authority to develop a program that will provide financial assistance to low-income homeowners for weatherization and other repairs in order for the home to meet eligibility requirements for home energy assistance programs.

LD 724 An Act to Increase Opportunities for the Development or Preservation of Low-income Housing

ENACTED LAW SUMMARY

Public Law 2023, chapter 218 makes changes to the law related to low-income housing and programs administered by the Maine State Housing Authority. Under current law, the Maine State Housing Authority has the right of first refusal to purchase low-income rental housing unless a bona fide buyer, by contract with the seller, agrees to maintain the property as low-income housing. The law removes reference to right of first refusal and provides that either the Maine State Housing Authority or a municipal housing authority has an option to purchase a low-income rental property with the municipal housing authority having the first option. The law clarifies that a failure by an owner to provide required notice of an intent to sell the property or take an action that would result in termination of income eligibility restrictions or rental restrictions does not reduce the time period within which the Maine State Housing Authority or a municipal housing authority has to provide in writing an intent to exercise the option to purchase the property. It also authorizes the assignment of the purchase option to a nonprofit corporation and extends the option period, to a time after the appraised value is agreed upon and to allow for the application for any necessary government approvals.

Public Law 2023, chapter 218 repeals the cap on the amount of outstanding principal on construction loan bonds held by the Maine State Housing Authority.

Finally, Public Law 2023, chapter 218 amends the law that governs state growth-related capital investments by permitting investment in a low-income housing project of 18 or fewer units for individuals with a household income of no more than 80% of the area median income.

LD 1844 An Act to Support Emergency Housing Construction and Renovation Statewide by Creating a Matching Grant Program

ENACTED LAW SUMMARY

Public Law 2023, chapter 479 directs the Maine State Housing Authority to establish the Emergency Housing Matching Grant Program to provide grants to service providers to construct, acquire, renovate or lease buildings in order to provide emergency housing and shelter services. Applicants requesting grants

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greater than \$100,000 must meet eligibility requirements to demonstrate that they can provide an appropriate level of services and provide funding from a source other than state funding to match the amount of the grant request on a one-to-one basis. When considering requests for proposals, the Maine State Housing Authority is required to award favorable points to proposals from applicants that will provide services in underserved areas and potentially reduce demand for emergency housing and shelter services in hubs for services. Public Law 2023, chapter 479 provides one-time funding to the Maine State Housing Authority in the amount of \$257,000 for the program.

LD 1931 An Act to Foster Stable and Affordable Home Ownership in Mobile Home Parks by Amending the Laws Relating to the Sale of Mobile Home Parks

ENACTED LAW SUMMARY

Public Law 2023, chapter 378 changes current law regarding notice requirements when the owner of a mobile home park intends to accept an offer to purchase the park. Under this law, the owner of a mobile home park is required to give notice of the intent to sell the mobile home park to each mobile home owner of the mobile home park and to the Maine State Housing Authority. The park owner may not make a final unconditional acceptance of an offer to sell earlier than 60 days after the notice was provided. Within that 60 days, if a group or association of the owners of at least 51% of the mobile homes in the park sign a petition supporting an offer of purchase, the owner of the mobile home park must consider the offer and negotiate in good faith. Such an offer must include a purchase and sale agreement. If the mobile home park owner accepts the offer, the law provides for a 90-day period for the group or association of mobile home owners to secure financing.

Under this law, a violation of the requirement for notice of intent to sell or to negotiate in good faith is considered an unfair or deceptive trade practice.

Public Law 2023, chapter 378 provides for situations under which the notice and good faith negotiation requirements do not apply and also states that a mobile home park owner may send an affidavit of compliance to the county registry of deeds, the Maine State Housing Authority, or both.