

Damariscotta Land Use Advisory Committee (LUAC) Agenda, Tuesday November 13, 2018.
4:30pm at the Town Hall. Proposed Agenda.

1. Approve agenda with any amendments as proposed at this meeting.
2. Review and approve Minutes of October 15, 2018 LUAC Meeting.

Old Business

3. Robert Faunce, Planner, remarks (and distribution of written drafts / comments as needed). May include report from Nov 5 Planning Board meeting.
4. Final review of bylaws based on edits by Haas, Bruce and Ronn, with recommendation for adoption after discussion. Ronn may arrive late to this Meeting so you may wish to hold off review until he arrives.
5. Review Subdivision Ordinance most recent draft with Bob's comments and our thoughts.
6. Time permitting, discuss SPRO if it has been reformatted into town Ordinance template.

New Business

7. If there are notes on how to revise the Land Use Ordinance we can begin discussion tonight.
8. Other suggestions brought up by LUAC members or the public.
9. Proposed next LUAC meetings: [I don't think we should meet twice in December, but am open to persuasion if the need is there.]
Tuesday November 13, 2018 at 4:30-6pm (Monday is Veteran's Day)
Monday November 26, 2018 at 4:30-6pm
Monday December 10, 4:30pm
Monday January 7, 4:30pm

Addenda-Reports from Town Planner:

1. 10/22/18 From Bob to Bruce: Hi Bruce – since you don't appear to have a life beyond the LUAC, I am sending you some additional ideas to mull over. Someone mentioned at the last meeting about having a single set of definitions for all planning-related ordinances. Also, we talked about having different ordinances as chapters in a unified ordinance code. Actually, Waldoboro has taken this a bit further and combined its SPR and Subdivision review into a single chapter. In addition, its unified ordinances include separate chapters with performance standards and definitions. This is a link to the Waldoboro ordinance. See article 6 for the combined SPR-subdivision section. They use the same time frames and review standards.<http://waldoboromaine.org/ordinance/OrdLandUse.pdf>

2. From Bob on 10/18/18: Bruce – I asked Mary Ellen Barnes, economic development director for LCRPC, for a couple of definitions for **affordable housing**. See her response below. Bob **From:** Mary Ellen Barnes [mailto:mbarnes@lcrpc.org] **Sent:** Thursday, October 18, 2018 3:04 PM
To: Robert Faunce **Subject:** Re: Hi Bob, There are a few definitions, and they get really specific

when there are subsidized units, funded by certain programs.

1. There are two in Maine statutes, Title 30-A, Ch. 187 Planning and Land Use Reg

1. Affordable housing. "Affordable housing" means a decent, safe and sanitary dwelling, apartment or other living accommodation for a household whose income does not exceed 80% of the median income for the area as defined by the United States Department of Housing and Urban Development under the United States Housing Act of 1937, Public Law 75-412, 50 Stat. 888, Section 8, as amended.

and also in the Municipal Affordable Housing Dev District statutes. **This is different from the above -- why I don't know...**but the one below is part of a language authorizing local housing districts??

1. Affordable housing. "Affordable housing" means a decent, safe and sanitary dwelling, apartment or other living accommodation for a household whose income does not exceed 120% of the median income for the area as defined by the United States Department of Housing and Urban Development under the United States Housing Act of 1937, Public Law 75-412, 50 Stat. 888, Section 8, as amended.

3.The federal **Department of Housing and Urban Development (HUD)** defines an "affordable dwelling" as one that a household can obtain for 30 percent or less of its income (for gross housing costs, including utilities).

4. Portland defines affordable as: Sec. 14-485. Definitions. **Affordable means that the percentage of income a household is charged in rent and other housing expenses or must pay in monthly mortgage payments (including condominium/HOA fees, mortgage insurance, other insurance and real estate taxes), does not exceed 30% of a household's income, or other amount established in city regulations that does not vary significantly from this amount.**

Low-income housing unit for rent means a dwelling unit for which: (a) The rent is affordable to a household earning 80% or less of Area Median Income (AMI) as defined by the United States Department of Housing and Urban Development (HUD);

(b) The unit is rented to a household earning 80% or less of AMI; and

(c) The requirements of (a) and (b) above are limited by deed restriction or other legally binding agreement for the applicable length of time in this ordinance....Low-income housing unit for sale means a dwelling unit for which: a) The sale price is affordable to a household earning 100% or less of AMI; (b) The unit is sold to a household earning 100% or less of AMI; and (c) The requirements of (a) and (b) above are limited by deed restriction or other legally binding agreement for future sales. City of Portland Land Use, Code of Ordinances Chapter 14, Sec. 14-485 Rev. 6-18-2018.

I see 30% of income used a lot.....and this % most often comes into play with subsidized housing projects. Mary Ellen, *Mary Ellen Barnes, Executive Director, Lincoln County Regional Planning Commission, 297 Bath Road, Wiscasset, ME 04578 207-882-5983.*