

MAINE STATE LEGISLATURE

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131st MAINE LEGISLATURE

FIRST REGULAR SESSION-2023

Legislative Document

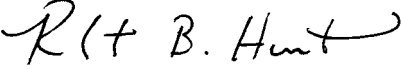
No. 1358

H.P. 872

House of Representatives, March 28, 2023

An Act to Clarify Density Requirements for Affordable Housing Developments

Reference to the Joint Select Committee on Housing suggested and ordered printed.


ROBERT B. HUNT
Clerk

Presented by Representative KUHN of Falmouth.
Cosponsored by Senator BRENNER of Cumberland and
Representatives: GATTINE of Westbrook, GERE of Kennebunkport, GOLEK of Harpswell,
MALON of Biddeford, MORIARTY of Cumberland, MURPHY of Scarborough, STOVER of
Boothbay, ZAGER of Portland.

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

2 **Sec. 1. 30-A MRSA §4364, sub-§1**, as enacted by PL 2021, c. 672, §4, is amended
3 to read:

4 **1. Definition.** For the purposes of this section, "affordable housing development"
5 means:

6 A. For rental housing, a development in which a household whose income does not
7 exceed 80% of the median income for the area as defined by the United States
8 Department of Housing and Urban Development under the United States Housing Act
9 of 1937, Public Law 75-412, 50 Stat. 888, Section 8, as amended, can afford a majority
10 of the units ~~that the developer designates as affordable~~ in the development without
11 spending more than 30% of the household's monthly income on housing costs; and

12 B. For owned housing, a development in which a household whose income does not
13 exceed 120% of the median income for the area as defined by the United States
14 Department of Housing and Urban Development under the United States Housing Act
15 of 1937, Public Law 75-412, 50 Stat. 888, Section 8, as amended, can afford a majority
16 of the units ~~that the developer designates as affordable~~ in the development without
17 spending more than 30% of the household's monthly income on housing costs.

18 **SUMMARY**

19 This bill changes the definition of "affordable housing development" in the laws
20 governing affordable housing density to provide that an affordable housing development is
21 a development in which a household whose income does not exceed certain levels can
22 afford a majority of the units in the development without spending more than 30% of the
23 household's monthly income on housing costs.