



TOWN OF KITTERY

200 Rogers Road, Kittery, ME 03904 Visit
us: www.kitteryme.gov

Housing Committee Minutes

April 11, 2024

1:00 PM

In attendance; Emily Flinkstrom, Jason Garnham, Haley Mock, Kendra Amaral, Russell White, Matt Brock, Kathy Connor, Tom Emerson, William Pierce, Jeff Clifford

1. Acceptance of pervious minutes
 - A. Unanimous
2. Legislative update
 - A. QAP Rules Response
 - i. Emily shared Low Income Housing Tax Credit 2024-2025 QAP notes, comments to be shared with ME Housing
 - Committee agrees to use these points and also focus on broader LIHTC comments
 - ii. Committee discussed how to submit comment
 - iii. Larger communities are usually the ones to benefit from these rules, do these changes fix that for Kittery? If we still feel this is to Kittery's disadvantage, could be valuable to offer ideas – Tiers, etc.
 - Rural housing fund 6-10 units, “middle ground”
 - iv. Smart growth points may not make sense for Kittery, need to make sure dense development is possible in our community
 - Working on public transit, in conversations with COAST, ME DOT
 - Disconnect between State's focus and other branches
 - Should be either/or > Public Transport OR on demand ride scheduling. Currently York County Community Action offers free rides for those in need
 - v. Committee discussed goals/reality of older adult housing development, equity issue
 - vi. Move to endorse project location + smart growth points, approved
 - Emily will draft comments + send to Kendra for letterhead
 - April 26 deadline

- Next meeting review additional points
- B. Governor's Budget
 - i. Includes \$22 million related to housing. Not clear how decisions will be made on emergency relief fund. Emily is tracking decisions on distribution
 - ii. Definition of emergency, what events qualify
- 3. William Peirce asked how to get accurate count of housing in Kittery
 - A. Assessor's Office has accurate count within last year
 - B. Market Analysis can be viewed online
 - i. Market would support development of 1,500 units over 5 years
- 4. Business Park Zoning Review Process
 - A. Workshop scheduled for 4/24 at 6 PM at STAR Theater, will be broadcast on Channel 22
 - i. Presentation from Jason/Kendra
 - ii. Goal is to hear from community
 - iii. Educational Subcommittee discussed having table at event with FAQ questions/info sheet
 - Looking to engage new faces
 - B. Draft will be reviewed first week of May by various committees
 - i. Back to committees in June/July, then to Planning Board process (2 meetings and workshop). May warrant additional workshops.
- 5. Housing TIF Kick-Off
 - A. Committee goal to review
 - B. Set baseline for property value, any development during TIF period (30 years) add'l value get taxed and portion up to 100% can be put into TIF. Help offset costs.
 - C. Costs associated with building affordable housing is covered under TIF
 - D. Questions for representative willing to come meet with committee
 - i. Length of process
 - ii. Cap on cost
 - iii. How geographically specific does TIF need to be
 - Need to have parcels identified to create baseline
 - iv. Can fund go into housing reserve fund/affordable housing on different lot than one generating TIF area
 - How is a TIF zone determined
 - v. How does state react to TIFs
 - E. Rep will be at next meeting, send Kendra any additional questions
- 6. ADU Grant Application Status Update
 - A. Town staff interviewed 14 potential applicants, 4 more on books
 - B. Received 6 complete applications, anticipating 7th. Planner has indicated some may not qualify

- C. Flyer @ business park zone meeting
- D. Cromwell expired in terms of timeline, resident is re-applying
 - i. Couldn't get builder

7. Next Meeting : May 2, 2024

8. Adjournement