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Date: (Filing No. H- )

**STATE AND LOCAL GOVERNMENT**

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**STATE OF MAINE  
HOUSE OF REPRESENTATIVES  
127TH LEGISLATURE  
FIRST REGULAR SESSION**

COMMITTEE AMENDMENT “ ” to H.P. 628, L.D. 909, Bill, “An Act To Help Older Adults Age in Place through Comprehensive Planning”

Amend the bill by striking out all of section 4 and inserting the following:

**Sec. 4. 30-A MRSA §4326, sub-§1**, as amended by PL 2001, c. 578, §15, is further amended to read:

**1. Inventory and analysis.** A comprehensive plan must include an inventory and analysis section addressing state goals under this subchapter and issues of regional or local significance that the municipality or multimunicipal region considers important. The inventory must be based on information provided by the State, regional councils and other relevant local sources. The analysis must include 10-year projections of local and regional growth in population and residential, commercial and industrial activity; the projected need for public facilities; and the vulnerability of and potential impacts on natural resources.

The inventory and analysis section must include, but is not limited to:

- A. Economic and demographic data describing the municipality or multimunicipal region and the region in which it is located;
- B. Significant water resources such as lakes, aquifers, estuaries, rivers and coastal areas and, when applicable, their vulnerability to degradation;
- C. Significant or critical natural resources, such as wetlands, wildlife and fisheries habitats, significant plant habitats, coastal islands, sand dunes, scenic areas, shorelands, heritage coastal areas as defined under Title 5, section 3316, and unique natural areas;
- D. Marine-related resources and facilities such as ports, harbors, commercial moorings, commercial docking facilities and related parking, and shell fishing and worming areas;
- E. Commercial forestry and agricultural land;

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- 1 F. Existing recreation, park and open space areas and significant points of public  
2 access to shorelands within a municipality or multimunicipal region;
- 3 G. Existing transportation systems, including the capacity of existing and proposed  
4 major thoroughfares, secondary routes, pedestrian ways and parking facilities;
- 5 H. Residential housing stock, including affordable housing;
- 6 I. Historical and archeological resources including, at the discretion of the  
7 municipality or multimunicipal region, stone walls, stone impoundments and timber  
8 bridges of historical significance;
- 9 J. Land use information describing current and projected development patterns; and
- 10 K. An assessment of capital facilities and public services necessary to support  
11 growth and development and to protect the environment and health, safety and  
12 welfare of the public and the costs of those facilities and services.

13 The inventory and analysis section may include an evaluation of whether available  
14 housing, including affordable housing and housing that is rehabilitated, adapted or newly  
15 constructed, meets the needs of older adults to help older adults age in place.'

16 Amend the bill by striking out all of section 7 and inserting the following:

17 '**Sec. 7. 30-A MRSA §4326, sub-§3-A, ¶K** is enacted to read:

18 K. Consider the adoption of land use policies that help older adults age in place by  
19 addressing issues of special concern to older adults, including appropriate housing  
20 options and transportation to and accessibility and availability of needed services.'

## 21 SUMMARY

22 This amendment is the majority report of the committee. The amendment provides  
23 that the inventory and analysis section of a comprehensive plan may include an  
24 evaluation of whether available housing meets the needs of older adults to help them age  
25 in place.

26 It amends the provision in the bill that identifies a guideline related to aging in place  
27 for municipalities to employ in developing land use strategies. The amendment strikes  
28 the guideline in the bill and directs municipalities to consider the adoption of land use  
29 policies that help older adults age in place by addressing issues of special concern to  
30 older adults.