

Policies:	Strategies:	Implementation:
<p>HOUSING:</p> <p>Winthrop has a growing housing stock that offers a variety of housing options in just as many locations. However, considering the changing demographic trend, the town can anticipate a need for more rental and right-sized housing in the future. Affordability is definitely an issue for both owner-occupied homes and rental homes, partly because of the tight housing market. Winthrop should continue to work toward the conversion and development of additional multifamily homes within the designated growth areas to provide a variety of housing options.</p> <p>Winthrop has a Zoning Ordinance and zoning districts designed to accommodate a variety of land uses while providing protection to others.</p> <p>State Goal: To encourage and promote affordable, decent housing opportunities for all Maine citizens.</p>		
Policies:	Strategies:	Implementation:
<p>1. Encourage and promote adequate affordable and workforce housing to support the community's and region's economic development.</p>	<p>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.</p>	<p>Town Manager, Town Planner, Town Council, Planning Board, CEO. Short term.</p>
	<p>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.</p>	<p>Town Manager, Town Planner, Town Council, Planning Board, CEO. Short term.</p>
	<p>1.3: 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).</p>	<p>Town Manager, Town Planner, Town Council, Planning Board. Mid-term.</p>
<p>2. Develop and maintain land-use controls and local ordinances that encourage the development and sustainability of high-quality housing, including affordable and rental housing.</p>	<p>2.1: Support the efforts of local and regional housing coalitions in addressing affordable and workforce housing needs.</p>	<p>Town Manager, Planning Board, Town Planner, Town Council. Short term.</p>
	<p>2.2: Ensure municipal ordinances, including but not limited to the Zoning</p>	<p>Town Manager, Town Planner,</p>

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	<p>Ordinance and Building Code, encourage the development of high-quality affordable housing, including rental housing.</p> <p>2.3: Provide initial and ongoing training for the Town Planner, Code Enforcement Officer, Planning Board and Zoning Board of Appeals. The training should prepare all with current knowledge in their subject areas to ensure they are best equipped to make decisions and implement policy.</p> <p>2.4: Investigate and promote opportunities to provide for energy-efficiency improvements to reduce home ownership housing costs.</p>	<p>Planning Board, Town Council. Mid-term.</p> <p>Town Manager, Town Planner, Town Council, Planning Board. Short term.</p> <p>Town Manager, Town Planner, Town Council. Ongoing.</p>
<p>3. Encourage and support the efforts of regional housing coalitions or groups with similar purposes in addressing affordable and workforce housing needs.</p>	<p>3.1: 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: Investigate options for and pursue any opportunities to establish relationships with a regional nonprofit housing developer or coalition with neighboring communities to provide more real estate options, collaborative planning and budgeting.</p> <p>3.3: Consider establishing Winthrop as the lead community in proactively working with non-profit housing developers and existing coalitions in addressing affordable housing.</p> <p>3.4: Continue to market Winthrop as a hub to surrounding, rural communities in providing leadership in working with</p>	<p>Town Manager, Town Planner, Town Council, Planning Board. Mid-term.</p> <p>Town Manager, Town Planner, Town Council, Planning Board. Ongoing.</p> <p>Town Manager, Town Council. Ongoing.</p> <p>Town Manager, Town Council. Ongoing.</p>

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	<p>non-profit housing developers and existing coalitions in addressing affordable housing.</p> <p>3.5: Explore options in encouraging workforce housing to support community and regional economic development.</p> <p>3.6: Pinpoint unutilized or underutilized buildings throughout town that could be repurposed or developed to provide a variety of housing options, styles, and locations.</p>	<p>Town Manager, Town Planner, Town Council, Planning Board. Mid-term.</p> <p>Town Manager, Town Planner, Planning Board, CEO. Mid-term.</p>
<p>4. Ensure Winthrop’s municipal ordinances regulating, related to, or impacting housing are reviewed regularly and kept up to date.</p>	<p>4.1: Ensure the Zoning Ordinance complies with current Maine statues, including PL 2021 ch. 672.</p> <p>4.2: Add language that addresses “tiny houses” in the Zoning Ordinance.</p> <p>4.3: Consider the creation of, and explore options for, overlay zoning districts, Planned Development Districts, or other zoning techniques, in the Zoning Ordinance to allow for increased density in appropriate, predetermined locations.</p> <p>4.4: Encourage multi-family housing within existing and newly created housing units in locations where it is appropriate.</p>	<p>Town Manager, Town Planner, Town Council, Planning Board, CEO. Short term.</p> <p>Town Manager, Town Planner, Town Council, Planning Board, CEO. Mid-term.</p> <p>Town Manager, Town Planner, Town Council, Planning Board, CEO. Mid-term.</p> <p>Town Manager, Town Planner, Town Council,</p>

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	<p>4.5: Explore options where the development of multi-family housing would be appropriate and in keeping with the town's character.</p> <p>4.6: Schedule bi-annual review and update of all related land and zoning ordinances in order to keep them in sync with current legislation.</p>	<p>Planning Board, CEO. Short term.</p> <p>Town Manager, Town Planner, Town Council, Planning Board, CEO. Short term.</p> <p>Town Planner, Planning Board, CEO. Ongoing.</p>
5. Proactively work to ensure new housing development meets the current and future needs of Winthrop's changing population.	<p>5.1: Invest in opportunities to support, engage in, or form an entity that will increase the development of senior, affordable and workforce housing.</p> <p>5.2: Consider options to promote and encourage the development of senior housing with all appropriately sized housing developments.</p>	<p>Town Manager, Town Council. Short term.</p> <p>Town Manager, Town Planner, Town Council, Planning Board. Mid-term.</p>
6. Implement a system to track changes to and the quality and quantity of Winthrop's housing stock.	<p>6.1: Implement a system that tracks municipal building code permits issued/requested that impact changes to the housing stock (including change in use, change in type, etc.)</p> <p>6.2: Explore options for and encourage the documentation of septic inspections reports to be filed with the property data at the Code Enforcement Office when there is a title transfer of properties in shoreland districts.</p> <p>6.3: Ensure all conversions from seasonal housing units to year-round housing units are adequately tracked and documented.</p>	<p>Town Manager, Town Council, Planning Board, CEO. Short term.</p> <p>Town Manager, Town Council, CEO. Short term.</p> <p>CEO, Town Planner, Executive Assistant. Ongoing.</p>

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7. Explore options to increase housing variety and availability to improve affordability.	7.1: Consider reducing lot sizes in specific locations to increase affordability in developing the land in those locations.	Town Manager, Town Planner, Town Council, Planning Board. Short term.
	7.2: Consider options for encouraging the development of new housing in the designated growth areas to the greatest extent practicable to increase affordability.	Town Manager, Town Planner, Town Council, Planning Board, CEO. Short term.
	7.3: Investigate the allowance of condominiums or multi-unit housing construction in all approved districts for new residential development.	Town Manager, Town Planner, Town Council, Planning Board. Short-term.
	7.4: Promote and encourage the development of housing through the use of all tools available to the municipality, including but not limited to properties with existing tax increment financing and the development of affordable housing tax increment financing districts.	Town Manager, Town Planner, Town Council, Planning Board. Mid-term.
	7.5: Consider options and benefits of developing a public-private partnership for the purpose of creating more housing on currently vacant properties within town.	Town Manager, Town Planner, Planning Board, Town Council. Mid-term.
	7.6: Consider the establishment of a Housing Committee, with a charge that includes affordable housing and working with developers to potentially ease the permitting process.	Town Manager, Town Planner, Planning Board, Town Council. Mid-term.

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	<p>7.7: Explore options for allowing mobile homes and manufactured homes in more districts.</p> <p>7.8: Explore options for reducing parcel size for multifamily homes on lots served by public sewer and water.</p>	<p>Town Manager, Town Planner, Planning Board, Town Council. Mid-term.</p> <p>Town Manager, Town Planner, Planning Board, Town Council. Mid-term.</p>
<p>8. Implement policies and ordinances that facilitate the development of a thriving village that includes mixed-use (commercial and residential) buildings.</p>	<p>8.1: Research and review downtown revitalization strategies of other Maine communities, particularly aspects of those revitalizations that include mixed-use buildings.</p> <p>8.2: Implement policies and ordinances that create the opportunity for a thriving, walkable downtown with establishments and building styles that encourage community members to stay in town and attracts visitors to consider Winthrop a day-trip destination.</p>	<p>Town Manager, Town Planner, Town Council, Planning Board. Mid-term.</p> <p>Town Manager, Town Planner, Town Council, Planning Board. Short term.</p>