Scarborough Housing Alliance
Committee Meeting
Wednesday, October 28, 2026 - Hybrid Meeting

[Scarborough Town Hall – 6:00 p.m.]
Town Manager's Conference Room

Zoom Link: https://scarboroughmaine.zoom.us/j/89853273844

YouTube Link: https://youtu.be/fhOcnX1R-8g

AGENDA

Item 1. Call to Order.

Item 2. Those Present.

Item 3. Approval of Minutes: September 23, 2026

Item 4. Discussion: Housing Assessment Update

Item 5. Discussion: Assess Viability of Housing on Town Land (Tibbetts)

Item 6. Discussion: Fair Housing- Restriction for Town Residents only

Item 7. Discussion: Financial Assistance for Potential Projects

Item 8. Updates on Town Council and Planning Board Items

- No Housing-related items.

Item 9. Possible Interests and Future Topics.

Item 10. Public Comment.

Item 11. Adjournment.

Scarborough Housing Alliance
Meeting Minutes
September 23, 2026, 6:00pm

Present at Town Hall: Bill Shanahan, Stephen Zamierowski, Leroy Crockett, Mahir Hasanov, and Tom Hall.
Attendees via Zoom: Eric Boucher and Bill Donovan.
Excused: Bob Nadeau and Jean-Marie Caterina.
Guests at Town Hall or Zoom: None.

1. The meeting began at 6:02 pm with a call to order from Chair Shanahan.

2. Those present noted above.

3. The minutes for July 22, 2026, were approved as presented with a motion by Leroy and second by Stephen, with all members voting in favor.

4. Housing Assessment Study – Tom reviewed the GPCOG housing needs assessment option which is included as Item 4. of the packet. The Town should learn about the grant in October. The previously developed scope of work was used as part of the grant submission. If awarded, the work will begin in November and take approximately one year to complete. Tom noted there is approximately $900,000 in affordable housing trust funds.

5. Tibbets Road – Stephen noted the land is off Broadturn Road near Fuller Farm. It is approximately 70 acres, sits approximately ½ mile down a dirt road, and is owned by the Town. The Land Trust has asked for it, but given its size, it could be divided and used for trails (some existing), conservation, and affordable housing. On behalf of the Alliance, Tom and Stephen will be part of the discussion with the Land Trust. Tom noted an RFP could be issued to find a developer to build the housing, which could be attractive given the below market land cost. A brief discussion followed including a potential process, preliminary due diligence to complete, land description, potential lot sizes, and the understanding that the Alliance is late to the conversation.

    i. Motion – To consider subdividing a portion of the Tibbets town-owned property for workforce housing. Motion by Stephen, second by Leroy, with all members in favor.

6. Town Council Updates – Tom provided updates and details about relevant Town Council activities, including more residential units at The Downs (Packet Item 6.), town center and traffic updates, duplexes off Sawyer Road (Packet exhibit), and a ban on data centers.

7. Future topics – Housing assessment updates, review fair housing requirements, and provide affordable/workforce housing related education to residents.

8. Public comment – None.

9. The next meeting is scheduled for October 28, 2026, at 6:00pm. Agenda to be developed and distributed in advance of the meeting date.

DRAFT

At 7:04pm, the Alliance adjourned with a motion by Bill Shanahan, second by Eric, and all in favor.

Respectfully submitted,
Eric Boucher
Secretary

DRAFT

Southern Maine Workforce Housing Projects

Town	Project Name	Foundation	Status	Eligibility	Financial	Style	# of units	Public Water/Sewer	Developer	Town involvement	Other "partners"	Misc.	Info and Press
Kennebunkport	Landon Woods	MaineHousing, Neighborhood Housing Trust - NHT operates as a 501(c)(3) and 501(c)(4), I spoke with NHT exec dir Larissa Crockett	Sold and being occupied	Workforce, 120% AMI,	Purchase, affordable in perpetuity, NHT maintains a landlease	3 duplexes, each with a 2BR and a 3 BR unit, 6 units, max price is $378k	12		PATCO	Donated 5 acre parcel	Genesis Fund, Bangor Savings bank,	Being a Local residents or workers was not a formal requirement but almost all the units were sold to those from or working in the area	www.nhtmaine.org/landon woods, www.seacoastonline.com /story/news/local/york-star/2025/06/27/kennebunkport-maine-affordable-housing-trust-breaks-ground-landon-woods/84358221007/,
Kennebunk	Factory Pasture Lane	MaineHousing, Neighborhood Housing Trust	2-3 homes being considered by town of Kennebunk	160% AMI, 50% to public service and education personnel living or working in York county	Purchase, one of the original units just sold using 120% AMI at for $375k	Single F, 750 SF, 1 BR home	2 with 2-3 additional under consideration			Donated land		NHT maintains a landlease	www.kennebunkmaine.us/DocumentCenter/View/20971/Request-for-Warrant-Article-on-November-2026-Ballot-in-Kennebunk, ww.wgme.com/news/local/maine-housing-crisis-kennebunk-voters-to-decide-on-land-donation-for-affordable-homes-maine
Falmouth	Skittery Woods Townhouses	MaineHousing AHOP, $70,000 per unit, half to buyers, half to developer	Fall 2026 Occupancy	Workforce, 120% AMI, middle units priced at $378k with 15 year workforce deed restriction, end units priced at $425k with 5 year affordable deed restriction	Condo Purchase , $250 monthly condo fee	2 and 4 unit attached 2 BR Townhouses, each 1,000 SF living with 500 SF garage	48		Skittery Woods partners/MGM Builders, spoke with partner Andy Hyland (architect)	Issued RFP for "affordable" housing, sold land for about 30% of market value, received several bids, all other bids were for rental units,	Norway Savings Bank offering 3% down payment mortgage	800 foot access road, some ledge, public water & sewer	www.falmouthme.org/748/Workforce-Housing, www.scitterywoodstownhomes.com
Kennebunk	Heritage Woods	MaineHousing ; Neighborhood Housing Trust - NHT operates as a 501(c)(3) and 501(c)(4)	Completed in 2022	3 for 80% AMI, 3 for 120% AMI	Purchase, Trust hold land title and leases back to owners,	2 Single F and 2 Duplex	6						
Mount Dessert Island	4 projects with occupants and new phases in progress	Island Housing Trust	Occupied and expanding	160% AMI, applicants must have income from MDI	Purchase, affordable in perpetuity, IHT maintains a landlease	Single F and townhouses						Island Housing Trust is a early developer of perpetually-affordable home ownership	www.islandhousingtrust.org/