Scarborough Housing Alliance
Meeting Minutes
April 9, 2025, 6:00pm

Present via Zoom: Bob Nadeau.
Present at Town Hall: Bryan Shumway, Eric Boucher, Jean-Marie Caterina, Tom Hall, and Bill Donovan, Town Council Liaison.
Excused: Bill Shanahan and Leroy Crockett.
Guests: Cory Fellows, Town Councilor (in person).

1. The meeting began at 6:03pm.

2. The minutes for February 26, 2025, were approved as presented with a motion from Bill, second by Jean-Marie, and all members voting in favor.

3. RFP for Affordable Housing funds – Tom highlighted the completed edits to include work force housing to match the ordinances. Tom also provided an update of the Marshview project noting that the Alliance may get two requests for funds, one for the affordable component and one for the workforce housing component. After a brief discussion, Bryan made a motion to endorse the inclusion of workforce housing in the eligible uses of the funds from the Affordable/Workforce Housing Partnership Initiative Program, which was seconded by Jean-Marie, with all voting in favor.

4. Housing Workshop – Cory introduced the workshop concept noting that affordable /workforce housing is an issue and priority within the town, among other issues and priorities. Extensive discussion followed, including but not limited to, establishing a common vocabulary, starting from the foundation/fundamentals to educate the Town Council and public, identifying specific topics such as AMI values, current rent levels, TIFs, CEAs, housing cost data, density, benefits to the town, housing inventory, inclusion in comprehensive plan, impacts on traffic and schools, and distinctions between market-rate, affordable, workforce, and multi-family housing. Tom shared a draft map of all multi-family housing (> 4 units) in Town, which totaled approximately 80 properties. Bryan and Jean-Marie provided and discussed the inventory of current for-sale listings identifying the affordability of each. The Alliance concluded this topic by discussing potential slides/hand-outs for the workshop, which is scheduled for May 7.

5. Public comment – No public comment.

6. The next meeting is scheduled for April 30, 2025, at 6pm. Agenda to be developed and distributed in advance of meeting date.

At 7:10pm, the Alliance adjourned its meeting with a motion by Eric, second by Jean-Marie, and all in favor.

Respectfully submitted,

Eric Boucher
Secretary