

Scarborough Housing Alliance
Meeting Minutes
September 24, 2025, 6:00pm

Present via Zoom: None.

Present at Town Hall: Bryan Shumway, Jean-Marie Caterina, Eric Boucher, Leroy Crockett, Bob Nadeau, Stephen Zamierowski, Tom Hall and Jon Anderson, representing Town Council.

Excused: Bill Shanahan and Bill Donovan.

Guests at Town Hall: Rebecca, Andy, and Richard – Scarborough residents.

Guests via Zoom: Denise, Scarborough resident.

1. The meeting began at 6:01pm.
2. The minutes for June 25, 2025, were approved as presented with a motion from Bob, second by Leroy, and all members voting in favor.
3. Marshview: The project has been withdrawn primarily as a result of not receiving a credit enhancement agreement (CEA). The Alliance discussed how to better educate the Town and Town Council about affordable housing funding and benefits, what will go onto the site by right, how the Town documents frame the CEA/TIF process, and if there were any policy changes that could be considered, among other topics, as Tom believes that similar concerns arising here will continue.
4. Prioritizing efforts: The Alliance discussed several questions/topics as potential focus areas for the upcoming year, including:
 - a. Why is affordable housing good? What are the benefits of it?
 - b. What is affordable? Can we create programs to assist with affordability?
 - c. Can we collect data of residents utilizing affordable housing, including connections to the Town?
 - d. Can we strengthen the in-lieu fees/process to reduce alternatives to develop affordable housing?

It was recommended that Alliance members attend the Growth Meetings scheduled for October 15 and November 17 to share knowledge and perspectives.

5. Affordable Homeownership Program modification: The Alliance continues to discuss modifying the program to allow owners to rent designated affordable homes under certain circumstances and parameters.
6. Leadership transition: The Alliance was informed that Chair Shumway terms out in December and would need to be replaced. Jon noted that many people, across several committees are terming out, which may not be prudent for the Town, thus he plans to propose an amendment to allow for additional terms.
7. Public comment: Rebecca (Maple Ave.) supports ADU construction noting the cost is currently prohibitive and the Town should develop/improve an ADU program. She questioned what has impacted the public trust around affordable housing, TIFs, and CEAs, and could visioning sessions for future development help change it. Andy (Maple Ave.) mentioned Efficiency Maine programs, asked why it matters who fills affordable housing in Town because if a current resident downsizes into affordable housing and they sell their house to someone out of state (what is the difference), and noted that he liked the idea to strengthen requirements of inclusionary Zoning and increase the percentage. Richard (Martin Ave.) noted that the group opposing the existing growth is not small, that they are not against growth, but against growth that is currently happening, appreciates the steps being taken and wants to continue to have and improve the conversations happening. Denise (Two Rod Road) noted the group opposed is not small and they want to be heard, that they are not against smart growth in the right places, wants better transparency, and has concerns about LD1829.

8. The next meeting is scheduled for October 22, 2025, at 6pm. Agenda to be developed and distributed in advance of meeting date.

At 7:29pm, the Alliance adjourned its meeting with a motion by Eric, second by Bryan, and all in favor.

Respectfully submitted,

Eric Boucher
Secretary