

Correspondence from the sponsor of LR 1710, *An Act to Require Increased Housing Density or Lower Minimum Lot Sizes for Workforce Housing* (Sponsored by Rep. Stover of Boothbay)

I didn't know I have a hearing on Thursday but if it's LR 1710 - here are sections 3&4 that speak to minimal lot size:

3. Density increase; blended percentage. When a workforce housing development includes multiple dwelling units at different levels of income restriction, the municipality in which the development is located shall allow the workforce housing development to apply a blended percentage to determine the overall density increase permitted. The blended percentage must be determined by the mean density increase percentage of all workforce housing units in the development.

4. Alternative minimum lot size. An alternative minimum lot size is allowed for a workforce housing development located where single-family or multifamily dwelling units are allowed when the alternative minimum lot size results in a greater number of dwelling units in the development than would result from the density increase allowed under subsection 2, as follows:

A. For a workforce housing development in which workforce housing units are available for rent or sale only to households whose income is between 80% and 100% of the area median income, an alternative minimum lot size of at least 90% less than the lot size otherwise allowed in the location:

B. For a workforce housing development in which workforce housing units are available for rent or sale only to households whose income is between 101 % and 120% of the area median income, an alternative minimum lot size of at least 75% less than the lot size otherwise allowed in the location:

C. For a workforce housing development in which workforce housing units are available for rent or sale only to households whose income is between 121 % and 180% of the area median income, an alternative minimum lot size of at least 65% less than the lot size otherwise allowed in the location: and

D. For a workforce housing development in which workforce housing units are available for rent or sale only to households whose income is between 181 % and 220% of the area median income, an alternative minimum lot size is at least 50% less than the lot size otherwise allowed in the location