
The Need for Housing in Maine

SPEAKER FECTEAU



My story starts here.



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■ For Sale

\$825,000 Est. **\$3,114/mo**

4 bed 3.5+ bath 4,758 sqft 1 acre lot

40 Whiskeag Rd, Bath, ME 04530



Single Family
Property Type



7 Days
Time on realtor.com



\$173
Price per sqft



1796
Year Built



Commute Time: [Add a commute](#)

Schedule a tour

Choose your preferred day

Tue 18 Jan	Wed 19 Jan	Thu 20 Jan
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☒ Video ① ☐ In-person

Select

More about this property

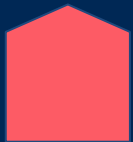
[Email agent](#)

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Today, we face a housing crunch. **Supply** has not kept up with **demand**.

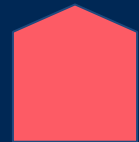
Other Maine-specific factors:



Oldest
housing stock
in the nation



1 in 5 Maine renters
pay more than half
their income
toward housing
costs



Maine's #1
emission is from
transportation

Lay of the Land

We need to be building about **1000 units each year** to meet demand. From 2014-2020, we were building only 25% of that need on average.

Year	Units
2015	254
2016	278
2017	304
2018	125
2019	237
2020	240
2021	392

Maine Housing, Development Program Metrics
<https://mainehousing.org/policy-research/program-data/development-program-metrics>



Work We've Done

Feb 2020

POLITICS

Gov. Mills signs bill to bring more affordable housing to Maine

The plan calls for the state to invest \$10 million a year over eight years into creating homes and apartments for low-income families, elderly, and rural communities

Gov. Mills expected to sign bill to bring more affordable housing to Maine



 NEWS CENTER
MAINE

Former Women's Reformatory
in Skowhegan will become 40 new homes in 2022.



Commission To Increase Housing Opportunities in Maine by Studying Zoning and Land Use Restrictions





Business and Economy

Legislative commission calls for incentives, eliminating single-family zoning to address Maine's housing crisis

Maine Public | By [Robbie Feinberg](#)

Published December 3, 2021 at 2:45 PM EST





Work To Do

Commission Recommendations

Recommendation 1

Allow AUDs by right in all zoning districts currently zoned for single-family homes.

Recommendation 4

Provide technical + financial assistance for communities making zoning changes to increase affordable housing.

Recommendation 7

Create a system of priority development areas, where multifamily housing is permitted with limited regulatory barriers.

Recommendation 2

Eliminate single-family zoning restrictions in all residential zones across the State.

Recommendation 5

Create density bonuses in all residential zones throughout the State.

Recommendation 8

Strengthen Maine's Fair Housing Act by eliminating the terms "character," "overcrowding of land," and "undue concentration of population" as legal bases for zoning regulations.

Recommendation 3

Prohibit municipal growth caps on the production of new housing.

Recommendation 6

Create a three-year statewide incentive program for municipalities.

Recommendation 9

Create a state-level housing appeals board to review denials of affordable housing projects made at the local level.

What's Possible?

- We need **all types of housing** including affordable housing, which should be the expectation in every community, rather than an anomaly. We owe this to our seniors, young families who want to make a life here, and our workforce.
- We need creative partnerships and solutions to **fix the housing crunch** Mainers are experiencing.
- **Maine can be a leader** in how we approach the supply and demand issues we're facing.

Thank You.

Continue the Conversation:

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Infill Podcast
*Housing Changemaker Series
with Ryan Fecteau*

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