



Westbrook, Maine

AFFORDABLE HOUSING FOCUS

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Addressing Housing Needs – Affordable Housing Focus

Identifying & Understand Housing Issues

- Partners/developers/local solutions

Implement Zoning Standards That:

- Encourages functional living & incentivizes downtown housing growth
- Addresses density, unit size, parking & building height
- Reduces sprawl
- Embraces mixed use zoning citywide
- Allows ADUs citywide
- Is realistic and Implementable

Public Funding

- Low-Income Housing Tax Credit (LIHTC)
- Affordable Housing Tax Increment Financing (AHTIF)
- Tax Increment Financing (TIF)
- Maine Housing
- HUD

Results

- 6 Housing Projects
- 283 Units total (Maple Grove approx. 180 units 120% AMI or less) or 63%
- City released RFP to redevelop 3 existing downtown lots

Next Steps

- Local/Regional/State solutions, roles & responsibilities



Westbrook Zoning Standards - Downtown District Changes Housing Development Incentives

- Expanded downtown truncated area standards to entire Downtown District to accommodate housing development needs
- Density allows 500 sf per unit (maximizes units on-site)
- Minimum unit size 400 square feet
- Parking requirement reduction to 1 spot per unit (Planning board approved parking management plan may reduce parking requirement)
- Growth area of focus within community where amenities are located for functional living

MaineHousing - Rent Restricted Programs

Income Eligibility Limits and

Maximum Rent Levels

Income and Rents Effective 4-18-2022

FedHOME Rents Effective 6-15-2022

Housing Trust Fund Income and Rents Effective 6-15-2022

% Median Income - Adjusted by Family Size									Maximum Gross Rents				
	One	Two	Three	Four	Five	Six	Seven	Eight	0BR	1BR	2BR	3BR	4BR
Portland HMFA: Cape Elizabeth, Casco, Cumberland, Falmouth, Freeport, Frye Island, Gorham, Gray, Long Island, North Yarmouth, Portland, Raymond, Scarborough, South Portland, Standish, Westbrook, Windham, Yarmouth, Buxton, Hollis, Limington, Old Orchard Beach													
HERA 30%	23,880	27,300	30,720	34,110	36,840	39,570	42,300	45,030	597	639	768	886	989
HERA 40%	31,840	36,400	40,960	45,480	49,120	52,760	56,400	60,040	796	853	1,024	1,182	1,319
HERA 50%	39,800	45,500	51,200	56,850	61,400	65,950	70,500	75,050	995	1,066	1,280	1,478	1,648
HERA 60%	47,760	54,600	61,440	68,220	73,680	79,140	84,600	90,060	1,194	1,279	1,536	1,773	1,978
30% AMI	23,460	26,820	30,180	33,510	36,210	38,880	41,580	44,250	586	628	754	871	972
50% AMI	39,100	44,700	50,300	55,850	60,350	64,800	69,300	73,750	977	1,047	1,257	1,452	1,620
60% AMI	46,920	53,640	60,360	67,020	72,420	77,760	83,160	88,500	1,173	1,257	1,509	1,743	1,944
80% AMI	62,560	71,520	80,480	89,360	96,560	103,680	110,880	118,000	1,564	1,676	2,012	2,324	2,592
Low HOME	39,100	44,700	50,300	55,850	60,350	64,800	69,300	73,750	977	1,047	1,257	1,452	1,620
High HOME	46,920	53,640	60,360	67,020	72,420	77,760	83,160	88,500	1,143	1,330	1,612	1,854	2,049
HTF	23,450	26,800	30,150	33,500	36,200	38,900	41,910	46,630	586	628	753	871	972
FMR Effective 4-11-22									1,143	1,330	1,721	2,195	2,689



May 17, 2023

Westbrook Downtown District

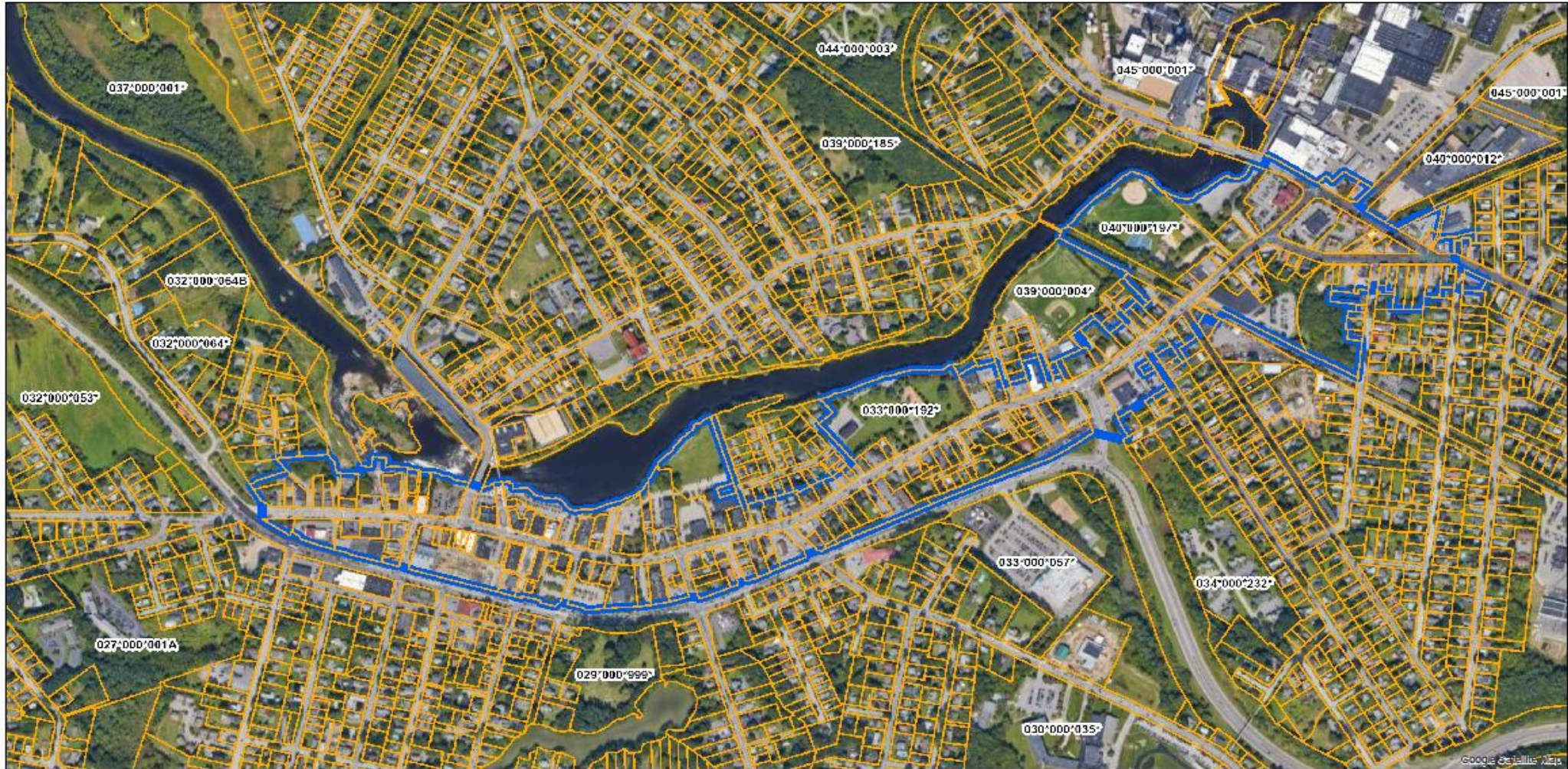
Westbrook, ME

1 inch = 544 Feet

0 544 1089 1634



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Insert Photo of aerial parking lot here.

Also include Barry's photos.



Stroudwater Apartments

- 55 Units of Affordable Senior Housing
- Breaking ground June 2023



Stacy M. Symbol Apartments

- 60 Units of Affordable Senior Housing
- Breaking Ground June 2023



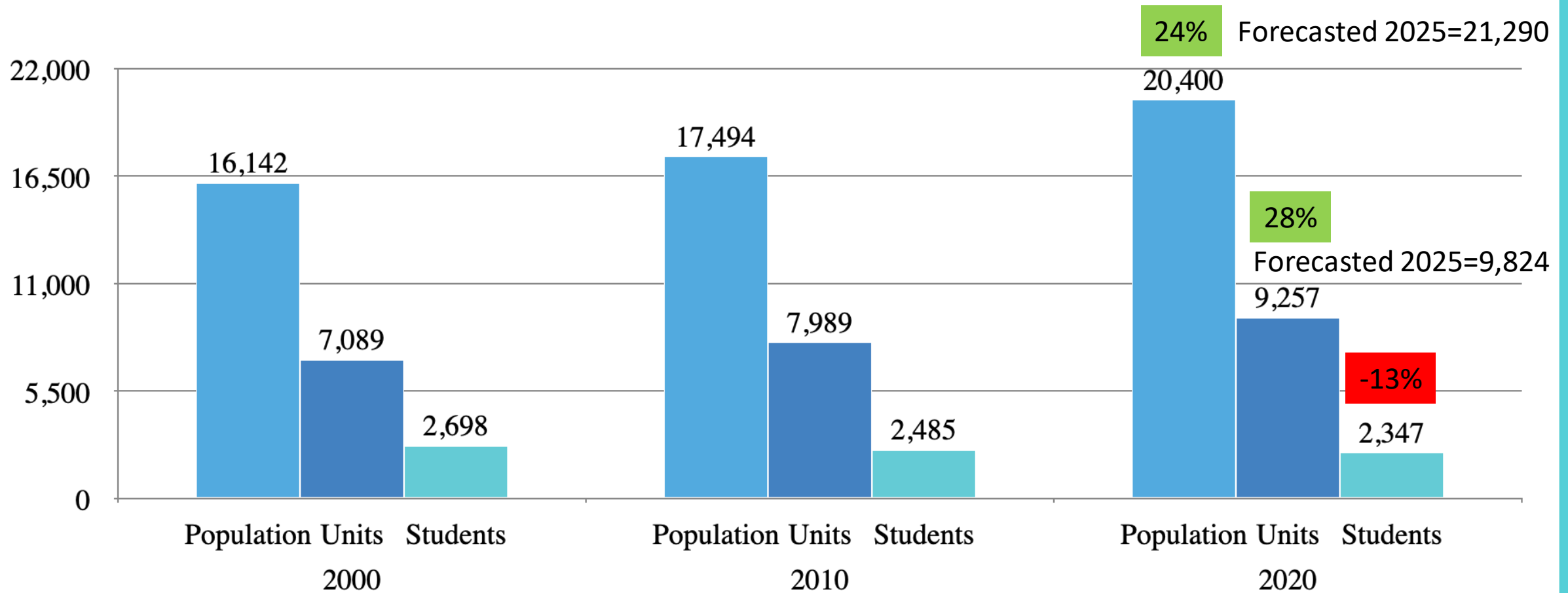
Westbrook Housing has developed and rehabbed over 300 affordable units within the last five years



Future Downtown Projects



The Data – Population Growth, Units & Students



Source: 2000, 2010, 2020, Census Data

CHALLENGES

Timing

Financing

Policy: Local/Regional/State
solutions, roles &
responsibilities

Questions?



