

This section of the Plan lists general recommendations, in the form of policies and strategies, for each of the elements of the plan. These recommendations are intended to address the issues raised in the review and analysis of the elements in Section II, *Community Assessment*. The matrix also shows a suggested implementation timing and responsible party.

For the purpose of this chapter, the implementation priority is divided into short term, mid-term, long term, and ongoing:

- “Short term” is presumed to be activities which can be completed within two years. These are primarily changes to Zoning and other ordinances, and easily achievable actions.
- “Mid-term” activities will be commenced and/or completed between two and five years after adoption. These consist of lower-priority activities or those which require additional planning or preparation.
- “Long term” activities are those which are more nebulous, and for which the path to implementation has not yet come into focus.
- “Ongoing” is used to identify strategies which are currently in place and should continue.

Policies:	Strategies:	Implementing Party/Timeframe:
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HOUSING:

XXXX has a growing housing stock, mostly of a rural nature, despite designated growth areas in more developed parts of town, such as the village areas. Considering the changing demographic structure of the town, the town can anticipate need for more rental housing and senior housing. Affordability is definitely an issue for both owner-occupied homes, as well as for rentals, partly because of the tight market for them.

Readfield has a complete Zoning Ordinance and zoning districts that are designed to accommodate a variety of land uses and protect residential neighborhoods from commercial encroachment.

State Goal: To encourage and promote affordable, decent housing opportunities for all Maine citizens.

Policies:	Strategies:	Implementing Party/Timeframe:
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1. Encourage and promote adequate affordable and workforce housing to support the community's and region's economic development.

- 1.1: Maintain, enact or amend growth area land use regulations 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.
- 1.2: Maintain, enact or amend ordinances to allow the addition of at least one accessory apartment per dwelling unit in growth areas, subject to site suitability.
- 1.3: Create or continue to support a community affordable/workforce housing committee and/or regional affordable housing coalition.
- 1.4: Designate a location(s) in growth areas where mobile home parks are allowed pursuant to 30-A M.R.S.A. §4358(3)(M) and where manufactured housing is allowed pursuant to 30-A M.R.S.A. §4358(2).

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Policies:	Strategies:	Implementing Party/Timeframe:
	<p>1.5: Explore options for Tax Increment Finance district, where feasible.</p> <p>1.6: Make financial and technical assistance available to residents for improvement of housing stock.</p> <p>1.7: Seek out CDBG and other grant opportunities for improvements to housing stock, including vacant homes and rental units.</p>	
<p>2. To ensure that land use controls encourage the development of quality affordable housing, including rental housing.</p>	<p>2.1: Support the efforts of local and regional housing coalitions in addressing affordable and workforce housing needs.</p> <p>2.2: Provide training for the Code Enforcement Officer, Planning Board and Zoning Board of Appeals, aimed at providing town staff and volunteers with relevant knowledge in their subject areas to ensure they are equipped to make decisions and implement policy.</p> <p>2.3: Ensure municipal ordinances, including but not limited to the Shoreland Zoning Ordinance and the Building Permit and Lot Requirement Ordinance, encourage the development of high-quality affordable housing, including rental housing.</p> <p>2.4: Investigate and promote opportunities to provide energy-efficiency improvements to reduce home ownership costs.</p>	

Policies:	Strategies:	Implementing Party/Timeframe:
	<p>2.5: Work with local hospitals/senior organizations to develop a plan for senior/assisted housing within the community or region.</p> <p>2.6: Continue to explore grant opportunities to improve the quality of the existing housing stock.</p>	
<p>3. To encourage and support the efforts of the regional housing coalitions in addressing affordable and workforce housing needs.</p>	<p>3.3: Seek to achieve a level of at least 10% of new residential development built or placed during the next decade be affordable.</p> <p>3.2: Explore options to encourage workforce housing development to support community and regional economic development.</p> <p>3.3: Identify unutilized or underutilized buildings throughout town that could be redeveloped to provide a variety of housing options, styles, and locations.</p>	
<p>4. Make sure XXXX's municipal ordinances regulating, related to, or impacting housing are reviewed at regularly scheduled intervals, kept up to date, and do not create unnecessary barriers in housing development.</p>	<p>4.1: Ensure all ordinances are up to date and comply with related, current Maine Statutes.</p> <p>4.2: Encourage multi-family housing within existing and newly created housing units in appropriate locations</p> <p>4.3: Explore options where the development of multi-family housing would be suitable and in keeping with the town's character.</p>	

Policies:	Strategies:	Implementing Party/Timeframe:
	<p>4.4: Review and amend XXXXs Subdivision Ordinance and other ordinances to favor well-planned new development and/or redevelopment.</p>	
<p>5. Investigate and assess the condition and environmental impact of seasonal waterfront housing stock on the Kennebec River.</p>	<p>5.1: Track seasonal homes and their current condition and proposed use (year-round, seasonal, rental, etc.)</p> <p>5.2: Evaluate provisions of the municipal ordinances related to standards governing the conversion of seasonal into year-round dwellings and single-family into multi-family (or accessory) units and propose revisions as appropriate.</p> <p>5.3: Through tracking, evaluate the condition of existing wastewater disposal system of seasonal properties to ensure compliance with state standards and to prevent negative environmental impacts.</p> <p>5.4: Explore tracking methods for short term vacation rentals to evaluate possible impacts on the environment and town related to short term rentals.</p>	
<p>6. Implement ways to ensure new housing development meets the current and future needs of XXXX's changing and aging population.</p>	<p>6.1: Consider forming an Age Friendly Committee to work towards increasing the development of senior housing options.</p> <p>6.2: Explore the feasibility of forming a Housing Committee, with volunteers who will act to ease the permitting process for developers, keep informed of current housing issues in XXXX, and collaborate with relevant town staff, boards, and other committees.</p>	

Policies:	Strategies:	Implementing Party/Timeframe:
	<p>6.3: Identify Maine State Housing Authority (MSHA) programs that may be of use to current or prospective residents and make information available through the town office.</p> <p>6.4: Investigate methods of promoting and encouraging the creation of and development of senior housing throughout town.</p>	
<p>7. Protect all natural resources and XXXX's rural character, both of which attract tourists to town, while promoting housing development.</p>	<p>7.1: Implement a permit tracking system to determine the quantity of new developments in the designated growth area.</p>	

Green- new suggests

Blue- suggestions from meeting

Red- from old plan

Goals, Policies, and Strategies from Previous Plan:

These are to be discussed to determine if they were accomplished. If not, are they still relevant today?