

MAINE STATE LEGISLATURE

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The following major policy statements and goals have been adopted by the Governor of the State of Maine. These statements set, for the first time, overall policy direction in the State in regard to our major housing problems. While the plan contains specific housing actions and objectives, these items can and should be modified whenever necessary in order to make this document flexible enough to meet changing housing needs and priorities.

1. *Policy Statement: To increase housing and related agency coordination; prevent duplication of housing services and programs; develop a comprehensive housing data bank; and develop a legislative and executive level focus on housing issues.*

Goal 1. The development of a housing monitoring system which will provide current, accurate and appropriate housing data for use in the housing decision making process.

Goal 2. The development of a coordinated state agency approach to housing planning and the provision of housing services.

Goal 3. The development of a legislative focus concerning housing and related issues in Maine.

Goal 4. The development of a specific housing plan to meet the needs of Maine's elderly and handicapped population.

Goal 5. Encourage the development of areawide housing planning and service delivery systems in order to better coordinate housing services at the substate level.

Goal 6. To consolidate, wherever possible, state level programs aimed at meeting Maine's housing needs.

2. *Policy Statement: The State of Maine's first priority in the delivery of housing services is the preservation of existing housing in Maine, including single-family home repair, conversion of existing buildings to multi-family use and the adaptation of historic structures to residential uses.*

Goal 1. The development of incentives and the coordination of programs which would encourage basic single family home repairs and increase home energy efficiency.

Goal 2. The development of incentives which would encourage the conversion and rehabilitation of existing large houses into multi-family units.

Goal 3. To preserve Maine's historic structures and develop a program of adaptive use which would result in the renovation of historic building while at the same time provide more housing to Maine residents.

3. *Policy Statement: To inform the residents of Maine of their rights, duties, obligations and options in the pursuit of a suitable living condition.*

Goal 1. The development of housing educational programs which focus attention on the consumer's role, duties and obligations in the housing market and which teach people how to cope with daily housing issues, and the development of an informed public regarding housing and housing alternatives.

Goal 2. To continually search for new building techniques which might reduce housing construction, maintenance and operating costs and to make such information available to the public.

4. *Policy Statement: To provide every Maine citizen with equal access to housing opportunities and to protect the rights of the housing consumer.*

Goal 1. To preserve the consumer's rights in all housing business transactions.

Goal 2. To prevent discrimination of any kind, in housing.

Goal 3. The resolution of conflict between landlord and tenants concerning the respective rights, duties and obligations of each group.

Goal 4. The prevention of locally adopted codes and ordinances which result in exclusionary housing practices in terms of income and housing type.

Goal 5. To prevent regulatory practices which discriminate against types of housing.

Goal 6. To develop a uniform, but flexible building code suited to Maine conditions in order to protect the health and safety of Maine's residents.

5. *Policy Statement: To assure that housing resources are fairly and equitably distributed to all geographic areas in the state and to all categories of families/individuals in need of housing services.*

Goal 1. Seek equitable allocation of resources to all geographic areas in the state.

Goal 2. Seek equitable allocations of resources to all categories of people in need of housing services.

6. *Policy Statement: To stimulate the efficient use of land and energy resources by encouraging new residential land planning techniques.*

Goal. The stimulation through new construction of multi-family units and the development of regulations which would encourage multi-family projects to utilize the concepts of planned unit and cluster development:

7. *Policy Statement: To develop increased income earning capabilities to reduce the reliance of Maine residents on federal housing subsidies.*

Goal 1. Stimulate new employment opportunities through private investment.

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JAMES B. LONGLEY
GOVERNOR

August 11, 1977

Frank V. DelVecchio
Assistant Regional Administrator
for Community Planning & Development
Housing and Urban Development
JFK Federal Building
Boston, Massachusetts 02203

Dear Mr. DelVecchio:

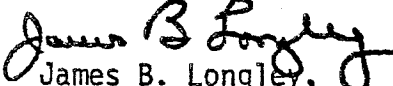
Transmitted for your approval is the adopted State of Maine Housing Element, prepared under our HUD Comprehensive Planning and Assistance Grant. The adopted element meets the HUD requirements as set forth in the February 1, 1977 Federal Register. All necessary documentation, including the required summary statement, are found in the enclosed document entitled "Public Policy and Maine Housing." Also enclosed is the Executive Order which adopts the goals and policies of the housing plan. As with any viable plan, specific implementation activities will take time and careful deliberation. As these activities are finalized, they will be transmitted to HUD for informational purposes.

Also, as Governor, I assure that the housing and land use elements are currently consistent in terms of overall direction. When the specific land use element is sent to HUD for adoption, we will make further assurances regarding consistency at that time.

We feel that the adopted housing plan is workable and geared toward meeting Maine's housing needs and conditions. We hope that HUD and other federal agencies will abide by these state policies in the operation of their respective housing programs.

If you need additional information or documentation, contact Allen Pease, Director of the Maine State Planning Office.

Sincerely,


James B. Longley,
Governor

JBL/pmj

Enclosure