



## Economy, Population & Housing Subcommittee

### Meeting Agenda

Monday, June 12th, 2023 – 4:00PM

Location: Remote via Zoom (pursuant to the Committee's adopted [Remote Meeting Policy](#))

Join Zoom Meeting

<https://us05web.zoom.us/j/87090093483?pwd=UXhyVHlZV3g4bUFvb1NPO2dOSXJvdz09>

Meeting ID: 870 9009 3483

Passcode: 04543

1. Call to Order
2. Review of Minutes of Previous Meeting: 5/31
3. Further discussion of Business Interviews (draft questions + finalize list of businesses)
4. Review of Draft 1: Housing Topic Area
5. Committee/Public Comment
6. Set next meeting date
7. Adjournment

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## Economy, Population & Housing Subcommittee

### Meeting Agenda

Wednesday, May 31, 2023 – 4:00PM

Location: Remote via Zoom (pursuant to the Committee's adopted [Remote Meeting Policy](#))

Join Zoom Meeting

<https://us05web.zoom.us/j/89445137711?pwd=MkdscG9RMHNVRTZJOCs4dEZYVvk5OT09>

Meeting ID: 894 4513 7711

Passcode: 04543

Subcommittee Members Present: Adam Jeffers, Dan Hunter, Andrea Keushguerian, Rachel Collamore

Also Present: Jenny Begin, Isabelle Oechsle (Consulting Planner)

1. **Call to Order:** The meeting began at 4:11pm.
2. **Review of Draft 1: Population & Demographics Topic Area:** Isabelle provided a brief overview of this Topic Area, provided for review in the meeting packet. She asked the group to focus on the following questions: Any questions about the data provided? Any additional data that they'd like to see? Does the data provided jive with their understanding of existing conditions in Damariscotta?

Regarding this Topic Area, Dan Hunter noted that an analysis of why population growth slowed down between 2010 and 2020 would be helpful, if we know. He also pointed out that Lincoln County Regional Planning Commissions' Housing Study underscored some unique attributes about Damariscotta: we have a lot more rental housing available than other communities in the county, and we are the second least wealthy. Generally, it would be helpful for readers of the Comprehensive Plan to understand our demographics compared to other surrounding towns in Lincoln County. He also suggested that we highlight the fact that we are a service center community (which could explain the higher amount of rental housing), and that the Town has had an almost 50% turnover in population since 2000 (based on the in-migration data provided). It was also noted that, per the County's Housing Study, surrounding communities like South Bristol are projected to grow even faster than Damariscotta but, as a service center, we'll need to plan for their growth as well (in terms of impacts on Damariscotta infrastructure).

Jenny Begin asked if there was any data available to show the population changes in the community even since the 2020 census, which anecdotally would be a lot of change. Isabelle noted that she could likely find estimates from American Community Survey data or even by reviewing property transfers and would provide that in the next draft. Jenny also noted that it seemed (in the 2014



Plan) that elderly females were the primary focus, especially in regards to housing and demographics, but clearly the demographics are changing. She asked that the Population by Age Group bar graph be changed to be more understandable in presentation.

3. **Review of Draft 1: Economy Topic Area:** Isabelle asked the group for their reactions on this data. Dan Hunter asked that the Topic Area be revised to emphasize the role of the labor market more, noting that the community is currently at a critical juncture regarding the provision of housing and that without providing additional workforce housing, the economy has the potential to be hollowed out.

Rachel Collamore noted that we need to emphasize both living and working in Damariscotta to accomplish our goals; we need to build housing that will attract a workforce, including a future workforce (such as teenagers to fill summer jobs). She emphasized that Damariscotta is a bifurcated town, noting that we have lots of people who live here who don't work here (either because they commute out of the county or because they work remotely) but we also have a high-percentage of low-income renters who depend on local jobs. She also noted that she was most interested in ensuring that we can "continue the magic of Damariscotta" by making sure that young people can continue to stay here and work here (providing affordable housing). It was also pointed out that the survey results received thus far have hardly included lower-income folks or young people, so we do not have a good understanding of what they need.

Jenny Begin asked if we have data on self-employed individuals, suspecting that that number is higher in Damariscotta than in surrounding communities. Similarly, do we have data on the number of people working remotely in town? Do we know how many seasonal workers are in Damariscotta/can we get data on J-1 visa workers? Those would be important to understand the existing conditions of the Economy.

Dan Hunter asked if we could pull in highlights from surrounding Town's Comprehensive Plans, so that we could compare our existing conditions to theirs but also in terms of planning for the future, noting that some surrounding towns are not desirous of growth and that Damariscotta's role as a service center may mean we need to take a disproportionate amount of that growth on.

- a. **Discussion of businesses to have 1-on-1 meetings with:** The group suggested the following businesses to have 1-on-1 meetings with: LincolnHealth, restaurants or other tourist-based businesses, Hodgdon Marine, Mobius or another social services provider.



Discussion will continue at the next meeting to finalize the list of businesses that subcommittee members will interview.

- b. Review of draft Business Interview questions:** Isabelle presented the draft business interview questions. Dan Hunter suggested that the conversation will likely flow and providing questions to circle / canned answers likely isn't necessary. It was suggested that the shorter the survey the better to allow businesses to communicate their answers. It was suggested that the survey be sent to the list of businesses in advance to help prepare for the meeting.
- 4. Committee/Public Comment:** Jenny Begin noted that, for the forthcoming Housing Topic Area, it would be helpful to understand the existing short-term rental situation in town to understand its impact on affordable housing. Isabelle noted that the Census as well as AirDNA (a website that tracks Airbnb and VRBO listings) might be able to help us estimate that, but without a requirement for short-term rentals to register with the Town, it would be difficult to get an actual number. She suggested that a potential strategy could be requiring registration of short-term rentals.

Rachel Collamore noted that housing for minimum wage workers is important, but so is transportation (including sidewalks, bicycle infrastructure, and public transit) so that those same workers can get to work. Noted that WCAP has buses that run in Damariscotta. She also noted that we need to provide rentals in order to keep our schools going and to not run into a situation like Boothbay has run into with too many children leaving the school district. Suggested running sewer down Biscay Road for more housing.

Discussion occurred around the role of public sewer and water in the construction of new housing or businesses. It was asked whether Great Salt Bay Sanitary District has a strategic plan that they'd be willing to share. Rachel called the superintendent of GSBSD and was told that they do not have a strategic plan; their focus is on maintaining existing infrastructure. Isabelle noted that GSBSD has a role in reviewing new construction projects and the authority to negotiate to get private developers to expand sewer lines, and similarly, GSBSD is willing to accept maintenance of new lines but is not willing to pay to install them. Meaning the Town (through a TIF or similar) or private developers could invest in creating this infrastructure and GSBSD may accept and maintain it in the future.

- 5. Set next meeting date (to review Housing Topic Area in detail):** Isabelle will follow up with subcommittee members who had to leave in order to set a date for the next meeting.



6. **Adjournment:** Adjourned without objection at 5:45pm.

DRAFT

## Questions for Business Interviews

What is your industry (e.g. retail, real estate, automotive, manufacturing, food/beverage)?

How many people (including owner) does your business currently employ?

What year was your business established? What year was it established in Damariscotta?

Where are your principal market areas located? (e.g. direct community, Midcoast region, Statewide, New England, United States)

What is your overall opinion of Damariscotta as a place to conduct business?

Why did you choose to locate your business in Damariscotta (or, why have you chosen to stay)?  
What do you see as Damariscotta's strengths?

What challenges do you encounter, if any, due specifically to your Damariscotta location?

How satisfied are you with Damariscotta as a business location with respect to the following factors?:

- Cost of Doing Business
- Access to customers
- Quality of life
- Proximity to populated areas/amenities
- Proximity to transportation
- Safety services
- New residential development
- Access to workforce/employees
- Town permitting process
- Local officials

What is your outlook for your business in the next two years?

In the last two years, how has the number of employees changed?

In the next two years, do you expect to...

- Increase employees
- Decrease employees
- No anticipated change

How would you characterize Damariscotta's physical appearance and overall image?

What areas of Damariscotta's physical appearance need improving (be specific e.g. entrances, public spaces, downtown, other)?

What in the near future are you most optimistic about (in terms of your business)?

What obstacles are most impacting your business?

How has Damariscotta changed in the past 10-20 years? How have these changes affected your business (positively or negatively)?

What tools, resources, or action do you think local government (staff or officials) can provide in order to help you produce a positive effect on your business or prevent a downsize, relocation or closure?

**INTERVIEWS LIST (pull in other Topic Area subcommittees as applicable)**

- LincolnHealth
- Hodgdon Marine
- Mobius
- Coastal Rivers
- YMCA
- Great Salt Bay School
- Reny's
- Rising Tide
- Hannaford or Main Street Grocery
- King Eider's
- Schooner Landing (Scott Folsom)

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# Housing

## Housing Units Required for Projected Population

As noted in the Population & Demographics section, Damariscotta's population as of the 2020 census was 2,297 residents. The population has been steadily rising at an average of about 8.24% per decade since 1990. Migration into the community has tended to make up the bulk of Damariscotta's population growth as birth rates have been declining since 1990.



In addition, the demographics of Damariscotta are shifting. According to American Community Survey data from 2020, approximately 26.4% of the population is between the ages of 25 and 44. Additionally, about 14.6% of Damariscotta's population is school-aged children between the ages of 5 and 14 years old. The average age of Damariscotta residents is 41.6, meaning that residents of the town tend to be younger on average than the whole of Lincoln County, where the median age is

51.2.

While there is still a large subject of the population that is aging (approximately 26.2% are older than 65) and will be in need of resources geared towards senior citizens, the increase of parent-aged adults (those between the ages of 25 and 44) and school-aged children (between the ages of 5 and 14 years old) in the past 10 years suggests that the area may slowly becoming more popular with families (either those moving to the area, or parents who grew up here and decided to stay to raise their families). This is likely due to the reputation of Great Salt Bay Community School, the local K-8 school, and of Lincoln Academy, the semi-private high school located in Newcastle that residents of Damariscotta get to attend for free.

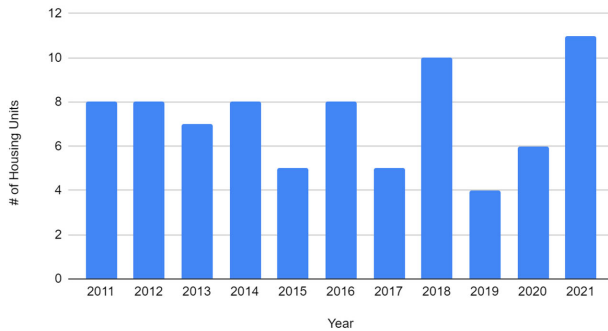
In 2021, of the 917 total households in Damariscotta, 355 (38.7%) are households where one or more people 65 or older reside and 256 (27.9%) are households with children under 18 years old.<sup>1</sup> In planning for the future, allowing for a diversity of housing options will be imperative: for families seeking to move to the area for work or school opportunities, but also for seniors aging out of their homes and looking to downsize, and smaller apartments to ensure that there are enough younger people in the area to care for our aging population.



Damariscotta added a total of 80 housing units from 2011-2021, according to building permits obtained through the Code Enforcement Officer. The average number of units added annually during that time period is about 7.

<sup>1</sup> Per 2021 American Community Survey 5-year estimates (DP02: SELECTED SOCIAL CHARACTERISTICS IN THE UNITED STATES for DAMARISCOTTA, TOWN)

Housing Units Added Per Year

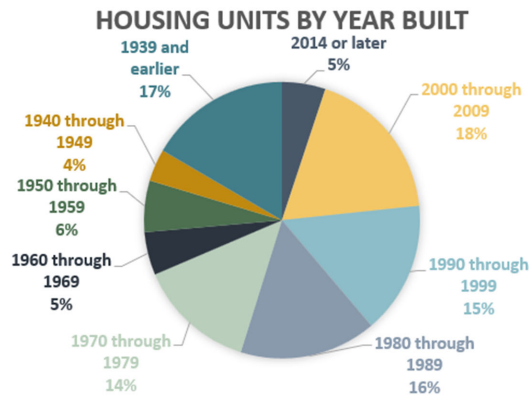


It should be noted, however, that during the same time period the Town actually *lost* approximately 1.5% of its overall housing stock. This is a stark change from the 2000-2010 period, when the community added approximately 16% to its overall housing stock. The decline in the 2010-2020 could be due to demolition or neglect, conversion of multi-family buildings to single-family homes, or similar (at the time, the Town did not require demolition permits, so it is difficult to ascertain the true source of the loss). The production of housing in the county overall also slowed down in this same time period, from adding 12.7% between 2000-2010 to only adding 0.5% from 2010-2020. Still, this is important to note because it means that the 80 housing units added from 2011-2021 did not make a dent in the overall housing stock in Damariscotta.



As detailed further in the Population & Demographics section of this Plan, the average projected scenario (based on the average rate of growth per decade between 1990 and 2020) projects Damariscotta’s 2030 population as 2,486 people. Damariscotta’s average household size in 2021 was 2.25 people (per American Community Survey estimates). In order to accommodate the projected increase in population (assuming that average household size holds), Damariscotta would need to add **at least 84 housing units between now and 2030 (either rental or ownership)**.

If the average number of 7 new housing units per year persists, there would be a **projected shortfall of 14 housing units in 2030**, forcing people who would prefer to live in Damariscotta for work, school or otherwise to locate elsewhere. This assumes that no housing units are removed from the Town’s housing stock in that time, an unlikely scenario given the age of Damariscotta’s year-round housing stock (where approximately 25% of all units were built prior to 1960) and the uptick in conversions to seasonal housing since 2010 (discussed in greater detail below).



Source: *MaineHousing*

Under the average projected scenario, the situation is even more bleak by 2050. The projected population of Damariscotta at that time is 2,912 people. Again, assuming that the average household size holds, a total of 274 new housing units would need to be built between now and 2050 to accommodate that population. If the average number of new housing units per year holds at the current number (7 new units annually), **by 2050 we would be experiencing a shortfall of 64 units**. Again, this shortfall assumes that no housing units are removed during that time period for any reason, which is unlikely.

In early-2023, the Planning Board approved a 102-bed nursing care facility intended to replace both Cove’s Edge (skilled rehabilitation facility) on the Miles Hospital campus as well as the assisted living community at St. Andrews Village in Boothbay Harbor. Construction is anticipated to be completed in 2025. As such, further assisted living facilities are not anticipated to be needed to serve the needs of the community.

In May of 2023, the Lincoln County Regional Planning Commission released results of a county-wide housing needs assessment and strategy report. The report indicated that, across Lincoln County, a total of 900 affordable-rate units will be needed in order to accommodate working families and older residents of limited means. The report indicated that the most critical need will be for workforce housing (affordable to working households earning up to approximately \$65,000 or 80% AMI) and for age-restricted affordable housing (designed for households age 55+ with income of approximately \$40,000 or 50% AMI). Per the report: “Creating new age-restricted 55+ housing will enable existing cost-burdened older resident households to downsize into more manageable units, while allowing their current residences to be backfilled by worker households.” The report recommends a distribution of approximately 250 owner-occupied workforce units, 250 renter-occupied workforce units, and 400 affordable older adult rentals. As noted, this number is to be distributed across the entirety of Lincoln County. However, the report also designated certain communities as being potential growth areas due to the availability of public water and sewer (which is not available in the majority of the communities in the county). For that reason, **the study recommends that Damariscotta pursue a goal of adding at least**

**83 affordable units over the next 10 years.** Following the LCRPC report's recommended distribution, Damariscotta should aim to create at least 23 owner-occupied workforce units, 23 renter-occupied workforce units, and 37 affordable older-adult rentals.<sup>2</sup>

**HOLD FOR RESULTS OF STAKEHOLDER MEETINGS RE: THE NEEDS FOR ADDITIONAL LOW- TO MODERATE-INCOME HOUSING AND SENIOR HOUSING**

### **Housing (Un)affordability**

According to Maine Housing data from 2022, the median home price in Damariscotta was \$525,000. For the same year, the median household income of homeowners was \$63,800. Housing is generally considered affordable if the household does not need to spend more than 30% of their monthly income on housing related costs (mortgage, home insurance, utilities, etc.). By this metric, in order to afford a \$525,000 house, the household would need to be making \$167,563 a year. This means that 89.7% of households in Damariscotta would be unable to afford the median home price.

According to the above-referenced Housing Needs Assessment report from the Lincoln County Regional Planning Commission, in 2020, the median cost of rent of a 2-bedroom apartment in Damariscotta was \$837. This is about on par with the rest of Lincoln County, where the median rent is \$817. However, it should be noted that the median income is lower in Damariscotta than in the rest of the county, and 54.4% of households in Damariscotta would be unable to afford the median rent (per the same report).

Clearly, housing (both ownership and rental) in Damariscotta is unaffordable to those making the median income and especially those making lower than the median income. On a regional level, the Housing Needs Assessment offered a number of implementation strategies that the county should undertake in the next five years in order to stimulate housing production in the region. This includes things such as convening municipal leaders to set local housing production goals and lead on educating the public, encouraging the removal of regulatory barriers to housing production, enlisting large employers or Maine-based affordable housing developers to assist with housing creation, and similar. They also recognize that increased capacity will be necessary to assist Town's in ordinance amendments pursuant to these strategies.

### **Seasonal Conversions**

Per US Census data, there were about 271 seasonal properties in Damariscotta in 2020. This is up about 46% from the number of seasonal houses captured in the 2010 census (186). This could be as a result of the proliferation of sites like Airbnb or VRBO, which make marketing short-term rentals easier. It should also be noted that this likely does not capture the actual number of seasonal residences within the town, given the number of people who temporarily relocated to Damariscotta during the onslaught of the COVID-19 pandemic in 2020.

<sup>2</sup> Note: at the time of the drafting of this Plan, the Planning Board had recently approved a 32-unit age-restricted apartment building limited to those 55+ making 60% AMI. However, it was not yet under construction and was not factored into these recommended totals.

**Commented [1]:** Stakeholder ideas:  
-Steppingstone Housing  
-YMCA Community Navigator (Karen Ann Hagar)  
-Mobius (supportive housing for those with developmental disabilities)

The use of what otherwise could be permanent year-round housing as temporary or seasonal housing has a far-reaching impact on the community. As noted above, Damariscotta is already projected to be experiencing a housing shortfall by the year 2030 if the current conditions hold. The projected shortfall of 14 housing units does not even consider conversion of existing year-round housing to seasonal housing. If even one or two units is removed from the year-round housing stock, the projected shortfall is exacerbated.

### **Other Housing Issues**

Stakeholder meetings could shed more light on this

#### **Impact of Existing Regulations**

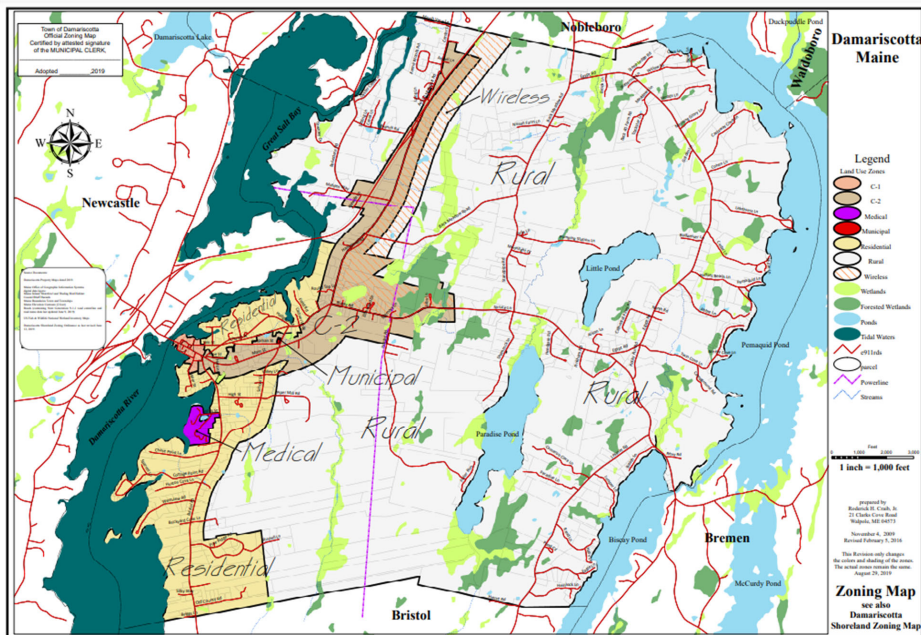
Single-family detached dwellings, mobile homes on individual lots, and two-family dwellings (duplexes) are expressly allowed in the General Residential, C-1, C-2, and Rural zoning districts and only require a building permit from the Code Enforcement Office (reviewed administratively). In the past 10 years, these kinds of dwellings have been the predominant housing types constructed within the community (likely because of the relative ease and lower costs associated with permitting).

In addition, accessory dwelling units (also called ADUs or “in-law apartments”) are allowed anywhere that single-family homes are allowed and are similarly permitted through the Code Enforcement Office (though they must be smaller than 650 sq. ft. or 40% of the heated area of the main house, whichever is smaller, cannot have more than two bedrooms, require an additional parking space above single-family home parking requirements, and require that the owner of the property live in either the main house or the ADU).

Multi-family dwellings (three or more units either as three separate buildings on a lot or within one building) are only allowed in the C-1, C-2 and Rural zoning districts and are reviewed as conditional uses by the Planning Board. Until 2017, Maine’s subdivision statutes required that multi-family dwellings, so defined, were reviewed as subdivision applications by the Planning Board. In 2017 an exemption was passed indicating that multi-family dwellings could be reviewed under the municipal site plan review ordinance so long as the Planning Board found that the site plan review ordinance was “at least as strict” as the subdivision statutes. In time, the state may continue to revise this requirement but as it stands, requiring multi-family dwellings to be reviewed by the Planning Board is often an expensive and timely endeavor that dissuades applicants from constructing this type of housing.

As noted above, multi-family dwellings are only allowed in the C-1, C-2 and Rural zoning districts (as shown on the map below). The C-1 zoning district is essentially the downtown, which could allow for the conversion of existing single-family homes or duplexes into larger multi-family dwellings. However, in the C-2 and the Rural zoning districts, the existing development pattern is primarily either vacant land, commercial structures, or single-family homes, meaning that if a multi-family dwelling is proposed it would either require the developer to construct an entirely new structure or would garner intense pushback from the existing,

surrounding neighborhoods unless carefully designed to match the existing pattern of development. Interestingly, multi-family dwellings are not allowed at all within the General Residential zoning district, which is directly adjacent to Damariscotta's downtown where the prevailing development pattern is densely packed single-family homes or even grandfathered, non-conforming multi-family dwellings. This has created a sprawl effect where multi-family dwellings must be constructed in the more automobile dependent areas of the community, effectively limiting the ability of residents of these buildings to walk or bike into the downtown.



An additional limiting factor to the construction of multi-family dwellings is Section 101.6.F of the Land Use Ordinance, which notes that no single building may contain more than 32 dwelling units, except housing for the elderly associated with extended care facilities which may have up to 45 dwelling units. As noted above, the Land Use Ordinance has effectively barred the conversion of existing, densely packed buildings around the downtown area (General Residential zoning district), forcing applicants to construct new buildings and associated parking outside of that area. Based on the economy of scale, this requires applicants to build more units in order to make projects financially feasible. This maximum cap on units is making it more difficult for developers to construct multi-family dwellings in the only areas of town in which it is allowed because they cannot financially make the projects work without subsidies (e.g. affordable housing tax credits or similar).

Mixed use structures (defined as buildings containing one or more dwelling units as well as nonresidential space) are only allowed as conditional uses within the C-2 zoning district. Again, conditional uses must be reviewed by the Planning Board, which is often an expensive and timely endeavor that dissuades applicants from constructing this type of housing. In addition, limiting this type of structure to the C-2 zoning district means that the Town has essentially outlawed in all other zones the types of buildings that residents are so proud of in the downtown.

The Town's adopted Site Plan Review Ordinance requires two parking spaces per dwelling unit, regardless of zoning district (except for senior citizen multi-family dwellings, where one parking space per dwelling unit may be allowed). The cost of building just one parking space is considerable, and revising these policies to reduce the required parking spaces in areas where existing public parking is already available and/or encouraging shared parking with compatible uses could reduce the overall cost of the development (thereby passing on those cost savings to potential renters or owners).

### Overarching Policies

#### State Goals

- 1.

#### Local Goals

- 1.

### SMART Strategies

1. Within the next 1-3 years, create a Short-Term Rental Ordinance requiring all short-term rentals (being rented for less than 4 months out of the year) to register with the Town annually, including payment of a nominal fee, in order to get an accurate count of the amount of short-term rentals in Damariscotta. Require that the Code Enforcement Officer conducts inspections of all short-term rentals to ensure basic Life Safety requirements are being met.
2. Within the next 1-3 years, create a Housing Trust Fund enabling ordinance. The Housing Trust Fund enabling ordinance will create a fund that will set aside money to be granted to priority housing projects, such priority housing projects being established annually by the Selectboard. Suggested funding sources: private donations; awards/grants; creation of an Affordable Housing TIF district; percentage of funds from other TIF districts; CDBG; annual budget allocations; Inclusionary Zoning Fee-In-Lieu: An Inclusionary Zoning Ordinance that requires all new housing developments and or hotels larger than a certain threshold to meet a set percentage of affordable housing requirement could include a Fee-In-Lieu that allows a developer to pay instead of constructing the affordable units. (See Portland's <https://www.portlandmaine.gov/267/Inclusionary-Zoning>)
3. Within 3-5 years, amend the Land Use Ordinance to allow for higher density development when certain types of priority projects are proposed.
  - a. Consider first prioritizing the development of owner-occupied, workforce housing (with permanent deed restrictions).
4. Consider reducing parking minimums and encouraging the use of existing public parking or shared parking arrangements between compatible uses.

**Commented [2]:** See Saco  
example: <https://ecode360.com/9678204>

**Commented [3]:** See South Portland  
example: <http://go.boarddocs.com/me/sport/Board.nsf/goto?open&id=CGHQ5Q67A1DA>

5. Within 1-3 years, compile a list of sites that have large-scale housing development potential.
  - a. Consider amending the Town's Land Use or Site Plan Review Ordinance to allow for the kinds of housing that the community wishes to see on those sites, thereby reducing "soft costs" of development.

**Commented [4]:** At this point, there are simply my own recommendations/notes either from experience or inspired by LCRPC's Housing Needs Assessment. We will plan to discuss policies and strategies after July 26th when the survey results come in. At this time, we are focusing our discussion on the background inventory and analysis data required by Chapter 208: Comprehensive Plan Review Criteria Rule (excerpted on the following pages)



(2) Should GSB School start a universal pre-K (HeadStart) program for all AOL 93 kids? Already HeadStart, the YMCA and Coastal Kids are cooperating with AOL on considering the costs and benefits.

(3) What could the Town do in terms of educational opportunity to keep more young people in Town? In terms of voc-ed, targeted local job training, entrepreneurial zones for start-ups; others?

(4) What could the Town do to enhance the quality of retirees’ life through life-long learning? With Midcoast Community College, transportation to local cultural events such Salt Bay Chamber music performances, etc.? This would help motivate retirees to be involved on town committees and nonprofit groups such as the DRA.

**C. HOUSING**

1. HOUSEHOLDS

Table I-17 Population, Households & Household Size: 2000 and 2010

Year		1990	2000	2010	Change: 2000 - 2010
Damariscotta	Population	1811	2041	2218	+9%
	Households	788	943	1093	+16%
	Av. HH* size	2.30	2.06	2.03	-2%
Lincoln County	Population	30,357	33,616	34,457	+3%
	Households	11,968	14,158	15,383	+9%
	Av. HH size	2.54	2.37	2.24	-6%
Maine	Population	1,227,928	1,274,923	1,328,361	+4%
	Households	465,312	518,200	557,219	+8%
	Av. HH size	2.64	2.37	2.32	-2%

Source: State Planning Office; US Census (ST 1 & SF1); S. Bristol 2010 ; \*(HH=household)

Between 2000 and 2010, the number of Damariscotta households grew nearly twice as fast as the population reflecting the aging population living in households without children. Lincoln County and Maine also saw similar trends due to the overall aging of the population. But the Damariscotta average household size of 2.03 persons is significantly lower than the County’s 2.24 or State’s 2.32 average sizes. This reflects the higher median age and larger percentage of retirees in Damariscotta living in one and two-person households compared to the County and State.

Table I-18 Households By Types, 2010: Damariscotta

<u>Household Type</u>	<u>Householder</u>	<u>Percent*</u>
Total households	1,051	100%
Family households	578	55%
With Own children <18 years	226	22%
Husband-wife family	439	42%
With Own children <18 years	127	12%
Male householder, no wife present	30	3%
With Own children <18 years	25	2%
Female householder, no husband present	109	10%
With Own children <18 years	25	7%
Non-family households	473	45%
Householder living alone	417	40%
Male	134	13%
65 years and over	44	4%
Female	283	27%
65 years and over	173	17%
Households with persons < 18 years	238	23%
Households with persons 65 years +	429	41%
Average household size	2.03 persons	^
Average family size	2.66 persons	^

**Source: US Census (2010 DP-1); \* Percentages are rounded**

Reflecting the high number of retirees, 41% of Damariscotta households in 2010 contained one or more persons 65 years or older. In contrast, households with children 18 years and younger accounted for only 23% of all households in 2010, only about one-half the number of retiree households. The large percentage of retiree households is also reflected in the 45% of total Damariscotta households defined as non-family accounting for the large number of single-person households (40% of all households) living at the Miles retirement campus such as Schooner Cove and elsewhere in Town.

Table I-19 Median Household (HH), Family & Per Capita Income: Damariscotta, 1999 & 2009

<u>Income</u>	<u>1999</u>	<u>(by CPI* into 2009 \$)</u>	<u>2009</u>	<u>change: 1999-2009</u>	<u>by %</u>
Median HH Income	\$36,188	(x 1.29 = \$46,683)	\$39,865	- \$6,818 (in 2009 \$)	-15%
Median Family Income	\$47,105	(x 1.29 = \$60,766)	\$54,773	- \$5,993 (in 2009 \$)	-10%
Per Capita Income	\$23,146	(x 1.29 = \$29,858)	\$21,503	- \$8,355 (in 2009 \$)	-28%

**Source: US Census ACS; Maine SPO Econ & Demo Pgm; \*CPI = Consumer Price Index**

Once the effect of inflation is accounted for, the first decade of the 21st Century shows a reduction in household, family and personal income. Some of this loss may be explained by the effect of the Great Recession of 2008-2010 tending to depress wage growth. Whatever the complex set of causes, the reduced buying power of the Town's population probably extended the time of recovery for the service center businesses.

**Table I-20 Housing Occupancy, 2010: Damariscotta, Lincoln County, Maine**

Type of Occupancy	Damariscotta	%	Lincoln County	%	Maine	%
Total Housing Units	1,359	100%	100%		100%	
Occupied housing units	1,051	77%*	65%		77%	
Vacant housing units	308	23%	35%		23%	
For Rent	54	4%	2%		2%	
Rented, not occupied	4	<1%	<1%		<1%	
For sale only	15	1%	2%		1%	
Sold, not occupied	2	<1%	<1%		<1%	
Seasonal, rec, occasional use	186	14%	29%		16%	
All other vacants	47	4%	3%		3%	
Homeowner vacancy rate	~	2.1% <sup>(1)</sup>	3.5%		2.4%	
Rental vacancy rate	~	13.2 % <sup>(2)</sup>	14.0%		8.9%	

**Source: 2010 US Census, DP-1; \* Percentages are rounded;** (1) % of homeowner inventory for sale; (2) % of rental inventory for rent.

In 2010 the 77% of the total housing units in Damariscotta that were occupied is comparable to the State’s rate of occupancy. This contrasts to Lincoln County with an occupancy rate of only 65% which suggests the recession of 2008-10 was felt more severely in other parts of the County than in the regional service center of Damariscotta. With a 23% vacancy rate, about 308 vacant (year-round) housing units may be available in Damariscotta to at least absorb some new in-migrants if the local economy were to begin to expand during the decade 2014 – 2024.

**Table I-21 Housing Tenure: 2010 – Damariscotta, Service Area, Lincoln County**

	Damariscotta		Service Area*		Lincoln County
Occupied Housing Units	1,051	100%	100%		100%
Owner-occupied housing units	701	67%*	83%		85%
Pop in owner-occupied units	1,509	~	~		~
Av HH size in owner-occ units	2.15 pop/hh		2.10 pop/hh		2.27 pop/hh
Renter-occupied housing units	350	33%	17%		15%
Pop in renter-occupied units	625	~	~		~
Av HH size in owner-occ units	1.79 pop/hh		2.10 pop/hh		2.26 pop/hh

**Source: 2010 US Census, DP-1; \* Percentages are rounded;** \*Service Area towns: Damariscotta, Bremen, Bristol, S. Bristol, Newcastle, Jefferson, Noblebore.

Befitting the urban core of a regional service area, Damariscotta shows twice as many occupied rental housing units, 33%, compared to its surrounding rural service area towns and to Lincoln County as a whole, 16%. Damariscotta also shows a smaller average household size, 1.79 persons per household in rental units as the Service Area (2.10 pop/hh) or County (2.26 pop/hh). This reflects the higher percentage of retiree population in Damariscotta renting at Retirement communities such as Schooner Cove and other retirement venues around Miles Hospital and elsewhere in town.

2. HOUSING STOCK

Table I-22 Age of Damariscotta Housing Stock, 2010

<u>Housing Units</u>	<u>Number</u>	<u>Percent of Total</u>
<u>Total Units, 2010</u>	<u>677</u>	<u>100%</u>
2005 – 2010	11	2%*
2000 – 2004	12	2%
1990 – 1999	88	13%
1980 – 1989	53	8%
1970 – 1979	109	16%
1960 – 1969	41	6%
1950 – 1959	27	4%
1940- 1949	46	7%
1939 or earlier	290	42%

Source: US Census DP-4; \* Percentages are rounded

Reflecting the age of the 19<sup>th</sup> Century boat building Village, 42% of Damariscotta’s housing stock is more than 50 years old. This includes the older 19<sup>th</sup> and early 20<sup>th</sup> Century harborside four story brick buildings with upstairs apartments along Main Street in the Village but also the older houses in the inner neighborhoods of Elm, Church, Vine, Water Streets and Bristol Road. Characteristically, the newer houses, built since the advent of the automobile, are in the rural areas of town and are likely to be most of the post-1940 structures.

Table I-23 Damariscotta: Year-round versus Seasonal Occupancy of Housing, 2000 and 2010

<u>Housing Units</u>	<u>2000</u>	<u>2010</u>	<u>Change: 2000 – 2010</u>	
<u>Total Yr-Rnd Housing Units</u>	<u>1151</u>	<u>1189</u>	<u>+38</u>	<u>+3%^</u>
Occupied housing units	942	903	-39	-4%
Vacant housing units	209	286	+77	+37%
<u>Seasonal Housing Units</u>	<u>158</u>	<u>186</u>	<u>+28</u>	<u>+17%</u>

Source: Us Census, 2000, 2010 – SF1 & D1 Tables; \*The Census DP04 Estimate Table provides figures that seem more reasonable; ^ Percents are rounded.

The DP-1 and the DP-4 Selected Housing Characteristics Table – American Community Survey 5-Year Estimate for 2007-2011, posits an increase of 38 new dwellings between 2000 and 2010. This conforms to Damariscotta Staff’s accounting of new subdivisions and building permits of [redacted] housing units for the decade 2000-2010. The 2008-2010 recession may have caused some people to leave town seeking employment elsewhere thereby increasing the number of vacant dwellings. Certainly after the housing bubble burst in 2008 there has been very little new housing in Town. It also seems unlikely that there was an increase of 28 seasonal houses between 2000 and 2010. Again, perhaps more accurate counting by the US Census in 2010 is the reason for the apparent increase. There is a perception that upon retirement some seasonal house owners move permanently into town by converting their seasonal houses to year-round occupancy

The 2010 Census data indicates a modest increase of 77 more vacant year-round housing units (24% of total year-round housing stock), some being apartments and condos as well as single-family homes, available for occupancy. It is likely that a number of these would need at least some repair and renovation. But this available vacant inventory may absorb a substantial proportion of new in-migrants to town as the economy may improve over the 2014 – 2024 decade. Using the Census figures for either 2000 or 2010, accords seasonal housing to be about 13% of the overall combined year-round + seasonal

housing stock. The large amount of river and pond shoreline will certainly continue to support the seasonal population of the Town, even while some of these dwellings may be converted to year-round use upon retirement of their owners.

**Table I-24 Damariscotta: Units in Structure, 2000 – 2010**

UNITS IN STRUCTURE	2000		2010		Change:2000-2010	
	Number	Percent	Number	Percent*		
Total Yr-Rnd Housing Units	1151	100%	1189	100%	+38	(+3%)*
1-unit, detached	735	64%	903	76%	+168	(+23%)
1-unit, attached	11	1%	0	0%	-11	(-100%)
2 units	34	3%	34	3%	+0	(+0%)
3 or 4 units	75	7%	37	3%	-8	(-11%)
5 to 9 units	33	3%	41	3%	+8	(+24%)
10 to 19 units	37	1%	9	1%	-28	(-76%)
20 + units	92	8%	64	5%	-28	(-30%)
Mobile Home	130	11%	101	9%	-29	(-22%)
Boat, RV, van, etc.	4	<1%	0	0%	-4	(-100%)

**Source: 2000 & 2010 US Censi, Tables DP-4; \*Percents are rounded**

The Us Census housing estimations tables indicate a shift in the mix of housing types between 2000 and 2010. If the Tables are accurate, they show that while 64% of housing in Town in 2000 was single-family detached housing, it became 76% of all housing in 2010. This apparently happened in part by the decrease of units in multi-family buildings except for duplexes which stayed the same. While difficult to conceive, a substantial number of housing units in multi-unit buildings must have somehow been converted to single-family houses. So while overall total housing units increased by 38 over the decade, single-family detached units were estimated to have increased by 168. What may be safely inferred from the Census data is that Damariscotta remains overwhelmingly a rural single-family detached housing rural town but with an historic village that retains some multi-use buildings, e.g. Main St., and other venues, e.g. Miles Complex, Oyster Condos, etc., that provide about 24% of the housing stock within multi-use and multi-purpose buildings.

**Table I-25 Damariscotta: Selected Housing Characteristics, 2000-2010**

CHARACTERISTICS	2000	Percent*	2010	Percent
Occupied housing units	942	100%	903	100%
Lacking complete plumbing facilities	8	1%	0	0%
Lacking complete kitchen facilities	28	3%	10	1%
No telephone service available	9	1%	11	1%

**Source: 2000 & 2010 US Censi, Tables DP-4; \*Percents are rounded**

According to the Census, Damariscotta housing stock in 2010 appears to be essentially sanitary with all estimated to have complete plumbing facilities. Only 1% are estimated to lack full kitchen facilities or telephone service. There appears to have been improvement over the 2000-2010 decade by providing plumbing and kitchen facilities to a number of those dwellings lacking those sanitary and food preparation facilities in 2000.

3. HOUSING COSTS

**Table I-26 Damariscotta: Value of Housing Units, 2007-2011**

<b>OWNER-OCCUPIED UNITS</b>	<b>Number</b>	<b>PERCENT*</b>
<b>Total Owner-occupied Units</b>	<b>675</b>	<b>100%</b>
Less than \$50,000	51	7%
\$50,000 to \$99,999	9	1%
\$100,000 to \$149,999	114	17%
\$150,000 to \$199,999	65	10%
\$200,000 to \$299,999	185	28%
\$300,000 to 499,999	189	28%
\$500,000 to \$999,999	54	8%
\$1,000,000 or more	8	1%
<b>Median Housing Unit</b>	<b>\$239,400</b>	<b>~</b>

**Source: 2010 US Census, DP-4; \*Percents are rounded**

The majority of owner-occupied housing units in 2010 are of relatively high value for Maine reflecting the number of houses along the large amount of shoreline in Damariscotta, both seasonal and year-round. The median value for an owner-occupied house in the 2007-2011 period is estimated at \$239,400 indicative of the desirability of shore and near-shore houses, which likely kept much of their pre-recession (2007) value afterwards due to the continuing high demand for shoreland locations.

**Table I-27 Mortgage Status of Housing Units - Damariscotta, 2010**

<b>OWNER-OCCUPIED UNITS</b>	<b>Number</b>	<b>PERCENT*</b>
<b>Total Owner-occupied Units</b>	<b>675</b>	<b>100%</b>
Housing Units with a mortgage	474	70%
Housing Units without a mortgage	201	30%

**Source: 2010 US Census, DP-4; \*Percents are rounded**

**Table I-28 Selected Monthly Owner Costs: Damariscotta, 2010**

<b>HOUSING UNITS</b>		
<b>Housing Units with a mortgage</b>	<b>474</b>	<b>100%</b>
Less than \$300 (per month)	0	0%
\$300 to \$499	0	0%
\$500 to \$699	26	6%
\$700 to \$999	81	17%
\$1000 to \$1499	135	29%
\$1500 to \$1999	108	23%
\$2,000 or more	124	26%
Median monthly cost	\$1,481	~
<b>Housing Units without a mortgage</b>	<b>201</b>	<b>100%</b>
Less than \$100 (per month)	0	0%
\$100 to \$199	25	12%
\$200 to \$299	16	8%
\$300 to \$399	51	25%
\$400 or more	109	54%
Median monthly cost	\$428	~

**Source: 2010 US Census, DP-4 ACS 5-year Estimates 2007-2011; \*Percents are rounded**

To pay less than 30% of its yearly income on the median monthly cost \$1,481 for a house with a mortgage, a Damariscotta household would need at least an annual income of \$59,240. In 2009 during

the Great recession, the median income of Damariscotta was given as \$54,773. This indicates that to afford the median priced home in Town, some mortgage holders were likely paying more than 30% of their income on housing costs. On the other hand, homeowners with paid-off mortgages therefore carrying only a median \$428 monthly housing cost, were in good shape financially.

Table I-29 Selected Monthly Owner Costs as a Percentage of Household Income – Damariscotta, 2010

<u>Housing Units with a mortgage</u>	<u>474</u>	<u>100%</u> (of sample computed)
Less than 20 percent (of HH income)	122	26%*
20 to 24.9 percent	46	10%
25 to 29.9 percent	75	16%
30 to 34.9 percent	21	4%
35 percent or more	210	44%
<u>Housing Units without a mortgage</u>	<u>191</u>	<u>100%</u> (of sample computed)
Less than 10 percent (of HH income)	42	22%*
10 to 14.9 percent	24	13%
15 to 19.9 percent	59	31%
20 to 24.9 percent	8	4%
25 to 29.9 percent	26	14%
30 to 34.9 percent	0	0%
35 percent or more	32	17%

Source: 2010 US Census, DP-4 ACS 5-year Estimates 2007-2011; \*Percents are rounded

In 2010, whereas 48% of home owners with mortgages were paying more than 30% of their annual income on housing, only 17% of home owners who did not have a mortgage were paying over 30% of their annual income for housing.

Table I-30 Gross Rent As A Percentage of Household Income – Damariscotta, 2010

<u>OCCUPIED UNITS PAYING RENT</u>	<u>228</u>	<u>100%</u> (of samples computed)
Less than 15 percent (of HH income)	33	15%*
15 to 19.9 percent	10	4%
20 to 24.9 percent	21	9%
25 to 29.9 percent	21	9%
30 to 34.9 percent	32	14%
35 percent or more	111	49%

Source: 2010 US Census, DP-4 ACS 5-year Estimates 2007-2011; \*Percents are rounded

Renters in 2010 who paid more than 30% of their annual income on housing were almost two-thirds (63%) of all renters. This may reflect the relatively large number of retirees in Town on fixed income as well as younger households perhaps unemployed due to the great recession.

#### 4. HOUSING AFFORDABILITY

The 2010 US Census calculated the poverty level for a family of four, two of which are children under the age of 18, to be an annual income of \$22,811. For a household of two people less than 65 years old with no children, the poverty level is \$15,063. For a household over 65 with no children the poverty level is \$13,596. The poverty level varies from \$11,484 for a single person household up to \$46,572 for a nine person plus household. The Census definition of poverty is basically related to households spending more than a third of their income on food, but also includes a number of other complicating factors.

With the 2010 poverty levels as background, the Maine State Housing Authority (MSHA) summary of affordable housing demonstrates how difficult for poverty level households but also modest income households have in securing affordable housing.

**Table I-31 Damariscotta: affordability Index for Housing: 2007 – 2011**

Year	Index*	Median Home Price	Median Income	Income Needed to Afford Median Home Price	Home Price Affordable to Median Income
2007	0.40	\$327,500	\$41,724	\$105,306	\$129,761
2008	0.48	\$250,000	\$39,034	\$80,702	\$120,921
2009	0.64	\$183,000	\$38,986	\$61,208	\$116,560
2010	0.47	\$249,000	\$39,366	\$83,322	\$117,641
2011	0.66	\$202,500	\$39,106	\$58,912	\$134,420

Source: MSHA (Me. State Housing Authority) 2011 Housing Facts for Damariscotta.

\*Index = Percent Median Income is of the Income that would be needed to afford the median priced home in any given year (median Income /Income needed to Afford Median Home Price)

In 2011 the median Damariscotta (household) income of \$39,106 could only afford a dwelling priced at \$134,420 compared to the median valued dwelling costing \$202,500. In other words, it would have taken a household income of \$58,912 to have afforded the median priced dwelling in 2011. The price of a home affordable by the 2011 median income represented only 66% (\$134,420) of the value of the median priced home (\$202,500) on the market in Damariscotta in 2011. The housing affordability Index therefore documents the ability of Damariscotta residents to afford to purchase housing; the higher the Index number the easier for Damariscotta residents to purchase Damariscotta dwellings.

Due to the Great Recession, it was easier in 2011 (.66 Index) for Damariscotta households post- recession to find affordable dwellings than in 2007 (.40 Index) pre- recession. During the housing bubble-burst, the median value of a home in Damariscotta fell from \$327,500 in 2007 to \$183, 000 in 2009, a 44% drop in value. Similar to the country as a whole, Damariscotta house values began to rebound in 2010. Whereas the value of Damariscotta housing dropped by 44% during the housing bubble burst, the value of (household) income dropped by only 7%, thus it became easier for Damariscotta households to purchase Damariscotta houses after the recession than before.

**Table I-32 Damariscotta Housing Affordability Index Compared to Other Jurisdictions: 2011**

Location	Index*	Median Income	Median Home Sale Price	Income Needed to Afford Median Price Home	Home Price Median Income Can Afford
<b>Damariscotta</b>	<b>0.66</b>	<b>\$39,106</b>	<b>\$202,500</b>	<b>\$58,912</b>	<b>\$234,420</b>
Newcastle	1.16	\$51,993	\$154,000	\$44,995	\$177,951
Bremen	0.93	\$46,023	\$184,000	\$49,547	\$170,914
Bristol	1.05	\$47,512	\$175,000	\$45,037	\$184,617
South Bristol	0.51	\$49,088	\$374,600	\$96,071	\$191,405
Jefferson	1.23	\$49,005	\$141,000	\$39,747	\$173,844
Nobleboro	1.57	\$48,346	\$108,500	\$30,788	\$170,375
Waldoboro LMA <sup>(1)</sup>	1.06	\$46,154	\$155,000	\$43,693	\$163,729
Lincoln county	1.03	\$45,904	\$156,450	\$44,394	\$161,768
Maine	0.97	\$45,695	\$162,000	\$47,321	\$156,432

Source: MSHA (Me. State Housing Authority) 2011 Housing Facts for Damariscotta.

\*Index = Percent Median Income is of the Income that would be needed to afford the median priced home in any given year (median Income /Income needed to Afford Median Home Price)

<sup>(1)</sup> Waldoboro LMA = Labor Market area

Of the Service Area towns displayed in the above table, Damariscotta along with South Bristol have the lowest indexes indicating that a larger percentage of homes are unaffordable to considerably more than half the residents. Also, Damariscotta being the Service Center for the Pemaquid region, there are relatively more apartments and condos for retail workers (and perhaps some nurses too) downtown as



well as more modest housing for the many fixed-income retirees at the Miles complex, Schooner Cove and other retiree residential complexes. But both Damariscotta and South Bristol also have a relatively large amount of land on tidal water, thus a substantial number of relatively expensive coastal properties used as summer homes or as well healed retirement homes. In contrast, those inland towns or coastal towns with larger interiors, such as Bristol, have higher affordability indexes indicating that the cost of housing is more in line with the incomes of the inhabitants of these inland towns, many living far inland away from the coastline.

**Table I-33 Households Unable to Afford Median Home: 2011 – Maine, County, Waldoboro LMA**

Location	Cannot Afford	Households Can't	Households Total	Median Home	Income Needed	By Hour
Waldoboro LMA <sup>(1)</sup>	47%*	4,050	8,593	\$155,000	\$43,693	\$21.01
Lincoln County	48%	7,411	15,349	\$156,450	\$44,394	\$21.34
Maine	53%	297,322	561,480	\$162,000	\$47,321	\$22.75

Source: MSHA (Me. State Housing Authority) 2011 Housing Facts for Damariscotta.

\*Index = Percent Median Income is of the Income that would be needed to afford the median priced home in any given year (median Income /Income needed to Afford Median Home Price)

<sup>(1)</sup> Waldoboro LMA = Labor Market area

It may be assumed that to purchase the median priced home, meaning being able to afford about half the homes on the market in Maine or in or around Lincoln County, a household would need an annual income of about \$47,500 or higher. This translates to an hourly wage of about \$22 or more.

**Table I-34 Unattainable & Affordable Homes as a Percentage of All Homes Sold: 2011**

Location	Unattainable Homes Sold	Unattainable As a % of All Homes Sold	Affordable Homes Sold	Affordable As a % of All Homes Sold
Waldoboro LMA <sup>(1)</sup>	81	46%*	96	54%
Lincoln County	165	52%	153	48%
Maine	5,466	53%	5,466	47%

Source: MSHA (Me. State Housing Authority) 2011 Housing Facts for Damariscotta.

\*Index = Percent Median Income is of the Income that would be needed to afford the median priced home in any given year (median Income /Income needed to Afford Median Home Price = Index)

<sup>(1)</sup> Waldoboro LMA = Labor Market area

In Maine and the Lincoln County area about half the homes on the market are unattainable to the half of the population earning the median income or less. In Damariscotta about 2/3 (.66) of all homes on the market are unattainable to households earning the median income or less. This certainly relates to the local wage earner such as teachers, nurses, retail employees, policemen, fire fighters and the like who may be priced out of the Damariscotta housing market. On the other hand, well healed retirees from mostly outside the community can afford the higher priced homes in and around the Village and on the tidal and freshwater coastlines.

## 5. EXISTING AFFORDABLE HOUSING IN DAMARISCOTTA, 2013

In 2013 the MSHA (Maine State Housing Authority) reports four multiple-unit complexes in Damariscotta containing, in the aggregate, more than eight affordable housing units:

Property	Housing Type	Units	Type of Assistance	Contact Info.
<b>High Meadows Apts</b> 10 Meadow Court	- For Family/All	- 2 one-Bdrm apts.	- Income Based Rent*	- Housing for Me., Inc.
<b>Ledgewood Court</b> Piper Mill Road.	- For Family/All	- 3 two-Bdrm apts.	- Rent restricted unit**	- Preservation Mnmgt, Inc.
<b>Pond Circle</b> Pond Cir/Lessner Rd.	- For Family/All	- ? ? ? ? ? ?	- Rent restricted unit**	- Preservation Mnmgt, Inc.
<b>Salt Bay Apts.</b> 1 Salt Bay Drive	- Age 62+ &/or Any w/ disabilities	- 3 one-Bdrm apts.	- Income Based Rent*	- C.B. Mattson

\*Income Based Rent=tenant pay 1/3 of income; \*\* Rent Restricted = rents as % of area’s median income

There may also be affordable apartments at 4 Jackie’s Drive off Biscay Road. Mobius, Inc. a private non-profit charitable agency serving exclusively developmentally disabled persons, maintains eight ground level apartments for clients on Chapman Street.

The types of governmental public subsidies and housing assistance in the Damariscotta Region are:

- **Section 8 Housing Choice voucher Program** – Rental assistance for an apartment of the recipient’s choice. There are upper income limits. Rent is based on 30-40% of household income. Portable vouchers can move around with the holder. Maine Housing administers the program.
- **Bridging Rental assistance Program (BRAP)** – “Provides two years of rental assistance to assist people with mental illness until a participant receives a Section 8 Voucher. BRAP participants pay 51% of their income towards their rent” (MSHA broadsheet). Uses portable vouchers. Administered by Sweetser Mental Health services.
- **Shelter Plus Care (S+C) Program** – “Provides a permanent housing voucher to assist homeless persons with severe and long term disability on a long term basis. Participants generally pay 30% of their income for rent” (MSHA broadsheet).
- **Moderate Rehabilitation Program** – “Rental units that were rehabilitated under this program are privately owned and eligible tenants generally pay 30% of their income for rent” (MSHA broadsheet). It is income based rent. Administered by Maine Housing.

It is unknown how many households benefit from one of the available housing assistance programs.

## 6. ISSUES WITH HOUSING

(1) With about 66% of the new housing units being sold in Town unaffordable (over 30% of a household’s income for the mortgage or rent) should the Town take measures to lower housing prices by allowing in some zones smaller lot sizes, more multi-family housing options or more public water and sewer service? Lower impact fees for public water and sewer hook-up?

(2) As a service center town, what responsibility does Damariscotta have to the relatively more service employees such as nurses, teachers, retail clerks, firemen, policemen and other service or blue collar employees in terms of housing choice and affordability?

(3) Housing stock. Can more flexibility be built into older housing such as mother-in-law apartments over garages, etc.? Or, easier conversion in some zones to make apartments out of existing single-family homes?

**8. Housing**

**A. State Goal / Minimum Policy**

To encourage and promote affordable, decent housing opportunities for all Maine citizens.

**B. Analyses**

To generate minimum analyses to address state goals, use Conditions and Trends data in Section 3.8(C) to answer the following questions.

- (1) How many additional housing units (if any), including rental units, will be necessary to accommodate projected population and demographic changes during the planning period?
- (2) Is housing, including rental housing, affordable to those earning the median income in the region? Is housing affordable to those earning 80% of the median income? If not, review local and regional efforts to address issue.
- (3) Are seasonal homes being converted to year-round use or vice-versa? What impact does this have on the community?
- (4) Will additional low and moderate income family, senior, or assisted living housing be necessary to meet projected needs for the community? Will these needs be met locally or regionally?
- (5) Are there other major housing issues in the community, such as substandard housing?
- (6) How do existing local regulations encourage or discourage the development of affordable/workforce housing?

**C. Conditions and Trends**

Minimum data required to address Analyses:

- (1) The community's Comprehensive Planning Housing Data Set prepared and provided to the community by the Maine State Housing Authority, and the Office, or their designees.
- (2) Information on existing local and regional affordable/workforce housing coalitions or similar efforts.
- (3) A summary of local regulations that affect the development of affordable/workforce housing.

**D. Policies**

Minimum policies required to address state goals:

- (1) To encourage and promote adequate workforce housing to support the community's and region's economic development.
- (2) To ensure that land use controls encourage the development of quality affordable housing, including rental housing.
- (3) To encourage and support the efforts of the regional housing coalitions in addressing affordable and workforce housing needs.

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**E. Strategies**

Minimum strategies required to address state goals:

- (1) Maintain, enact or amend growth area land use regulations to increase density, decrease lot size, setbacks and road widths, or provide incentives such as density bonuses, to encourage the development of affordable/workforce housing.
- (2) Maintain, enact or amend ordinances to allow the addition of at least one accessory apartment per dwelling unit in growth areas, subject to site suitability.
- (3) Create or continue to support a community affordable/workforce housing committee and/or regional affordable housing coalition.
- (4) Designate a location(s) in growth areas where mobile home parks are allowed pursuant to 30-A M.R.S.A. §4358(3)(M) and where manufactured housing is allowed pursuant to 30-A M.R.S.A. §4358(2).
- (5) Support the efforts of local and regional housing coalitions in addressing affordable and workforce housing needs.
- (6) Seek to achieve a level of at least 10% of new residential development built or placed during the next decade be affordable.