Scarborough Housing Alliance
Meeting Minutes
January 29, 2025, 6:00pm

Present via Zoom: Bryan Shumway.
Present at Town Hall: Eric Boucher, Bill Shanahan, Leroy Crockett, and Tom Hall.
Excused: Micaela Sargent and Bob Nadeau.
Guests: Bill Donovan, Town Council Liaison, Jean-Marie Caterina, pending Alliance membership, and Ben Mohney, South Portland Housing Authority (all in person).

1. The meeting began at 6:03pm.

2. The minutes for October 23, 2024, were approved as presented with a motion from Bill Shanahan, second by Bryan, and all members voting in favor.

3. Councilor Bill Donovan (former Alliance member) introduced himself as the new Town Council liaison.

4. Affordable homeownership program – The Alliance's review of the program is that it would allow for rentals of the for-sale homes. As for future sales, the Alliance discussed how to ensure all parties are clear on the program requirements, and the role we play in managing seller expectations versus program guidelines. The plan is to provide a reminder to the remaining original owners and contemplate further adjustments to the program guideline/restrictions.

5. Marshview Terrace proposal – Ben presented an overview of the South Portland Housing Authority's proposed development at 578 US Route 1 which will consist of a 60-unit affordable property (up to 60%AMI) for older adults age 55+ abutting US Route 1, and a 36-unit workforce housing development (estimate of 60%-100% AMI) in the rear of the site. The site will include 114 parking spaces, a playground, and walking trails. The development will be seeking a contract zone, a Credit Enhancement Agreement / TIF, and an Affordable Housing Fund grant.

6. Affordable Housing Fund – Tom reminded the Alliance about the fund noting that it is funded through payments in lieu of affordable housing, that funds are available, and that each project has a cap of $200,000.

7. Public comment – No public comment.

8. The next meeting is scheduled for February 26, 2025, at 6pm. Agenda to be developed and distributed in advance of meeting date.

At 7:06pm, the Alliance adjourned its meeting with a motion by Eric, second by Leroy, and all in favor.

Respectfully submitted,

Eric Boucher
Secretary