

Union, Waldoboro and Washington Housing Assessment

2006

Prepared by the Union, Waldoboro and Washington Housing Steering Committee, with assistance from Eastern Maine Development Corporation and the Mid-Coast Regional Planning Commission, through a grant from the Maine Department of Economic and Community Development.

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I. Executive Summary

This Housing Assessment for the Towns of Union, Waldoboro and Washington, Maine presents key demographic data and trends in order to quantify the housing needs specific to these communities. Statistics in population, migration, age groups, households, poverty, family structure, disabilities, and group quarters are reviewed. The housing stock, structure type, age, condition, and the workforce are reviewed as well. Housing needs become evident through this analysis. Policies and recommendations are formulated based upon the data and trends and from the results of municipal outreach and public participation.

There are opportunities for municipal government, state government, non-profit organizations, citizen groups, and the private sector to cooperate in creating and sustaining housing that better meets the needs of residents in Union, Waldoboro and Washington. This assessment aims to foster more affordable housing through such cooperation.

Demographic, economic and housing trends are summarized in this Executive Summary and are described in detail within this housing assessment.

Population Changes

- From 1990 to 2004, the Study Area population increased by over 13.5%.
- Population growth has been due mostly to the in-migration of new residents, rather than through natural increase (births to residents).
- The number of households in the Study Area increased by more than 18.6% during the 1990's, while the average size of households decreased by more than 7%.
- The highest number of individuals in poverty was found in Waldoboro, over 618 persons in 2000, or just less than 13% of the town's population then. Washington had the highest percentage of individuals in poverty, over 13%. Union had 9.6%. Those living in poverty were most likely to be in a single parent household.
- Retiree, single-person and single-parent households have increased as a proportion of total households in the Study Area.

Housing Stock

- Most housing in the Study Area was owner occupied; 2,819 units or 84% of the total in the year 2000.
- Waldoboro had the most rental units 354; Union had 131, while Washington had the least at 57 units in the year 2000.
- Occupied housing increased in every community, with construction of year-round housing occurring at a greater rate than seasonal housing, but not at a rate sufficient to keep up with demand.

- More people have been building new homes outside service center village areas, where land prices and property taxes have tended to be more affordable.
- Substandard housing was found in some clusters and more generally spread throughout each town. In 2006, a field survey found that Waldoboro had 327 units of substandard housing, of which 195 were single family homes, 93 were mobile homes and 39 were multi-units. Washington had 107 units of substandard housing, of which 32 were mobile homes and 75 were single family homes. Assessor records from Union indicate that the town had 141 units of substandard housing; of which 22 were multi-units and the remainder were single family and mobile homes.

Employment, Wages and Household Income

- Population growth continued to outpace job creation in each Study Area community.
- Each community had more people in their labor force than in 1990s. Overall, more employment opportunities have become available.
- Average annual wage earnings grew almost 32% in Knox County and almost 27% in Lincoln County between 2000 and 2004.
- Since major employers have remained in the service centers and most new housing is being built outside these areas, commute times have increased.
- Housing growth has been driven by more than the local and regional economy, that is, by in-migration of generally older and more affluent individuals who often have not been dependent on the local or regional economy for their livelihood.

Affordability Analysis Summarized

Affordable housing means decent, safe and sanitary living accommodations that are affordable to persons in the very low, low and moderate-income groups, earning up to 150% of the median household income in their area. The State defines an affordable owner-occupied housing unit as one for which monthly housing costs do not exceed approximately 30% of monthly income, and an affordable rental unit as one that has a rent not exceeding 30% of monthly income (including utilities).

- In 2005, out of an estimated 3,534 households in the Study Area, 490 (13.9%) were in the extremely low and very low income categories, 582 (16.5%) were in the low income category and 1,289 (36.5%) were in the moderate income category.
- Median housing prices vary in the Study Area – In 2005 a worker with the median income in Union could afford just 85% of the median housing price in that town; 92% in Washington and only 81% in Waldoboro.
- Workers have been stressed to support the cost of median housing prices in the Study Area. In 2004, a Knox County household with 1.5 workers employed in the lowest paying industry (leisure & hospitality) could afford a house costing only \$65,412. A household with 1.5 workers employed in the highest paying industry (financial activities) could afford a house costing \$211,685. A Lincoln County

household with 1.5 workers employed in the lowest paying industry (leisure & hospitality) could afford a house costing only \$70,077. A household with 1.5 workers employed in the highest paying industry (financial activities) could afford a house costing \$141,936.

- In Knox County, a household would need to earn a minimum of \$28,840 in order to afford the Fair Market Rent of \$621 for a 2-bedroom rental. In Lincoln County, a household would need to earn a minimum of \$25,760 to afford the Fair Market Rent of \$644 for a 2-bedroom rental in that county.
- As a service center, Waldoboro had the most rentals and the most subsidized housing units, Union had fewer rentals and subsidized units, Washington had the least.
- The deficit between the supply of subsidized units (including vouchers) and the demand, that is, those who can afford only a 1-bedroom at Fair Market Rents in the Study Area, approaches 42 rental households. However, many of these families require two or more bedrooms, so the demand is likely higher.
- Home prices have escalated significantly until very recently, both nationally and within Maine. This trend is magnified by the aging of the baby boomers and the ability and inclination of this group to purchase second/retirement homes in this scenic region.

II. Action Plan: Recommendations

This Housing Assessment is designed to identify housing Goals, Strategies and Tasks that can assist the three study area communities of Union, Waldoboro and Washington to better meet their housing needs. The Goals, Strategies and Tasks are based upon the Inventory and Analysis of this Housing Assessment and have been drafted in consultation with the Union, Waldoboro and Washington Housing Steering Committee. The Steering Committee includes representatives from these three municipalities. Public meetings were held to deepen our understanding of the issues facing each of the participating communities. In addition, each community's Comprehensive Plan was reviewed for information and suggestions on housing goals and strategies.

Expanding the availability of affordable and safe housing options, by repairing or replacing existing substandard units and building new housing, are the fundamental objectives in each of the goals presented. From the inventory and analysis, public meetings, and Steering Committee meetings, it became evident that each town should seek the opportunity for a wider range of housing types for their residents, including single family detached homes, multi-family units, rentals, assisted living and cooperative housing, among other forms of housing. As well, it became clear that given the fiscal limitations of individual organizations and agencies, each town should investigate and seek the range of funding options noted in this Housing Assessment. No one strategy will completely address the needs of each town. Instead, success depends upon pursuing a variety of approaches that draw support from and encourage cooperation among neighborhood groups, town governments, non-profit agencies and the private sector.

Time frames used are defined as follows:

Immediate	2006-07
Intermediate	2008-12
Long term	2012-

Abbreviations:

CED	-	Coastal Economic Development (serves Lincoln County)
CEI	-	Coastal Enterprises, Inc.
CDBG	-	Community Development Block Grant Program
DEP	-	Maine Department of Environmental Protection
DECD	-	Maine Department of Economic and Community Development
EMDC	-	Eastern Maine Development Corporation (serves Knox County)
FHLB	-	Federal Home Loan Bank
LCED	-	Lincoln County Economic Development (serves Lincoln County)

LCP	-	Lincoln County Planner (serves Lincoln County)
MAP	-	Maine Association of Planners
MCEOA	-	Midcoast Code Enforcement Officers Association
MCRPC	-	Mid-Coast Regional Planning Commission (serves Knox County)
MHC	-	Midcoast Housing Coalition
MSHA	-	Maine State Housing Authority
Penquis CAP	-	Penquis Community Action Program (serves Knox County)
USDA/RD	-	United States Department of Agriculture/Rural Development

Note: Goals, Implementation Strategies and Tasks are grouped and numbered by category, not by priority. Time frames for addressing Tasks are given.

Goal 1: Assist low and moderate income earning homeowners to repair or replace their unsafe, substandard housing so that they and their families can remain in the community.

Implementation Strategy 1.1: Seek active participation from residents who live in unsafe, substandard housing to help them improve the condition of their housing and their neighborhoods through the use of state and federal grants and loans, and with in-kind municipal assistance.

Task 1.1.1: Organize neighborhood groups to serve as advocates and project planners for developing a program of improvements.

Discussion: Involving residents directly in a neighborhood revitalization program will help ensure a more responsive program of improvements and citizen commitment to participate. Further, involving residents will improve accountability and help in the creation of programs and services that are more likely to sustain the improvements made and the quality of people's lives over the long term.

Time Frame: Immediate

Responsible Party(ies): town governments, neighborhood groups, and EMDC/LCED to provide group facilitation and organization

Funding: CDBG technical assistance

Task 1.1.2: Provide networking opportunities between homeowners and resources of Penquis CAP and CED and other resource providers with the aim of connecting resources available through such programs as the Home Repair Network and USDA/RD.

Discussion: *Service agencies and town officials can encourage connections between residents and community groups seeking resources from the federal/state/regional agencies that deliver housing resources. Towns can help by organizing meetings and bringing these groups together. This personal contact can go a long way toward creating interest and, eventually, engagement in helping the communities address local housing issues.*

Time Frame: Immediate

Responsible Party(ies): town governments, Penquis CAP/CED and neighborhood groups

Funding: Penquis CAP, CED, CEI, MSHA, DECD and USDA/RD

Task 1.1.3: Capitalize on citizen engagement noted in Task 1.1.1, above, and resources developed through agency contacts identified in Task 1.1.2, above, to develop effective Community Development Block Grant applications.

Discussion: *Early progress will help connect towns to additional resources and help demonstrate progress to residents and potential funders alike. Securing CDBG funds requires the establishment of partners and the leveraging of additional resources. Addressing these requirements early will help improve each town's chances of receiving CDBG funds.*

Time Frame: Immediate

Responsible Party(ies): town governments, neighborhood groups and EMDC/LCED

Funding: DECD, HUD and town governments

Task 1.1.4: Investigate the applicability of grants for septic and well improvements from the DEP Small Communities Grant program in areas where pollution is documented.

Discussion: *The DEP Small Communities Grant Program has worked particularly well for coastal communities and provides up to 90% of the funding needed to remedy failing septic systems, a major dilemma when homeowners lack the resources to make improvements. Further, this program can help leverage CDBG funds.*

Time Frame: Immediate

Responsible Party(ies): town governments, neighborhood organizations, MCRPC/LCP, EMDC/LCED and DEP

Funding: DEP, CDBG

Task 1.1.5: Use the code enforcement office, with adequate junkyard ordinance provisions in place or amended, to identify properties with significant accumulated housing debris and waste. Offer municipal public works staff and/or private haulers to collect and dispose of such debris and waste with the cooperation of property owners.

Time Frame: Immediate and Ongoing

Responsible Party(ies): ordinance committees, select board, code enforcement officers, property owners, public works staff, volunteers and private haulers

Funding: town governments

Task 1.1.6: Provide incentives to remove and replace pre-1976 mobile homes from the housing stock through grant/loan programs.

***Discussion:** Pre-1976 mobile homes are generally in poor condition due to the way in which they were fabricated and the materials used in their construction. These homes are often not repairable and can represent health and safety hazards. Given their affordable cost, however, communities are often challenged to restrict or eliminate them without hurting homeowners who cannot afford anything else. Proper incentives can help with this issue, despite the high subsidy cost to provide replacement housing. Establishing priorities for replacement and stemming the inflow of substandard mobile homes are essential.*

Time Frame: Immediate

Responsible Party(ies): town governments, Penquis CAP/CED, USDA/RD and neighborhood groups

Funding: Penquis CAP/CED, MSHA, DECD and USDA/RD

Goal 2: Improve access to homeownership opportunities.

Implementation Strategy 2.1: Use affordable housing non-profit and for-profit organizations that can leverage land, financing and other resources to reduce the costs of housing.

Task 2.1.1: Identify potential non-profit and for-profit developers and create partnerships to explore and develop housing opportunities.

***Discussion:** Communities can help bring affordable housing to their towns by working cooperatively with non-profit and for-profit developers. Non-market ways to reduce the costs of housing should be investigated. Usually this involves government funding, reducing land costs, subsidizing the costs of infrastructure, and other creative means to lower overall costs. By working cooperatively with developers on permitting, land assembly, infrastructure, etc. communities can often provide valuable incentives to encourage development of affordable housing. Penquis CAP and CED are good first contacts.*

Time Frame: Intermediate

Responsible Party(ies): town officials

Funding: none required

Implementation Strategy 2.2: Improve access to homeownership opportunities by creating tools to build equity.

Task 2.2.1: Provide access to equity through soft second or gap mortgages and other tools.

***Discussion:** Partnering with agencies and non-profits may be the quickest way to help promote these financing tools. Developing partnerships and conversations with these groups and helping promote their programs by posting information in town offices is an excellent first step. This might be accomplished by setting aside a special section of the town bulletin boards and providing information and brochures on affordable housing.*

Time Frame: Immediate

Responsible Party(ies): Penquis CAP/CED, USDA/RD, town governments and MSHA

Funding: CDBG, Penquis CAP/CED, local banks

Task 2.2.2: Develop self-help projects that reduce cost of homeownership.

Discussion: USDA/RD offers a program that provides funding to administer a self-help program that makes housing affordable. Generally, these types of projects secure land at an affordable price, then seek potential homeowners who are willing and able to participate in the construction of their own home. To be successful, homeowners must be supervised and assisted by those skilled in the building trades who are licensed where appropriate (e.g., plumbers and electricians). Grant resources help subsidize the permanent mortgage and provide administrative resources to assist people with the project overall. These programs seem to generate a mixed response among users, but in the right circumstance can provide a valuable tool to help lower the cost of homeownership.

Time Frame: Intermediate

Responsible Party(ies): Penquis CAP/CED, Habitat for Humanity, and USDA/RD

Funding: USDA/RD and Habitat for Humanity

Implementation Strategy 2.3: Investigate cooperative housing.

Task 2.3.1: Contact the City of Bath for information and training.

Discussion: This type of housing shares costs and is owned and governed by an association composed of the housing occupants themselves. This combines certain aspects of home ownership with rentals. It is probably most successful when there is a group of dedicated people who share the philosophy of this type of housing. The Bath Housing Development Corporation is constructing the first limited equity cooperative in Maine and may provide a useful example of how these projects can be structured.

Time Frame: Long term

Responsible Party(ies): MHC

Funding: none required

Goal 3:	Increase the number of new rental housing units for the workforce, while retaining existing rental housing.
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Implementation Strategy 3.1: Assist developers seeking to create/retain rental housing.

Task 3.1.1: Provide assistance through the Low Income Housing Tax Credit (LIHTC) Program.

Discussion: *The LIHTC provides crucial financial assistance to multi-family developments that provide affordable rents. These tax credits are often combined with other funding to reduce the cost of developments in order to ensure that rents are affordable. Such developments are typically located in service center communities with connections to public water and sewer, which reduces up-front costs and allows for sufficient housing unit densities.*

Time Frame: Immediate

Responsible Party(ies): town staff

Funding: MSHA, FHLB, USDA/RD and private

Task 3.1.2: Contact large mobile home park and apartment owners to demonstrate town interest and support in preserving this housing stock.

Discussion: *This housing assessment identified 384 government subsidized housing units contained in 24 separate multi-unit buildings (ranging from 3 to 45 units). These units represent as much as 70% of the rental housing stock in the three towns, and thus are an important source of rental housing in the area. Efforts should be made to contact the owners, understand their needs, and consider where town interests may overlap with their own. A recent example of such cooperation occurred in the Town of Washington, which sponsored a CDBG application to help Washington Manor expand and upgrade its facilities.*

Time Frame: Immediate

Responsible Party(ies): town governments

Funding: none required

Implementation Strategy 3.2: Support local initiatives that can expand the supply of rentals available.

Task 3.2.1: Permit the addition of accessory apartments.

Discussion: *Flexibility in housing types allowed can provide important opportunities to expand affordable housing, and help keep single-family homeowners in their homes. Older homeowners might be able to stay in their home when a rental income is available, or when someone rents who is able to help with their care or the care of their property.*

Time Frame: Intermediate

Responsible Party(ies): ordinance committees, planning boards and town meeting vote

Funding: none required

Task 3.2.2: Provide for conversion of single family to multi-family in growth areas.

Discussion: Growth areas, often centered in villages, represent an opportunity to increase housing density without compromising traditional neighborhood character. Multi-unit housing helps to sustain a housing continuum that provides rental housing in smaller units, which may be particularly appealing to young and old families.

Time Frame: Intermediate

Responsible Party(ies): land use planners, ordinance committees, planning boards, select boards and town meeting vote

Funding: none required

Goal 4:	Encourage multi-unit housing development near public water and sewer.
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Implementation Strategy 4.1: Identify suitable undeveloped parcels.

Task 4.1.1: Use municipal assessor records and geographic information systems to identify parcels that might be suitable for new multi-unit development.

Discussion: Communities can support affordable housing by assisting housing developers and homeowners to attain affordable land. One approach to this is to make town owned land (e.g., tax acquired properties) available for development. Also, towns may be able to help identify other land that is suitable for development and even serve as a broker in some transactions where a seller wishes to work with a town. For example, in the Town of Mt. Desert land was donated to the town for the purpose of developing affordable housing. The town subsequently transferred five acres to a local non-profit housing developer to build affordable housing.

Time Frame: Intermediate

Responsible Party(ies): land use planners, town officials, MCEOA and MHC

Funding: town governments

Implementation Strategy 4.2: Develop affordable cost sharing approaches for the extension of public infrastructure to support new housing development.

Task 4.2.1: Identify applicable CDBG public infrastructure and housing assistance programs.

***Discussion:** The availability of utilities is a major inducement towards the development of affordable housing. Sometimes communities can participate in the cost of extending utilities because there are public benefits over and above what a housing developer might realize. Thus, for example, the town may find benefit in extending a water line to an affordable housing development because of an improvement in water pressure for a much greater area, or there may be another project that will benefit from the extension that justifies town or private cooperation.*

Time Frame: Immediate

Responsible Party(ies): municipalities, water districts, MHC and EMDC/LCED

Funding: CDBG

Implementation Strategy 4.3: Promote the use of Affordable Housing Tax Increment Financing (TIF).

Task 4.3.1: Establish training on housing TIFs for towns and developers

Time Frame: Intermediate

Responsible Party(ies): MHC, MCRPC/LCP, and EMDC/LCED

Funding: MSHA and municipalities

Goal 5:	Encourage affordable workforce housing through land use ordinances and regulations.
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Implementation Strategy 5.1: Examine land use, subdivision and site plan review ordinances and amend as necessary to provide flexibility for affordable housing development.

Task 5.1.1: Amend subdivision ordinances as needed to provide for major and minor subdivision review to expedite the review process for small, affordable housing subdivisions.

Time Frame: Intermediate

Responsible Party(ies): land use planners, ordinance committee, planning boards, select boards and town meeting vote

Funding: None required

Task 5.1.2: Reduce the minimum lot size and other dimensional standards in land use ordinances for areas with access to utilities, transportation and public facilities.

***Discussion:** Such standards could include road width and/or right of way requirements. Waivers from subdivision design standards along with easements to increase the portion of land available for development could be used to make housing more affordable. Alternatively, a performance based scoring system could be used, so that if an applicant's proposal exceeds the minimum requirement for one of the standards, the requirements for another standard may be relaxed for the provision of affordable housing.*

Time Frame: Intermediate

Responsible Party(ies): land use planners, ordinance committees, planning boards, select boards and town meeting vote

Funding: none required

Implementation Strategy 5.2: Allow multi-unit, accessory apartments and mobile homes in growth areas.

Task 5.2.1: Amend land use ordinance provisions to permit multi-unit and accessory apartments in appropriate areas.

***Discussion:** A major obstacle to affordable housing can be the perceptions and misconceptions of neighbors. A large share of Tax Credit projects in Maine are contested and often end up in court because of conflicts with neighbors. Towns can help reduce this by adopting clearer ordinance provisions and making plain their interest in promoting multi-unit buildings in appropriate areas.*

Time Frame: Intermediate

Responsible Party(ies): land use planners, ordinance committees, planning boards, select boards and town meeting vote

Funding: none required

Task 5.2.2: Ensure that mobile homes are a permitted residential use. Allow only newer and HUD-code compliant mobile homes to be located in mobile home parks or on individual lots town wide. Review municipal comprehensive plans, ordinances, and other regulations to ensure that mobile homes are an available and safe affordable housing option.

***Discussion:** Mobile homes provide affordable housing. Proper ordinances and regulations can help support development of this affordable housing option and at the same time protect the health, safety, and property values within the community.*

Time Frame: Intermediate

Responsible Party(ies): land use planners, ordinance committees, planning boards, and MCRPC/LCP

Funding: town governments, State Planning Office

Implementation Strategy 5.3: Explore the feasibility of density bonuses (often 20% or greater) for a percentage of affordable units and/or establish affordable housing set asides in subdivision proposals when appropriate and within clearly defined ordinance provisions.

Task 5.3.1: Initiate search of working density bonuses in other communities.

***Discussion:** Density bonuses allow a developer to spread the fixed costs of a development over a greater number of units, which reduces per unit costs. This approach gives incentives to the private sector and in return provides public benefits in the form of affordable housing units that otherwise would not be profitable for the developer to create.*

Time Frame: Long term

Responsible Party(ies): land use planners, ordinance committees, planning boards, planners and MAP

Funding: none required

Implementation Strategy 5.4: Create or expand mixed-use and commercial districts in appropriate areas to encourage the location of businesses that can employ residents.

Task 5.4.1: Review land use ordinances to determine suitable areas for mixed-use and commercial development opportunities.

***Discussion:** Affordable housing must be considered in the full context of where people work. Communities that can provide for commercial and job generating*

opportunities closer to residential units will help make housing more affordable in their community and reduce the transportation costs that are becoming an increasing part of every homeowner's budget.

Time Frame: Intermediate

Responsible Party(ies): land use planners, ordinance committees, planning boards, select boards, town meeting vote, and MAP

Funding: none required

Implementation Strategy 5.5: Encourage greater neighborhood and town wide public participation in the creation of affordable housing proposals.

Task 5.5.1: Seek or require applicants of mid- to large-scale affordable housing proposals to hold a series of public listening sessions, before any application is submitted for town review. The purpose of these listening sessions is to inform residents of the affordable housing proposal and to seek public input to improve the proposal so that it better addresses neighborhood concerns.

Discussion: *It is not uncommon for affordable housing proposals to face opposition from neighborhood groups who may be uninformed or misinformed on the need for and benefits of affordable housing. Likewise, the applicants of such proposals may not have sufficient information to adequately address neighborhood and site specific concerns. Without good communication, lawsuits may result. Improving communication can help create a proposal that is more likely to have community support, and be sensitive to maintaining neighborhood character and cohesion.*

Time Frame: Intermediate

Responsible Party(ies): applicants (developers), land use planners, ordinance committees, planning boards, select boards, town meeting vote, and MAP

Funding: applicants (developers)

Goal 6:	Promote opportunities for homebuyer and contractor education.
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Implementation Strategy 6.1: Provide home buyer education.

Task 6.1.1: Support Penquis CAP and CED home buyer education program.

Discussion: Good programs exist for educating homeowners, and greater publicity and promotion could help more people gain the knowledge they need to be informed home buyers and homeowners.

Time Frame: Immediate

Responsible Party(ies): Penquis CAP/CED, MHC and local banks

Funding: Penquis CAP and CED

Implementation Strategy 6.2: Provide contractor education.

Task 6.2.1: Contact Midcoast Builders Alliance on status of contractor education

Discussion: Working cooperatively with the private construction industry can promote affordable housing. Communities can learn about the challenges builders face in developing affordable housing. Further, communities can educate builders on ordinance requirements and options. Some builders, often independent small companies with limited resources to explore new building techniques, may not be aware of trends and newer options. Partnering with community colleges, MSHA and others is a good way to bring in some of this expertise.

Time Frame: Long term

Responsible Party(ies): Penquis CAP/CED, MHC, local banks, builders, MSHA and community colleges

Funding: builders, community colleges and MSHA

Goal 7:	Promote regional housing initiatives among municipalities.
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Implementation Strategy 7.1: Continue cooperation among towns by sharing services, resources and professional experience to achieve affordable housing solutions.

Task 7.1.1: Participating communities to contract, hire or share grant writing and grant administrative services on an “as needed” basis for multi-community grant opportunities.

Discussion: Combining resources with neighboring towns can be an effective way to cover the costs and challenges involved with developing affordable housing programs. The CDBG program and the USDA/RD self help program are

two examples where multi-town cooperation makes sense and provides a scale that might fit the needs of small towns.

Time Frame: Immediate

Responsible Party(ies): select boards and town meeting vote

Funding: CDBG and town governments

Task 7.1.2: Maintain communication, sharing of information and training among municipalities for affordable housing initiatives.

Discussion: *Many of the recommendations in this Action Plan speak to the opportunity to coordinate with neighboring towns on affordable housing matters. Given that the housing market operates on a regional basis, it makes sense to work cooperatively on common issues that cross municipal boundaries. Joint promotions, education, cooperative program development, sharing of administrative costs, are just some of the areas highlighted where communities can work together.*

Time Frame: Immediate

Responsible Party(ies): MHC, MCEOA and town officials

Funding: none required

III. Population Trends

Population Changes

From 1990 to 2004, the population of the three communities in the study area increased by 13.5%, about twice the State rate. Washington and Union grew faster percentage-wise than did Knox and Lincoln Counties as a whole. The highest concentrations of population are still found in village areas. While the lowest densities are located farther away from US Route 1 and from shoreland areas, much of the recent development has occurred in these rural areas.

Population Change

Geography	1990	2000	2004 Est.	Total Change	Annual Average
Union	1,989	2,209	2,335	17.4%	1.2%
Waldoboro	4,601	4,916	5,092	10.7%	0.8%
Washington	1,185	1,345	1,399	18.1%	1.3%
Study Area	7,775	8,470	8,826	13.5%	1.0%
Knox County	36,310	39,618	41,008	12.9%	0.9%
Lincoln County	30,357	33,616	35,236	16.1%	1.1%
State	1,227,928	1,274,923	1,314,985	7.1%	0.5%

Source: Census, Change and Annual Average Rounded

In-Migration

Population growth in most towns in the Midcoast is due mainly to the in-migration of new residents, rather than through natural increase (births to residents). In the study area, Waldoboro had the largest net migration of 241 persons during the 1990s; Union had a net increase of 173 persons, while Washington had a net increase of 97 persons.

Migration and Natural Change

Geography	1990-2000			
	Births	Deaths	Natural Change	Net Migration
Union	262	215	47	173
Waldoboro	652	578	74	241
Washington	159	96	63	97
Study Area	1,073	889	184	511
Knox County	4,512	4,550	-38	3,346
Lincoln County	3,624	3,683	-59	3,318
State	161,751	128,399	33,352	13,643

Source: Maine Department of Human Services, Census

Median Age

In 2000, the median age of residents in the study area was 1.3 years older than the State as a whole, indicating that in-migrants, who make up the bulk of population growth, tend to be older individuals. However, the study area median age is lower than that of Knox and Lincoln Counties. This is likely due to the availability of affordable land within the three towns located away from more expensive coastal areas.

Median Age

Geography	Median Age		Change
	1990	2000	
Union	35.8	40.2	12.3%
Waldoboro	35.2	39.9	13.4%
Washington	34.6	39.6	14.5%
Study Area*	35.3	39.9	13.0%
Knox County	37.0	41.4	11.9%
Lincoln County	37.4	42.6	13.9%
State	33.9	38.6	13.9%

Source: Census, *Weighted Average (Rounded)

Age Distribution

As shown in the next table, the fastest growing age group in the study area and two-county region is 45-64 year old persons, which reflects the influx of more retiree households during the 1990s. This trend has continued to the present, and includes people born in other regions and states. Washington saw a significant increase in 18-24 year olds, over 26%. Union had a slight increase in this age group, around 3%, while Waldoboro had a slight decline of almost 3%. All of the study area communities saw a decrease in the numbers of under-18 year old persons.

Age Distribution (Total Population)

Geography	Age	1990 #	1990 %	2000 #	2000 %	Change
Union	Under 18 years	552	27.8%	537	24.3	-2.7%
	18 to 24 years	128	6.4%	132	6	3.1%
	25 to 44 years	640	32.2%	625	28.3	-2.3%
	45 to 64 years	403	20.3%	624	28.2	54.8%
	65 years and over	266	13.4%	291	13.2	9.4%
Waldoboro	Under 18 years	1,269	27.6%	1,250	25.4	-1.5%
	18 to 24 years	349	7.6%	339	6.9	-2.9%
	25 to 44 years	1,343	29.2%	1,320	26.9	-1.7%
	45 to 64 years	934	20.3%	1,200	24.4	28.5%
	65 years and over	706	15.3%	807	16.4	14.3%
Washington	Under 18 years	358	30.2%	321	23.9	-10.3%
	18 to 24 years	68	5.7%	86	6.4	26.5%
	25 to 44 years	404	34.1%	393	29.2	-2.7%
	45 to 64 years	234	19.7%	401	29.8	71.4%
	65 years and over	121	10.2%	144	10.7	19.0%
Study Area	Under 18 years	2,179	28.0%	2,108	24.9%	-3.3%
	18 to 24 years	545	7.0%	557	6.6%	2.2%
	25 to 44 years	2,387	30.7%	2,338	27.6%	-2.1%
	45 to 64 years	1,571	20.2%	2,225	26.3%	41.6%
	65 years and over	1,093	14.1%	1,242	14.7%	13.6%
Knox County	Under 18 years	8,864	24.4%	8,864	22.4	0.0%
	18 to 24 years	2,722	7.5%	2,451	6.2	-10.0%
	25 to 44 years	11,349	31.3%	10,907	27.5	-3.9%
	45 to 64 years	7,207	19.8%	10,546	26.6	46.3%
	65 years and over	6,168	17.0%	6,850	17.3	11.1%
Lincoln County	Under 18 years	7,621	25.1%	7,587	22.6	-0.4%
	18 to 24 years	2,087	6.9%	1,935	5.8	-7.3%
	25 to 44 years	9,206	30.3%	8,612	25.6	-6.5%
	45 to 64 years	6,419	21.1%	9,393	27.9	46.3%
	65 years and over	5,024	16.5%	6,089	18.1	21.2%

Source: Census

Households

The number of households is growing faster than the population as a whole at the municipal, county and state levels. Therefore housing needs are greater than the growth in total population would seem to initially indicate. In the study area the number of households increased by almost 19% during the 1990's, while the average size of households decreased by more than 7%. When considered together, these two trends indicate the presence of more retiree, single-person and single-parent households. As noted previously, the median age of residents increased in all communities in the study area, due in large part to the influx of retirees.

Households						
Geography	Number			Average Size		
	1990	2000	Change	1990	2000	Change
Union	701	863	23.1%	2.74	2.51	-8.4%
Waldoboro	1,738	1,983	14.1%	2.60	2.45	-5.8%
Washington	398	518	30.2%	2.86	2.54	-11.2%
Study Area*	2,837	3,364	18.6%	2.67	2.48	-7.1%
Knox County	14,344	16,608	15.8%	2.45	2.31	-5.7%
Lincoln County	11,968	14,158	18.3%	2.52	2.35	-6.7%
State	465,312	518,200	11.4%	2.56	2.39	-6.6%

Source: Census *Weighted Avg. (Rounded)

Poverty

As a baseline, it is anticipated that those living in poverty would be least likely to meet their own housing needs. In 2000, the three-town study area had 1,004 individuals in poverty; most lived in Waldoboro. However, the highest percentage of poverty was found in Washington, over 13% of individuals, who as in Union, reside throughout the town rather than being concentrated within certain areas. The extent to which other income groups beyond those living in poverty are unable to meet their housing needs is quantified in the affordability analysis section of this report.

Poverty in 2000				
Geography	Individuals		Families	
	#	%	#	%
Union	210	9.6	39	6.1
Waldoboro	618	12.9	130	9.7
Washington	176	13.4	31	8.8
Study Area	1,004	12.1	200	8.6
Knox County	3,865	10.1	695	6.4
Lincoln County	3,375	10.1	636	6.6
State	135,501	10.9	26,611	7.8

Source: Census

Income by Tenure

The next table provides information on the income distribution of owners and renters in the study area in 1999. Usually the income of renters will be less than owners, and this has been the case in the Midcoast. Among the study area communities, the median income of renters was \$22,697 in 1999. The median income for homeowners was \$39,471 in the same year. More recent figures are presented in the affordability analysis section of this report.

Income by Tenure in 1999

Study Area Household Incomes	Owner	Renter	Total
Less than \$5,000	97	29	126
\$5,000 to \$9,999	142	78	220
\$10,000 to \$14,999	183	62	245
\$15,000 to \$19,999	144	72	216
\$20,000 to \$24,999	214	63	277
\$25,000 to \$34,999	436	105	541
\$35,000 to \$49,999	644	75	719
\$50,000 to \$74,999	627	58	685
\$75,000 to \$99,999	208	7	215
\$100,000 to \$149,999	86	0	86
\$150,000 or more	34	0	34
Total	2,815	549	3,364

Source: Census

Single Parent Households

Of the three-town study area, Waldoboro has the greatest number and percentage of single mothers and single fathers. Washington has the lowest number of single mothers and single fathers. The study area had a similar percentage of single parent households to the state. For all of the communities, families living in poverty are most likely to be part of a single parent household.

Special Needs Population in 2000: Single Parents

Geography	Female Head of Household with own children (no husband present)		Male Head of Household with own children (no wife present)	
	Number	Percent*	Number	Percent*
Union	48	7.6%	25	3.9%
Waldoboro	135	10.0%	55	4.1%
Washington	28	7.8%	10	2.8%
Study Area	211	9.0%	90	3.8%
Knox County	975	9.1%	364	3.4%
Lincoln County	715	7.5%	327	3.4%
State	32,352	9.5%	12,206	3.6

Source: Census *Calculated from total number of family households

Disabled Persons

The figures in the next table include physical and mental disabilities as reported to the Census. The percentage of the population affected by disabilities is roughly double after age 64 in the study area communities and at the state level. The data were derived from answers to the 2000 Census long-form questionnaire that asked about the existence of the following long-lasting conditions: (a) blindness, deafness or a severe vision or hearing impairment (sensory disability) and (b) a condition that substantially limits one or more basic physical activities, such as walking, climbing stairs, reaching, lifting or carrying (physical disability). It was also asked if the individual had a physical, mental or emotional condition lasting 6 months or more that made it difficult to perform certain activities, including: (a) learning, remembering or concentrating (mental disability); (b) dressing, bathing or getting around inside the home (self-care disability); (c) going outside the home alone to shop or visit a doctor's office (going outside the home disability); and (d) working at a job or business (employment disability). The 1990 census data products did not include a general disability status indicator. Furthermore, a comparable indicator could not be constructed since the conceptual framework of the 1990 census was more limited.

Special Needs Population in 2000: Disabled Civilian non-institutional population

Geography	Disabled Elderly (65 years and over)		Total Disabled (5 years and over)	
	Number	Percent	Number	Percent
Union	102	35.1%	317	15.2%
Waldoboro	319	42.4%	1,018	22.5%
Washington	68	51.1%	257	20.7%
Study Area	489	41.5%	1,592	20.3%
Knox County	2,379	36.5%	6,329	17.4%
Lincoln County	2,418	40.6%	6,296	19.8%
State	71,901	41.1%	237,910	20.0%

Source: Census QT-P21 (percents calculated from total in age group)

Group Quarters

The group quarters population includes all people not living in households. Two general categories of people in group quarters are recognized: 1) the institutionalized population which includes people under formally authorized supervised care or custody in institutions (such as correctional facilities, nursing homes and juvenile institutions) and 2) the non-institutionalized population which includes all people who live in group quarters other than institutions (such as college dormitories, military quarters and group homes). Most institutionalized persons are in county jail or state prison. In the study area, most institutionalized persons are in nursing homes or similar health care facilities. Group homes are found throughout the two-county area, with most located in service

centers. With protection under state law, these facilities have been able to locate in the region, and on the whole they do meet the observed regional need.

Special Needs Population in 2000: Group Quarters

Geography	Institutionalized	Non-institutionalized	Total	%
Union	0	41	41	1.9%
Waldoboro	57	4	61	1.2%
Washington	31	0	31	2.3%
Study Area	88	45	133	1.6%
Knox County	1,115	142	1,257	3.2%
Lincoln County	149	242	391	1.2%
State	13,091	21,821	34,912	2.7%

Source: Census, *Percent of total population

Institutionalized: Prison inmates and nursing home residents

Non-Institutionalized: College dorms, military and similar group quarters

IV. Housing Stock

Housing Growth

Since 1990, Waldoboro has had the largest gain in the number of new housing units of the study communities, followed by Union and Washington. More people are choosing to build new homes outside service center and village areas, where land prices and property taxes tend to be more affordable. Accordingly, these outlying areas are growing at a significantly faster rate percentage wise than seen in villages and downtown areas. Since major employers have remained in service centers, commute times have been increasing, noted below. In the study area communities, housing growth from 2000 to 2004 has increased at a faster rate than seen during the 1990's.

Housing Units and Building Permits

Geography	Total Housing Units			Building Permits Issued 2000-2004			
	1990	2000	Growth	Single Family	Multi-family	Total	Annual Average
Union	878	1,052	19.8%	101	5	106	21.2
Waldoboro	2,039	2,360	15.7%	123	18	141	47.0
Washington	532	694	30.5%	67	0	67	13.4
Study Area	3,449	4,106	19.0%	291	23	314	62.8
Knox County	19,009	21,612	13.7%	1,450	95	1,545	309.0
Lincoln County	17,538	20,849	18.9%	1,331	37	1,368	273.6
State	587,045	651,901	11.0%	33,833	3,123	36,956	7,391.2

Source: Census, U.S. Department of Housing

Housing Age

In the three-town study area, Waldoboro had the greatest number of older homes, while Union had the oldest housing as a percent of its total housing stock. All of the three towns had relatively newer housing than found as a whole in Knox and Lincoln Counties, indicating that these three towns have seen more housing construction in recent years than have other communities in the two county region.

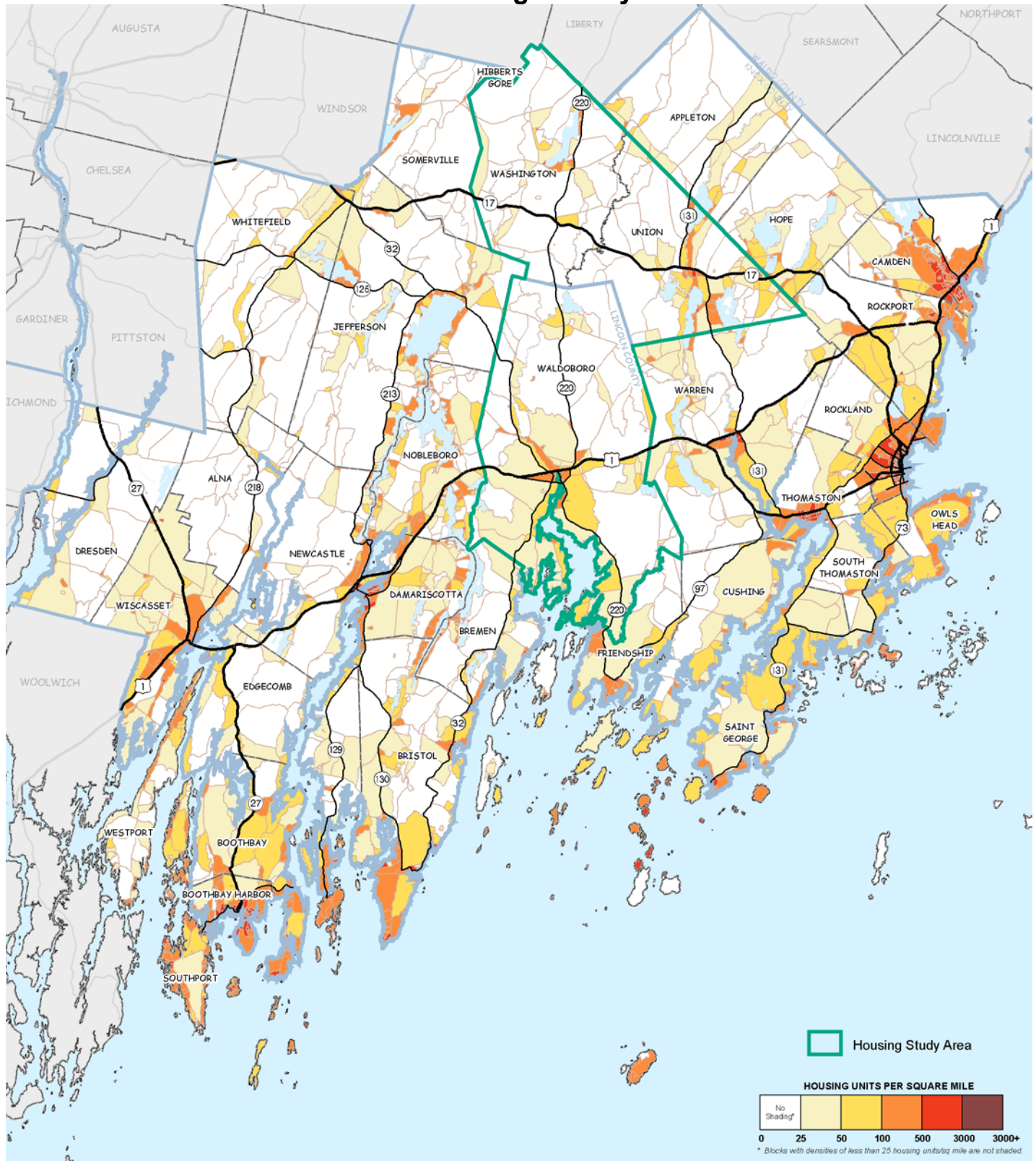
Age of Housing (All Homes)

Geography / Built	Before 1939	1940-1959	1960-1969	1970-1979	1980-1989	1990-2000	Median Year	Total Units
Union	337	73	80	175	205	182	1972	1,052
Waldoboro	712	149	176	390	545	388	1974	2,360
Washington	175	56	44	139	131	149	1975	694
Study Area	1,224	278	300	704	881	719	1974	4,106
Knox County	8,623	2,152	1,372	2,931	3,327	3,207	1960	21,612
Lincoln County	6,983	2,112	1,447	2,973	3,711	3,623	1969	20,849
State	189,859	99,476	59,812	103,806	104,039	94,909	1966	651,901

Source: Census 2000, *Weighted Average (Rounded)

On the next page, the map titled *Housing Density* shows the density of housing at the census block level in 2000. Most concentrations of housing are found along US Route 1, in village areas and in shoreland areas. Newer housing tends to be spread in outlying areas at lower densities. Waldoboro has growing densities of housing along State Route 220, while Union has higher densities along State Route 131.

Housing Density



Source: Census

Housing Types

The diversity of housing unit types can help to indicate affordability, density and the character of a community. Housing units in structures are presented in the next table. Of the three study area communities, Waldoboro has the greatest number and percentage of mobile homes and multi-family housing. In 2000, Washington and Union had less than one-fourth the numbers of mobile homes than did Waldoboro. The Census records no change in the number of mobile homes in Union from 1990 to 2000, with an almost 39% increase of these units in Washington. In 2000, Union had a low but still significant number of multifamily homes (74), while Washington had 10 such units.

Housing Type Change: 1990 to 2000

	Single Family			Multi-family			Mobile Home & Other		
Geography	1990	2000	%	1990	2000	%	1990	2000	%
Union	708	869	22.7%	61	74	21.3%	109	109	0.0%
Waldoboro	1,402	1,621	15.6%	223	257	15.2%	414	482	16.4%
Washington	450	573	27.3%	2	10	400.0%	80	111	38.8%
Study Area	2,560	3,063	19.6%	286	341	19.2%	603	702	16.4%
Knox County	14,322	16,799	17.3%	3,094	3,058	-1.2%	1,593	1,755	10.2%
Lincoln County	14,000	17,108	22.2%	1,258	1,449	15.2%	2,280	2,292	0.5%
State	390,718	453,846	16.2%	130,206	132,342	1.6%	66,121	65,713	-0.6%

Source: Census, 1990 STF-3

Notes: Single-Family (1-unit detached and attached), Mobile Home & Other (Mobile Home, Boat, RV, van, etc.)

Apartment Complexes

There are several small-scale apartment complexes (multi-family units) in Union including:

1. 372 Common Rd (6 units) subsidized (family rent assistance)
2. 64 Depot St (6 units)
3. 281 Common Rd (5 units)
4. 146 Townhouse Rd (8 units) subsidized (elderly rent assistance)
5. 27 Townhouse Rd (4 units)
6. 29 Townhouse Rd (5 units)
7. 299 North Union Rd (6 units)

Subsidized medium-sized apartment complexes in Waldoboro include:

1. Sproul Block Apartments (36 units)
2. Coles Hill Apartments (24 units)
3. Waldoboro Woods (11 units)
4. Waldoboro Village (20 units).
5. C.E.I. Sara Ln. Apartments (16 units)

Additional multi-units in Waldoboro include: Meadowbrook Apartments (formerly known as McClintick) (11 units) and the McMahon Apartments (formerly Creilman) (6 units),

There is one apartment complex in Washington including Washington Manor, which has 22 units subsidized (disabled renter assistance).

Mobile Home Parks

There are no mobile home parks located in Union.

Four mobile home parks are located in Waldoboro:

1. Medomak Trailer Park (45 units) subsidized (family rent assistance)
2. Depatsy Mobile Home Park (42 units)
3. Brookside Mobile Home Court (20 units)
4. Hathaway Mobile Home Park (7 units)

There are no mobile home parks located in Washington.

Group Homes – Assisted Living Residential Care Facilities

Assisted Living facilities are "apartment style" living arrangements where a variety of services are provided, including help with medications and, in some cases, nursing services. Assisted Living Residential care facilities found in the three-town study area are shown in the table below. Definitions follow the table

Facility Name	Located	Beds	Facility Type
Seven Tree Manor	Union	37	Level IV PNMI Residential Care Facility
Wadsworth Group Home	Union	3	Level II Residential Care Facility
Smith's Foster Home	Waldoboro	4	Level III Residential Care Facility
Waldoboro Green	Waldoboro	6	Level III Residential Care Facility
Washington Manor, JSLs	Washington	34	Level IV PNMI Residential Care Facility

Source: State of Maine Health and Human Services

- A *Level I Residential Care Facility* is a one or two bed facility where residents receive room and board and services as needed.
- A *Level II Residential Care Facility* is a three to six bed facility where residents receive room and board and services as needed. A family unit primarily operates these facilities.
- A *Level III Residential Care Facility* is a three to six bed facility where residents receive room and board and services as needed. These facilities are primarily agency owned and operated and employ three or more un-related people.
- A *Level IV Residential Care Facility* is a facility with more than 7 beds. They also provide room and board and services as needed.
- *Private Non-Medical Institutions (PNMI)* are a type of facility that accepts MaineCare clients. There are four levels of PNMI's; Level I, Level II, Level III, and Level IV. The definitions of the Levels are the same for bed compliment as Level I - IV Residential Care Facilities.

2006 Housing Condition Summary: Field Survey (Windshield Survey) and Assessing Records

In June and July 2006, a field survey, also known as a windshield survey, was conducted to document the exterior condition of housing units in the Towns of Waldoboro and Washington. While substandard housing was found throughout these two communities, some areas had groupings of substandard housing. These areas are shown on the maps that follow this summary. A survey of Union was not requested given the availability of recent assessing records documenting housing condition. These records were reviewed along with assessing records from Waldoboro. Washington assessing records documenting physical condition were not available. See Appendix A for a complete description of the survey conducted and assessing records reviewed. The next table summarizes the findings of the field survey. Condition categories are defined in a note below the table and with sample images.

Survey of Exterior Housing Conditions in 2006

Housing Units - Condition Categories	Waldoboro		Washington	
	Number	Percent	Number	Percent
Good	559	37%	195	34%
Fair	625	42%	270	47%
Needs Improvement (substandard)	246	16%	79	14%
Poor (substandard)	81	5%	28	5%
Units Surveyed	1,511	100%	572	100%
Est. Total Units*	2,501	--	761	--
Percent Surveyed	--	60%	--	75%

Source: Survey 2006

Notes: Percents rounded. *Census and Building Permit Records

Housing Condition Categories:

1. *Good: Structurally sound, well-maintained housing unit and property.*
2. *Fair: Structurally sound, adequately-maintained housing unit with some minor visible defects.*
3. *Needs Improvement: Substandard, minor structural work needed, visible defects.*
4. *Poor: Substandard, structural problems, obvious defects, poorly-maintained housing unit and property.*

Examples of Exterior Housing Condition Categories



Source: Survey 2006

According to the field survey, Waldoboro had 327 units of substandard housing, of which 195 were single family homes, 93 were mobile homes and 39 were multi-units. Washington had 107 units of substandard housing, of which 32 were mobile homes and 75 were single family homes. A wide range of housing deficiencies were observed. The most prevalent housing deficiencies in both towns included sagging or deteriorated roofs, cracking or crumbling foundations, and decaying eaves.

Examples of Housing Deficiencies Observed



Peeling Paint



Sagging Walls, Cracked and Missing Foundation



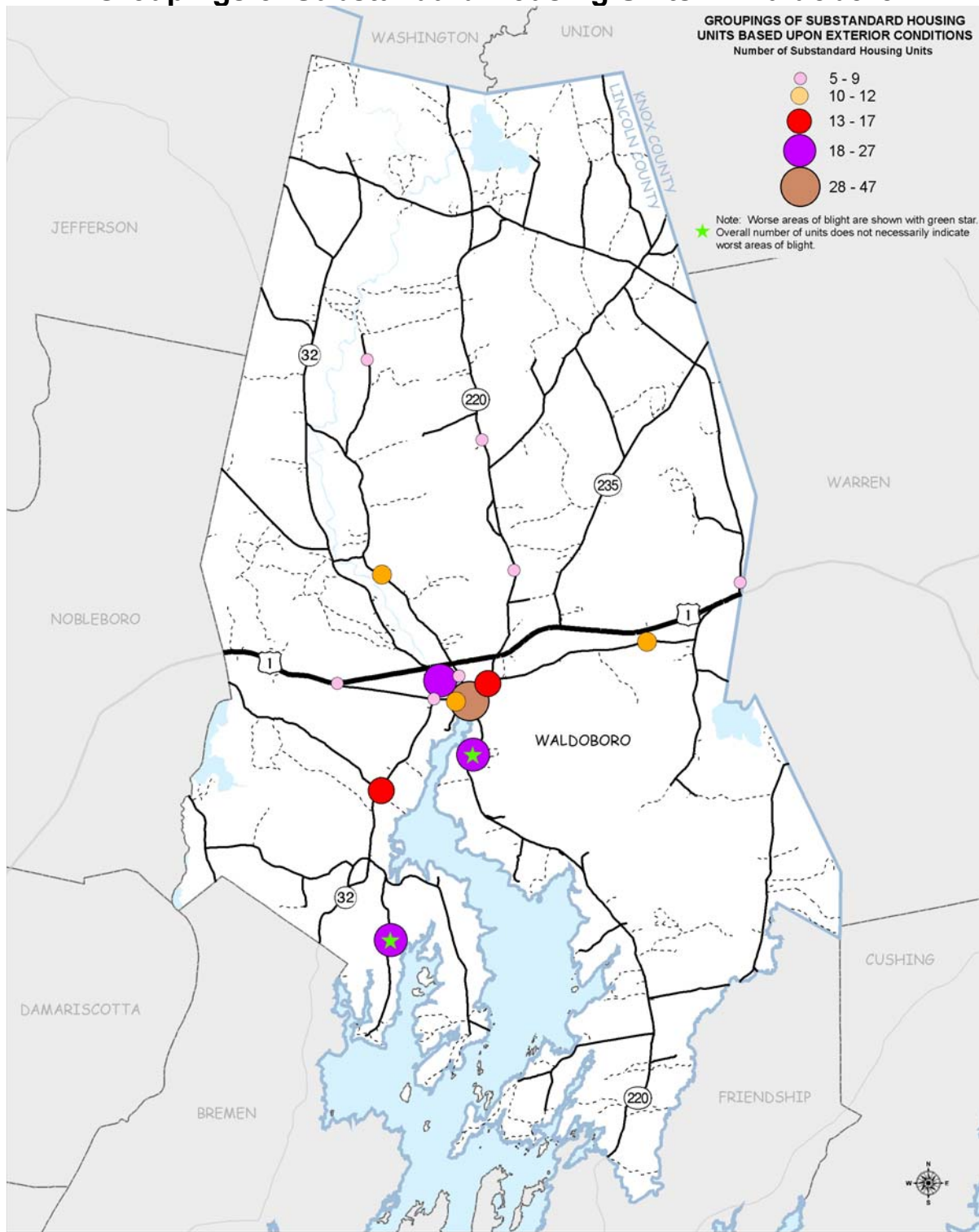
Sagging Roofs, Detached Gutters



Housing Debris near occupied homes

Source: Survey 2006 and Russell Anderson

Groupings of Substandard Housing Units in Waldoboro



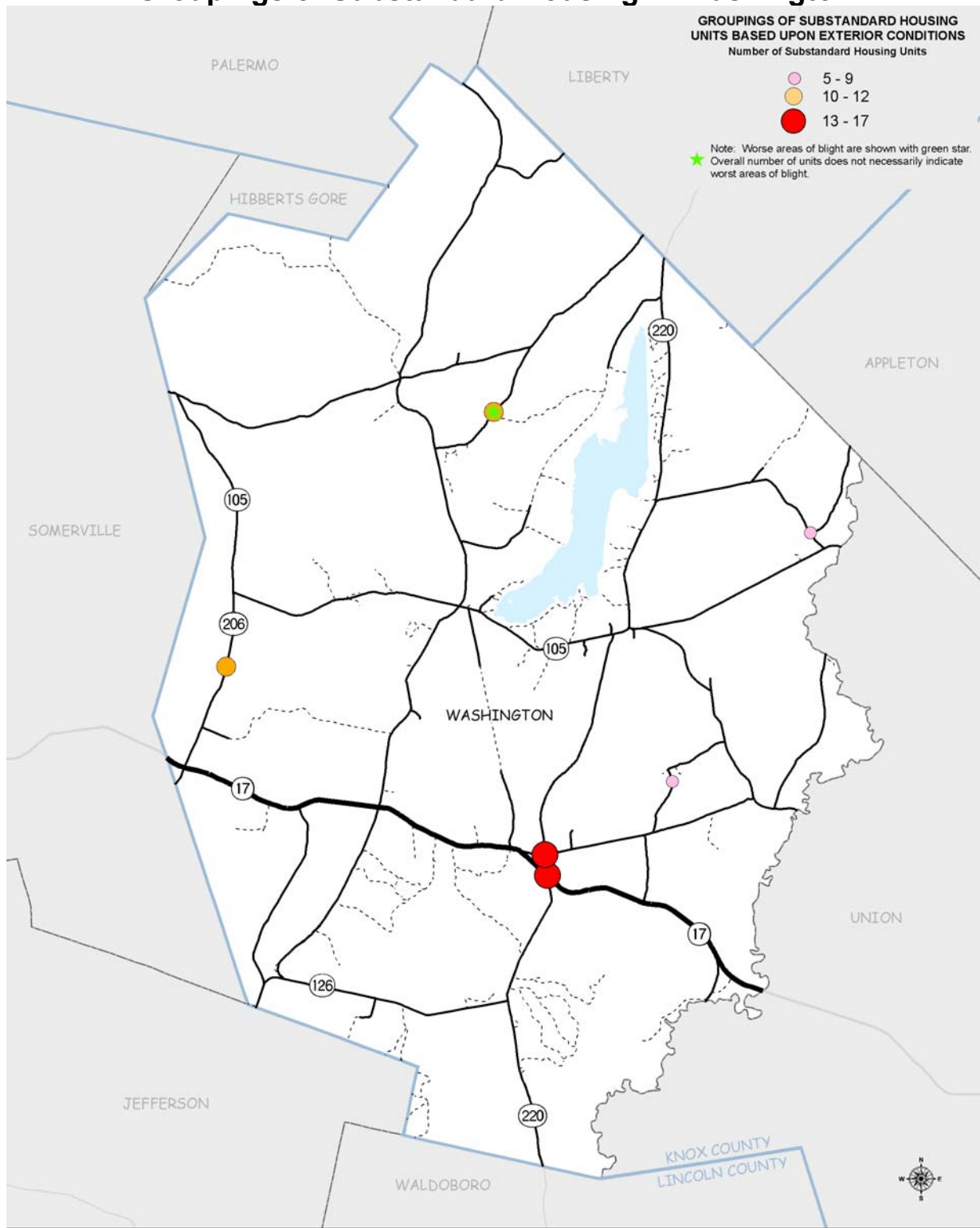
Housing Assessment: Groupings of Substandard Housing in Waldoboro, 2006

0 0.5 1 2 3 Miles

Sources: MEDOT, MEGIS, Field Survey (Windshield Survey) of Exterior Housing Condition conducted by Kevin Bunker, 2006
Map created: July, 2006



Groupings of Substandard Housing in Washington



Housing Assessment: Groupings of Substandard Housing in Washington, 2006

0 0.5 1 Miles

Sources: MEDOT, MEGIS, Field Survey (Windshield Survey) of Exterior Housing Condition conducted by Kevin Bunker, 2006
Map created: July, 2006



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Assessing Records for Union and Waldoboro

The next table summarizes findings of the assessing records for Union and Waldoboro.

Assessing Records of Exterior Housing Conditions in 2006

Housing Units - Condition Categories	Union		Waldoboro	
	Number	Percent	Number	Percent
Above Average	185	17%	343	18%
Average (adequate)	762	70%	1,306	66%
Substandard	141	13%	304	16%
Total Units Rated	1,088	100%	1,953	100%

Source: Town Assessing Records

Notes: Percents Rounded.

According to assessing records, Union had 141 units of substandard housing; of which 22 were multi-units and the remainder were single family and mobile homes.

For Waldoboro, assessing records indicate that there are 304 units of substandard housing, of which 32 were multi-units and the remainder were single family and mobile homes. These numbers are similar to the results that were obtained from the field study.

2005 Washington Housing Condition Questionnaire

A brief housing condition questionnaire was taken at the polls of the November 8, 2005 election. Out of 520 voters, 337 (65%) responded. They listed the following in order of importance for their own property:

1. Improve winterization/insulation
2. Repair roofs or other leaks
3. Upgrade/install septic systems/wastewater facilities

Tenure

The study area's occupied housing is mostly owner-occupied, almost 84%. In comparison with the State and with Knox County, a lower proportion of renter occupied housing is found in the study area. Waldoboro had 18% of its occupied housing in rentals. Washington has 11%, while Union had over 15%. In 2000, 545 units in the study area were rentals.

Owner and Renter Occupied Housing 2000

Geography	Housing Units			
	Owner-occupied	Percent Owner	Renter-occupied	Total occupied
Union	732	84.8%	131	863
Waldoboro	1,626	82.0%	357	1,983
Washington	461	89.0%	57	518
Study Area	2819	83.8%	545	3,364
Knox County	12,287	74.0%	4,321	16,608
Lincoln County	11,755	83.0%	2,403	14,158
State	370,905	71.6%	147,295	518,200

Source: Census

Occupancy

Occupied housing as a percent of total housing increased in Union during the 1990s, reflecting the reduction in vacant units, and the construction of year-round housing at a greater rate than new seasonal housing construction. (Note: The Census category 'vacant' includes seasonal housing). Washington saw a nominal decrease in the percent of its occupied housing stock, while Waldoboro had a slight decrease to a still high occupancy rate of 84%. Seasonal housing constructed today is more often built to year-round standards than previously constructed units; making conversions easier and more likely. The supply of existing housing for new residents is limited. This in part explains the increase in housing prices and the increase in housing starts seen recently.

Total Occupied Housing

Geography	1990		2000		Change
	#	%	#	%	
Union	701	79.8%	863	82.0%	23.1%
Waldoboro	1,738	85.2%	1,983	84.0%	14.1%
Washington	398	74.8%	518	74.6%	30.2%
Study Area	2,837	82.3%	3,364	81.9%	18.6%
Knox County	14,344	75.5%	16,608	76.8%	15.8%
Lincoln County	11,968	68.2%	14,158	67.9%	18.3%
State	465,312	79.3%	518,200	79.5%	11.4%

Source: Census

Seasonal Housing

Waldoboro had the largest number of housing for seasonal use (second homes), while Washington had the largest percent, almost 22%. The numbers of seasonal housing units grew in every community. This growth was offset by the construction of year-round homes, and so the percentages of seasonal housing as a proportion of total housing did not change significantly in any community.

Seasonal Housing

Geography	1990		2000		Total Change
	#	%*	#	%*	
Union	132	15.0%	147	14.0%	11.4%
Waldoboro	181	8.9%	230	9.7%	27.1%
Washington	110	20.7%	151	21.8%	37.3%
Study Area	423	12.3%	528	12.9%	24.8%
Knox County	3,541	18.6%	4,054	18.8%	14.5%
Lincoln County	4,686	26.7%	5,860	28.1%	25.1%
State	88,039	15.0%	101,470	15.6%	15.3%

Source: Census, *Percent of total housing for seasonal use

V. Workforce Trends

With an appreciation of the population and housing trends in our region, it is next important to examine the workforce. With an understanding of employment, wages and income, an analysis of housing affordability can be made.

Where people work

More people are working outside of their town of residence than have done so previously. However, in all of the study area communities, most people who work do so within Knox or Lincoln Counties. Waldoboro had the highest percentage of its residents working in town, almost 39% in 2000, which reflects its position as a service center, albeit small in comparison to Rockland. The recent closing of Osram Sylvania will likely reduce this percentage. Both Union and Washington had around 23% of their residents working within each town, reflecting the somewhat larger percentage of commuters who live within these towns.

Journey to work (1 of 2 tables)

Category	Year	Union		Waldoboro		Washington	
Total Commuters	1990	917	100.0%	1992	100%	524	100.0%
Work and Reside in Same Town		336	36.6%	899	45.1%	157	30.0%
Work in Knox County (outside town of residence)		417	45.5%	522	26.2%	139	26.5%
Work in Lincoln County (outside town of residence)		56	6.1%	324	16.3%	63	12%
Work in Other Maine County		98	10.7%	226	11.3%	163	31.1%
Work in Other State		10	1.1%	21	1.1%	2	0.4%
Total Commuters	2000	1,098	100.0%	2,202	100.0%	645	100.0%
Work and Reside in Same Town		257	23.4%	853	38.7%	152	23.6%
Work in Knox County (outside town of residence)		605	55.1%	612	27.8%	277	42.9%
Work in Lincoln County (outside town of residence)		68	6.2%	483	21.9%	74	11.4%
Work in Other Maine County		162	14.8%	214	9.7%	139	21.6%
Work in Other State (excludes foreign)		6	0.5%	40	1.8%	3	0.5%

Source: Census

Journey to work (Continued: 2 of 2 tables)

Category	Year	Study Area		Knox County		Lincoln County	
Total Commuters (excludes Foreign)	1990	3,433	100%	15,737	100.0%	1,3416	100%
Work and Reside in Same Town		1,392	40.5%	-	-	4,605	34.3%
Work in Knox County (outside town of residence)		1,078	31.4%	13,834	87.9%	805	6%
Work in Lincoln County (outside town of residence)		443	13%	339	2.2%	3,67	29.6%
Work in Other Maine County		487	14.1%	1,432	9.1%	3,848	28.7%
Work in Other State		33	.10%	90	0.6%	210	1.6%
Total Commuters (excludes Foreign)	2000	3,945	100.0%	18,829	100.0%	15,869	100.0%
Work and Reside in Same Town (Study Area only)		1,262	32%	-	-	-	-
Work in Knox County (outside town of residence; Study area Only)		1,494	37.9%	16,207	86.1%	1,116	7.0%
Work in Lincoln County (outside town of residence; Study Area Only)		625	15.9%	693	3.7%	10,286	64.9%
Work in Other Maine County		515	13.1%	1,665	8.8%	4080	25.8%
Work in Other State		49	1.2%	239	1.3%	360	2.3%

Source: Census

Commute Times

Since fewer people work in their town of residence than once did, commute times increased in most communities during the 1990s. On average in 2000, travel times are longer for the study area communities than they are for the State as a whole. The longest commute times are found in outlying towns.

**Mean Travel Time to Work (Minutes)
for Midcoast US 1 Corridor Municipalities**

Geography	Time (in minutes)		
	1990	2000	Change
Union	20.8	26.4	26.9%
Waldoboro	22.0	24.0	9.1%
Washington	27.4	29.7	8.4%
Knox County	17.0	18.9	11.2%
Lincoln County	21.6	23.4	8.3%
State	19.0	22.7	19.5%

Source: Census

Another measure of the impact on the housing market is the increase in commuter travel to the service centers of Rockland, Camden, Damariscotta, Boothbay Harbor and

Waldoboro. Due to the high prices for housing in these communities, workers are increasingly choosing to live in inland communities and commute. Thus, between 1990 and 2000 the increase in the number of commuters from select interior towns into these service center communities was as follows:

**Inland Residents Commuting to
Coastal Service Centers**

Inland Town	Percent Increase 1990-2000
Union	57.8
Warren	40.2
Washington	111.1

Source: Census

These increases demonstrate the regional nature of the housing market, as more people are living further away from where they work, especially in coastal areas where the major job centers are found in the highest priced housing markets.

Largest Employers

While the traditional sectors of fishing, manufacturing and construction still employ area residents, larger employers tend to be found in health and service sectors. Health includes hospitals, physicians' offices, convalescent homes and assisted living facilities to meet the needs of the region's growing elderly population. Services include retail trade to year-round and seasonal populations. Tourism sectors thrive as well, although many are small-scale and employ more people in-season, and so for year-round purposes are not included in a list of the largest employers. Numbers of workers by sector and wages by sector are described in the affordability analysis section of this report.

Employers with 100 or more employees: Knox County 2005

Employer	Sector	Employee Range	Location
Penobscot Bay Medical Center	Medical	500-900	Rockport
Camden National Bank	Banks	100-249	Camden
Dragon Products Company Inc	Concrete	100-249	Thomaston
F M C Corp	Chemicals-mfrs	100-249	Rockland
Fisher Engineering	Machinery	100-249	Rockland
Hannaford Brothers	Grocers-retail	100-249	Rockland
Lyman-Morse Boatbuilding Co Inc	Boat builders	100-249	Thomaston
Mid-Coast Mental Health Center	Medical	100-249	Rockland
Samoset Resort	Hotels	100-249	Rockport
Tibbetts Industries Inc	Communications	100-249	Camden
Wal-Mart	Retail	100-249	Rockland

Source: Maine Department of Labor, Tower Publishing

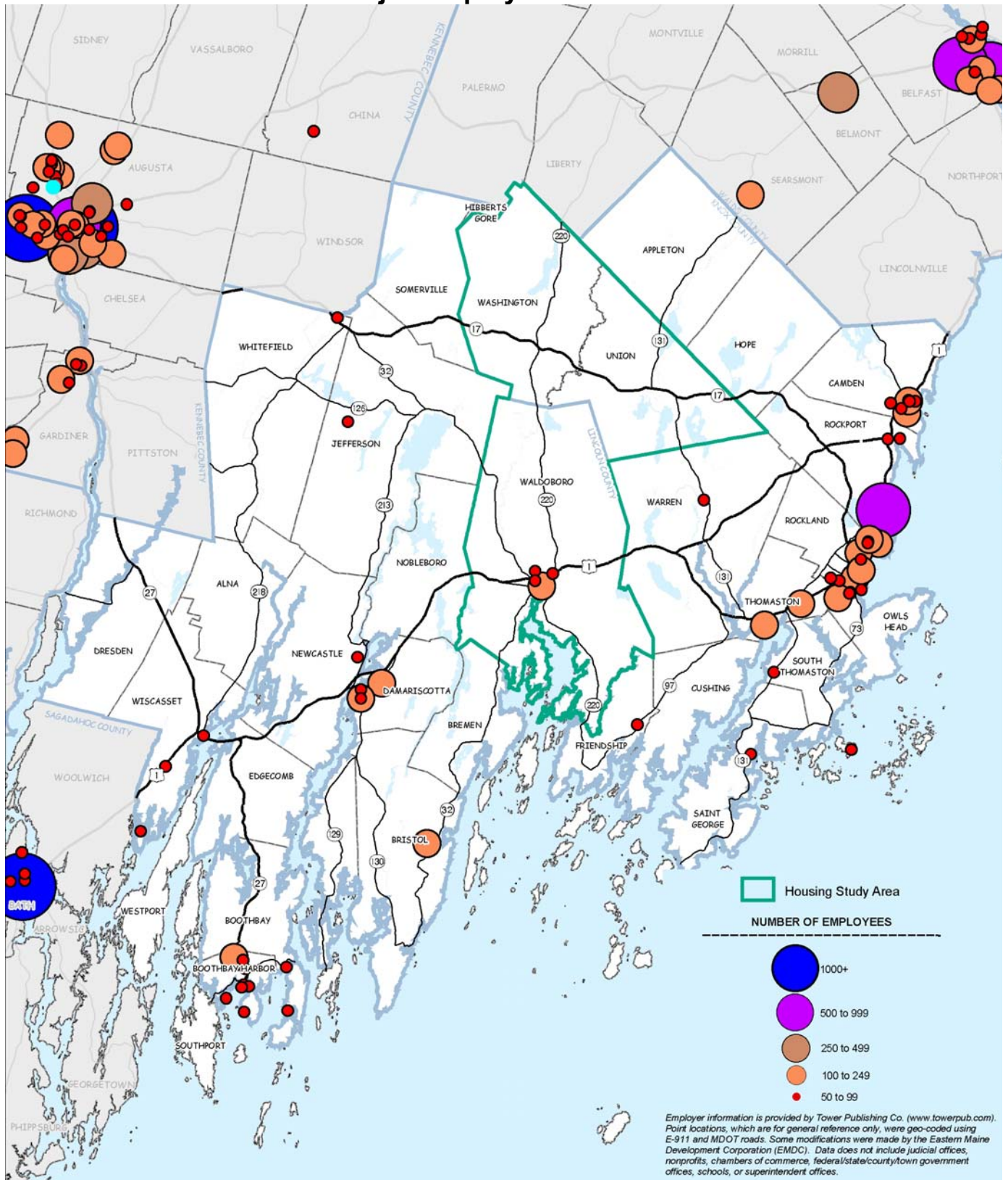
Employers with 100 or more employees: Lincoln County 2005

Employer	Sector	Employee Range	Location
Hannaford	Grocers-retail	100-249	Damariscotta
Masters Machine Company	Machinery	100-249	Bristol
Miles Health Care Center	Convalescent homes	100-249	Damariscotta
Miles Memorial Hospital	Medical	100-249	Damariscotta
New England 800 Company	Advertising	100-249	Waldoboro
St Andrews Hospital	Medical	100-249	Boothbay Harbor

Source: Maine Department of Labor, Tower Publishing

On the next page, the map titled *Major Employers* shows the focus of employment in service centers.

Major Employers in 2005



Source: Maine Department of Labor, Tower Publishing

Labor Force Size and Composition

Each of the three study area communities had more people in their labor force in 2000 than in 1990. Likewise, each community had fewer people unemployed in 2000 than in 1990, indicating that overall, more employment opportunities became available by the end of the 1990s. Equally significant, the size of the civilian labor force in the study area grew nearly 11% over this period.

Labor Force Size in 1990 and 2000

Geography	1990			2000			
	Persons 16+ old	In Labor Force	Civilian Un- employed	Persons 16+ old	In Labor Force	Civilian Un-employed	
						#	%*
Union	1,496	1,009	80	1,732	1,172	53	4.5%
Waldoboro	3,478	2,225	171	3,840	2,368	87	3.7%
Washington	862	584	47	1,062	693	35	5.1%
Study Area	5,836	3,818	298	6,634	4,233	175	4.8%
Knox County	28,405	17,509	1,258	31,782	20,024	676	3.4%
Lincoln County	23,568	14,696	923	26,954	16,985	721	4.3%
State	952,644	624,742	40,722	1,010,318	659,360	31,165	4.8%

Source: Census, *Percent of civilian labor force

The labor force continued to expand in both Knox County (up 2,084 persons) and Lincoln County (up 1,659 persons) from 2000 to 2005. However, during this period unemployment in Knox County increased by 229 persons to total 905 persons by 2005. For Lincoln County the increase was 86 unemployed persons to total 807 persons in 2005. Although most of the working residents of the three study area communities work within Knox and Lincoln Counties, figures for other counties are included as well. Note: Town level data is not available for 2005.

Labor Force Size in 2005

Geography	2005 Annual Average			
	Civilian Labor Force	Employed	Un-employed	
			#	%
Androscoggin County	58,158	55,285	2,873	4.9%
Cumberland County	160,794	154,955	5,841	3.6%
Kennebec County	62,182	58,988	3,194	5.1%
Knox County	22,108	21,204	905	4.1%
Lincoln County	18,644	17,838	807	4.3%
Sagadahoc County	18,894	18,077	818	4.3%
Waldo County	19,910	18,858	1,053	5.3%
State	710,675	676,125	34,542	4.9%

Source: Maine Department of Labor

Income by Sector

In 2004 wage earning employment was concentrated in the trade/transportation/utilities, education and health services, and leisure and hospitality industries. The average annual wage for all industries in Knox County was \$31,965 in 2004. The highest paying industry was financial activities, \$52,268, followed by natural resources and mining, \$47,403 (principally Dragon Cement), and the lowest paying was the leisure and hospitality industry, just \$16,151 in Knox County. For Lincoln County, there was a similar distribution in sectors and in wages, with the annual average wage for all industries \$28,485 in 2004. The highest average was for state government employees, \$42,828, followed by financial activities at \$35,046, and the lowest was the leisure and hospitality industry at \$17,303 in Lincoln County.

Average annual wage earnings grew almost 32% in Knox County and almost 27% in Lincoln County between 2000 and 2004. Population growth continues to outpace job creation. This is yet another indicator that the growth in housing is being fueled by more than the local economy, that is, by in-migration of generally older and more affluent individuals who on the whole are not dependent on the local economy for their livelihood.

See the affordability analysis section of this report for more information.

VI. Affordability Analysis and Housing Subsidies

Introduction

This section presents median income, income distribution by households and wage income distribution by industry. All of these figures help us to calculate affordable housing prices and when compared with actual home prices and rents, help us to estimate the gap of and need for additional affordable housing. Most Census figures available for housing and income distribution are over five years old; however, these figures are included in order to provide a baseline and to identify trends with more recent 2004 and 2005 figures that are available from the state.

The state defines an affordable housing unit as a decent, safe and sanitary unit and one for which monthly owner-occupied housing costs do not exceed approximately 30% of monthly income, and an affordable rental unit as one that has a rent not exceeding 30% of the monthly income (including utilities). Affordable housing often includes manufactured housing, multi-family housing, government-assisted housing for very low, low and moderate-income families, and group and foster care facilities.

Escalating Home Prices

Home prices have escalated dramatically, both nationally and within large parts of Maine since 2001. Historically low mortgage interest rates spurred home purchases over the past several years. Investment in real estate has been seen by many as a safe bet in comparison to the lackluster performance of stocks and bonds since the end of the bear market in 2001. The attraction of coastal and scenic property is of course a big reason for the rise in home prices in the Midcoast. This trend is magnified by the aging of the baby boomers and the ability and inclination of this age group to purchase second/retirement homes, particularly in our region. The following table shows median priced homes between 2001 and 2005 among the study area communities.

Median Priced Homes

Geography	2001	2005	Change
Union	\$97,900	\$155,000	58.3%
Waldoboro	\$87,000	\$148,450	70.6%
Washington	\$86,250	\$137,500	59.4%

Source: MSHA

Recent Median Income and Median Home Sale Prices

The next table provides an index to show the portion of the median priced home that could be afforded by the median income in each community. Thus, for example, a household in Waldoboro earning the median income of \$39,846 could afford a house that costs 81% (or \$119,527) of the actual median priced home. In order to afford the median priced home in Waldoboro, a household would need to have an income of \$49,488. The 'gap' between what the current median income household could afford for a house and the current median home price is shown in the table as well. Accordingly, many working people who do purchase higher-priced homes or pay higher rents in our area spend an increasing percentage (above 30%) of their income on housing. Thus, they have less for their own savings and retirement. This may cause hardship in the future and reduce the likelihood that these persons will be able to remain in the community after they stop working.

2005 Housing Affordability

Geography	Index	Est. Median Income*	Median Home Price	Median Home Price Can Afford	Annual Income Needed to Afford	Gap
Union	0.85	\$44,265	\$155,000	\$132,371	\$51,832	17.1%
Waldoboro	0.81	\$39,846	\$148,450	\$119,527	\$49,488	24.2%
Washington	0.92	\$42,670	\$137,500	\$126,981	\$46,205	8.3%
Knox County	0.69	\$44,005	\$192,875	\$133,294	\$63,675	44.7%
Lincoln County	0.64	\$43,559	\$209,000	\$133,329	\$68,281	56.8%
State	0.70	\$43,370	\$184,000	\$129,445	\$61,648	42.1%

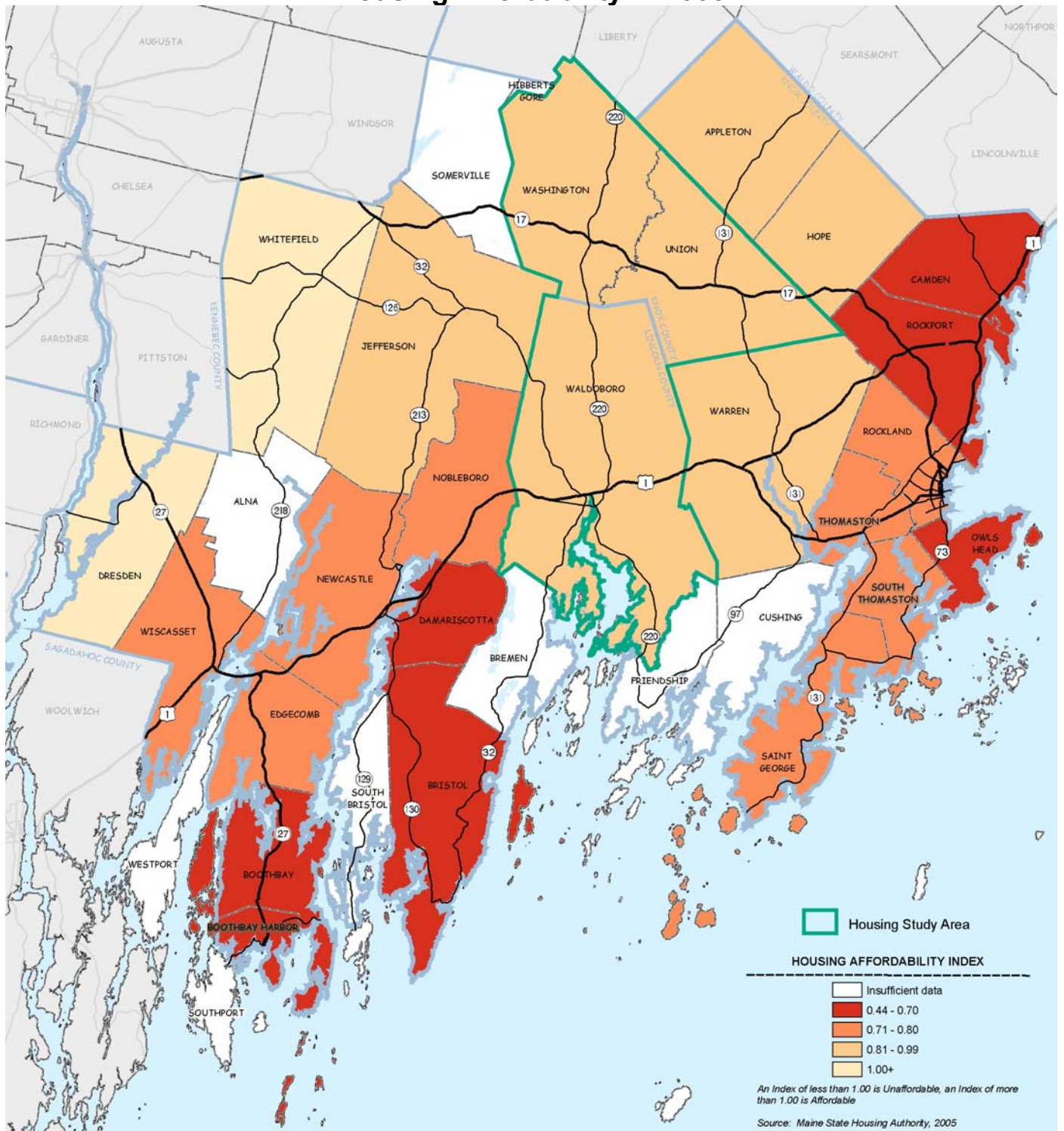
Source: MSHA

Note: An Index of less than 1 is Unaffordable; an Index of more than 1 is Affordable.

*Estimated Median Income of those who earn an income, not the Median Household Income.

On the next page, the map titled Housing Affordability shows the relative affordability by municipality using the index from MSHA for the study area and for surrounding communities.

Housing Affordability in 2005



Source: Maine State Housing Authority

Housing Affordability by Income Groups

It is important to look beyond median income and consider households by income groups. Doing so helps us to estimate how much affordable housing should cost for each of the major income groups. The next set of tables does this for the study area as a whole and for each of the three communities.

In 2005, out of an estimated 3,534 households in the Study Area, 490 (13.9%) were in the extremely low and very low income categories, 582 (16.5%) were in the low income category and 1,289 (36.5%) were in the moderate income category. The house or rent each income group could afford is shown in the table.

Estimated Housing Affordability by Income 2005 in the Study Area

Income Categories	Study Area Households (3,534 Estimated in 2005)				
	Number	%	Income Up To	House can Afford Up To	Rent can Afford Up To
Extremely Low (less than 30% of Median Household Income)	139	3.9%	\$12,428	\$34,096	\$311
Very Low (30% to less than 50% of Median Household Income)	351	9.9%	\$20,714	\$59,612	\$518
Low (50% to less than 80% of Median Household Income)	582	16.5%	\$33,142	\$98,133	\$829
Median Household Income	--	--	\$41,427	\$123,813	\$1,036
Moderate (80% up to less than 150% of Median Household Income)	1,289	36.5%	\$62,141	\$185,963	\$1,554

Source: 2004 Claritas, MSHA, EMDC

Notes: The data represents two bedroom rents and does include a utility allowance. In the Study Area, 1,173 households were estimated to earn above the moderate income level, and are not shown in the table.

In 2005, out of an estimated 924 households in Union, 161 (17.4%) were in the extremely low and very low income categories, 170 (18.4%) were in the low income category and 432 (46.8%) were in the moderate income category. The house or rent each income group could afford is shown in the table. In comparison with the study area as a whole, Union has a greater proportion of extremely low, low and moderate income households.

Estimated Housing Affordability by Income 2005 in Union

Income Categories	Union Households (924 Estimated in 2005)				
	Number	%	Income Up To	House can Afford Up To	Rent can Afford Up To
Extremely Low (less than 30% of Median Household Income)	85	9.2%	\$13,280	\$36,610	\$332
Very Low (30% to less than 50% of Median Household Income)	76	8.2%	\$22,133	\$63,894	\$553
Low (50% to less than 80% of Median Household Income)	170	18.4%	\$35,412	\$105,015	\$885
Median Household Income	-		\$44,265	\$132,371	\$1,107
Moderate (80% up to less than 150% of Median Household Income)	432	46.8%	\$66,398	\$198,556	\$1,660

Source: 2004 Claritas, MSHA, EMDC

Notes: The data represents two bedroom rents and does include a utility allowance. In Union, 161 households were estimated to earn above the moderate income level, and are not shown in the table.

In 2005, out of an estimated 2,077 households in Waldoboro, 495 (23.9%) were in the extremely low and very low income categories, 332 (15.5%) were in the low income category and 646 (31.1%) were in the moderate income category. The house or rent each income group could afford is shown in the table. In comparison with the study area as a whole, Waldoboro has a greater proportion of extremely low and very low income households.

Estimated Housing Affordability by Income 2005 in Waldoboro

Income Categories	Waldoboro Households (2,077 Estimated in 2005)				
	Number	%	Income Up To	House can Afford Up To	Rent can Afford Up To
Extremely Low (less than 30% of Median Household Income)	269	13.0%	\$11,954	\$32,740	\$299
Very Low (30% to less than 50% of Median Household Income)	226	10.9%	\$19,923	\$57,420	\$498
Low (50% to less than 80% of Median Household Income)	322	15.5%	\$31,877	\$94,656	\$797
Median Household Income	--		\$39,846	\$119,527	\$996
Moderate (80% up to less than 150% of Median Household Income)	646	31.1%	\$59,769	\$179,887	\$1,494

Source: 2004 Claritas, MSHA, EMDC

Notes: The data represents two bedroom rents and does include a utility allowance. In Waldoboro, 614 households were estimated to earn above the moderate income level, and are not shown in the table.

In 2005, out of an estimated 533 households in Washington, 103 (19.3%) were in the extremely low and very low income categories, 90 (16.8%) were in the low income category and 211 (39.4%) were in the moderate income category. The house or rent that each income group could afford is shown in the table. In comparison with the study area as a whole, Washington has a greater proportion of extremely low and a somewhat greater proportion of moderate income households.

Estimated Housing Affordability by Income 2005 in Washington

Income Categories	Washington Households (533 Estimated in 2005)				
	Number	%	Income Up To	House can Afford Up To	Rent can Afford Up To
Extremely Low (less than 30% of Median Household Income)	54	10.1%	\$12,801	\$35,006	\$320
Very Low (30% to less than 50% of Median Household Income)	49	9.2%	\$21,355	\$61,177	\$534
Low (50% to less than 80% of Median Household Income)	90	16.8%	\$34,136	\$100,634	\$853
Median Household Income	--	--	\$42,670	\$126,981	\$1,067
Moderate (80% up to less than 150% of Median Household Income)	211	39.4%	\$64,005	\$190,588	\$1,600

Source: 2004 Claritas, MSHA, EMDC

Notes: The data represents two bedroom rents and does include a utility allowance. In Washington, 131 households were estimated to earn above the moderate income level, and are not shown in the table.

Wages and Affordable Housing by Industries (Sectors)

To better examine affordability for single-family housing we look at affordability relative to the average industry (sector) wage. This analysis has the advantage of showing how well local wages support home buying in the study area. Unfortunately, we can only guess at the number of workers in the “average” household and the wages they earn. Also, the use of an average can distort figures. Nevertheless, this approach allows us to see affordability in direct comparison to wages. This provides a good benchmark for “workforce housing”, i.e., housing that is affordable to working people at various industry wages.

The next two tables demonstrate housing affordability for the major wage earning industry averages in Knox County and Lincoln County. From the analysis, a Knox County household with 1.5 workers employed in the highest paying industry (financial activities, 7% of those employed), and earning the average wage for this industry, could afford a house costing \$211,685. For a Lincoln County household with 1.5 workers employed in the highest paying industry (state government, 1% of those employed) could afford a house costing \$173,453. In the lowest paying sector of Leisure & Hospitality, a household with 1.5 workers in Knox County (12% of those employed)

could afford a house costing \$65,412, while a similarly employed household in Lincoln County (15% of those employed) could afford a house costing \$70,077.

The sector employing the most people is Trade, Transportation & Utilities: 21% of Knox County and 20% of Lincoln County workers. A 1.5 person wage earning household in Knox County in this sector could afford a house costing \$91,421. For Lincoln County the figure was \$102,830.

The second largest sector in both counties was Education & Health Services: 16% of Knox County and 17% of Lincoln county workers. A 1.5 person wage earning household in Knox County in this sector could afford a house costing \$119,973. For Lincoln County the figure was \$115,437.

Overall, most workers are stressed to support the cost of median housing prices in the study area. It is clear from this table that certain industries, and to a large extent wage earning employment in general, is increasingly unable to afford the median priced home in the study area. Movement inland is often the solution.

The median income for the study area communities is generally higher than most industry wages. By using this figure; however, we avoid the pitfalls of an “average” figure for one (or 1.5) workers, which may not reflect true household income. In general, the increase in median home prices seen has served to exclude a large number of households from purchasing a median priced home.

Industry Employment, Wages, and Housing Affordability

Knox County	Covered Employment (2004)	Percent of Covered Employment (2004)	Average Annual Wage (2004)	Maximum Monthly Housing Cost 1 Wage Earner @ 30% of income	Maximum Monthly Housing Cost 1.5 Wage Earner @ 30% of income	2.7 times annual wage with 1 worker/ household - maximum affordable house price	2.7 times annual wage with 1.5 worker/ household - maximum affordable house price
Goods-Producing Domain							
Natural Resources & Mining	282	2%	\$47,403	\$1,185	\$1,778	\$127,988	\$191,982
Construction	1,062	6%	\$30,816	\$770	\$1,156	\$83,203	\$124,805
Manufacturing	1,654	9%	\$36,071	\$902	\$1,353	\$97,392	\$146,088
Service-Providing Domain							
Trade, Transportation & Utilities	3,727	21%	\$22,573	\$564	\$846	\$60,947	\$91,421
Information	492	3%	\$30,787	\$770	\$1,155	\$83,125	\$124,687
Financial Activities	1,246	7%	\$52,268	\$1,307	\$1,960	\$141,124	\$211,685
Professional & Business Services	1,118	6%	\$31,199	\$780	\$1,170	\$84,237	\$126,356
Education & Health Services	2,800	16%	\$29,623	\$741	\$1,111	\$79,982	\$119,973
Leisure & Hospitality	2,113	12%	\$16,151	\$404	\$606	\$43,608	\$65,412
Other Services & Unclassified	668	4%	\$21,818	\$545	\$818	\$58,909	\$88,363
Government							
State Government	819	5%	\$37,895	\$947	\$1,421	\$102,317	\$153,475
Local Government	1,911	11%	\$26,978	\$674	\$1,012	\$72,841	\$109,261
Total	17,892	100%	\$31,965	\$799	\$1,199	\$86,306	\$129,459
Source: Maine Statistical Handbook							
Data Set: Table 3A – Average Annual Covered Employment by County, by Industry, 2004							

Industry Employment, Wages, and Housing Affordability

Lincoln County	Covered Employment (2004)	Percent of Covered Employment (2004)	Average Annual Wage (2004)	Maximum Monthly Housing Cost 1 Wage Earner @ 30% of income	Maximum Monthly Housing Cost 1.5 Wage Earner @ 30% of income	2.7 times annual wage with 1 worker/ household - maximum affordable house price	2.7 times annual wage with 1.5 worker/ household - maximum affordable house price
Goods-Producing Domain							
Natural Resources & Mining	110	1%	\$19,754	\$494	\$741	\$53,336	\$80,004
Construction	810	7%	\$30,516	\$763	\$1,144	\$82,393	\$123,590
Manufacturing	879	8%	\$31,844	\$796	\$1,194	\$85,979	\$128,968
Service-Providing Domain							
Trade, Transportation & Utilities	2,233	20%	\$25,390	\$635	\$952	\$68,553	\$102,830
Information	165	1%	\$33,564	\$839	\$1,259	\$90,623	\$135,934
Financial Activities	460	4%	\$35,046	\$876	\$1,314	\$94,624	\$141,936
Professional & Business Services	936	8%	\$32,787	\$820	\$1,230	\$88,525	\$132,787
Education & Health Services	1,870	17%	\$28,503	\$713	\$1,069	\$76,958	\$115,437
Leisure & Hospitality	1,679	15%	\$17,303	\$433	\$649	\$46,718	\$70,077
Other Services & Unclassified	486	4%	\$18,597	\$465	\$697	\$50,212	\$75,318
Government							
State Government	93	1%	\$42,828	\$1,071	\$1,606	\$115,636	\$173,453
Local Government	1,548	14%	\$25,684	\$642	\$963	\$69,347	\$104,020
Total	11,269	100%	\$28,485	\$712	\$1,068	\$76,909	\$115,363
Source: Maine Statistical Handbook							
Data Set: Table 3A - Average Annual Covered Employment by County, by Industry, 2004							

Census: Rental Housing Costs

The number and extent of rentals that are considered a cost burden (greater than 30% of income) can be seen in the two following tables. Overall, over 25% of renters in the study area were cost burdened in 1999.

Gross Rent as Percent of Income by Community– Cost Burden in 1999

	Union		Waldoboro		Washington		Study Area		Knox Co		Lincoln Co	
	#	%	#	%	#	%	#	%	#	%	#	%
Total Renter Units	124	100.0%	304	100.0%	53	100.0%	481	100.0%	4,205	100.0%	2,148	100.0%
< 10%	4	3.2%	5	1.6%	6	11.3%	15	3.1%	205	4.9%	106	4.9%
10 - 14%	18	14.5%	7	2.3%	6	11.3%	31	6.4%	382	9.1%	220	10.2%
15 - 19%	31	25.0%	53	17.4%	6	11.3%	90	18.8%	682	16.2%	273	12.7%
20 - 24%	15	12.1%	55	18.1%	2	3.8%	72	14.9%	597	14.2%	254	11.8%
25 - 29%	13	10.5%	61	20.1%	2	3.8%	76	15.8%	427	10.2%	294	13.7%
30 -34%	5	4%	12	3.9%	6	11.3%	23	4.8%	242	5.8%	157	7.3%
35 - 39%	4	3.2%	17	5.6%	0	0%	21	4.4%	284	6.8%	110	5.1%
40% or more	16	12.9%	52	17.1%	9	17.0%	77	16.0%	924	21.9%	463	21.5%
Not computed	18	14.5%	42	13.8%	16	30.2%	76	15.8%	462	11.0%	271	12.6%

Source: Census

The next table shows that in 1999 the majority of rent-burdened households occupied the lower income ranges.

Gross Rent by Household Income in 1999

Study Area	Total Renters	Gross Rent as Percent of Income					
		Under 20%	20 to 24%	25 to 29%	30 to 24%	35%+	Not Computed
Less than \$10,000	99	8	3	25	0	45	18
\$10,000 to \$19,999	118	15	6	24	8	53	12
\$20,000 to \$34,999	139	35	49	15	15	0	25
\$35,000 to \$49,999	125	78	14	12	0	0	21
Total	481	136	72	56	23	98	76

Source: Census

The table below provides a breakdown by income and housing costs by age cohort. As shown in this table, 57% of the renters in the study area with high rental costs burdens (30% or more of income) were young or elderly. Middle-aged householders were somewhat, but not significantly burdened.

Income and Housing Costs by Head of Householder's Age in 1999

Study Area	Total Renters	Gross Percent as Percent of Income					
		Under 20%	20 to 24%	25 to 29%	30 to 34%	35% +	Not Computed
15 to 24 years	74	38	8	2	2	15	9
25 to 34 years	124	38	35	10	4	23	14
35 to 44 years	102	36	8	23	6	17	12
45 to 54 years	53	15	6	0	3	15	14
55 to 64 years	28	0	0	0	2	8	18
65 to 74 years	55	0	13	16	0	14	2
75 years +	45	9	2	15	6	6	7
Total	481	136	72	76	23	98	76

Source: Census

MSHA and HUD: Rental Housing Costs

The U.S. Department of Housing and Urban Development (HUD) determines Fair Market Rents (FMR's) by a survey of local areas. Fair Market Rents are generally what average working families can afford. HUD assumes the landlord is paying all utilities for the tenant (inclusive in the rent). The rental costs should be reduced if the tenant pays all or a portion of utility expenses. According to HUD Fair Market Rents, the following schedule for apartments applies in Knox County and Lincoln County:

FAIR MARKET RENTS (FMR)

County	2-Bedroom FMR			3-Bedroom FMR			4-Bedroom FMR		
	2004	2005	Change	2004	2005	Change	2004	2005	Change
Knox	\$590	\$621	5.3%	\$788	\$841	6.7%	\$829	\$970	17.0%
Lincoln	\$581	\$644	10.8%	\$808	\$778	-3.7%	\$953	\$802	-15.8%

Source: HUD

A household would need to earn a minimum of \$28,840 in order to afford the Fair Market Rent in Knox County for a 2-bedroom rental; \$33,640 for a 3-bedroom; and \$38,800 for a 4-bedroom rental. Affordability is determined by assuming that renters can't afford to pay more than 30% of their income for rent.

In Lincoln County, a household would need to earn a minimum of \$25,760 for a 2-bedroom; \$31,120 for a 3-bedroom; and \$32,080 for a 4-bedroom rental. Affordability is determined by assuming that renters can't afford to pay more than 30% of their income for rent.

It becomes difficult to determine to what extent incomes are able to support the necessary size rental (i.e., number of bedrooms) to safely house a particular family. However, at the least expensive option – a one-bedroom rental, this becomes more

straightforward. If renters can't afford this level of rent, there are few options. Available options include: living at home with friends or family, crowding into rentals to share the costs, finding cheaper and often substandard units, or simply stretching household finances such that housing represents more than 30% of the household's income. Subsidized housing provides a fourth option.

Rents Advertised

In a review of classifieds, including those posted in the Courier-Gazette, Lincoln County Weekly and Village Soup Times, from March and July, 2006, just a few rentals were listed for Washington and Union, with slightly more for Waldoboro. Summer and seasonal rentals were excluded from this review. The median for year round rentals in Waldoboro was \$600, in Union it was \$525, and in Washington it was \$570. Most of these units were 1- or 2-bedroom apartments. Caution should be used with these figures given the relatively low number of postings. The lack of available rental housing is clear especially in Washington and Union.

Renter and Owner Subsidized Housing Programs

Local, state, and federal governments have a number of different methods of subsidizing housing costs for eligible citizens. In most cases, the efforts of different levels of government are integrated, with funding and operation and jurisdictional fields overlapping.

The U.S. Department of Housing and Urban Development (HUD) is the primary federal agency concerned with affordable housing. Rural Development (RD), formerly Farmers Home Administration (FmHA), part of the United States Department of Agriculture (USDA), also deals with affordable housing. The Maine State Housing Authority (MSHA) and Maine DECD are the State's agencies for such issues and they administer the following: Rental Loan Program, Section 8, SHARP, supportive housing, vouchers, and single/multi-family rehabilitation, home purchase, and home down payment.

Subsidized units are built with state or federal monies for the express purpose of providing housing to lower income individuals and families. A housing project or development may be entirely formed by subsidized units, or the project may be of mixed uses.

Subsidized housing unit vouchers, primarily Section 8, are not tied to a particular project and often help support families. The next table shows the allocation of subsidized housing vouchers among the study area communities.

The deficit between the supply of subsidized units (including vouchers) and the demand is identified in the next table. According to this analysis by MSHA the total unmet need in the study area is 42 units.

MSHA Renter Housing Need Summary in 2005

Geography	Renter Households at 50% AMI (Families)	Subsidized Units Available			# of Affordable Rental Units Needed	% Indicated Unmet Need
		Non-Project (Section 8 Vouchers)	Project Based	Total		
Union	30	4	8	12	18	60.0%
Waldo	121	12	83	95	26	21.5%
Washington	20	0	22	22	-2	--
Study Area	171	16	113	129	42	24.6%

Source: MSHA

USDA/RD Housing Subsidies

A useful housing subsidy is the Section 515 program of USDA, which makes loans at a 1% interest rate, 30-year term, and 50-year amortization to developers to build, acquire, and rehabilitate rural housing. About 75% of these loans are further subsidized by the Rural Housing Service's (part of USDA) Section 521 Rental Assistance Program and the Department of Housing and Urban Development's Section 8 program. Both of these programs help ensure that renters will not pay more than 30% of their income toward rent. During the peak program years, 1979-1985, funding was close to \$1 billion annually, but more recently funding has ranged from \$113 to \$119 million/year. The tables below show housing units in this program for Knox County and Lincoln County.

Section 515 Rural Rental Housing Properties Knox County

Project Name	Location	# of Units	Year Built/Closed
Applewood	Camden	30	1985
Camden Village Apts.	Camden	24	1981
Highland Park Apts.	Camden	44	1980
Megunticook House	Camden	34	1985
Townhouse Estates I	Camden	18	1975
Townhouse Estates II	Camden	12	1977
Broadway Meadows	Rockland	14	1984
Broadway North	Rockland	16	1974
Fieldcrest Apts.	Rockland	30	1986
Park Place Apts.	Rockland	8	1982
Park Place Apts. II	Rockland	12	1982
Beechwood Apts.	Thomaston	15	1988
Greenfield Apts.	Thomaston	12	1986
Pine Street Apts.	Thomaston	16	1976
Water Street Apts.	Thomaston	12	1979
Townhouse Apts.	Union	8	1972
Harborside Apts.	Vinalhaven	10	1977
John C. Carver Apts.	Vinalhaven	15	1982
Knoll Crest Apts.	Warren	10	1974

Source: USDA

**Section 515 Rural Rental Housing Properties
Lincoln County**

Project Name	Location	# of Units	Year Built/Closed
Harbor Pines Apts.	Boothbay Harbor	16	1986
Sheepscot Bay	Wiscasset	24	1985
High Meadow Apts.	Damariscotta	23	1985
Franklin School Apts.	Newcastle	08	1984
Salt Bay Apts.	Damariscotta	24	1984
Waldoborough Village	Waldoboro	20	1981
Coles Hill Apts.	Waldoboro	24	1979
West Harbor Pines	Boothbay Harbor	20	1977
Waldoboro Apts.	Waldoboro	12	1975

Source: USDA

MSHA Housing Subsidies

As noted above, the Maine State Housing Authority (MSHA) offers several programs to help Maine families purchase and stay in their homes. The programs provide lower interest rate mortgages, generally one to two points below conventional interest rates, to low and moderate income Maine people for the purchase of their first homes. The program has maximum income limits for borrowers and price limits for eligible homes; and can be used to finance single-family homes, mobile homes, two-to-four unit owner-occupied homes, and condominiums.

In order to reduce the required down payment, MSHA's program requires borrowers to use mortgage insurance. Mortgage insurance reduces the down payment to 5% or less, depending on the type of insurance used. Borrowers have the option of using private mortgage insurance; Federal Housing Administration (FHA) insurance; Veterans Administration (VA) guarantee; or the Rural Development (formerly Farmers Home) insurance. Each type of insurance has slightly different eligibility requirements. Borrowers who complete a home buying course may qualify for a reduced down payment (3% instead of 5%). MSHA also finances some types of mobile homes with self-insurance with a 5% down payment.

Closing Cost Assistance is available for borrowers who do not have the cash to cover these costs. The costs include such fees as title examination, credit check, and several others. Eligible applicants receive 2% of the mortgage amount, which is credited toward the closing costs. The closing cost assistance is repaid by a slightly higher interest rate on the mortgage.

For some lower income borrowers, the Housing Authority offers its "Down Home" loans that permit a family to buy a home with a minimum cash contribution of \$750 or \$1,000 in out-of-pocket expenses. The option is limited to borrowers who qualify for the MSHA purchase program, use FHA insurance, have less than \$4,000 in liquid assets, and have an income that is 90% or less of the median income. The difference between the borrower's payment and the actual up front costs are repaid when the borrower sells the home.

MSHA also offers a Purchase Plus Improvement option that allows applicants to borrow more than the purchase price in order to make immediate repairs or improvements to

the home. Details on Closing Cost Assistance, Down Home and Purchase Plus Improvement are available from MSHA or from participating lenders.

MSHA's Homeownership division participates in 'hoMEworks', Maine's network of homebuyer education. These programs give potential homebuyers an opportunity to sort through the complex process of buying a home, including building good credit, shopping for a home, qualifying for a loan, and life as a homeowner. Some MSHA programs require completion of a 10-hour homebuyer class.

Eligibility for Subsidized Housing Programs

The next table provides a useful measure of eligibility for various housing programs. Eligibility is often framed in terms of a percentage of the Area Median Family Income (AMFI), adjusted for household size. A 2-person household with a single wage earner earning the average wage in Knox County would earn the equivalent of about 73% of the AMFI for that household size. A 3-person household with an average of 1.5 persons working at Midcoast Maine's average wage would have a household income of about 96% of AMFI for that household size. Similar figures for Lincoln County are 63% and 85%, respectively.

**Area Median Family Income
Adjusted for Household Size – Renter and Homeowner in 2005**

Income Group	% of Median Family Income (up to)	Knox County Incomes		Lincoln County Incomes	
		2-Person Household (Typical Renter Household)	3-Person Household (Typical Owner Household)	2-Person Household (Typical Renter Household)	3-Person Household (Typical Owner Household)
Extremely Low	30%	13,050	14,650	13,500	15,150
Very Low	50%	21,750	24,500	22,450	25,250
Low	80%	34,800	39,150	35,900	40,400
Median	100%	43,500	49,937	44,875	50,500
Moderate	150%	65,250	73,406	67,312	75,750

Source: MSHA, HUD

VII. Comprehensive Plans

Housing affordability is addressed in the municipal comprehensive plans of the study area communities. A summary of plan recommendations relating to housing is noted in this section. These recommendations were considered in the formulation of this housing assessment's action plan. Comprehensive plans serve as a guide for the future development of communities. These plans provide the legal basis or foundation for municipal ordinances.

Union Comprehensive Plan

The Union comprehensive plan was approved by town voters in 2005. In the Introduction to Part 1, key issues were noted, with the following related to housing:

Results indicate housing stock is in generally good condition and is generally adequate to meet current needs. But there is an emerging shortage of affordable housing, based on an analysis of income levels and housing costs. The shortage of affordable housing includes a shortage of rental units.

Regulatory changes are needed also in order to reduce minimum lot sizes in certain areas to encourage affordable homes and rental properties.

Chapter 2 of the Union comprehensive plan found:

For a combination of reasons, the cost of housing in Union is rising at a substantial rate, and has already reached a level that threatens the ability of many citizens and potential citizens to afford adequate housing in the Town. Particularly at risk are retired citizens and others living on fixed incomes, and the emerging generation of young people with modest incomes who are just now starting their families. The scope of the affordable housing problem includes both home ownership and rental facilities.

The problem of affordable housing is not unique to Union. It is a regional issue, extending through much of the Midcoast area, and regional dialog on how best to approach the problem has already begun. It is not entirely within the power of the Town to resolve the issue locally. Nonetheless, there are certain actions that the Town can take that could ease the scarcity of affordable housing within the Town.

Summary recommendations are found in Chapter 3 of the Union comprehensive plan and are based upon the detailed housing inventory, policies and strategies of Chapter 4. Those policies and strategies (recommendations) are as follows:

Policies

The recommended housing policy is to continue to allow and encourage a mix of housing types and sizes to meet the needs of diverse families and income levels, including affordable housing. Union will seek to encourage that at least 20 percent of new units built in the planning period will be affordable to the town's very low and low income population. It is recognized that housing policies are inextricably linked to broader land-use policies, with implications for the future character of the Town. To this end, the Town should encourage a continuing dialog among its citizens on land use and regulatory issues as they apply to future housing, in order to accommodate growth within the fiscal and environmental capacity of the Town to absorb it.

Strategies

The findings discussed above indicate that the principal housing concern in the Town is an adequate future supply of affordable housing. This Comprehensive Plan proposes the following strategies for assuring the supply:

1. Reduce the lot size in the village residential district to the minimum necessary to allow for an adequate subsurface waste disposal system. (Planning Board; immediate)
2. Charter an Affordable Housing Committee to consider the feasibility of further reducing the minimum lot size requirement in selected areas of the Village Residential District by installing a public sewer system and extending the range of the public water supply. (Note: design of a public sewer system would be constrained by proximity to the St Georges River; ref "Wastewater Disposal" in Ch 10.) (Selectmen; long term)
3. Extend the bounds of the Village Residential District to allow regulations that encourage affordable housing to be applied over an area adequate to meet future needs. (Planning Board; immediate)
4. Modify the lot size requirements for multi-unit residential complexes (apartments, condominiums) in the Village Residential District to encourage development of such complexes. (Planning Board; immediate)
5. Modify the subdivision regulations to encourage affordable housing as an embedded element of future subdivisions. (Planning Board; immediate)
6. Work with surrounding towns, MCRPC, and regional affordable housing entities like the Midcoast Housing Coalition and Coastal Community Action Program to more effectively respond to the regional

issue of affordable housing provision, e.g., including co-application for multi-municipal CDBG housing funds (Selectmen; long term)

Waldoboro Comprehensive Plan

The Waldoboro comprehensive plan was approved by town voters in 1998. An inventory of housing was presented in Chapter 2 Community and Economic Development. The plan estimated that about one-fourth of homes are served by public water and sewer systems. Affordability data from 1994 was described, noting that the median house price in Town then was affordable to low and moderate income earners but not affordable to those in the very low income group. Mobile homes constituted a large amount of year-round housing; with four mobile home parks in the mid-1990s. Chapter 11 presented the following housing related goals, policies and strategies:

Housing Goal 1: Encourage and promote affordable, decent housing opportunities for all citizens in Waldoboro.

Policy 1: Cluster Housing: Encourage cluster housing developments so as to preserve open space and retain the small-town character of Waldoboro.

Strategy A: Density Bonus: Amend Section III.E. of the Land Use Ordinance (cluster developments –planned unit developments) to permit a density bonus of 10% for cluster developments which result in the preservation of open space, or,

Strategy B: Cluster Plan: Amend the Subdivision Ordinance to require that developers of residential subdivisions of seven or more lots submit a clustered/open space plan, showing houses clustered on one part of the property, with the remaining property preserved as open space. Authorize the Planning Board to require that significant agricultural land, forest land, and stream corridors be preserved as open space. Allow the submissions of alternate plans for extenuating circumstances such as topography or odd shaped lots.

Policy 2: Manufactured Housing and Mobile Home Parks: Regulate the quality and location of manufactured housing and mobile home parks.

Strategy A: Safety Standards – Individual Units: Amend Section III.L. of the Land Use Ordinances (Manufactures Housing and Mobile Homes) to prohibit mobile homes manufactured prior to June 15, 1976, from being brought into the community unless applicants can demonstrate that these units meet minimum health and safety standards set forth in Rule 02-385 of the Maine Department of Professional and Financial Regulation.

Strategy B: Development Standards – Individual Units: Amend the Land Use Ordinance to require that all manufactured housing units

located or relocated in the Town of Waldoboro be at least 14 feet in width, have a pitched, shingled roof, and exterior siding that is residential in appearance.

Strategy C: Location of Individual Units: Amend the Land Use Ordinance to prohibit manufactured housing 16 feet or less in width from locating in specific areas of the community.

Strategy D: Mobile Home Parks Standards: Amend the Land Use Ordinance by using as a guide standards for mobile home park development recommended in the State handbook entitled, "Maine's New Mobile Home Park Law," dated September 1989.

Strategy E: Mobile Home Park Location: Amend the Land Use Ordinance by requiring that new mobile home parks either be connected to municipal sanitary sewer system or be located within a two-mile radius of the intersection of Depot Street and Route 1. For mobile home parks not on municipal sanitary sewer system, require that a nitrate/nitrogen study be undertaken to demonstrate that the ground water quality at the proposed property boundaries will not exceed safe drinking water standards when the proposed park is fully occupied.

Policy 3: Small Town Character: Preserve the small town character of the village.

Strategy A: Lot Size, Frontage, Setbacks: For areas served by central water and sewer, amend the Minimum Lot Size ordinance by incorporating lot size, frontage and setback requirements consistent with the pattern of development already in place.

Policy 4: Affordable Housing: Continue current efforts to provide affordable housing opportunities.

Strategy A: Subsidized Housing: Continue existing subsidized housing for qualified, low income people.

Strategy B: Medium-Priced Housing: undertake efforts to enhance the ability of Waldoboro residents to afford at least medium-priced housing (see Economy Goals, Policies and Strategies).

Strategy C: Private Efforts: Encourage private groups and organizations to become more involved in providing affordable housing opportunities.

Strategy D: housing Rehabilitation: Apply for community Development Block Grant funds to rehabilitate substandard housing.

Washington Comprehensive Plan

The Washington comprehensive plan was approved by town voters in 2005. In the housing section, key trends were briefly noted, with the following conclusion made:

Situated midway between Rockland and Augusta, with a favorable tax rate in comparison to neighboring towns, Washington is a boom town in terms of residential housing. The Town is one of the fastest growing communities in Midcoast Maine. Income levels compare favorably with other areas. However, housing costs are rising faster than incomes and there is a shortage of housing.

Applicable goals, policies and implementation strategies from the Washington comprehensive plan that are related to housing are placed below.

Goal I: To preserve the town character and assure that it remains a thriving place which will attract compatible residential and commercial development.

Policy A: *Improve the character of downtown, and allow the village to become more of a center.*

Implementation 2: Identify a designated area for more housing and business opportunities.

Implementation 7: Direct Selectmen to appoint an ongoing committee to consider future housing needs for the anticipated growth in town population

Goal II: To protect the town's rural character, maintain its visual quality, and acknowledge the value of its watersheds, lakes, forest, and farmland.

Policy B: Encourage preservation of open spaces.

Implementation 1: Utilize cluster housing concepts.

VIII. Public Participation

Community meetings were held in the study area towns in order to inform municipal officials, residents and businesspeople of the housing and demographic trends observed, and the quantified need for affordable housing as documented in this Housing Assessment. The meetings sought public comments, suggestions and guidance on responding to housing needs. To supplement these meetings, surveys were distributed. The survey form is placed at the end of this section. A summary of the community meetings and surveys is presented in this section.

Community: Washington

Venue: Town Office-Library Meeting Room

Date: April 26, 2006

Selectmen and attendees noted that working people from the coast were increasingly moving inland because Washington was more affordable than those places. There was also consensus that more town residents, especially new arrivals, are commuting to Augusta for work. The issue of providing elderly housing was of particular interest to many in attendance.

Ninety-four surveys were completed. Most survey respondents indicated that they spent more than 30% of their income on housing. Three-quarters reported that housing costs were increasing faster than their incomes. Support was quite strong for elderly housing in the community, and a majority favored housing rehabilitation as well. Although support for multi-family housing in the Town outnumbered outright opposition by a factor of 2-to-1, a large number of unsure responses meant that only about half of the respondents favored it as a strategy.

Community: Union

Venue: Town Office Meeting Room (Video Recorded)

Date: June 6, 2006

Selectmen agreed with the affordable housing need documented in the Housing Assessment. Sentiment was expressed that the town should apply for programs that could help alleviate the housing need in part. It was noted that even though Union is not a 51% LMI (Low-Moderate Income) community, through the use of income surveys, the Town could apply for CDBG funds. It was stated that current village zones do not allow for small lots and infill. Accordingly rezoning should be considered, and may help take pressure off of the scenic hills and farmlands, which are seeing more development pressures.

Only a handful of surveys were completed. So, these findings have limited utility. Respondents indicated that they spent more than 30% of their income on housing and most reported that those costs were increasing faster than their incomes. Respondents favored elderly housing in both the community and region, and most favored rehabilitation, multi-family, and subsidized housing strategies in both the town and region as well. Most respondents opposed mobile home parks in both the community and the region as a whole.

Community: Waldooboro

Venue: Town Office Meeting Room (Video Recorded)

Date: July 25, 2006

Selectmen and members of the public in attendance recognized the need for affordable housing for working families. It was noted that Waldooboro already does provide a significant amount of subsidized housing and mobile home parks for the region; in fact, disproportionately more in comparison to the three-town study area and to the county as a whole. Accordingly, it was suggested that focusing efforts on other types of housing needs for elderly and middle income groups might be worthwhile. It was suggested, however, to work with those in most need and to help them better understand and adequately budget for their housing costs. The acute demand for job opportunities with the closing of Osram-Sylvania was mentioned. Strategies discussed to bring employment and suitable housing included tax increment financing at the municipal level, and potentially through inter-local agreements with several communities for grant opportunities.

As with Union, only a few surveys were completed. So, these findings have limited utility. Most respondents indicated that they did not spend more than 30% of their income on housing but all reported that housing costs were increasing faster than their incomes. All respondents favored elderly housing and single family homes in both the town and region. Most respondents opposed new or expanded mobile home parks and subsidized housing in the town and but not in the region as a whole.

MULTI-TOWN HOUSING ASSESSMENT SURVEY

1. My city or town of residence is _____.
2. Circle one: I am a YEAR-ROUND OR SEASONAL RESIDENT
3. I've lived in my current home for _____ years.
4. Circle one: I am SELF-EMPLOYED, RETIRED, work for a PRIVATE EMPLOYER, or the PUBLIC SECTOR
5. Circle one: I work PART TIME, FULL TIME, SEASONALLY, RETIRED, SEEKING WORK, NOT APPLICABLE.
6. If working, my place of work is most often in this city or town: _____.
7. Circle one: My home is STICK-BUILT, MODULAR, MOBILE HOME, OTHER, OR UNSURE.
8. Circle one: My home is DETACHED (ON ITS OWN LOT), ATTACHED, APARTMENT BUILDING, OR OTHER.
9. Circle one: I OWN OR RENT my home.
10. On average, my household spends more than 30% of its income on monthly housing costs (mortgage, rent, property taxes, utilities, etc.)? Circle one: YES OR NO
11. Over the past several years, my housing costs (mortgage, rent, property taxes, utilities, etc.) increased faster than my household income? Circle one: YES OR NO
12. I believe that there is a lack of affordably-priced housing IN MY TOWN? Circle one: YES OR NO
13. I believe that there is a lack of affordably-priced housing IN THE REGION? Circle one: YES OR NO

I favor, oppose or am unsure of the development of the following IN MY TOWN:

14. Housing Projects for Elderly:	FAVOR	OPPOSE	UNSURE
15. Housing Rehab.:	FAVOR	OPPOSE	UNSURE
16. Mobile Home Parks:	FAVOR	OPPOSE	UNSURE
17. Multi-Family Homes:	FAVOR	OPPOSE	UNSURE
18. Single Family Homes:	FAVOR	OPPOSE	UNSURE
19. Subsidized Housing Projects:	FAVOR	OPPOSE	UNSURE

COMMENTS: _____

I favor, oppose or am unsure of the development of the following IN THE REGION:

20. Housing Projects for Elderly:	FAVOR	OPPOSE	UNSURE
21. Housing Rehab.:	FAVOR	OPPOSE	UNSURE
22. Mobile Home Parks:	FAVOR	OPPOSE	UNSURE
23. Multi-Family Homes:	FAVOR	OPPOSE	UNSURE
24. Single Family Homes:	FAVOR	OPPOSE	UNSURE
25. Subsidized Housing Projects:	FAVOR	OPPOSE	UNSURE

COMMENTS: _____

Use the back of this survey for additional comments.

**Please return this completed survey to MCRPC, 166 Main St., Ste. 201,
Rockland, ME 04841, or fax to 594-4272.**

IX. Appendix A

Field Survey (Windshield Survey) and Assessing Records Analysis Prepared by Kevin Bunker, Spruce Head, Maine. July 17, 2006

Introduction and Methodology

The purpose of the windshield survey condition ratings is to identify the areas in the community that have a high number of substandard housing units. These condition rating should be evaluated in the aggregate rather than individually to gain an impression of overall housing conditions. The windshield survey evaluates the external conditions by examining the foundation, chimney, windows, doors, roofing, siding, paint, and yard. Because the windshield survey only evaluates what can be seen from the street, it is not ultimately reliable as a final indicator of the condition of a single home. A similar survey conducted in Rockland in 2003 did find a correlation between windshield survey results and Tax Assessor's ratings, much as was found in Waldoboro in 2006. Thus, windshield survey results, while they may provide clues as to potential candidates for rehabilitation, are most appropriate when used to gain an accurate impression of the total amount and general areas of relative blight in the surveyed communities.

The following standards were used in assessing and evaluating the housing stock of Waldoboro and Washington. A housing unit was considered to be substandard if it received a rating of either Needs Improvement or Poor.

1. Housing Types/Definitions

When administering the windshield survey, housing type was determined using the following classifications:

Single-family Housing

- All residential structures built for and having single-family or single household occupancy.
- Modular housing
- Double-wide mobile homes
- Stick-built

Multi-family Housing

- Market rate apartments
- Structures with two or more residential units (at least one of which is for rent)

Mobile Homes

- Single-wide mobile homes only

Specialized Housing

- Low-income apartments, subsidized housing
- Elderly apartments, assisted living facilities, nursing homes, retirement villages
- Housing cooperatives
- Condominiums
- Boarding homes, group homes

2. Housing Assessment Factors

The following were factors considered in the rating of individual housing units:

- Grounds/Yard
- Foundation
- Steps/Deck/Porch
- Exterior Walls
- Doors & Windows
- Roof
- Chimney
- Paint
- Gutters

3. Assessment Ratings

Housing units that were evaluated received an overall rating using the following categories:

Good

Structurally sound and the housing unit and property are well-maintained.

Fair

Structurally sound and adequate housing unit with some minor defects.

Needs Improvement

Some visible defects, and minor structural work needed (considered substandard).

Poor

Substandard living conditions, poor upkeep of property and house, structural problems and obvious defects.

4. Survey Coverage

In Waldoboro and Washington, only housing units that could be seen from public rights of way were evaluated. In both Towns, meetings were held with their respective steering committees to identify potential areas of substandard housing. These areas were surveyed first to find the most blighted areas. The survey was then supplemented in each case surveying first the core areas of the Town, which are the oldest and can therefore expected to have a somewhat greater measure of physical deterioration, and then expanding outward until the pre-determined percentage of units has been surveyed. A 60% survey was determined to be appropriate for Waldoboro due to the availability of assessing data to supplement windshield survey results and the larger absolute size of the Town. With Washington, 75% was deemed to be more appropriate. Due to the lack of supplemental data, it was determined to be best to reduce the potential error by expanding the survey coverage. The smaller overall size of the Town made this feasible.

5. Results

Windshield survey results from Waldoboro and Washington are combined in the following sections with assessing data in the cases of Waldoboro and Union. The result is a summary of housing conditions as recorded by both the survey and by the Towns themselves. The survey was conducted in June and July of 2006.

Union

Assessing Records

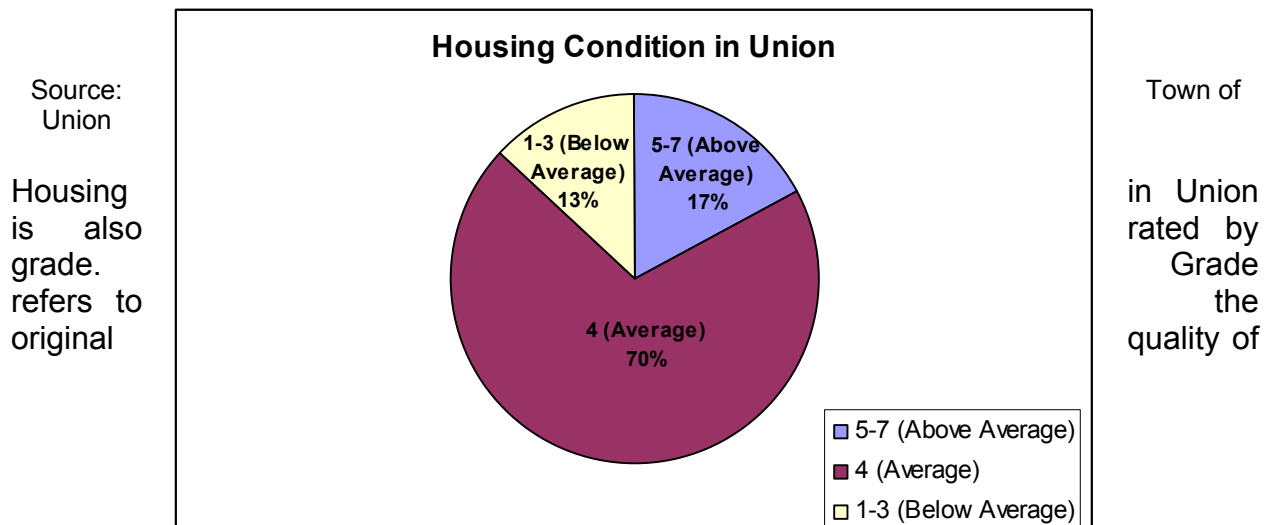
The Town of Union's 2005 assessing records show 1,088 housing units. This number lies between the Census 2000 figure of 1,052 and the 1,158 that would be expected based on the number of building permits issued between 2000 and 2004 and can thus be assumed to be reasonably accurate.

The proportions of housing units which were classified as "single-family", "multi-family", and "mobile home and other" were proportional with the 2000 Census classifications.

Union Housing Unit Type		Single Family	Multi-Family	Mobile & Other
Assessor	Number	890	110	88
	Percent	82%	10%	8%
Census	Number	869	74	109
	Percent	83%	7%	10%

Source: Census, Town of Union

According to assessing records, housing condition in Union is generally adequate. Housing condition is rated on a 7-point scale, with 7 being the highest. Ratings of 3 or less are considered substandard. Overall, 87% of housing units in Union were considered to be adequate (rated 4 and above). A full 70% were rated as Average (a rating of 4). Of the 13% rated as substandard, most of these (114 out of 141, or 81%) received a rating of 3 (Below Average).



construction of the home as opposed to its actual physical condition. Grade is rated on a 6-point scale with 6 being the highest. 72% of all housing units in Union received a grade of either 2 or 3 (Grades D and C, respectively), although 91 units, or over 8%, were of the lowest quality construction (Grade E).

A particular focus on the attributes of substandard housing in Union revealed some not-surprising trends. Substandard housing, defined as a condition rating of 3 or lower, tended to be older and of lower quality construction than housing in general. It is important to note that these conditions do not correlate with one another. Older housing (built prior to 1950) actually has a higher mean grade (3.2) than the Town as a whole (2.8). Thus, substandard housing is very likely to be found when both of these conditions are met.

The inventory of substandard housing in Union was also found to contain a relatively high percentage of multi-family units. Twenty-two out of 141, or 16%, of substandard units were multi-family, compared to 10% for all housing units.

The median year built for substandard housing in Union is 1949, while the median for all housing is 1975. The means for both distributions are about 30 years previous in each instance, showing that in each case the average is skewed by a relatively small number of very old homes. The mean grade for substandard homes in Union is 2.3, compared to 2.8 for the Town as a whole. Finally, substandard single-family homes in Union also tended to be about 10% smaller in size than the Town's single-family housing in general, averaging around 920 square feet, compared to 1,020 square feet for the Town as a whole.

Washington

Windshield Survey Data

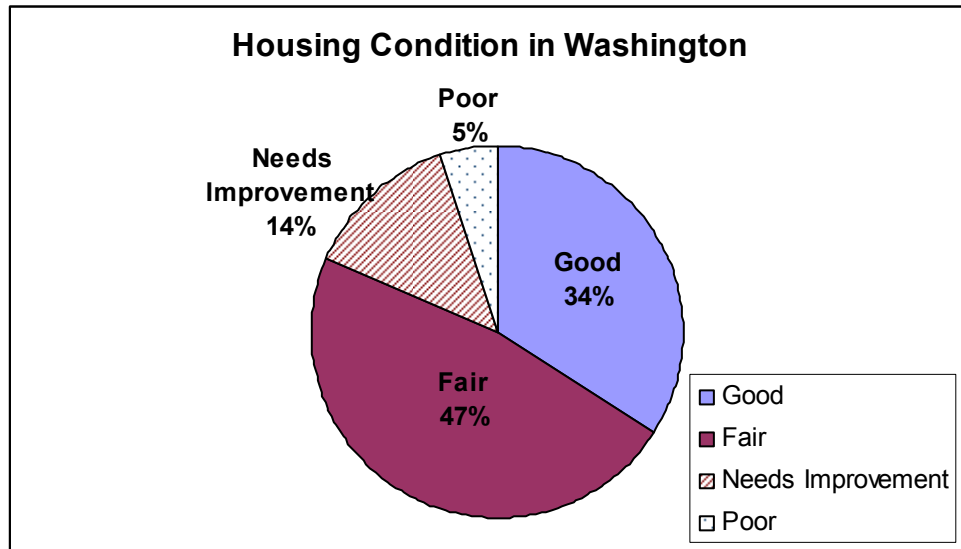
For the Town of Washington, assessing data provided contained no information regarding a count of housing units or any physical characteristics of housing units. Therefore, the following analysis includes only data obtained from the windshield survey. When the 67 building permits issued from 2000 to 2004 are added to the Census 2000 count of 694 units, a total of 761 housing units is expected to be found in the entire Town. Of these, 572, or 75%, were surveyed in July 2006. As in the case of Union, the accuracy of proportions of housing type derived from Census data are confirmed by supplemental data, in this case the windshield survey results shown in the table below.

Washington Housing Unit Type				
		Single Family	Multi-Family	Mobile & Other
Survey	Number	462	7	103
	Percent	81%	1%	18%
Census	Number	573	10	111
	Percent	83%	1%	16%

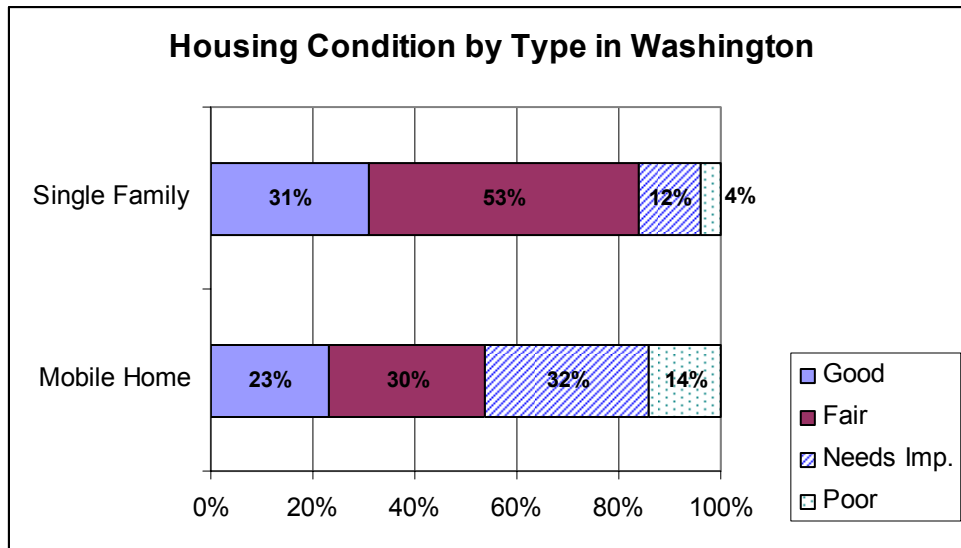
Source: Census, Windshield Survey 2006

Traditional single-family housing in Washington accounted for 81% of all housing units surveyed, and 69 single-family mobile homes accounted for 63% of remaining units. In addition to Washington Manor, a 34-bed nursing home which is not classified as comprising housing units according to the Census definition, 7 multi-family units were surveyed. Since housing in Washington consists of nearly all single-family traditional and mobile homes, only these categories will be highlighted in the following analysis.

Overall, 19% of housing (107 units) in Washington was found to be in substandard condition. This included 75 single-family homes (16% of the total), and 32 mobile homes (46% of the total). So, while mobile homes were nearly three times as likely to be in substandard condition, their lower absolute number means that they are less of an overall problem.



Source: Windshield Survey 2006



Source: Windshield Survey 2006

Waldoboro

Waldoboro was the only town for which assessing records regarding housing condition were available to complement the windshield survey conducted. This means that an additional level of analysis can be conducted in Waldoboro. Not only can findings from the windshield survey and assessing data be reviewed separately, but they can also be analyzed for correlations between them.

Adding the 2,360 housing units counted in Census 2000 to the 141 building permits issued between 2000 and 2004 means there are expected to be around 2,501 housing units in Waldoboro, although only 2,059 are recorded in Town assessing records. Of these, 1,511 were surveyed in June and July, 2006, just over 60% of all expected housing units. Survey, Census, and assessing records show quite a bit of variation for Waldoboro. Variation between survey and Census data is attributable to the classification of subsidized housing as specialized in the survey and as multi-family in the Census. Variation between assessing records and the Census appears to be

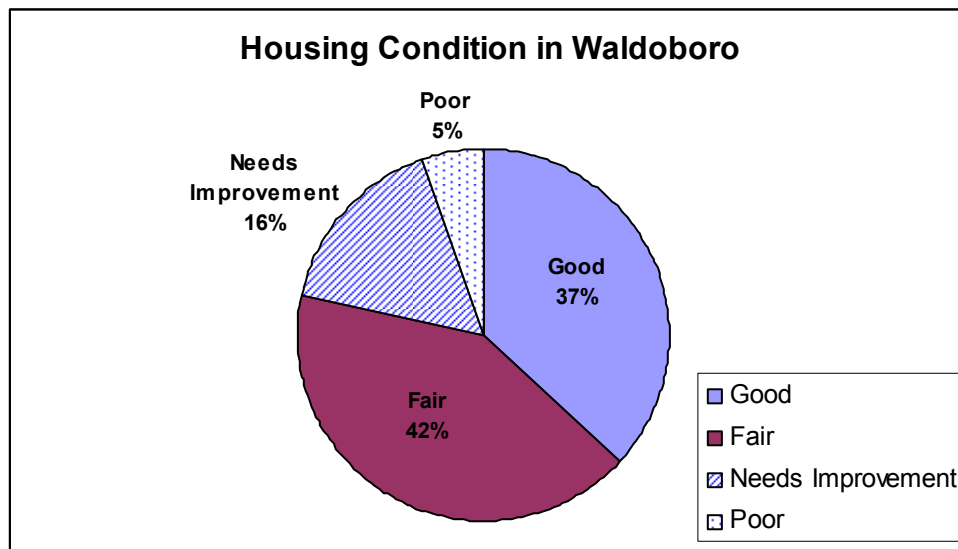
primarily due to lack of inclusion of many of the largest apartment buildings in town as housing units. This may also account for much of the difference between the 2,059 units recorded in assessing data and the 2,501 expected based on Census data and building permits.

Waldoboro Housing Unit Type				
		Single Family	Multi-Family	Mobile & Other
Survey	Number	1036	91	384
	Percent	69%	6%	25%
Census	Number	1621	257	482
	Percent	69%	11%	20%
Assessor	Number	1780	125	154
	Percent	86%	6%	7%

Source: Census, Town of Waldoboro, Windshield Survey 2006

Windshield Survey Data

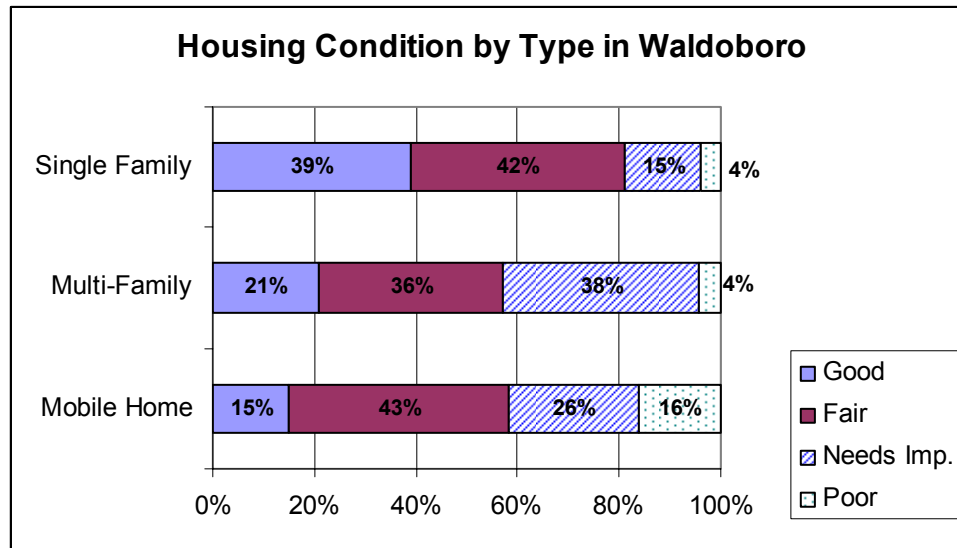
Overall, 22%, or 327 units, were found to be in substandard condition. The distribution of these results compares quite closely with that of Washington, above. Housing units in adequate condition are split fairly evenly between Good and Fair, with a slight bias toward the latter in each instance. While most substandard homes did not receive the lowest rating in either Town; there is in both instances a small but still significant number of housing units in very poor physical condition.



Source: Windshield Survey 2006

A breakdown of housing condition by type shows that, like Washington, traditional single-family homes are more likely to be in good or fair condition than other housing types. Specialized housing was omitted because it is typically subject to additional state and federal requirements regarding physical condition and thus is nearly always found to be in adequate condition. Overall, only 19% of single-family homes were found to be substandard, compared to 43% of multi-family units and 42% of mobile homes. Again, the much higher absolute number of substandard single family homes (195) means that

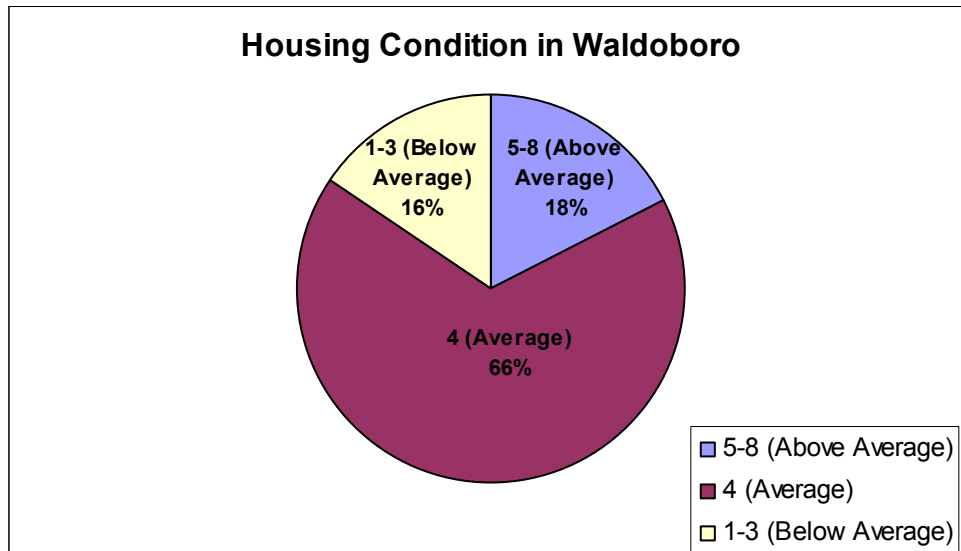
despite the higher percentages, substandard multi-family (39 total units) and mobile homes (93 units) pose less of a concern overall.



Source: Windshield Survey 2006

Assessing Records

Although Waldoboro assessing data records housing units slightly differently than the windshield survey or Census, useful information can still be obtained. A snapshot of three indicators of the overall housing stock, namely condition, grade, and year built shows that housing in Waldoboro, although fairly old, is for the most part in adequate condition. Waldoboro uses an assessing system similar to that of Union. Condition is rated from 1 to 8, with 8 being the highest. Grade is rated from 1 to 6, with 6 being the highest. The mean condition rating for a housing unit in Waldoboro according to assessing records is 4.0 (Average), while the mean grade is 3.0 (Grade C or Average). The median year built is 1970, while the mean is, as in the case of Union, some 30 years earlier due to very old homes (1938). The graph below illustrates that, much like Union and Washington, while most of the housing in Waldoboro is in adequate condition, there is a significant amount of substandard housing (304 units according to assessing records).

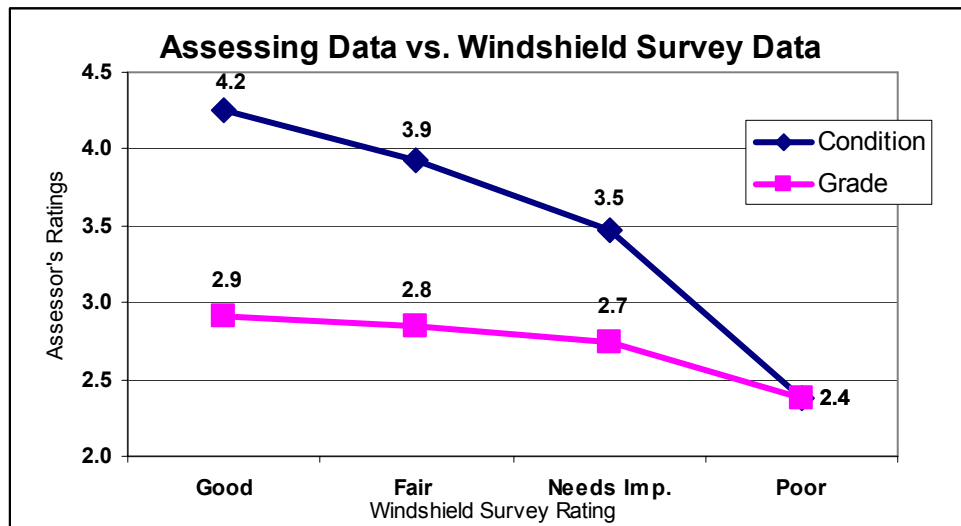


Source: Town of Waldoboro

Assessing Records and Windshield Survey Data

The accuracy of both the windshield survey and the assessing data is confirmed by the fact that both condition and grade, as assessed, exhibit a linear relationship with observed exterior conditions as evaluated by the windshield survey. Despite some differences in methods of counting housing units and different rating systems, it is clear that both data sources are representative of actual conditions since the relationship between them is quite strong. The graph below shows that both the condition and grade decrease with a lower ranking on the windshield survey.

Importantly, in the case of both condition and grade, a sharper drop-off is seen when approaching the poor rating on the windshield survey. In part, this may reflect the greater category differentiation in the assessing data. However, this also provides strong support for the hypothesis that, although housing condition in Waldoboro is generally adequate, the worst properties are in truly abysmal condition and are in great need of improvement.



Source: Town of Waldoboro, Windshield Survey 2006

3-Town Summary of Substandard Housing

All analyses in all Towns indicated a comparable percentage of substandard housing units. In terms of both percentage and absolute number of units, the problem of substandard housing is most significant in Waldoboro.

Town	% of Substandard Units
Union	13%
Washington	19%
Waldoboro	22%

Source: Towns of Union and Waldoboro, Windshield Survey 2006

IX. Appendix B

Resources

1. Regional Initiatives:

The **Maine Affordable Housing Network (MAHN)** is a coalition of volunteers, local officials and community development professionals that provides forums for discussion and legislative advocacy, technical assistance, education and resource development. It is the Maine component of and counterpart to the New England Housing Network.

Partners: Coastal Enterprises Inc.

Funding Source: U.S. Dept of Housing and Urban Development.

Services Provided: Professional development opportunities and forum to promote legislative solutions to Maine's housing problems. The MAHN also publishes a monthly newsletter that is the "paper of record" concerning housing initiatives and resources in the state.

Contact: Coastal Enterprises Inc.
PO Box 268, Wiscasset, ME 04578
207/882-7552; FAX: 207/882-4457
hlb@ceimaine.org
<http://www.ceimaine.org/content/view/80/122/>

The **Maine Housing Technical Assistance Consortium** provides technical assistance to local governments, non-profit corporations, and private developers that are developing or managing affordable housing in Maine.

Partners: Coastal Enterprises Inc., Maine Dept of Economic and Community Development, Maine Dept of Mental Health and Mental Retardation, and Maine State Housing Authority.

Funding Source: U.S. Dept of Housing and Urban Development.

Services: Technical Assistance to promote organizational development for non-profit groups (strategic planning, fund-raising, financial management systems, etc.), and project specific technical assistance to assist in the accomplishment of a defined objective (financial packaging, site selection, feasibility analysis, etc). The consortium has also published "A Resource Guide for Nonprofit Housing Developers."

Contact: Cyndy Carney, Technical Assistance Coordinator
Coastal Enterprises Inc.,
PO Box 268
Wiscasset, ME 04578
(207) 882-7552
cwc@ceimaine.org
www.mainehousing.org/metac

The **Great American Neighborhood Program** provides technical and financial assistance to non-profit and for-profit developers that build compact, mixed use, predominantly residential developments that capture the best attributes of older residential neighborhoods in town centers. A Great American Neighborhood development is one that 1) is walkable from end to end, 2) has a civic core, a mix of neighborhood uses, an interconnected street network, and recognizable boundaries that separate it from other neighborhoods, 3) is built to a human scale, and 4) provides for both chance meetings and personal privacy through their street, sidewalk and lot design.

Partners: Maine Municipal Bond Bank, the Maine Departments of Environmental Protection and Economic and Community Development, the State Planning Office, and the U.S. Environmental Protection Agency.

Funding Source: U.S. Environmental Protection Agency and the Maine Municipal Bond Bank.

Services Provided: Limited Technical Assistance is available from Maine State Planning Office Staff; grants are available to pay for a portion of design costs and low interest loans are available to fund the cost of sewer line extensions.

Contacts:

John DeVecchio, Phase I Design Application
State Planning Office, 287-8058
Karen Asselin, Phase II Loan Application
Maine Municipal Bond Bank, 622-9386
Bill Brown, Sewer Construction Department, Maine DEP, 287-2111

2. Government Agencies and Non-Governmental Organizations:

Community Action Agencies: Penquis CAP and Coastal Economic Development

Services: Penquis CAP and Coastal Economic Development offer a broad list of housing services to communities. Programs include: Above-Ground Storage Tank Removal, Affordable Homeownership Education, Central Heating Improvement Program, Central Maine Power Credit Screening and Administration, Community Housing Development Technical Assistance, Emergency Crisis Intervention Program (ECIP), Electric Lifeline Program (ELP), Energy Conservation & Weatherization Program, Family Development Accounts, Home Repair Network, Residential Property Services & Technical Assistance,

Telephone Lifeline Program, Home Repair Network, and the Tank Wrap Program. In addition, lending products for home buying and rehabilitation and development of multi-unit affordable housing are offered.

Funding: Funding for housing services is derives primarily from state and federal agencies such as HUD, Rural Development, MSHA, and the Maine CDBG program.

Coastal Economic Development Corporation

Serving Cumberland, Lincoln, & Sagadahoc Counties

Contact: 39 Andrews Road
Bath, Me 04530
442-7963
1-800-221-2221

Penquis CAP, Inc. Serving Knox, Penobscot and Piscataquis Counties

Contact: Rockland Office
170 Pleasant Street
Rockland, ME 04841
Phone: (207) 596-0361 or 1-800-585-1605
Fax: (207) 594-2695
www.penquiscap.org

Coastal Enterprises Inc. (CEI) is a non-profit corporation that promotes economic and community development through a wide range of projects throughout Maine. It has a historic focus on using innovative credit, organizational structures, and other business tools to help underserved populations in the Midcoast region. CEI provides technical assistance to developers and nonprofit organizations; manages its own and other owners' properties; and provides leadership to a variety of education and advocacy efforts. In addition, the program operates a revolving loan fund for interim financing capitalized at \$2.25 million and develops its own projects statewide.

Funding: CEI is funded through a combination of direct appropriations from local communities, grants, and contracts. Its housing related programs are funded primarily by the Maine Department of Community and Economic Development, the Maine State Housing Authority, the U.S. Dept of Housing and Urban Development, and the U.S. Environmental Protection Agency

Contact: Bobbi Jo Collamore, Program Assistant
Coastal Enterprises Inc.,
P.O. Box 268
Wiscasset, Maine 04578
207/882-7552, ext.134 FAX: 207/882-4457
bjc@ceimaine.org

Eastern Maine Development Corporation (EMDC) is a non-profit corporation that promotes economic and community development in Hancock, Knox, Penobscot, Piscataquis, Waldo, and Washington Counties.

Services: EMDC provides a wide range of services to communities, non-profit organizations, and businesses in its service area. EMDC works with local governments on a contract basis to conduct feasibility studies, market assessments and housing inventories. Through its relationship with the Mid Coast Regional Planning Commission, EMDC provides direct assistance to communities in developing Comprehensive Plans and Land Use Ordinances. EMDC also provides technical assistance at no cost to communities in Knox, Waldo, Piscataquis, and Penobscot Counties interested in applying to the Maine Community Development Block Grant Program. Application writing is provided on a fee basis.

Funding: EMDC is funded through a combination of direct appropriations from local communities, grants and contracts. Its housing related programs are funded primarily by the Maine Department of Community and Economic Development and the Maine State Planning Office, although they have worked with Rural Development, Maine State Housing, and others.

Contact: Mike Bush, Director of Community Economic Development
EMDC
PO Box 2579
Bangor, ME 04401
(207) 942-6389
mbush@emdc.org
<http://www.emdc.org/>

Federal Home Loan Bank of Boston is one of 12 regional wholesale banks in the Federal Home Loan Bank System

Services: Nearly 500 banks in six New England states bank with Federal Home Loan Bank of Boston. Using private sector capital, it provides funds for residential mortgages and community development loans to its member financial institutions, including banks, thrifts, credit unions, and insurance companies. The bank also lends to nonmember institutions such as state housing finance agencies primarily to promote the funding of low to moderate income housing in the region.

Contact: 111 Huntington Ave., 24th Fl.
Boston, MA 02199-7614
Phone: 617-292-9600
Fax: 617-292-9645
<http://www.fhlbboston.com>

Lincoln County Planner is a county-hired land use planner who offers land use planning technical assistance to towns in Lincoln County.

Services: Comprehensive planning, transportation planning, and land use ordinance drafting and development review.

Funding: Lincoln County, state and municipal contracts

Contact: Robert Faunce, Lincoln County Planner
High Street
P.O. Box 249
Wiscasset, ME 04578 or
183 Main Street Lewiston, ME 04240
(207) 784-2617
fax: (207) 784-6118.
rfaunce@megalink.net

Maine Association of Realtors Foundation. The purpose of the REALTORS® Affordable Housing Fund is "to provide financial resources to groups and organizations for the purpose of funding activities, programs and services which directly or indirectly expand, create, maintain or encourage development of decent, suitable shelter and housing opportunities in Maine, including heating assistance for individuals and families with low, very low or no income."

Contact: suzanne@mainerealtors.com
<http://marfoundation.org/>

Maine Department of Economic and Community Development (DECD) is Maine state government's lead agency on community development matters. Through its **Community Development Block Grant Program (CDBG)**, it provides approximately \$15 million annually to small and mid-size communities to fund projects that improve the quality of life for low and moderate income residents.

Services: The CDBG program provides grants and grant/loan combinations on a competitive basis to towns, cities, plantations, and counties to fund improvements to public infrastructure and public facilities, to improve housing for low and moderate-income individuals, and to create jobs for low and moderate-income individuals. CDBG grants funds to local governments on a contract basis to conduct housing stock assessments, to build water lines, roads, and sewer lines in support of new housing, to remedy threats to health and safety in private homes, and to construct housing for targeted groups. DECD contracts with EMDC to provide general technical assistance at no cost to communities

interested in applying to the Maine Community Development Block Grant Program.

Funding: The CDBG program is funded through a block grant from the U.S. Department of Housing and Urban Development and state matching funds.

Contact: Orman Whitcomb, CDBG Program Director
Office of Community Development
111 Sewall Street, 3rd Floor
59 State House Station
Augusta, ME 04333-0059
(207) 624-9819
orman.whitcomb@state.me.us
www.meocd.org

Maine State Housing Authority (MSHA) is a state chartered authority that is Maine's lead agency on housing issues. MSHA is authorized to issue bonds with the full faith and credit of the state of Maine and to use the resulting funds and leveraged grants to package targeted low interest loans in order to provide safe, decent housing to Maine citizens.

Services: MSHA provides a wide range of loan products and technical assistance to homeowners, non-profit organizations, and for-profit developers to support the creation and rehabilitation of single family, multi-unit, and congregate housing. MSHA offers state-wide programs to home owners including loans to support rehabilitation, lead removal, and down payment assistance. MSHA also offers loans to businesses and organizations to finance the creation of special needs housing including homeless shelters, assistant living, adult family care, nursing homes, group homes and other targeted congregate housing. MSHA also provides loans to encourage the construction and rehabilitation of apartment buildings and publishes the state's most comprehensive collection of studies and handbooks regarding Maine housing laws, stock, and markets.

Supportive Housing Program - MSHA provides reduced interest rate mortgage financing and subsidy funding to eligible nonprofit sponsors to create housing for persons with special needs. The program may be used for the purchase, purchase and rehab, or new construction of facilities such as transitional housing, group homes, emergency shelters, and supported or independent apartments.

Rental Housing Program - MSHA's rental housing program administers several loan programs meant to encourage the development of rental housing with varying numbers of units. They also administer the Preservation Financing Program, which is meant to preserve the future affordability of MSHA-financed Section 8 projects. MSHA also partners with Community Action Programs to carry out the LIHEAP program to help Maine renters and owners with low incomes pay their heating bills.

Housing Tax Credit - The Housing Tax Credits are a federal resource allocated in Maine by MSHA. The credits are allocated to developers, who sell (syndicate)

them to corporate investors. Money raised from the sale is used as equity in the developer's rental housing project, as part of MSHA's Rental Loan Program.

Tax Increment Financing - Under this MSHA program, municipalities can use tax increment financing (TIF) to assist affordable housing projects and support related infrastructure, including local schools. Municipalities using TIF also benefit from a tax shelter because increased property value within a TIF District is excluded from a municipality's total assessed value. As a result, improvements within an affordable housing TIF District will not result in decreases in State revenue sharing and education subsidies or increases in County taxes. To assist municipalities in using TIF for affordable housing, MSHA has developed the Affordable Housing Tax Increment Financing Program Guide, now available on MSHA's website at www.mainehousing.org. The Program Guide discusses statutory requirements, suggests options for compliance, and defines the process for obtaining MSHA approval.

Funding: MSHA is funded through a combination of bond issues, direct appropriations, grants, and contracts.

Contact: Mike Martin
Maine State Housing Authority
353 Water Street; Augusta, ME 04330-4633
207-626-4600; 1-800-452-4668
Fax 207-626-4678; TTY 1-800-452-4603
www.mainehousing.org

Maine State Planning Office (SPO) is Maine state government's lead agency on land use planning. SPO works in partnership with organized towns, plantations, counties, and regional planning organizations to develop comprehensive plans, land use ordinances, and innovative programs.

Services: SPO provides technical assistance to communities directly and through its contracts with regional planning organizations to support the development of local comprehensive plans and land use ordinances. The office also develops policy recommendations and offers initiatives such as the Great American Neighborhood Program. SPO contracts with the Mid-Coast Regional Planning Commission and works directly with local governments in their efforts to develop land use ordinances that encourage the development of affordable housing. SPO also will work with developers through the Great American Neighborhood Program to fund design and selected infrastructure improvements.

Funding: SPO is funded through a combination of direct appropriations and grants.

Contact: State Planning Office; 84 State Street
38 State House Station
Augusta, ME 04333
(207) 287-3261; 1-800-662-4545
www.state.me.us/spo

Mid-Coast Regional Planning Commission (MCRPC) is a non-profit corporation that promotes sound land use planning and community development in Knox and Waldo Counties.

Services: MCRPC works with local governments on a contract basis to conduct planning studies, and housing inventories and to develop comprehensive plans and land use ordinances.

Funding: MCRPC is funded through a combination of direct appropriations from local communities, grants, and contracts. Its housing related programs are funded primarily by the Maine Department of Community and Economic Development and the Maine State Planning Office.

Contact: Mid-Coast Regional Planning Commission
166 Main Street, Suite 201
Rockland, ME 04841
(207) 594-2299
MCRPC@midcoast.com
www.midcoastplanning.org

United States Department of Agriculture, Rural Development (RD) is one of the federal agencies that focus on rural housing. RD provides grants and loans to promote the development and rehabilitation of affordable housing in rural areas and small towns (population less than 10,000).

Services: RD provides low interest loans to for-profit and non-profit developers to promote the construction of affordable multiunit and congregate housing. RD also provides low interest loans and grants to targeted income eligible home owners to repair existing homes.

Funding: RD is funded through direct federal appropriations.

Contact: USDA Rural Development, Rural Housing Service
28 Gilman Plaza, Suite 3
Bangor, ME 04401-3550
(207) 990-3676; fax (207) 990-5092
www.rurdev.usda.gov/me

United State Department of Housing and Urban Development (HUD) is one of the federal agencies that focus on housing. HUD offers grants to communities to fund housing projects that serve targeted populations as well as funding many state and regional housing and community development efforts.

Services: HUD provides a wide range of grant funds to cities, states, and communities. Although states and major metropolitan areas receive the vast majority of HUD's funds, grants are available to communities to fund specialized housing and community development projects.

Funding: HUD is funded through direct federal appropriations.

Contact: Bill Burney, Field Office Director
HUD Bangor Field Office;
202 Harlow Street
Chase Building, Suite 101
Bangor, ME 04402-1384
(207) 945-0468
www.hud.gov