

Scarborough Housing Alliance
Meeting Minutes
April 30, 2025, 6:00pm

Present via Zoom: Bryan Shumway and Bill Donovan, Town Council Liaison.

Present at Town Hall: Eric Boucher, Bill Shanahan, Jean-Marie Caterina, and Tom Hall.

Excused: Bob Nadeau and Leroy Crockett.

Guests at Town Hall: Ben Mohney, South Portland Housing Authority, Karen Martin SEDCO, Alison Bristol, and Steve Hanly.

Guests via Zoom: Marvin Gates and Debbie Gates.

1. The meeting began at 6:06pm.
2. The minutes for April 9, 2025, were approved as presented with a motion from Bill Donovan, second by Jean-Marie, and all members voting in favor.
3. MarshView Proposal - Tom introduced the MarshView project noting that the ask is for \$200,000 for each the affordable and workforce phases, thus \$400,000 total. Tom noted the fund currently has a balance of \$726,000. Ben provided an updated presentation for the project. Discussion ensued including traffic concerns and impact, architectural designs, proximity to marsh/wetlands, plans for community engagement, coincidental project development timing versus staggered, TIFs and CEAs, and low income housing tax credit application timing. Members discussed the affordable housing fund grant requests and determined that it may not be immediately urgent relative to the upcoming sequencing for project approvals. After further discussion, Bill Donovan made a motion that the Alliance endorses the funding of the two grant applications for \$200,000 each, with Jean-Marie offering a second, and all voted in favor. A final detailed written motion will be provided at the next meeting for a formal vote.
4. Housing Workshop – Bryan introduced the draft presentation for the Town Council Housing Workshop. Tom noted that Town Council wants to develop a housing plan, which is starting with a conversation on May 7. Tom suggested a glossary of terms as a reference tool and Karen has information that she will share with Bryan. The Alliance reviewed several slides in detail. It was determined that attendance of Alliance members is a concern, and Tom will look into postponing the workshop.
5. Public comment: Members of the public expressed concerns that a preliminary approval is preceding availability of other requests (CEA, contract zone, etc.), and inquired 1.) how the project qualifies for two affordable housing fund grants, 2.) how the project qualifies for both CEA and affordable housing fund grant awards, 3.) what is impact to existing older residents with single family homes who don't get support, 4.) can priority be given to Scarborough residents and certain workforce targeting, 5.) could outside investors who may benefit from housing availability be identified, such as the private funding of the Boothbay project, and 6.) could the South Portland Housing Authority conduct fundraising to cover some costs.
6. The next meeting is scheduled for May 28, 2025, at 6pm. Agenda to be developed and distributed in advance of meeting date.

At 7:52pm, the Alliance adjourned its meeting with a motion by Jean-Marie, second by Eric, and all in favor.

Respectfully submitted,

Eric Boucher
Secretary