

MAINE STATE LEGISLATURE

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122nd MAINE LEGISLATURE

FIRST REGULAR SESSION-2005

Legislative Document

No. 327

H.P. 250

House of Representatives, January 20, 2005

An Act To Implement Energy Conservation Standards for Affordable Housing

Reference to the Committee on Business, Research and Economic Development suggested
and ordered printed.

Millicent M. MacFarland
MILLICENT M. MacFARLAND
Clerk

Presented by Representative EDER of Portland.

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

4 **Sec. 1. 30-A MRSA §4707** is enacted to read:

6 **§4707. Affordability**

8 Notwithstanding any other provision of this chapter or
10 chapter 202, the primary consideration in the determination of
12 affordable housing is the sum of mortgage and energy expenses.
14 An affordable housing program funded in whole or in part by the
16 State must give priority to a building that has the lowest sum of
18 mortgage and energy expenses. An affordable housing construction
20 program funded in whole or in part by the State must require the
22 highest energy conservation building standards for the
24 construction of new housing.

26 **Sec. 2. 30-A MRSA §5002, sub-§2,** as amended by PL 1991, c.
28 610, §4, is further amended to read:

30 **2. Affordable housing.** "Affordable housing" means decent,
32 safe and sanitary dwellings, apartments or other living
34 accommodations that have the least expensive combined mortgage
36 and energy costs for low-income and moderate-income households.
38 The Maine State Housing Authority may define "affordable housing"
40 by rule. Affordable housing includes, but is not limited to:

- 42 A. Government-assisted housing;
- 44 B. Housing for low-income and moderate-income families;
- 46 C. Manufactured housing;
- 48 D. Multifamily housing; and
- E. Group and foster care facilities.

40 **SUMMARY**

42 This bill requires that the primary consideration in the
44 determination of affordable housing be the sum of mortgage and
46 energy costs. This bill requires affordable housing programs
48 funded in whole or in part by the State to give priority to
buildings with the lowest sum of mortgage and energy expenses.
This bill requires affordable housing construction programs
funded in whole or in part by the State to use the highest energy
conservation construction standards for new housing.