

**Housing**

**State Goal:** *To promote and work to ensure choice, economic diversity and affordability in housing for low-income and moderate-income households and use housing policy to help address disparities in access to educational, occupational and other opportunities.*

**Town Goal:**

Please note, in these strategies, the term “affordable housing” or “workforce housing” means housing on which the household is paying less than 30% of gross income on housing costs, including utilities, insurance, etc. This is consistent with the U.S. Dept of Housing and Urban Development (HUD)

Policy	Strategy	Responsible Parties	Timeline	Budget
<p><b><i>It is the policy of the town encourage and promote adequate workforce housing to support the community’s and region’s economic development, and ensure diverse housing options for all residents.</i></b></p>	<p>Review policy on tax foreclosed properties, develop a set of criteria to determine cases where conversion to workforce housing be considered.</p>	<p>Town Council, Staff</p>	<p>Immediate</p>	<p>N/A</p>
	<p>Participate in regional meetings or workshops exploring regional strategies to provide stable workforce housing, including homeownership and rental housing.</p>	<p>Town Council, Staff</p>	<p>Ongoing</p>	<p>N/A</p>
	<p>Consider participating in the state grant programs aimed at the construction of workforce housing.</p>	<p>Town Council, Staff</p>	<p>Ongoing</p>	<p>N/A</p>
	<p>Explore the feasibility of a housing trust fund to be used as seed money or gap funding for workforce housing developments in town.</p>	<p>Town Council</p>	<p>Short Term</p>	<p>\$\$\$</p>
	<p>Seek to achieve a level of at least 10% of new residential development built or placed during the next decade be affordable. ★</p>	<p>Town Council, Planning Board</p>	<p>Long Term</p>	<p>N/A</p>

	Monitor state housing production goals to ensure South Berwick is consistent with state plans.	Town Council	Short Term	N/A
<b><i>It is the policy of the town to ensure that land use controls encourage the development of quality affordable housing, including rental housing.</i></b>	Maintain, enact or amend growth area land use regulations in suitable zones to increase density, decrease lot size, setbacks and road widths, or provide incentives such as density bonuses, to encourage the development of affordable/workforce housing. ★	Planning Board, Town Council	Short Term	N/A
	Consider implementing a provision in the subdivision ordinance which requires that a percentage of all new residential dwellings within a subdivision of 10 or more units, be affordable to low- and moderate-income families.	Planning Board, Town Council	Long Term	N/A
	Consider exempting affordable housing units from any future impact fee ordinance.	Planning Board, Town Council	Long Term	N/A
	Reduce parking requirements for housing developments in suitable areas of the community, to reduce needed land and cost burdens of developments.	Planning Board, Town Council	Short Term	N/A
	Explore regulations that use the creation of open space conservation to incentivize housing development through waivers, density bonuses, etc.	Planning Board, Conservation Commission, Town Council	Long Term	N/A
<b><i>It is the policy of the town to encourage and support the efforts of the regional housing coalitions in addressing affordable and workforce housing needs.</i></b>	Create a community affordable/workforce housing committee and/or participate in a regional affordable housing coalition. ★	Town Council, Staff	Long Term	N/A
	Support the efforts of local and regional housing coalitions in addressing affordable and workforce housing needs. ★	Town Council, Staff	Ongoing	N/A

<b><i>It is the policy of the town to monitor and respond to the needs of unhoused populations in the community and local towns.</i></b>	Consider, with input from neighboring communities, the need for a congregate care facility in the next 10 years, and options for developing one in town or regionally as needed.	Town Council	Long Term	\$\$
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★ Denotes a state recommended strategy from the Comprehensive Plan Review Criteria Rule (07 105 Chapter 208)

**Timeline Key**

Immediate = 2-3 years

Short Term = 5-8 years

Long Term = 10-15 years

Ongoing = Begin as possible, maintain ongoing

**Budget Key**

N/A = Does not necessarily have a cost component

\$ = One budget cycle, maybe mid-cycle allocation

\$\$ = One budget cycle, budgeted ahead of time

\$\$\$ = Two to three budget cycles

\$\$\$\$ = three or more budget cycles, maybe a reserve account

