



TOWN OF KITTERY
Housing Committee
APRIL 1, 2021
1PM
MINUTES

In attendance: Chair Matt Brock, Vice Chair Emily Flinkstrom, Debbie Driscoll, Russell White, Drew Fitch, Stephen Kosacz, Kathy Connor, Bart McDonough, Adam Causey, Kendra Amaral

Chair Matt Brock called the meeting to order at 1:00pm.

1. Minutes approval, March 4, 2021 – postponed until next meeting
2. Affordable housing funding discussion:
 - A. Low Income Housing Tax Credit (LIHTC) scoring. Bree LaCasse of Community Housing of Maine (CHOM) attended the March 4th Housing Committee and presented the scoring requirements of LIHTC affordable housing projects based on Maine Housing's release of the 2021 Qualified Allocation Plan (QAP). Chair Brock led the Committee through a hypothetical scoring of Kittery to determine any deficiencies or where the Town could pick up points to make an application more competitive. Adam Causey would reach out to Maine Housing and inquire about Community Revitalization Plans and Kendra Amaral would find out if York County Community Action (YCCA) on-demand bus service should give the Town more points.
3. Zoning:
 - A. Staff stated that the BL/BL-1 zoning amendments were ready to go to the Planning Board but only after the recodification of Title 16.
 - B. Chair Brock inquired about potential changes to the MU zone. Staff indicated a need to prioritize which zones were next. Staff will have more to discuss at the May meeting. Emily Flinkstrom asked if the Committee could discuss the role of the Housing Reserve Fund and how approved affordable projects might be tracked. Consensus was that this should be discussed at the May meeting.
 - C. Debbie Driscoll discussed the potential housing impacts of the proposed retail marijuana ordinance now before Planning Board. Staff described the current code proposal and the Committee debated various provisions under consideration and their potential impacts on housing development in the zones proposed to allow retail marijuana sales.
4. Staff updates:
 - A. Housing sites: Staff updated on various efforts related to Town-owned land and potential sites for affordable housing. The Old Post Road parcels were currently undergoing a Phase II Environmental Site Assessment that should be completed in late April or early May.
5. Next Meeting
 - A. Meeting date TBD.

Adjourned

Due to the Declaration of a State of Emergency for the State of Maine and Town of Kittery, this meeting will be held remotely in accordance with LD 2167.