

Scarborough Housing Alliance  
Meeting Minutes  
November 30, 2022, 6:00pm

Present via Zoom: Bryan Shumway, Dick LaRou, Bob Nadeau, and Eric Boucher.

Present at Town Hall: Leroy Crockett, Micaela Sargent, and Tom Hall.

Excused: Bill Donovan.

Guests: Jean-Marie Caterina, Town Council liaison (via Zoom), Dan Bacon, M&R Holdings, and Autumn Speer, Scarborough Planning Director.

1. The meeting began at 6:06pm.
2. The minutes of August 3, 2022 were accepted as presented with a motion by Eric, a second by Dick, and a roll call vote with all in favor except Bob who abstained as he was not a member at the time of the meeting.

The minutes of October 26, 2022 were accepted as presented with a motion by Dick, a second by Leroy, and a roll call vote with all in favor.

3. The Downs: Dan Bacon provided a high-level update of housing development at The Downs via a shared-screen presentation. Dan discussed the range of housing types, noting that most are occupied upon completion, and presented the future housing projects into 2024. He stated that currently, 19% are deed restricted affordable, a percentage that will adjust downward as more market rate housing is developed. Finally, he discussed the impact of rising interest rates and elevated construction costs.
4. GMO Questionnaire: Autumn provided an overview of the GMO questionnaire reviewing questions at a high-level and discussing the concept of "public benefit" as used within it. Tom planned to circulate a Google document for Alliance members to provide input.
5. Conversion of lodging to multi-family housing: Although there are no active requests, the Alliance revisited the topic of converting lodging to multi-family housing including a summary of previous recommendations. It was noted that Zone B2 on the Payne Road did not permit multi-family housing and Autumn presented proposed language for special exceptions for this zone. The Alliance provided feedback on the proposal which Autumn will edit. The Ordinance Committee will review the proposal next.
6. MAHC Housing Policy Conference: Leroy noted that the conference was educational and felt that Scarborough was doing many good things related to affordable housing.
7. Remaining agenda items were tabled with the request that Alliance members think about goals and priorities for 2023.

8. Bryan noted that the Forecaster was looking to write a story about affordable housing in each local community.
9. 3i HOME project: The Alliance was informed that money from the Affordable Housing Fund cannot be used in zones requiring affordable housing. The Alliance discussed the implications and opportunities for this restriction. It was also noted that the MaineHousing 4% tax credit program had closed and therefore the project would have to wait for the 9% tax credit process, which is more competitive making the credit enhancement agreement more important. The Alliance asked Tom to encourage the developer to return to a future meeting to discuss the impact on the project of all these changes.
10. There were no public attendees.
11. The next meeting was not scheduled.

At 7:58pm, the Alliance adjourned its meeting with a motion by Dick, second by Eric, and all in favor.

Respectfully submitted,

Eric Boucher  
Secretary