

H. HOUSING

The purpose of this section is to:

1. Describe the characteristics and changes of the housing stock and its demand and affordability in Machiasport and the region;
2. Identify the relationship between housing characteristics and demand in Machiasport and the region; and
3. Predict the size, characteristics, and affordability of housing needed to meet the demands of the future population

FINDINGS

Affordable housing is defined as not costing more than 30% of household income. The data reviewed suggest that affordable housing generally available for moderate and low income residents in Machiasport.

Existing land use ordinances do not impose significant costs on the cost of building homes and the majority of people live in owner-occupied single-family housing. The desire for vacation homes on waterfront properties by non-residents has raised the value, and assessment, of many properties in both towns. There is a range of new housing in town, with mobile or manufactured homes often utilized. The percentage of homes owned by those in the workforce is likely to decline further while the percentage of homes owned by retirees - both those from away and natives - will increase. Significant housing issues in Machiasport include the prevalence of older housing units within the town's housing stock.

HOUSING UNITS

In 2000, the total number of housing units in Machiasport was 559. During the 1990s, the number of housing units in Machiasport grew by 8.3 percent. This was compared to almost 15 percent for Washington County and 11 percent for the state. Based on building permits issues since 2001, the Town believe that the rate of housing development in the first decade of the 21st century will be more rapid. In the five-year period from 2001-2006 the town issued building permits for 78 additional units, more than during the entire decade of the 1990's.

Even as Machiasport experience slight decline in Population from 1990, to 2000, the number of households grew. As noted in *Chapter C. Population*, in the 1990s Machiasport experienced an 8% decline in average household size from 2.68 persons per household in 1990 to 2.46 in 2000. With this change in population the ratio between population and total housing units went from 2.25 in 1990 to 2.07 in 2000. Given population forecasts that predict little or no growth in population, Machiasport does not expect anticipate the need for a great number of additional housing units to accommodate its population. However, it is anticipated that ratio of population to total housing units will continue to fall as average household size declines and seasonal homes continue to be built.

Machiasport has a large percent of older housing stock (see Table F-4) than what is commonly found in other parts of the county or the state. At the same time, Machiasport also has a similar percent of housing built since 1990 as in other parts of the county and the state – reflecting development along the coast in recent years. It is expected that some of the older housing stock will be removed and more seasonal houses will be constructed. As the population ages, household size is likely to continue to decrease but some households are expected to convert to shared retirement living accommodations. Ultimately, changes in land use, local regulations, and the economy will determine the increase in the number of housing units over the next ten years.

Table H-1 TOTAL NUMBER OF HOUSING UNITS,1980 - 2000

	1980	1990	% Change	2000	% Change
Machias	898	1043	16%	1125	7.9%
East Machias	659	635	-4%	793	24.9%
Machiasport	489	516	6%	559	8.3%
Marshfield	166	183	10.2%	242	32.2%
Roque Bluffs	166	209	25.9%	259	23.9%
Whitneyville	105	114	8.6%	140	22.8%
Washington County	18,149	19,124	5%	21,919	14.62%
Maine	501,333	587,045	17%	651,901	11.05%

Source: U.S. Census

Structure Type

The distribution of housing unit types is an important indicator of affordability, density, and the character of the community. In 2000, one-unit structures (single-family houses) represented 84.3% of Machiasport's housing units while mobile homes and trailers accounted for just over 15 percent.

The share of mobile homes in Machiasport relative to the entire housing stock is comparable with surrounding communities, but higher than in Washington County as a whole. The number of mobile homes and trailers in Machiasport increased and contributed slightly more to the housing stock between 1990 and 2000. In Machiasport mobile homes and trailers are located primarily on individual lots, not in mobile home parks. Although not disproportionate, many of these homes are inhabited by elderly people. Overall, mobile homes are in good condition. Those mobile home units constructed pre-1976 which are located in town must meet the requirements of the Building Code and the State Electric Code.

Table H-2 HOUSING UNITS IN STRUCTURE

	Machias		East Machias		Machiasport		Roque Bluffs		Whitneyville		Washington County	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
	Num.	Num.	Num.	Num.	Num.	Num.	Num.	Num.	Num.	Num.	Num.	Num.
	%	%	%	%	%	%	%	%	%	%	%	%
One-unit	578 55.4%	630 56%	503 79.2%	651 82.1%	418 81%	471 84.3%	177 84.7%	226 87.3%	90 78.9%	93 66.4%	14,397 75.3%	17,080 78.0%
Multi-unit	287 27.5%	347 30.8%	11 1.7%	35 4.4%	1 0.2%	2 0.4%	0 0%	0 0%	2 1.8%	5 3.6%	1,473 7.7%	1,931 8.8%
Mobile Home trailer	155 14.9%	144 12.8%	101 15.9%	105 13.2%	78 15.1%	86 15.4%	28 13.4%	33 12.7%	21 18.4%	38 27.1%	3,254 17.0%	2,786 12.7%
Total units*	1043 100%	1125 100%	635 100%	793 100%	516 100%	559 100%	209 100%	259 100%	114 100%	140 100%	19,124 100.0%	21,919 100%

Source: U.S. Census

Note: * Total units include: boat, RV, van, etc., not itemized in table

Increasingly, seasonal dwellings are being converted into year-round houses for both year-round people and for future retirement purposes all over Washington County. New seasonal residences are also a growing segment of the housing stock in Machiasport. In 2000, the Census recorded 81 units of housing used for seasonal purposes in Machiasport, a 17.4% increase since 1990.

According to the 2000 Census, housing for seasonal purposes constitutes more than just under 15% of the housing stock in Machiasport, which is slightly lower than the county average and the state as a whole. However, many of the building permits for new housing issued since 2001 have been for seasonal residences and the town anticipates seasonal housing will significant increase as a percent of total housing units during the first decade of the 21st century.

Table H-3 TOTAL NUMBER OF SEASONAL UNITS, 1980 - 2000

	1980	1990	% Change	% of Total Units (1990)	2000	% Change	% of Total Units (2000)
Machias	10	24	14%	2%	32	33.3%	2.8%
East Machias	158	123	12%	19%	181	47.2%	22.8%
Machiasport	71	69	-2%	14%	81	17.4%	14.5%
Marshfield		5	-	2.7%	15	200%	6.2%
Roque Bluffs		100	-	47.8%	92	-8%	35.5%
Whitneyville		5	-	4.4%	18	260%	12.9%
Washington County	2,723	4,046	49%	21%	5,374	32.8%	24.5%
Maine	73,716	88,039	19%	21%	101,470	15.3%	15.6%

Source: U.S. Census

Housing Stock

Maine's housing stock reflects the state's history and climate. Nationwide, Maine ranks first in the proportion (29%) of the housing stock that was built prior to 1940. Close to forty percent of the housing stock in Machiasport was built prior to 1940. This is a very high proportion. It has implications for lower income households and households with children since many older housing units have substandard heating and plumbing systems, poor insulation and exposed lead paint. The Town should continue to provide information to local residents about these hazards

and partner with organization such as the Washington Hancock Community Agency to remedy sub-standard housing condition where they exist in Machiasport.

While Machiasport has a large portion of old housing, the Town also has a high percentage of housing built since 1980 – and that portion has increased rapid since 2000. This largely reflects coastal development. New housing construction in Machiasport has largely been in sub-divisions outside the traditional village areas.

Table H-4 YEAR STRUCTURE BUILT

Years	Machiasport		Washington County		Maine
	<i>Number</i>	<i>%</i>	<i>Number</i>	<i>%</i>	<i>%</i>
1999 to March 2000	6	1.1	344	1.6	1.9
1995 to 1998	33	5.9	1,197	5.5	5.6
1990 to 1994	35	6.3	1,604	7.3	7.1
1980 to 1989	51	9.1	3,203	14.6	16
1970 to 1979	120	21.5	4,038	18.4	15.9
1960 to 1969	51	9.1	1,856	8.5	9.2
1940 to 1959	47	8.4	2,503	11.4	15.3
1939 or earlier	216	38.6	7,174	32.7	29.1
Total housing stock	559	100.0	21,919	100	100.1

Source: U.S. Census

HOUSING CHARACTERISTICS

Table H-5 shows the proportional make-up of housing units by general physical condition in Machiasport for the most recent years for which this information is available.

Table H-5 HOUSING CHARACTERISTICS

	Washington County		Machiasport	
	Number	Percent	Number	Percent
Total housing units in 2000	21,919	100	559	100
ROOMS IN 2000				
1 room	708	3%	10	1.8%
2 rooms	1,263	6%	15	2.7%
3 rooms	2,411	11%	16	2.9%
4 rooms	4,096	19%	97	17.4%
5 rooms	4,896	22%	150	26.8%
6 rooms	3,794	17%	117	20.9%
7 rooms	2,211	10%	89	15.9%
8 rooms	1,330	6%	32	5.7%
9 or more rooms	1,210	6%	33	5.9%
SELECTED CHARACTERISTICS IN 2000 (of occupied housing units)				
Lacking complete plumbing facilities	299	2%	5	0.9%
Lacking complete kitchen facilities	204	1%	6	1.1%
No telephone service	330	2%	0	0%
HOUSE HEATING FUEL IN 2000 (of occupied housing units)				
Utility gas	3	>1%	0	0%
Bottled, tank, or LP gas	473	3%	9	1.1%
Electricity	562	4%	4	0.7%
Fuel oil, kerosene, etc.	11,708	83%	329	58.9%
Coal or coke	8	>1%	0	0%
Wood	1,333	9%	54	9.7%
Solar energy	5	>1%	0	0%
Other fuel	23	>1%	0	0%
No fuel used	3	>1%	0	0%

Source: U.S. Census

The Town of Machiasport has ordinances that address outside wood burners and windmills for residential use.

HOME OCCUPANCY

Home ownership is a good indicator of the overall standard of living in an area. One way to trace home ownership change over time is to compare owners and renters as a proportion of total occupied housing, as illustrated in Table F-6. A high rate of owner-occupied housing is typical of predominately residential communities like Machiasport. In 1990 and 2000, the proportions of owner and renter-occupied housing units at the county level remained fairly stable. Over the same time period, Machiasport saw a slight decline in both the number and percent of owner-occupied housing and a significant increase in both the number and percent of renter occupied housing.

Table H-6 HOUSING TENURE

Tenure	Machias		East Machias		Machiasport		Roque Bluffs		Whitneyville		Washington County	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
	Num. %	Num. %	Num. %	Num. %	Num. %	Num. %	Num. %	Num. %	Num. %	Num. %	Num. %	Num. %
Occupied housing units	943 100%	939 100%	469 100%	540 100%	394 100%	413 100%	96 100%	118 100%	95 100%	105 100%	13,418 100%	14,118 100%
Owner-occupied housing units	578 61.3%	527 56.1%	402 85.7%	432 80%	333 84.5%	331 80.1%	92 95.8%	110 93.2%	82 86.3%	89 84.8%	10,568 78.8%	10,969 77.7%
Renter-occupied housing units	365 38.7%	412 43.9%	67 14.3%	108 20%	61 15.5%	82 19.9%	4 4.2%	8 6.8%	13 13.7%	16 15.2%	2,8501 21.2%	3,149 22.3%

Source: U.S. Census

VACANCY RATE

In 2000, 28.3% percent of Machiasport’s housing units were “vacant,” which includes those that are truly vacant as well as those that are used seasonally. Comparing the total vacancy figures with Table F-3 there are fewer vacant units in Machiasport than in the county as a whole. The data suggest an adequate supply of housing for purchase and for rent.

Table H-7 HOUSING OCCUPANCY

Tenure	Machias		East Machias		Machiasport		Roque Bluffs		Whitneyville		Washington County	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
	Num. %	Num. %	Num. %	Num. %	Num. %	Num. %	Num. %	Num. %	Num. %	Num. %	Num. %	Num. %
All Housing Units	1043 100%	1129 100%	635 100%	776 100%	516 100%	576 100%	209 100%	226 100%	114 100%	139 100%	19,124 100%	21,919 100%
Occupied housing units	943 90.4%	939 83.2%	469 73.9%	540 69.6%	394 76.4%	413 71.7%	96 45.9%	118 52.2%	95 83.8%	105 75.5%	13,418 70.2%	14,118 64.4%
Vacant housing units	100 9.6%	190 16.8%	166 26.1%	236 30.4%	122 23.6%	163 28.3%	113 54.1%	108 47.8%	19 16.7%	34 24.5%	5,706 29.8%	7,801 35.6%

Source: U.S. Census

HOUSING AFFORDABILITY

The affordability of housing is of critical importance for any municipality. High costs are burdensome to individuals, governments, and the economy. Excessively high housing costs force low and moderate-income residents to leave the community, thus reducing labor force size.

Many factors contribute to the challenge of finding affordable housing, including: local and regional employment opportunities, e.g., in-migration to job growth areas; older residents living longer lives at home; more single parent households; and generally smaller household sizes than in previous years. Those Mainers most often affected by a lack of affordable housing include: older citizens facing increasing maintenance and property taxes; young couples unable to afford their own home; single parents trying to provide a decent home; low income workers seeking an affordable place to live within commuting distance; and young adults seeking housing independent of their parents.

Definitions of Affordability

Affordable housing means decent, safe, and sanitary living accommodations that are affordable to very low, low, and moderate-income people. The State of Maine 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 the monthly income (including utilities). The kinds of housing that are affordable at these income levels are often small homes on small lots and can include manufactured housing, multi-family housing, government-assisted housing, and group and foster care facilities. Increased density and reduced frontage requirements can contribute to a community's affordable housing stock.

Based on MSHA figures, in 2006 the median household income was \$29,913 in Washington County. Using state guidelines, three income groups are considered for 2006: extremely low and very low income, low income and moderate income. Income and affordable monthly housing payments are shown in Table h-8 for these income groups.

Table H-8 INCOME AND AFFORDABLE MONTHLY HOUSING PAYMENTS

Households	Machiasport		
	Income Range	Percent of Households	Affordable monthly rent or mortgage payment
Extremely Low and Very low income	Up to \$15,987	21.3%	Up to \$400
Low income	\$15,987 to \$25,579	17.5%	\$400 to \$639
Moderate income	\$25,579 to \$47,961	22.1%	\$639 to \$1,199

Source: MSHA

Housing Selling Prices

Table H-9 shows that the median value of housing in 2000 was \$76,700 in Machiasport suggesting that housing is affordable for some Machiasport households in the low income groups and above (which constitute approximately 79% percent of the Machiasport’s households). However, it should be noted that the value of housing in Machiasport for the year 2000 from the Census shown in Table F-10 is a small sampling (189 out of 559 or 33% of total units in Machiasport).

Table H-9 VALUE IN 2000: SPECIFIED OWNER-OCCUPIED HOUSING UNITS

	Machiasport		Washington County	
	Number	Percent	Number	Percent
Less than \$50,000	22	12%	1945	28%
\$50,000 to \$99,999	115	61%	3825	54%
\$100,000 to \$149,999	30	16%	741	11%
\$150,000 to \$199,999	10	5%	294	4%
\$200,000 to \$299,999	6	3%	171	2%
\$300,000 or more	0	0%	54	1%
Median (dollars)	\$76,700			

Source: U.S. Census

Additional data on housing affordability is available at the housing market level. Machiasport is part of the larger Machias Housing Market and the MSHA reports that the housing affordability index in this housing market for the year 2006 was 0.71 (under 1.00 equals unaffordable; while over 1.00 equals affordable).

In 2006, the median home sale price was **\$125,000** in the Machias Housing Market, while the median income was \$30,326 in this housing market and the median income in Machiasport was \$29,315.

Owner Costs

Table H-10 shows selected monthly owner costs as a percentage of household income owner-occupied housing units in Machiasport. In 1999, 16% of Machiasport household paid over 30% of household income in owner costs. While lower than the county average, this data and in combination with rising real estate values and heating costs suggest that housing affordability affects a growing minority of residents.

Table H-10 SELECTED MONTHLY OWNER COSTS IN 1999

Percentage of Household Income	Machiasport		Washington County	
	Owner Occupied Housing Units	Percent	Owner Occupied Housing Units	Percent
Less than 20 %	125	66%	4147	59%
20 to 24 %	20	11%	815	12%
25 to 29 %	13	7%	498	7%
30 to 34 %	4	2%	368	5%
35 % or more	27	14%	1096	16%
Not computed	0	0%	106	2%
Total Owner Occupied Units	189	100.0%	7030	100%

Source: U.S. Census

Renter Occupied Housing Affordability

Table F-12 shows rental costs as a percentage of household income. Only year round rentals are considered, as seasonal housing rentals are not reported. The rents shown are reported by the tenants and take into account the subsidies some receive in the form of the federal Section 8 housing subsidy to low income residents. For 9 renter occupied units in Machiasport (13% of household that rent) more than 30% of household income was spent on housing costs, indicating

that rental housing is unaffordable to a smaller minority of Machiasport residents than is true throughout the county.

Table F-12 GROSS RENT AS A % OF HOUSEHOLD INCOME IN 1999

Percent of Household Income	Machiasport		Washington County	
	Number	Percent	Number	Percent
Less than 20 %	33	47%	829	23%
20 to 24 %	20	29%	370	12%
25 to 29 %	2	3%	420	14%
30 to 34 %	0	0%	234	8%
35 % or more	9	13%	690	23%
Not computed	6	9%	473	16%
Total Renter Occupied Units	70	100.0%	3016	100.0%

Source: U.S. Census

For the 70 year round rental units in Machiasport reported in the 2000 Census almost all were affordable to those in the moderate income group. There were at least 4 units available that would not be affordable to the low income groups in Machiasport. See Table F-8 for affordable rent figures.

Table F-13 GROSS RENT IN 1999

Rent	Machiasport		Washington County	
	# of Rentals	Percent	# of Rentals	Percent
Less than \$200	0	0%	600	20%
\$200 to \$299	5	7%	313	10%
\$300 to \$499	26	37%	864	29%
\$500 to \$749	33	47%	719	24%
\$750 or more	0	0%	8	>1%
No cash rent	6	9%	447	15%
Total Renter Occupied Units	70	100.0%	3016	100.0%
Median	\$503	-	\$408	-

Source: U.S. Census

Affordability and the Growth Management Act

A minimum policy required by the Maine Growth Management Act is for every municipality "...to seek to achieve at least 10% of all housing built or placed during the next decade be affordable." During the five-year period from 2001 to 2006, 78 permits were issued for residential housing construction in Machiasport – see Table F-14. Machiasport would meet the requirement of the Act if the town sought to provide 8 low-income units in this period. The Town does not maintain records on actual sales prices or move-in costs associated with new construction. However, within this period, mobile/modular housing comprised 14 units or 18% of all residential housing permits in Machiasport; and it is believed that several of the stick built housing units constructed would be considered affordable under State guidelines. There was no significant increase in conversions from single to multiple family homes and the mobile homes were built according to current standards.

Table F-14 RESIDENTIAL BUILDING PERMITS 2001-2006

Year	Stick built	Mobile/ Modular	Wood sheds/ decks/ garages/ additions	Total
2001	15	4	6	25
2002	2	1	4	7
2003	17	1	251	43
2004 ¹	11	2	11	24
2005	6	2	10	18
2006	13	4	10	27
Total	64	14	66	144

Source: Machiasport building permits

Seasonal and Year Round Housing Differences

There are effectively two housing markets in Machiasport: seasonal and year round. Seasonal housing is concentrated along waterfront areas. The units tend to be larger and while many are seasonal and function primarily as vacation homes for non-residents, they are built for year round occupancy. There is a concern in Machiasport and the surrounding area that long term residents are losing their ability to stay in their houses because of significantly increasing property taxes caused by an overall increase in town valuation.

Affordable Housing Remedies

While meeting the letter of the Growth Management Act has not proved difficult for the town of Machiasport, there is a desire by residents to maintain and provide affordable housing, as needed, beyond the state minimums. The state recommends that the town consider ways of helping meet this need. This can be very difficult for small communities like Machiasport because the traditional recommendations may *not* apply, including:

1. The relaxation of zoning ordinance and building code requirements that tend to increase building costs. **Machiasport does not have town wide zoning at present. If one is established, it will be sensitive to the need to lessen the potential costs imposed on low-income residents.**
2. Take steps to allow mobile homes and modular homes in more areas. **At present the town does not limit the location of these types of units.**
3. Provide town sewer, water and roads to new parts of town thus “opening up” land for new homes. **The town does not have a public water or sewer system at this time.**

Given the lack of current land use ordinances that would tend to increase housing costs, the town believes that a regional approach may best meet the need of its low and moderate-income residents. At the same time, the town also encourages market driven solutions to affordable housing solutions, including actively encourage the use of mobile homes and pre-fabricated (manufactured) housing. The town would encourage accessory apartments, so-called ‘mother-in-law’ apartments, and will put language in proposed ordinances and building codes as needed to do so.

Large lot sizes, while seemingly protecting the rural character of the community, can create the potential of driving land prices higher, thus housing costs higher, thereby reducing the affordability of housing in the community. Accordingly, this will be considered in the future land

¹ Estimated from average over 2001-2006 period as there are no records from this year.

use section of this plan. Smaller lot sizes are proposed in the growth area proposed in the Land Use section of the plan. The town will also inform itself of the opportunities, technologies and permitting requirements for small scale community sewage treatment systems to enable small affordable lots to be created that will not contaminate source water protection areas or surface waters.

Elder Housing

Elder housing is a concern for long time residents who wish to remain in the area. Presently, this need is being met by facilities in the nearby service center community of Machias. However available space is in demand, housing quality is not on par with standards in more affluent regions of the State and the need will increase as the elder population continues to grow. In particular veterans housing is limited and only available in Machias. The Town will work with regional partners and reexamine this issue as our population ages.

Housing Programs

In addition to ensuring that our ordinances do not significantly increase construction costs, the town will also compile information on affordable housing programs for residents to consult at the town offices. This resource will be updated on a regular basis and will include such programs as those offered through the Maine State Housing Authority, e.g. Rental Loan Program, Section 8, SHARP, Supportive Housing, and Vouchers, DEP septic and wells grants, and USDA Rural Development, among other organizations.

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

The United States Department of Housing and Urban Development (HUD) is the primary federal agency dealing 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) is the State's agency for such issues. Machiasport has neither a local housing authority nor a public welfare department to oversee general assistance.²

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 units are typically available to individuals below certain income guidelines, and residents are expected to pay a fixed percentage of their income as rent.

Housing is also subsidized through certificates and vouchers. Especially when subsidized units are not available, the MSHA will provide monies for citizens to use as payment for rent for non-public units. The town is also reimbursed by the State for general assistance money that may be given to citizens with short-term immediate needs for housing. Finally, low interest loans through the federal or state governments are also a form of subsidy.

² General assistance requests are handled through the Town Office.

FINDINGS OF PREVIOUS COMPREHENSIVE PLAN & EXISTING POLICIES

Relative to housing, the Comprehensive Plan adopted by the Town of Machiasport in 1996 found that housing in Machiasport including a high percentage of homes constructed prior to 1940 as well as a high percentage of mobile homes. The 1996 Comprehensive Plan found that residents were even divided on the issue of developing affordable housing; and only 23% of residents thought that the lack of affordable housing would be a serious problem in the next decade. Based on these findings, the Comprehensive Plan established as a municipal goal: “to encourage and promote affordable, decent housing opportunities for all current and anticipated local citizens, especially those with low to moderate incomes.”

In order to achieve these goals, the 1996 Comprehensive Plan made policy recommendations as summarized in the table below along with notes on the status of the policy recommendations. A complete list of the policy recommendations from the previous Comprehensive Plan is included in *Appendix A: Executive Summary of the Town of Machiasport Comprehensive Plan, 1996*. A full copy of the previous plan is on file in the Town Office.

Policies	Notes
The Town of Machiasport will encourage the continuation of the construction and maintenance of affordable housing for all of its citizens.	<i>This policy continues to align with municipal goals and should be continued.</i>
The Town will not discriminate against manufactured housing, mobile home parks, elderly housing, or low income housing projects within its jurisdiction.	<i>This policy continues to align with municipal goals and should be continued.</i>
Implementation Strategies	Notes
The use of manufactured houses in Machiasport is encouraged, whether in parks or on individual lots as single family structures.	<i>This policy is felt to be obsolete.</i>
The Town will encourage the location of any mobile home parks in areas which sufficiently meet the standards of the Mobile Home Park and Trailer Ordinance.	<i>The Town has not adopted a Mobile Home Park and Trailer Ordinance but continues to encourage siting of mobile home parks in appropriate areas.</i>

Policies and implementation strategies relative to housing in Machiasport are presented on the following pages. They included revisions as noted above, along with additional policies and strategies that reflect changes in conditions on the ground, local priorities and State and Federal policy since the previous Comprehensive Plan was adopted.

POLICIES AND IMPLEMENTATION STRATEGIES

The Comprehensive Plan Update committee recommends the following policies and implementation strategies relative to housing.

Goal: Machiasport will encourage and promote affordable, decent housing opportunities for its residents.			
Policy	Implementation Strategy	Responsibility	Timeframe
Pursue programs and grants that can assist in ensuring that at least 10% of new residential development meets the definition of affordable housing.	Compile information on programs and grants (CDBG housing assistance and rehabilitation programs) for the use of residents.	Town Clerk	Immediate
	Participate in programs, grants and projects for the construction of subsidized housing whether within the town or the region including grants to homeowners for improvements to energy efficiency, habitability, etc	Selectmen	Immediate
	Seek the assistance of regional and state agencies in the opportunities, technologies and permitting requirements for sewage treatment systems to address waste disposal needs within already developed areas.	Selectmen	Immediate
Encourage and support the regional efforts to address affordable and workforce housing needs.	Support the efforts of WHCA and other organization to create safe, decent workforce housing opportunity in Washington County.	Selectmen	Ongoing
Codes and Regulation			
Ensure that local codes and ordinances are enforced for the public health, safety and welfare.	Work with the planning board to address any need for modification to the existing land use regulations that may be appropriate.	CEO; Planning Board	On-going
	Ensure that the code enforcement officer (CEO) works to address reported violations of local ordinances and State laws and regulations that affect health, safety or community conditions such as the automobile graveyard provisions, removal of unsafe or deteriorated buildings, replacement of driveway culverts, etc.	Selectmen; Code Enforcement Officer	On-going
The future land use ordinance will not preclude the development of affordable housing	Encourage affordable housing opportunities by allowing a mixture of housing types, including accessory apartments and mobile home in both rural and growth areas.	Selectmen; Planning Board	Short-term (within 2 years)
	Keep minimum lot size and road frontage requirements small to encourage residential density in growth areas and maintain access to affordable housing throughout Machiasport.	Planning Board	Immediate
	Continue to allow mixed uses and mixed income housing within the residential areas of the town.	Planning Board	On-going
	Encourage senior citizen housing opportunities and provide residential areas that allow single and multi-family dwellings, as well as manufactured housing.	Planning Board	On-going