

Maine Council on Aging
Housing Committee

Notes

Meeting convened October 05, 2016
10:00 -11:30 a.m.

Genesis Fund
Brunswick

- I. Welcome and Introductions – Deb Keller
Present:
Denise Lord, Communication and Planning Director, Maine State Housing Authority
Deb Keller, Executive Director, Bath Housing
Evan Carroll, AIA, co-founder, bild Architecture
Andrew Deci, Director, Planning and Development, City of Bath
Mark Green, Executive Director, Washington Hancock Community Action
June Koegel, President/CEO, Volunteers of America Northern New England
Jess Maurer, Co-Chair, Maine Council on Aging
Patricia Oh, Coordinator of Older Adult Services, Bowdoinham, Maine
Denise Vachon, Executive Director, Park Danforth

- II. Background on the Maine Aging Initiative and Year 2 Housing Committee Assigned Work – Jess Maurer
Jess Maurer reviewed the history of the Aging Friendly Communities Workgroup and the formation of the following four committees, all of which are doing a deep-dive into their respective areas:
 - Health and Wellness
 - Safety
 - Transportation
 - Housing

- III. Review and Discuss the workshops identified at the August 31 (first) meeting of the committee – Deb Keller
Workshops will be developed for the following scenarios:
 - Accessory Apartments (includes Tiny House/Granny Pods)
 - Workshop should include: Codes, Planning, Zoning, Realtors, Builders, and Finance.
 - Questions: Current challenges/barriers; Process; Benefits; Discussion of Codes/Zoning

- Will bring conclusion from workshop to a few communities that have made a commitment to age-friendly development to solicit feedback.
- Target: Municipal staff (codes/planners), landowners, realtors, etc.
- Universal Design/Visitability
 - Educate designers/developers/architects/contractors/interior designers about the need to include universal design features
 - MSHA could require Universal design for all units.
 - Requirements for design/retrofit
- Bed and Breakfast/Boarding—Housing with Enhanced Services.
 - Goal: Explore how that is working and get the word out.
 - Explore how developers/entrepreneurs create a program that will meet need within zoning constraints.
 - Target: Municipal staff (codes/planners), landowners, realtors, etc.

IV. Focus on Accessory Dwelling Unit Workshop

- Define the term Accessory Dwelling Unit (ADU):
Additional living quarters on single-family lots that are independent of the primary dwelling unit. The separate living spaces are equipped with kitchen and bathroom facilities, and can be either attached or detached from the main residence. Examples include granny pods, tiny houses, or other detached structures on the lot or “in-law” apartments within a structure.
- Purpose of ADU:
 - Financial tool to give homeowner source of additional income
 - Meet the need for workforce housing
 - Meet the need for affordable housing
 - Provide housing for relative (of any age) who needs family support to live independently
 - Provide space for a caregiver to live on-site
- Barriers
 - Zoning
 - Barriers are greatest for detached dwelling/ADU.
 - No known Maine town have zoning to allow detached units
 - Saco, South Portland, and Portland have good ADU zoning to cover development of attached ADU
 - NIMBY
 - Fear of increased density
 - Concerns about renters moving into an area primarily occupied by homeowners.
 - Parking concerns
 - Visual impact on neighborhood due to addition of detached unit on a single-family lot.
 - Financing/Development
 - Cost of development/Challenges of finding financing
 - Challenges of dealing with developer/architect

- Homeowner Becoming a “landlord”
 - Challenges of being a landlord
 - Personal security of homeowner
- People to Invite:
 - Municipal planners, code officers
 - Builders/Architects with experience developing ADU
 - Naysayer and positivists
 - Realtors
 - Bankers/Financiers
 - Property owners

V. Assignments for meeting scheduled Thursday, October 27, from 2:00-4:00 at Genesis

- Denise Lord, Communication and Planning Director, Maine State Housing
Invite Nancy Smith from GrowSmart Maine to join the group.
- Deb Keller, Executive Director, Bath Housing
- Learn more about how New Hampshire ADU state-wide law is being implemented. Jess suggested organizing a group call for Robin (Plan NH) to explain how that group conducted workshops about implementation of ADU law in NH.
- Evan Carroll
- Meet with communities that have existing attached ADU zoning to find out how it is implemented, who is using, etc.
- Andrew Deci, Director, Planning and Development, City of Bath
- Create 4-5 scenarios that will be used in Workshop.
- Contact Maine Planning Association for communities that have progressive ADU zoning to identify best practices, success/barriers to use
- Mark Green, Executive Director, Washington Hancock Community Action
- June Koegel, President/CEO, Volunteers of America Northern New England
- Jess Maurer, Co-Chair, Maine Council on Aging
Jess will circulate the white paper that was previously developed on ADUs.
- Patricia Oh, Coordinator of Older Adult Services, Bowdoinham, Maine
Research types of pre-manufactured or made-to-order D-ADU available in Maine & regulations for use/installation
- Denise Vachon, Executive Director, Park Danforth
Research barriers to creation in attached ADU—focus on Portland

VI. Membership – Grow Smart Maine will be asked to join the group.

VII. Meeting Schedule

Next Meeting: Thursday, October 27, from 2:00-4:00 at Genesis, 22 Lincoln Street,
Brunswick