



130th MAINE LEGISLATURE

FIRST REGULAR SESSION-2021

Legislative Document

No. 1246

H.P. 912

House of Representatives, March 25, 2021

**Resolve, To Study Best Practices and Different Area Needs for
Development of Affordable Homes and Expanding Home
Ownership in Maine Communities**

Received by the Clerk of the House on March 23, 2021. Referred to the Committee on Labor and Housing pursuant to Joint Rule 308.2 and ordered printed pursuant to Joint Rule 401.

A handwritten signature in cursive script that reads "R B. Hunt".

ROBERT B. HUNT
Clerk

Presented by Representative GERE of Kennebunkport.
Cosponsored by Representatives: ARFORD of Brunswick, BAILEY of Gorham, CLOUTIER of Lewiston, GEIGER of Rockland, MORALES of South Portland, OSHER of Orono, SACHS of Freeport, SYLVESTER of Portland.

1 **Sec. 1. Commission established. Resolved:** That the Commission to Study Best
2 Practices and Different Area Needs for Development of Affordable Homes and Expanding
3 Home Ownership in Maine Communities, referred to in this resolve as "the commission,"
4 is established.

5 **Sec. 2. Commission membership. Resolved:** That, notwithstanding Joint Rule
6 353, the commission consists of 13 members appointed as follows:

- 7 1. Two members of the Senate, appointed by the President of the Senate;
- 8 2. Three members of the House of Representatives, appointed by the Speaker of the
9 House of Representatives;
- 10 3. One representative from the Department of Health and Human Services, appointed
11 by the Governor;
- 12 4. One representative of a statewide organization focused on providing safe housing
13 for people in the State and on promoting the development of affordable housing, appointed
14 by the Governor;
- 15 5. One representative of a statewide organization that provides assistance to and
16 advocacy for first-time home buyers, appointed by the Governor;
- 17 6. One representative of a statewide organization that provides assistance to and
18 advocacy for veterans of the Armed Forces of the United States seeking to become first-
19 time home buyers, appointed by the Governor;
- 20 7. One representative of a statewide organization of developers focused on building
21 affordable housing, appointed by the Governor;
- 22 8. One representative of a statewide organization focused on making financing for
23 first-time home ownership available to people in the State, appointed by the Governor; and
- 24 9. Two individuals with expertise in working to create affordable home ownership in
25 their regions and with an understanding of the challenges facing prospective home buyers,
26 including home buyers from communities of color, indigenous communities and immigrant
27 communities, appointed by the Governor.

28 **Sec. 3. Chairs. Resolved:** That the first appointed member from the Senate and the
29 first appointed member from the House of Representatives shall serve as cochairs of the
30 commission.

31 **Sec. 4. Appointments; convening of commission; number of meetings.**
32 **Resolved:** That, notwithstanding Joint Rule 353, all appointments must be made no later
33 than 30 days following the effective date of this resolve. The appointing authorities shall
34 notify the Executive Director of the Legislative Council once all appointments have been
35 completed. After appointment of all members, the chairs shall call and convene the first
36 meeting of the commission. If 30 days or more after the effective date of this resolve a
37 majority but not all appointments have been made, the chairs may request authority and the
38 Legislative Council may grant authority for the commission to meet and conduct its
39 business.

40 **Sec. 5. Duties. Resolved:** That, with the assistance of the Maine State Housing
41 Authority, the commission shall study the issue of home ownership being out of reach of

1 low-income and moderate-income families and the issue of the market being determined
2 by buyers of seasonal housing, threatening the year-round character of communities and
3 requiring members of families to commute long distances to their places of employment.
4 The study must include a review of:

- 5 1. The extent of the need of affordable housing for families in the State;
- 6 2. Variations in housing markets, local conditions, housing costs and area incomes;
- 7 3. Best practices in local efforts to meet the need for affordable housing; and
- 8 4. The potential for new state resources to address the need for affordable housing in
9 a manner that leverages local efforts and other available resources.

10 **Sec. 6. Staff assistance. Resolved:** That, notwithstanding Joint Rule 353, the
11 Legislative Council shall provide necessary staffing services to the commission.

12 **Sec. 7. Report. Resolved:** That, notwithstanding Joint Rule 353, no later than
13 December 7, 2022, the commission shall submit a report that includes its findings and
14 recommendations, and may include suggested legislation, to the joint standing committee
15 of the Legislature having jurisdiction over labor and housing matters. The joint standing
16 committee of the Legislature having jurisdiction over labor and housing matters may
17 submit legislation based upon the report to the First Regular Session of the 131st
18 Legislature.

19 SUMMARY

20 This resolve creates the Commission to Study Best Practices and Different Area Needs
21 for Development of Affordable Homes and Expanding Home Ownership in Maine
22 Communities. The commission has 13 members consisting of Legislators and others with
23 interest or experience in affordable housing and financing in the State. The commission is
24 required to submit its report to the joint standing committee of the Legislature having
25 jurisdiction over labor and housing matters no later than December 7, 2022.