



TOWN OF CAPE ELIZABETH MEETING MINUTES

MEETING: Ad-Hoc Housing Diversity Study Committee

DATE: November 6, 2023

TIME: 7:00 P.M.

PLACE: Town Hall, Council Chambers (Hybrid)

Present: Kevin Justh (KJ), Victoria Volent (VV), Stephanie Anderson (SA), Curtis Kelly (CK), Timothy Thompson (TT), Katie Reeves (KR), Amit Oza (AO)

Absent: None

Committee Support Staff: Kristina Musante (KM) and Josh Beihler (JB) of K&J Strategic Solutions were present

Public Guests: 3 in person and 2 on Zoom.

1. Call Meeting to Order

Meeting called to order at 7pm

2. Roll Call

All members present.

3. Public Comment

None

4. Presentation of Housing Diversity Survey Results by Nathan Wiggin and Chris Riepe of ReconMR.

The survey consultants gave several takeaways from their presentation and these takeaways included:

1. There is interest and support for increasing density. There is a lot of interest in change and making housing affordable. One third of

respondents support increase in density and reduction in lot size, while 20% strongly oppose such measures.

2. There is 13-20% consistent monitory that wants to maintain the status quo and wants to keep low density.
3. There is agreement that housing needs to be made more affordable, but most do not want to use local tax funds for this purpose. Most support using state and federal funds to make housing affordable.
4. There was support for development of town center and for using town owned land. However, 43% strongly opposed the development Gull Crest and most respondents very strongly opposed the development of existing recreation areas.
5. Half the respondents support of ADU's being used as short term rentals as long as it is owner occupied. There was weak support for 3-5-year restriction on short term rentals. Respondents wanted creating an ADU to be made easier and less expensive.

Survey consultants stated that there was a sample size of 855 and there was some weighting for 18-34 year olds. The consultants went through each section of the survey and the results with the committee and answered questions along the way. The results and corresponding data tables can found at Survey dashboard -

<https://app.displayr.com/Dashboard?id=0433636a-e7a4-4a33-ab6d-2fe67f9fdca7#copyAddress=true>

The committee asked KM to connect the survey consultants to town staff to further dissect data by different GIS mapping measures. The committee asked that the link to the results be made more visible.

Public Comment:

Al Romano requested that the slides be posted as the slides he did not match exactly the presentation. He stated he likes where he lives and he would like to see the GIS and survey data by neighborhood. That this should inform the HDSC's strategy.

Jenny Smith Rock stated people seem to be saying they are comfortable with more density. She would have been happy with denser place then CE.

5. List of Agenda Items

- a. HDSC Final Report Discussion

It was stated that Fort Williams is not a consideration for a housing site by the HDSC.

i. Town Owned Land Introduction

Committee agreed this section is complete. Town Farm

It was agreed that this would remain as an option as a low priority due to the encumbrance.

ii. Inclusionary Zoning (Moved to next agenda)

iii. Incentives to Convert to affordable Housing (Moved to next agenda)

iv. Housing Typologies (Moved to next agenda)

v. Financial Tools for Housing Diversity Draft (Moved to next agenda)

vi. ADU (Moved to next agenda)

vii. 1933 Building

Members discussed changes to this section of the report and accepted in preliminarily.

viii. Demographics (Moved to next agenda)

5. Staff Updates

6. Reports and Correspondence

a. HDSC Survey Results email from Oct 16 (attached)

b. COVID notification email (attached)

c. Correction to Financial Tools email (attached)

d. New Data on Hardships email (attached)

e. Town Owned Land email from David Briman (attached)

7. Next Meeting/Event

Announce Date/Time/Place

Items on the Agenda – Continued or New Items

a. Monday, November 20 at 6:30PM in Town Hall, Council Chambers
(Hybrid)

- b. Monday, December 4 at 6:30PM in Town Hall, Council Chambers (Hybrid)
- c. Monday, December 18 at 6:30PM in Town Hall, Council Chambers (Hybrid)

8. Public Comment

None

9. Adjournment

Meeting adjourned at 9:10pm