

MAINE STATE LEGISLATURE

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SECOND REGULAR SESSION

ONE HUNDRED AND THIRTEENTH LEGISLATURE

Legislative Document

No. 2215

S.P. 849

In Senate, February 9, 1988

Approved for Introduction by a Majority of the Legislative Council pursuant to Joint Rule 26.

Reference to the Committee on State and Local Government suggested and ordered printed.

JOY J. O'BRIEN, Secretary of the Senate

Presented by Senator GAUVREAU of Androscoggin.

Cosponsored by Senator ANDREWS of Cumberland,
Representative GWADOSKY of Fairfield, Representative CARROLL of Gray.

STATE OF MAINE

IN THE YEAR OF OUR LORD
NINETEEN HUNDRED AND EIGHTY-EIGHT

AN ACT to Establish an Interagency Task Force on
Affordable Housing.

Be it enacted by the People of the State of Maine as follows:

Sec. 1. 5 MRSA §12004, sub-§10, ¶A, sub-¶(32-A)
is enacted to read:

(32-A) Housing	Interagency Task Force	Expenses Only	30 MRSA §4553-A
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1 on Afford-
2 able
3 Housing

4 **Sec. 2.** 30 MRSA §§4553-A to 4553-C are enacted
5 to read:

6 §4553-A. Task force established; mission

7 The Interagency Task Force on Affordable Housing
8 is established to provide for a comprehensive approach
9 to affordable housing for low and middle-income
10 persons, to propose recommendations that could
11 significantly reduce this problem and to address the
12 problems and issues described in §4553-B.

13 1. Task force membership. The task force shall
14 consist of 15 members. The Governor shall appoint the
15 members of the task force who are not state employees
16 or Legislators. The task force shall consist of the
17 following:

18 A. The Director of the Maine State Housing
19 Authority;

20 B. The Director of the State Planning Office;

21 C. The Commissioner of Mental Health and Mental
22 Retardation;

23 D. The Commissioner of Human Services;

24 E. The Director of the Division of Community
25 Services;

26 F. The director of a housing authority in a large
27 metropolitan area;

28 G. The director of a housing authority in a rural
29 area;

30 H. A person representing a community action
31 agency which is actively involved in assisting
32 persons to find affordable housing;

1 I. Two municipal officials representing
2 municipalities with serious shortages in the
3 supply of affordable housing;

4 J. Three Legislators, one of whom shall be a
5 senator appointed by the President of the Senate
6 and two of whom shall be members of the House of
7 Representatives appointed by the Speaker of the
8 House; and

9 K. Two housing developers with experience in
10 constructing both single-family and multi-family
11 residences, including apartment buildings.

12 2. Chairman. The chairman of the task force
13 shall be the Director of the State Planning Office.

14 3. Terms; vacancies. The terms of membership
15 shall be as provided in this subsection. Vacancies
16 shall be filled by the appointing authority
17 responsible for the appointment.

18 A. The term of membership for the state employees
19 and the housing authority directors shall be the
20 period of time during which they occupy the
21 position represented on the task force.

22 B. The term of membership for municipal officials
23 and state Legislators shall be for the term of
24 office to which they have been elected or
25 appointed.

26 C. The term of membership for the community
27 action agency representative and the housing
28 developers shall be 3 years; except that one of
29 the initially appointed housing developers shall
30 serve for a term of 2 years.

31 4. Compensation. Members of the task force who
32 are not state employees shall not be compensated for
33 meetings of the task force, but shall be reimbursed
34 for expenses as provided in Title 5,
35 chapter 379.

36 5. Meetings. The task force shall meet at least

1 monthly.

2 \$4553-B. Duties and responsibilities

3 The task force shall have the following
4 responsibilities and duties.

5 1. Study and analyze the problem. The task force
6 shall study and analyze the problem of the lack of
7 affordable housing for low and middle-income people.
8 The task force shall:

9 A. Determine the areas currently with the
10 greatest need for affordable housing in the State
11 and the reasons for the lack of affordable housing
12 in these areas;

13 B. Determine the housing needs of the State for
14 the remainder of the century and the areas in
15 which the greatest demand for housing will occur;

16 C. Identify the major obstacles to providing
17 affordable housing for low and middle-income
18 persons in the State; and

19 D. Analyze the cost factors of housing,
20 including, but not limited to, land, labor,
21 capital, materials and their relationship to each
22 other to determine whether state policies can
23 reduce any of the cost factors.

24 2. Study approaches in other states. The task
25 force shall study the approaches that have been
26 effective in other states to provide affordable
27 housing to low and middle-income people.

28 3. Analyze the problem of homelessness. The task
29 force shall analyze the problem of the homeless in the
30 State, including areas in which the problem exists,
31 efforts to solve the problem and the means necessary
32 to address significantly this issue.

33 4. Analyze need for system of coordination. The
34 task force shall analyze whether there is a need for a
35 formal system of coordination and cooperation between

1 the Maine State Housing Authority, municipal housing
2 authorities and municipalities, and the coordination
3 of the policies and programs of these organizations.
4 In addition, the task force shall analyze alternatives
5 to a formal system of coordination and cooperation
6 between these organizations.

7 5. Develop comprehensive plan. The task force
8 shall develop a comprehensive plan by which affordable
9 housing can be made available to low and middle-income
10 people throughout the State and which makes the most
11 effective use of resources available to achieve this
12 goal.

13 6. Review federal housing policies. The task
14 force shall review federal housing policies and
15 housing money at least annually with respect to their
16 impact upon the State. In this review, the task force
17 shall consider the means by which state policies could
18 alleviate negative impacts of federal policies or
19 policy changes, including funding policies.

20 7. Monitor and evaluate the availability and cost
21 of housing. The task force shall monitor and evaluate
22 the availability and cost of housing throughout the
23 State and issue an annual report with respect to the
24 results of its findings.

25 8. Evaluate implementation and impact of the
26 comprehensive plan. The task force shall evaluate the
27 implementation and impact of the comprehensive plan
28 and propose any changes deemed necessary.

29 §4553-C. Report; comprehensive plan

30 The task force shall report its findings annually
31 with respect to the provisions in section 4553-B and
32 any other information it deems necessary. This report
33 shall be provided to the Governor and the Legislature
34 with any proposed implementing legislation by January
35 15th of each year.

36 1. Comprehensive plan. The task force shall
37 prepare a comprehensive plan, including any necessary
38 implementing legislation to be presented to the

1 Governor and the Second Regular Session of the 114th
2 Legislature no later than January 15, 1990.

3 **Sec. 3. Legislative findings.** The Legislature
4 finds that there are significant shortages of
5 affordable housing in different areas of the State.
6 The lack of affordable housing affects a substantial
7 proportion of the State's citizens and is producing a
8 very serious and adverse impact upon them. Not only
9 does the shortage of affordable housing create severe
10 hardships for Maine citizens, it also contributes to
11 the creation of an ever-increasing class of
12 working-poor people in Maine. In addition, the
13 housing shortage contributes to low self-esteem and
14 the significant social problems that stem from this
15 problem.

16 The social and economic dislocation caused by
17 rapidly escalating housing costs needs immediate
18 attention. This problem requires careful analysis and
19 a comprehensive approach. A piece-by-piece approach
20 may create inconsistent policies and solutions that
21 fail to make the best use of the State's resources.

22 **STATEMENT OF FACT**

23 This bill establishes an Interagency Task Force on
24 Affordable Housing to develop a comprehensive approach
25 to the housing shortage in Maine. The task force is
26 composed of the directors of 5 state agencies, 2
27 directors of municipal housing authorities, 2
28 municipal officials, 2 housing developers, a
29 representative of a community action agency and 3
30 legislators.

31 The task force will:

32 1. Review the problem in Maine, including the
33 areas in which the problem occurs currently, the
34 expected needs for housing by the year 2000 and the
35 major obstacles to providing affordable housing;

36 2. Examine the role and degree of coordination
37 and cooperation among the state, municipalities, and

1 municipal housing authorities;
2 3. Review federal policies;
3 4. Look at approaches in other states; and
4 5. Develop a comprehensive plan that coordinates
5 and targets resources and programs of different
6 agencies at all levels to effectively address the
7 problem.
8 The comprehensive plan will be reported, along
9 with any necessary implementing legislation, to the
10 Second Regular Session of the 114th Legislature.

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