

## Housing Action Committee

### Subcommittee of Comprehensive Planning Committee

#### Meeting Minutes

Date: 8/2/2023

Time: 6:00pm

Attendees: Jason Lamoreau, Pete Galle, David Asmussen, Tracy Kruger, Harald Bredesen (remote), Joanne Joy, Mary Mayo, Mike Shaughnessy

Notetaker: David Asmussen

Approval of Minutes: Approved July minutes.

Additional Agenda Items: [note any new business added to agenda]

#### Agenda Item 1:

Jason gave an overview of what is available for this committee on SharePoint. Added more names to access SharePoint.

#### Agenda Item 2:

Joanne gave an update on the housing and Land Use forum that is planned by the Comp Plan Committee. (Includes table at Celebrate Bowdoinham, 2 public forums moderated by Craig F.)

#### Agenda Item 3:

Presentation by Mike on housing types. Affordable Housing = 80% AMI, depending on project type the percentage AMI may change. Maine Housing is almost always involved. Generally HUD funds are not used for single family residences, generally for multifamily developments. Could be renovation or redevelopment, or built from ground up. Two 4-unit developments would kick the project into the Small Commercial category (b/c over 4 units falls into the 5-50 units category).

Can have particular target populations for the housing, and this determines the type of funding available. Can have a mix of standard market rate residences, and low-income residences. "Set aside" vs. "Preference" Set asides are reserved for a particular target populations, preference can be rented to anyone if the preferred population has not applied to rent.

Richmond has a USDA Rural Development housing project. USDA has funding for Farm workforce housing, both on-farm and off-farm.

HUD projects need matching funds, can come from developer or from the state HOME fund.

Affordable housing projects must be subject to "rent reasonableness" (can't charge crazy amounts). Can't move a large family into a 2 bedroom, there are rules to make sure the family moving in is well matched to the dwelling.

People experiencing homelessness has gone up. (Couch surfing does not count as “homeless,” people fleeing domestic violence does count.)

Agenda Item 4:

Plans for agricultural overlay zone with buffer zone. What the exact land use ordinances will be is TBD. In general, goal to keep ag land in ag.

Agenda Item 5:

Tracy, Dave and Reeve Wood to draft an updated subdivision ordinance – will be changes in a number of places throughout the Land Use Ordinances. Hoping to get something together to workshop at the next Housing Action meeting, with the intent to have it at Celebrate Bowdoinham.

Other items to have at Celebrate, idea of town to reimburse homeowner for pumping septic. Perhaps we specify bedrooms instead of dwelling units because that’s what the septic thing runs into. In village districts, build as many units as you can if you can get approved treatment system for the wastewater.

Need interactive exhibit. Candy/bean density on a table.

Software “Community Vis” helpful for municipal planning. Simulates different density.

Motions: [note any motions]

Action Items:

Dave, Tracey, + Reeve to do subdivision ordinance. Can recruit others

Future Agenda Items:

Workshop subdivision ordinance, flesh out what to present and talk about at Celebrate B’ham,

Meeting adjourned: [7:32]

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