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Date: (Filing No. H- )

**LABOR AND HOUSING**

Reproduced and distributed under the direction of the Clerk of the House.

**STATE OF MAINE  
HOUSE OF REPRESENTATIVES  
130TH LEGISLATURE  
SECOND REGULAR SESSION**

COMMITTEE AMENDMENT “ ” to H.P. 1244, L.D. 1673, “An Act To Create a Comprehensive Permit Process for the Construction of Affordable Housing”

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

**'An Act To Establish Fair Housing Goals in Certain Communities in Maine'**

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

**Sec. 1. 30-A MRSA §4301, sub-§14-A**, as amended by PL 2011, c. 655, Pt. JJ, §14 and affected by §41, is further amended to read:

**14-A. Service center community.** "Service center community" means a municipality or group of municipalities identified by the department according to a methodology established by rule that includes 4 basic criteria, including level of retail sales, jobs-to-workers ratio, the amount of federally assisted housing and the volume of service sector jobs. Rules adopted pursuant to this subsection are ~~major-substantive~~ routine technical rules as defined in Title 5, chapter 375, subchapter 2-A.

**Sec. 2. 30-A MRSA §4315** is enacted to read:

**§4315. Service center community**

Beginning in 2023, and every 5 years thereafter, the department shall classify the service center communities in the State, using the most recent data available, into no less than 4 categories based on a methodology established by rule. The department shall maintain a list of service center communities, by category, and the department and the Department of Economic and Community Development shall post the list on their respective publicly accessible websites.

**Sec. 3. 30-A MRSA §4316** is enacted to read:

**§4316. Data sharing**

**COMMITTEE AMENDMENT**

1           The department, the Maine State Housing Authority and the Department of Economic  
 2           and Community Development shall share data useful in assessing and determining growth  
 3           management policies and standards.

4           **Sec. 4. 30-A MRSA §4326, sub-§3-A, ¶L**, as corrected by RR 2019, c. 1, Pt. A,  
 5           §41, is amended to read:

6           L. Ensure that land use policies encourage aging in place and appropriate housing  
 7           options for older residents and address issues of special concern to older adults,  
 8           including transportation to and accessibility and availability of needed services; ~~and~~

9           **Sec. 5. 30-A MRSA §4326, sub-§3-A, ¶M**, as enacted by PL 2019, c. 145, §9 and  
 10          reallocated by RR 2019, c. 1, Pt. A, §42, is amended to read:

11          M. Encourage policies that provide for accessory dwelling units; and

12          **Sec. 6. 30-A MRSA §4326, sub-§3-A, ¶N** is enacted to read:

13          N. Notwithstanding paragraph G, ensure that in a service center community at least  
 14          10% of the housing stock is affordable housing.

15          **Sec. 7. 30-A MRSA §4331, sub-§5**, as amended by PL 2011, c. 655, Pt. JJ, §18  
 16          and affected by §41, is further amended to read:

17          **5. Periodic reports.** Beginning on January 1, 2015, the department shall report in  
 18          writing on the results of its evaluation process every 4 years and more frequently if  
 19          necessary. The department shall submit its report to the joint standing committee of the  
 20          Legislature having jurisdiction over natural resources matters, the joint standing committee  
 21          of the Legislature having jurisdiction over housing matters and the joint standing  
 22          committee of the Legislature having jurisdiction over appropriations and financial affairs.  
 23          Each committee may report out legislation related to matters reported upon that are within  
 24          its jurisdiction.

25          **Sec. 8. Report.** By February 15, 2023, the Department of Agriculture, Conservation  
 26          and Forestry shall submit a report to the joint standing committee of the Legislature having  
 27          jurisdiction over housing matters detailing where population growth is occurring and  
 28          projected to occur in the State. The committee may report out legislation on matters related  
 29          to the report during the First Regular Session of the 131st Legislature.

30          **Sec. 9. Appropriations and allocations.** The following appropriations and  
 31          allocations are made.

32          **AGRICULTURE, CONSERVATION AND FORESTRY, DEPARTMENT OF**

33          **Geology and Resource Information Z237**

34          Initiative: Provides funding for one Public Service Manager II position, one Senior Planner  
 35          position and associated All Other costs.

36 <b>GENERAL FUND</b>	2021-22	2022-23
37          POSITIONS - LEGISLATIVE COUNT	0.000	2.000
38          Personal Services	\$0	\$211,515
39          All Other	\$0	\$7,000
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41          GENERAL FUND TOTAL	\$0	\$218,515

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**Office of the Commissioner 0401**

Initiative: Provides funding for position technology costs and STA-CAP expenses.

<b>GENERAL FUND</b>	<b>2021-22</b>	<b>2022-23</b>
All Other	\$0	\$6,494
<b>GENERAL FUND TOTAL</b>	<u>\$0</u>	<u>\$6,494</u>

<b>OTHER SPECIAL REVENUE FUNDS</b>	<b>2021-22</b>	<b>2022-23</b>
All Other	\$0	\$1,174
<b>OTHER SPECIAL REVENUE FUNDS TOTAL</b>	<u>\$0</u>	<u>\$1,174</u>

<b>AGRICULTURE, CONSERVATION AND FORESTRY, DEPARTMENT OF DEPARTMENT TOTALS</b>	<b>2021-22</b>	<b>2022-23</b>
<b>GENERAL FUND</b>	<b>\$0</b>	<b>\$225,009</b>
<b>OTHER SPECIAL REVENUE FUNDS</b>	<b>\$0</b>	<b>\$1,174</b>
<b>DEPARTMENT TOTAL - ALL FUNDS</b>	<u><b>\$0</b></u>	<u><b>\$226,183</b></u>

Amend the bill by relettering or renumbering any nonconsecutive Part letter or section number to read consecutively.

**SUMMARY**

This amendment replaces the bill and changes the title. The amendment sets a guideline for service center communities to employ in developing a growth management program that at least 10% of the housing stock is affordable housing. The amendment requires the Department of Agriculture, Forestry and Conservation to update the service center community classifications in 2023 and every 5 years thereafter; post the service center community listing on its publicly accessible website; submit a report, by February 15, 2023, to the joint standing committee of the Legislature having jurisdiction over housing matters detailing where population growth is occurring and projected to occur; and submit the periodic evaluation report required to be provided by statute to the joint standing committee of the Legislature having jurisdiction over housing matters. The amendment requires the department, the Maine State Housing Authority and the Department of Economic and Community Development to share data useful in assessing and determining growth management policies and standards.

**FISCAL NOTE REQUIRED**  
(See attached)