

STRATEGIES

[Click Here to upgrade to Unlimited Pages and Expanded Features](#)

HOUSING GOALS, POLICIES, AND STRATEGIES

Goals:

1. Maintain the existing housing stock in good repair.
2. Develop and maintain quality affordable housing at an adequate level, consistent with the demographics of housing needs.
3. Continue to provide a diversity of housing opportunities for people of different incomes, family types, and lifestyles.
4. Seek to have at least 10% of new residential development be affordable.

Policies	Strategies	Responsibility
1.Ensure safe, quality housing.	A. Code enforcement. Continue to provide consistent, multi-departmental code enforcement on basic health and safety issues.	Code Enforcement Officer, Fire Department
2. Encourage the development of affordable housing.	A. Federal rent subsidies. Continue to seek federal rent subsidies for existing apartments, so that families can afford decent places, and landlords get an adequate return to afford repairs	Brewer Housing Authority (BHA)
	B. Housing rehabilitation. Continue to pursue federal and state aid, such as Community Development Block Grants (CDBG grants), to encourage the rehabilitation of older properties.	Staff
	C. Accessory apartments. Amend the zoning ordinance to allow accessory apartments for non-related tenants in appropriate areas of the community.	Staff/City Council
	D. Manufactured housing. Amend city ordinance(s) to clarify the fact that manufactured housing units other than mobile homes are allowed where site built housing is allowed.	Staff/City Council
	E. Mobile home parks. Continue to allow mobile home parks where they are currently permitted.	Staff/City Council
3. Encourage diversity of housing opportunities.	A. Housing variety. Ensure that ordinances continue to allow a variety of types of housing for families at different income levels.	Staff/Planning Board/City Council
	B. Incentives for growth area development. Investigate incentives for encouraging development close to built-up areas, near services and public transit.	Staff/Planning Board

[Click Here to upgrade to Unlimited Pages and Expanded Features](#)

		Responsibility
	Consider ordinance amendments to allow condominium developments in appropriate areas of the community.*	City Council
	D. Riverfront development. Consider creation of an overlay district to control the quality of residential development along the Penobscot River.	Staff/City Council
	E. Specialty residential development. Consider ordinance amendments to allow specialty housing developments such as gated communities, golf course communities, efficiency apartments, and cottage developments.*	Staff/City Council
	F. State programs for home ownership. Take advantage of federal and state programs to help people buy their first homes.	Private Sector

* This may require modifying the requirement that all development have public road frontage.