

MAINE STATE LEGISLATURE

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Date: 3/22/24

(Filing No. S-~~ed~~)

HOUSING

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STATE OF MAINE

SENATE

131ST LEGISLATURE

SECOND REGULAR SESSION

COMMITTEE AMENDMENT "A" to S.P. 920, L.D. 2169, "An Act to Support the Development of Workforce Housing to Promote Economic Development in Maine"

Amend the bill by striking out the title and substituting the following:

'Resolve, Directing the Office of Policy Innovation and the Future to Recommend Proposals to Support the Development of Attainable Housing'

Amend the bill by striking out everything after the title and inserting the following:

'Sec. 1. Office of Policy Innovation and the Future to develop recommendations. Resolved: That the Director of the Office of Policy Innovation and the Future, referred to in this resolve as "the director," shall develop recommendations for potential programs designed to assist housing developers with financing housing for persons with a household income of more than 80% of the area median income where they reside. For the purposes of this resolve, "area median income" means the median income for an area as determined by the United States Department of Housing and Urban Development.

Sec. 2. Office of Policy Innovation and the Future to seek input in development of recommendations. Resolved: That the director, or the director's designee, shall seek input from the Maine State Housing Authority, the Maine State Chamber of Commerce, a person with experience in commercial real estate, an organization that assists developers with financing affordable housing projects and housing developers with experience using the programs administered by the Maine State Housing Authority to build rental housing for persons with a household income of less than 80% of the area median income. In developing recommendations for potential programs, at a minimum, the following must be considered:

- 1. Options for a program that supports the development of rental housing targeted at persons with a household income of 80% to 150% of the area median income where the rental housing would be located;

COMMITTEE AMENDMENT

- 1 2. Options for a program that supports homeownership by persons with a household
- 2 income of 120% to 180% of the area median income where the home is located;
- 3 3. The feasibility of programs described in subsections 1 and 2 and the regions of the
- 4 State where such programs would address a quantifiable need for housing for persons in
- 5 those income ranges and would also be attractive to developers of rental housing and
- 6 potential homeowners;
- 7 4. Program elements that encourage or require a public-private partnership or some
- 8 financial investments from businesses in the target communities, municipalities and
- 9 philanthropic organizations; and
- 10 5. The long-term benefits of the programs as informed by an assessment of how the
- 11 programs would contribute to addressing the State's housing production needs generally
- 12 and the shortage of housing available to persons with household incomes from 80% to
- 13 150% of the area median income.

14 **Sec. 3. Office of Policy Innovation and the Future to submit report.**

15 **Resolved:** That, no later than January 15, 2025, the director shall submit a report to the

16 joint standing or joint select committee of the Legislature having jurisdiction over housing

17 matters. The committee that receives the report is authorized to report out legislation based

18 on the recommendations in the report to the 132nd Legislature in 2025.'

19 Amend the bill by relettering or renumbering any nonconsecutive Part letter or section

20 number to read consecutively.

SUMMARY

21 This amendment replaces the bill with a resolve directing the Director of the Office of

22 Policy Innovation and the Future to develop proposals for potential financial assistance

23 programs to support the development of rental housing for persons making 80% to 150%

24 of the area median income and programs to support homeownership by persons making

25 120% to 180% of the area median income. The office is required to seek input from entities

26 familiar with programs that assist with the development of affordable housing as well as

27 commercial real estate developers, the Maine State Chamber of Commerce and the Maine

28 State Housing Authority.

30 **FISCAL NOTE REQUIRED**

31 **(See attached)**



131st MAINE LEGISLATURE

LD 2169

LR 2752(02)

**An Act to Support the Development of Workforce Housing to Promote Economic Development in
Maine**

Fiscal Note for Bill as Amended by Committee Amendment "A" (S-60d)

Committee: Housing

Fiscal Note Required: Yes

Fiscal Note

Minor cost increase - General Fund

Fiscal Detail and Notes

Any additional costs to the Governor's Office of Policy Innovation and the Future to develop recommendations to support the development of affordable housing are anticipated to be minor and can be absorbed within existing budgeted resources.