

tax increment financing district entitled the *Hartland Senior Housing Municipal Affordable Housing Development and Tax Increment Financing District* (the "District") and adopt a development program (the "Development Program") for the District; and

WHEREAS, there is a need for the development of affordable, livable housing in the Town of Hartland (the "Town"), in the surrounding region, and in the State of Maine; and

WHEREAS, implementation of the Development Program will help improve and broaden the tax base in the Town and improve the economy in the Town and the region by creating affordable housing; and

WHEREAS, it is expected that approval will be obtained from the Maine State Housing Authority ("MaineHousing"), approving the designation of the *Hartland Senior Housing Municipal Affordable Housing Development and Tax Increment Financing District*; and

NOW THEREFORE, IT IS HEREBY VOTED BY THE TOWN:

Section 1. The Town hereby designates the District and adopts the Development Program.

Section 2. The Town hereby finds and determines that:

a. At least twenty-five percent (25%), by area, of the real property within the District, as hereinafter designated, is suitable for residential use, blighted area or is in need of rehabilitation or redevelopment; and

b. The total area of the District does not exceed two percent (2%) of the total acreage of the Town, and the total area of all development districts within the Town, and the total area of all development districts within the Town does not exceed five percent (5%) of the total acreage of the Town;

c. The original assessed value of the District plus the original assessed value of all existing affordable housing development districts within the Town does not exceed five percent (5%) of the total acreage of the Town; and

d. The District and pursuit of the Development Program will contribute to the expansion of affordable housing opportunities within the municipality or to the betterment of the health, welfare or safety of the inhabitants of the Town. The Town has considered all evidence, if any, presented to it with regard to any substantial detriment to another party's existing property interests in the Town and has found and determined that such interested party's property interests in the Town are outweighed by the contribution made by the District or Development Program to the availability of affordable housing within the Town or to the betterment of the health, welfare or safety of the inhabitants of the Town.

Section 3. The Town Manager, or his duly appointed representative, is hereby authorized, empowered and directed to submit the proposed Development Program to MaineHousing for review and approval pursuant to the requirements of 30-A M.R.S.A. Chapter 206, Subchapter 3; and is further authorized to execute the credit enhancement agreement with the project entity consistent with the provisions of the Development Program, as amended.

Section 4. The foregoing adoption of the Development Program for the District shall automatically become final and shall take full force and effect upon receipt by the Town of approval by MaineHousing, without requirement of further action by the Town, the Board of Selectmen, or any other party.

Section 5. The Town Manager, or his duly appointed representative, is hereby authorized and empowered, at his discretion, from time to time, to make such revisions to the Development Program as the Town Manager deems reasonably necessary or convenient in order to facilitate the process for review and approval of the District by MaineHousing, or for any other reason, so long as such revisions are not inconsistent with these resolutions or the basic structure and intent of the Development Program.

Section 6. The Town Manager is authorized to file the yearly reports required by Title 30-A M.R.S.A. § 5250-E and otherwise to take all lawful actions required in the administration of the District and Development Program.

The Registrar will be in session for the purpose of maintaining the list of voters Wednesday, August 12, 2020 from 5:30 p.m. to 6:00 p.m. at the Town Meeting.

Given under our hands this 20 day of July A.D. 2020

A True Copy
Attest:

Triss A. Smith
Triss A. Smith, Clerk

Judith Alton
Judith Alton, Selectman

John Hikel
John Hikel, Selectman

Mark Brooks
Mark Brooks, Selectman