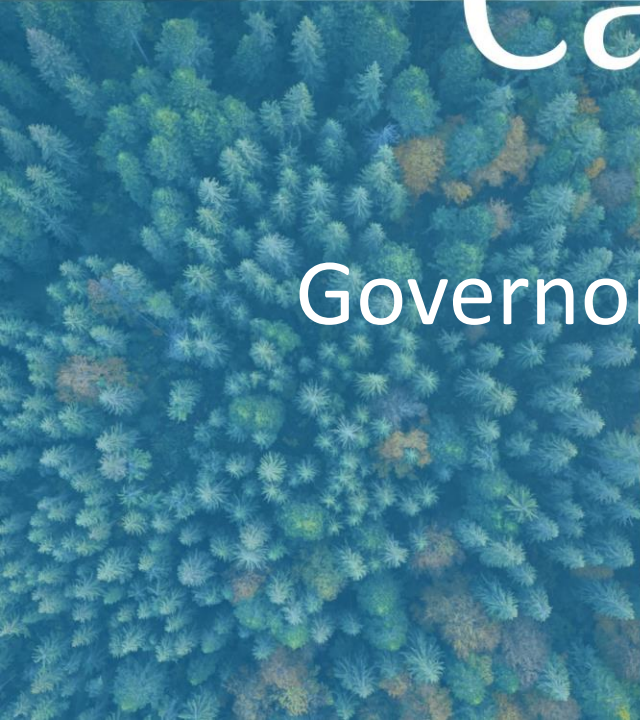




Cabinet on Aging

Governor's Office of Policy Innovation and the Future
December 1, 2023



Agenda



WELCOME



CABINET UPDATES:
CAREGIVER
SUPPORTS



MAINE'S HOUSING
INITIATIVES



OTHER UPDATES



NEXT MEETING

Brief Updates: Caregiver Supports

"There are only four kinds of people in the world: those who have been caregivers, those who are currently caregivers, those who will be caregivers, and those who will need caregivers."

--Rosalynn Carter

Respite for ME: Preliminary Evaluation Results

Created by P.L. 2021, CH, 483, Part CC and funded through the Maine Jobs and Recovery Plan Initiative.

Provided a \$2000 annual benefit to caregivers. **This benefit has increased to \$5,171 effective October 2023.**

Overseen by the Office of Aging and Disability Services and administered through Maine's five Area Agencies on Aging.

Evaluation activities conducted by the Catherine Cutler Institute, University of Southern Maine.

Respite for ME: Stated Goals

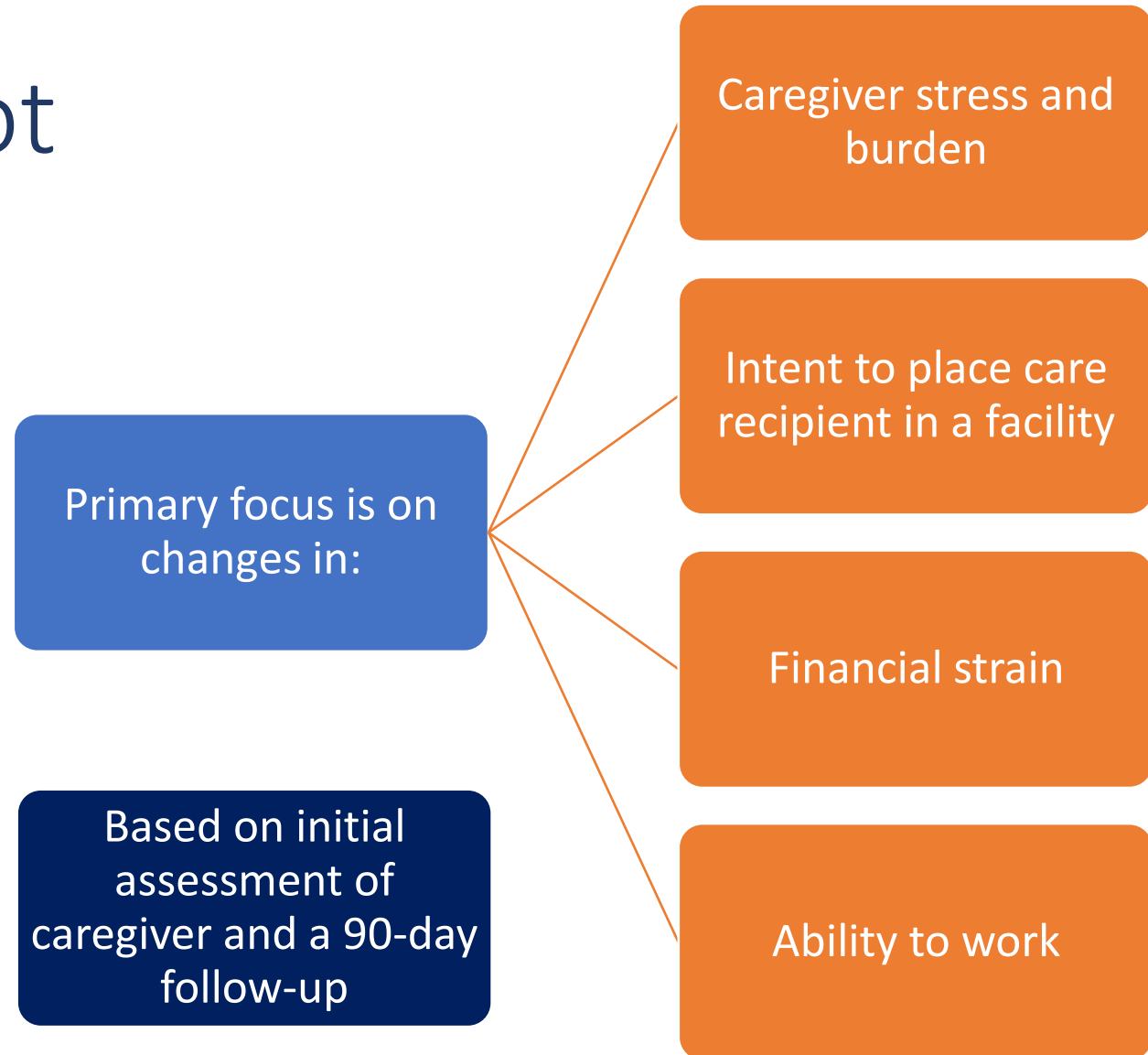
Expand available respite services

Focus on caregivers as program recipients in addition to addressing care recipient needs

Help alleviate costs incurred by caregivers

Evaluation of Pilot

Conducted by the
Catherine Cutler
Institute,
University of
Southern Maine



Key Preliminary Findings

- As of 7/31/2023, 244 caregiver participants had used some type of service
- Average age of caregiver participant was 64 years old.
- Majority of participants were daughters or wives of the person receiving care.
- The most used services were:
 - ✓ respite (47%)
 - ✓ assistive technology/devices (36%)
 - ✓ chore services (35%)
 - ✓ self-care (31%)
- About half (49%) of participants used more than one type of service.

Preliminary Findings (continued)

- 6% increase in participants reporting good or very good **health status** (65% at initial assessment, 71% at follow-up)
- 7% decrease in participants reporting **high level of stress** (84% at initial assessment, 77% at follow-up)
- 9% decrease in participants reporting **high level of depression** (52% at initial assessment, 43% at follow-up)
- 13% decrease in participants reporting that caregiving was very much a **financial strain** (38% at initial assessment, 25% at follow-up)
- 16% decrease in reported impact of caregiving on **job performance** (94% at initial assessment, 78% at follow-up)
- About half (49%) of participants reported improvements in their perceived overall level of caregiver burden

Next Steps

- First year evaluation report with an executive summary will be made available and provided to Legislature in January 2024.
- Continue to publicize increased benefit and availability of these services.
- The Cutler Institute staff will continue its evaluation of Respite for ME for the remaining period of the pilot and issue a final report.
- Continue related efforts to support caregivers.



Questions?





Housing Updates

Including:

Overview of Maine Housing Production Needs Study

LD 654: Accessory Dwelling Unit Study

LD 709: Home Share Pilot



State of Maine Housing Production Needs Study

HR&A Advisors
November 2023



MaineHousing
MAINE STATE HOUSING AUTHORITY

Background

Initiated in response to Maine's LD 2003 legislation which:

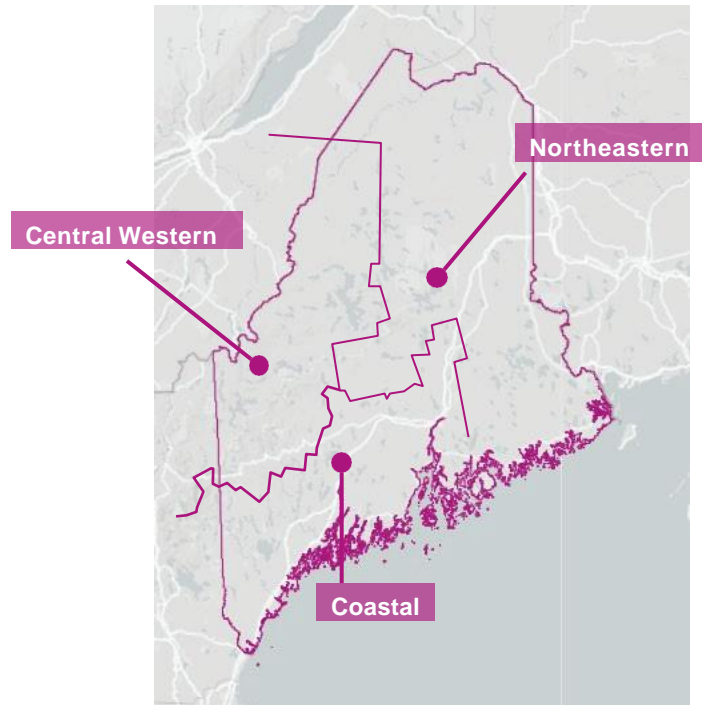
- Requires municipalities to permit a wider range of housing types
- Requires the setting and measuring of housing production goals
- Commits financial and technical assistance from the State to municipalities to support these goals

This Study is the first step in the State's commitment to provide technical assistance.

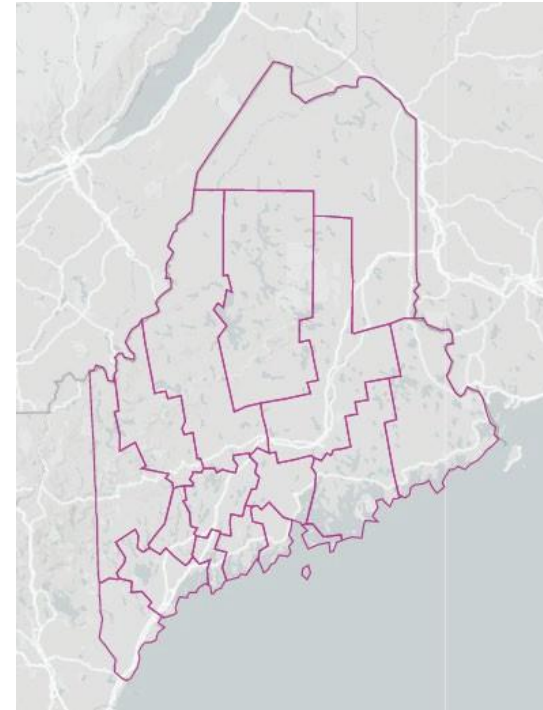
Collaborative effort between MaineHousing, Governor's Office of Policy, Innovation and the Future, and the Department of Economic and Community Development

Workforce Investment Regions

Maine, like all states, has regional housing and job markets. This requires a regional approach to measuring and planning for housing



WORKFORCE INVESTMENT REGIONS



MAINE COUNTIES

What is the Purpose of the Study?

The Study purposefully investigates the relationship between housing production and population and economic growth

- This relationship is the foundation of a healthy housing market.

While there are different housing issues in Maine that all warrant attention and further study, the first step is understanding how many homes are needed to support broader affordability and availability for Mainers, so the State and municipalities can adopt policies that help create quality, affordable homes for residents.

What is Driving the Need for More Homes in Maine?

- Lack of existing supply
- Recent growth in Maine's population
 - Influx on higher-income populations
 - Bringing existing remote jobs, not filling open position in Maine
 - Increasing stress on existing residents seeking housing options
- Labor Force changes
 - Maine's population is aging and this impacts both the kinds of homes needed to accommodate a retiring population and home needed to attract more workers to the state to fill open job positions

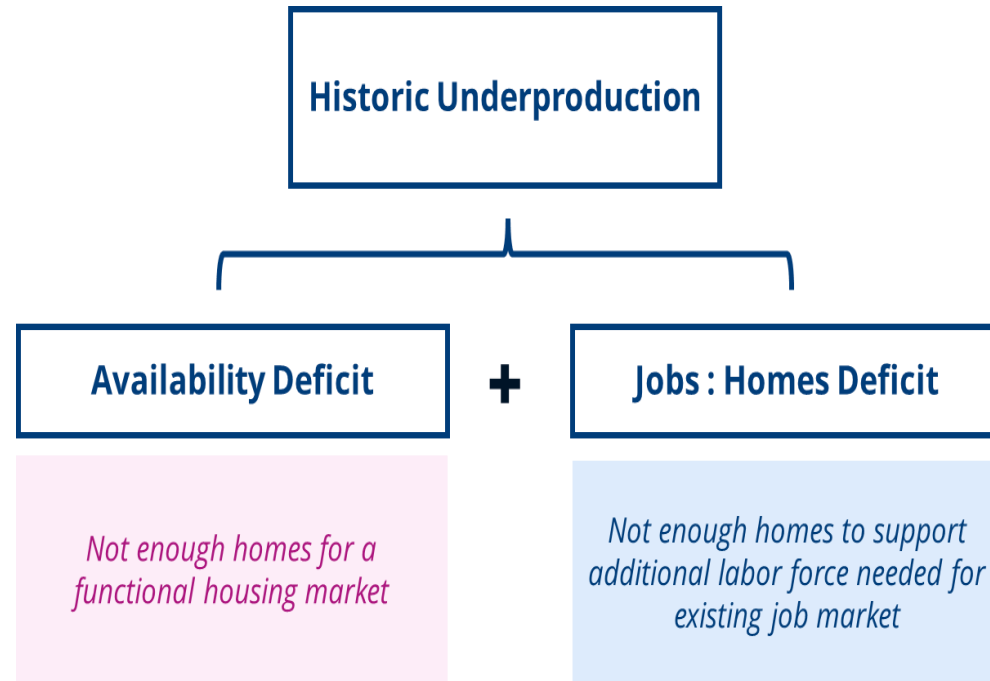
What is Driving the Need for More Homes in Maine?

- Households seeking asylum
 - Short-term housing supports needed before being able to work full-time and fill open local job positions
 - While this has created short-term stressors on the market, this is an opportunity for Maine
- Historically low housing production over the past few decades
- The share of vacant homes that are unavailable to live in due to need for repair, foreclosure, seasonal use and houses that are owned but held vacant is also increasing as an overall share of Maine's housing stock.

Key Terms/Policy Priorities

1. “Availability Deficit” - When there is an insufficient supply of homes, competition for the limited number of homes available drives up the price to levels that are unaffordable to many existing Mainers. Policy priority - to have **enough homes overall to accommodate the existing demand for homes.**
2. “Jobs to Homes Deficit” – Maine’s economy requires workers to fill long-standing positions as an increasing number of Mainers reach retirement and the for new workers grows. Without enough homes for workers filling open job positions, businesses will continue to struggle and at times fail—harming the prosperity of all Mainers. Policy priority - to have enough homes **affordable, available and in the right locations to support the workforce necessary to sustain and grow Maine's economy.**
3. “Historic underproduction” – combining the “Availability Deficit” and the “Jobs to Home deficit results in total historic underproduction.

Historic Underproduction



Historic Underproduction

The State needs approximately 38,500 additional homes now to make up for historic underproduction.

The majority, 21,200, are needed in the Coastal Region, with an additional 13,000 in the Central Western region and 4,300 in the Northeastern Region.

Increasing the number of homes to meet historic underproduction alone would constitute about a **5% increase in total homes across the state.**

Future Need Estimate

Maine's population will continue to grow in some parts of the state over time.

Using the State's population projections through 2030 we can estimate the number of additional households in Maine that will require homes.

Based on projected population and household change, Maine will need an additional 37,900 – 45,000 homes by 2030.

To meet both current and future need by 2030, Maine would need to add 8,400 to 9,200 homes each year.

Currently, there are about 4,800 homes approved for building permits per year in Maine.

In Summary

Table 1: Historic Underproduction and Future Need by Region

Region	Historic Underproduction	Future Need (2021 – 2030)	Total
Coastal	21,200	24,200 – 28,000	45,400 – 49,200
Central Western	13,000	9,700 - 11,700	22,700 – 24,700
Northeastern	4,300	4,000 - 6,100	8,300 – 10,400
Maine	38,500	37,900 - 45,800	76,400 – 84,300

What Do These Findings Mean for Towns and Cities Across the State that are Planning for Housing?

- Both housing and job markets are regional, and Mainers have some of the longest commute times in the US. Because of this, this Study measures housing production and reinvestment needs at the regional and county level.
- Further, setting local production targets is a process that should be informed by community and stakeholder engagement.
 - The findings of this report are a starting place to empower regions and municipalities to help inform targeted planning that considers each municipality's unique local demographics, economics, housing markets, environmental and other conditions.

What Do These Findings Mean for Towns and Cities Across the State that are Planning for Housing?

Municipalities will also need to consider the many barriers to housing development that exist in Maine, including regulatory barriers, limited contractor and developer capacity, and environmental challenges, among others.

Strategies to increase housing production and reinvestment will need to incorporate regulatory, funding and capacity-building strategies that can reduce existing barriers.

Wrap Up

Questions?

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Accessory Dwelling Units (ADUs)

- LD 654 directed the Governor's Office of Policy Innovation and the Future to study ways to encourage development of ADUs.
 - Stakeholder groups focused on financing and pre-approved design possibilities.
- Report was issued in November 2023 and presented to the Joint Select Committee on Housing.
- Link to the Report: [GOPIF ADU report](#)

Home Share Pilot

- LD 709 directed the Maine State Housing Authority to develop a home share pilot program for older persons.
- Home sharing programs help match homeowners with extra space to individuals needing a place to live. Typically, a person offers a private bedroom and shared common area in exchange for rent, help around the house or a combination of the two.
- Maine State Housing Authority issued a request for proposal (RFP), which closed November 20, 2023.
- Report due to Legislature in January 2025



OTHER UPDATES



NEXT MEETING

Thank you!

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