**HOUSING/AFFORDABLE HOUSING**

As of January 2020, there were 2,791 residential dwelling units in Poland. Source: TRIO Assessment Summary by Code, Billing Amounts by Land Code. This is an increase of 486 units. Earlier, according to Census data, as of 2000 there were 2,305 residential dwelling units in Poland, compared to 1,509 units in 1980. This represents a 52 percent increase, or the addition of approximately 800 units, between 1980 and 2000.

The cost of purchasing or renting a home has increased in recent years. Numerous factors have led to these increased costs including land costs, construction cost and market demand from the south. Affordable housing under the Comprehensive Planning and Land Use Regulation Act has been defined as decent, safe and sanitary dwellings, apartments or other living accommodations for a household whose income does not exceed 80% of the medium income for the area. Year round home sale prices have been on the increase in Poland. The median sale price of homes increased from $98,500 in 1999 to $152,500 in 2003, a 53% increase. At the same time the medium household income increased by 10%. The median sale price of homes further increased to $266,325 while the median income went up to $64,864 in 2019. Source: Androscoggin County 2019 Housing Facts and Affordability Index.

***GOAL: Encourage and promote affordable, decent housing for all Poland citizens.***

| POLICIES | STRATEGIES | RESPONSIBILITY | TIME FRAME |
| --- | --- | --- | --- |
| 1. Encourage the development of a wide range of housing opportunities within Poland.**No task force established, do we leave in?** | Allow individual modular homes on individual lots throughout the community.Allow individual mobile homes on individual lots in the majority of zones.Amend standards in the CLUC to reduce the density requirements below that which is required for single family homes for development that will serve the elderly/disabled.**Support the efforts of the Elderly Housing Task Force****Encourage the development of senior housing options** | Town MeetingPlanning BoardTown MeetingPlanning BoardTown Meeting**Selectpersons****Town Meeting****Selectpersons****CEDC** | Ongoing**Complete****Complete****Ongoing****Long** |
| 2. Develop a housing strategy that sets forth regulatory and non-regulatory techniques designed to provide for a range of affordable housing opportunities; seek to achieve 10 percent of all future housing is affordable. | **Appoint an affordable housing committee and charge it with the task of developing an affordable housing strategy.****Examine existing zoning and subdivision regulations for requirements that create impediments to affordable housing, and make recommended changes to the Town.**Review the CLUC to identify suitable locations for mobile home parks.**Seek regional options for affordable housing.****Review CLUC to identify obstacles for location and type of higher density housing** | **Selectpersons****Affordable Housing Committee**Planning Board**Affordable Housing Committee****CEDC** | **Not done, delete?****N/A no AHC****Ongoing****N/A, AHC not established****Long** |