



TOWN OF CAPE ELIZABETH MEETING AGENDA

MEETING: Ad-Hoc Housing Diversity Study Committee

DATE: Monday, November 7, 2022

TIME: 8:00 P.M. -Immediately Following Public Forum

PLACE: Town Center Fire Station Conference Room

1. Call Meeting to Order

2. Attendance

3. Public Comment

4. Approval of Minutes from Last Meeting – Tuesday, October 11, 2022

5. Reports and Correspondence

6. Additional Agenda Items:

- a) Discussion of public forum
- b) Set date for next public forum or community outreach session
- c) Discussion of housing goals for this committee
- d) Set goals and process for how to engage with the community

7. Next Meeting/Event

Announce Date/Time/Place

Items on the Agenda – Continued or New Items

8. Public Comment

9. Adjournment

The board should vote to adjourn to ensure there is no further business.

Speaking at the Ad-Hoc Housing Diversity Study Committee Meeting After the public comment period has been opened, any person wishing to address the Ad-Hoc Housing Diversity Study Committee shall signify a desire to speak by raising their hand. When recognized by the chair, the speaker shall give their name and address or name and local affiliation, if the affiliation is relevant, prior to making comments. All remarks should be addressed to the Ad-Hoc Housing Diversity Study Committee. Comments shall be limited to three minutes per person; however, the time may be extended by majority vote of the committee members present. The time for public comment at the beginning of the meeting is limited to 15 minutes. This time may be extended by a majority vote of the committee members present. The time for public comment at the end of the meeting shall be sufficient for any member of the public to speak for 3 minutes. Time may be extended by the chair or vote of committee for public comment to take place at any time during the meeting. The chair will allow questions to all committee members and committee members are also allowed to ask questions to members of public. The chair may decline to recognize any person who has already spoken on the same agenda item and may call on speakers in a manner so as to balance debate. Once the Ad-Hoc Housing Diversity Study Committee has begun its deliberations on an item, no person shall be permitted to address the Ad-Hoc Housing Diversity Study Committee on such item.

Written Comments

Members of the public are encouraged to submit written comments to the Ad-Hoc Housing Diversity Study Committee.

Email

Comments by email can be sent to HDSC@capeelizabeth.org.

Mail

Comments may be mailed to the attention of the Town Clerk. Comments will be scanned and emailed to staff and the committee. Town Clerk 320 Ocean House Road, Cape Elizabeth, Maine 04107.

Comments may be dropped off to the Town Clerk at Town Hall during office hours. Comments will be scanned and emailed to staff and the committee.

Decorum

Persons present at Ad-Hoc Housing Diversity Study Committee meetings shall not applaud or otherwise express approval or disapproval of any statements made, or actions taken at such meeting. Persons at Ad-Hoc Housing Diversity Study Committee meetings may only address the Ad Hoc Housing Diversity Study Committee after being recognized by the chair.

Supporting Documents

State-wide commission that resulted in LD2003. <https://legislature.maine.gov/legislative-studies-130th-legislature/commission-to-increase-housing-opportunities-in-maine>

Housing Trusts share similar challenges as Cape Elizabeth.
<https://www.khht.org/>

<https://www.islandhousingtrust.org/>

Report for Bath, Maine – Bath is very different demographically, but they have been aggressive in using state and federal money to promote housing in ways that expand their tax base while building housing and have done so in a way that preserved partial state funding for new schools. <https://www.bathhousing.org/wp-content/uploads/2021/02/Bath-Report-2.10.2021.pdf>

South Portland Housing Needs Assessment
[https://go.boarddocs.com/me/sport/Board.nsf/files/CESK3P4FEB79/\\$file/FinalHousing%20Report_05.20.2022%20Approved%20byClient.pdf](https://go.boarddocs.com/me/sport/Board.nsf/files/CESK3P4FEB79/$file/FinalHousing%20Report_05.20.2022%20Approved%20byClient.pdf)

New York Times article on starter homes and land use
<https://www.nytimes.com/2022/09/25/upshot/starter-home-prices.html>

Wall Street Journal article on land uses <https://www.wsj.com/articles/the-u-s-is-running-short-of-land-for-housing-11664125841>

Concept of Affordable Homes on Town Property (pdf) – email from Scott Clark