

PUBLIC HEARING

PUBLIC COMMENT

Public Hearing Continuation "Affordable Housing"

Dazeplanet [REDACTED]

Thu 5/19/2022 10:34 AM

To: town comments <tcomments@kitteryme.org>;

Cc: [REDACTED]

The concept of "Affordable Housing" is in its title.

All new and existing housing for rent must become or converted to complete "Affordable Housing", which means the rental price should only be determined by the income AND assets of the renter.

And also Section 8 holders must be able to rent any existing or proposed housing unit anywhere in Kittery (or elsewhere) and have their rent determined by Section 8 rules, which makes the reduced rental price according to the recipient's income.

Fairness, equality, inclusion, and end to homelessness must begin in "**TOTAL** Affordable Housing" meaning that ALL rental units or even "For Sale" homes have to be equally offered for a price according to the income and assets of the potential renter.

Don't designate a mere 25% of rental structures for "Affordable Housing". Make laws which reflect total inclusion in who is permitted to live and exist by allowing ALL units 100% Affordable Housing.

thank you Suzy Courage Johnson 13 Cromwell Street Kittery Maine 03904

To the Town Council:

Having sat on two committees that have considered these amendments, I regret to say, that as a volunteer with no formal training in urban planning, I could not visualize what the proposed densities and heights in these amendments could mean to the BL zones. Having lived here for 39 years, I simply don't think of these areas as urban.

But what I do know from sitting on the Planning Board for eight years, is that developers will be very aware of the opportunities these amendments offer. It's their business. And they're entitled to make the best of these opportunities.

The amendments will make the current owners' land more valuable. Owners may be enticed to sell to developers. If they do sell, developers will seek the highest return on investment. Again, because it's a business.

Developers would likely build very expensive condominiums. Leased and rented units are an ongoing obligation. And since this is a highly sought after location, between Rt. 95 and the sea, many wealthy people will come. As they have to Portsmouth.

Because our land is already so valuable, it can't create big "A" Affordable Housing. And it may not even create "the missing middle" housing that's been suggested, since the median cost of housing in our area is \$415,000. Developers can't make much money at that price.

Finally, if these amendments are passed as is, one thing is certain. The Planning Board will have almost no latitude to deny a request for a BL-1 zone "Special Exception Use" for buildings **over** 40ft. The criteria that determine whether a taller building can be allowed are basically... the structure would not cause an extreme nuisance or danger. That's a very low bar to get over.

I urge the Council to consider alternatives. Making these areas of Kittery an "urbanite" center won't get us the diversity of housing we want.

This comes with an apology for my lack of timely understanding.

— Karen Kalmar

Endorsement to Karen Kalmar's letter

May 21, 2022

I agree with Karen's letter. We discussed this concern briefly during Planning Board deliberation on this change. But we did not recognize the full impact.

I briefly spoke to the following point at the work shop (in the echo chamber of my zoom attendance so I am not sure how well I made the point). Numerous books and commentaries have lamented the current business model of a single value money culture focused on capturing through extraction and exploitation inherent or collective value for the benefit of a few. We are not going to change this, but we do not need to feed it, particularly when Kittery residents are losing out.

On further consideration it is now plain to me that the proposed change to LB benefits developers at the expense of Kittery residents. While I cannot undue my prior Planning Board vote I am making it clear that I no longer endorse the change as proposed.

Raising the in lieu of charge and allowing 100% Affordable housing as discussed at the work shop are positive steps which I endorse. However, incremental land use code changes are not going to get the affordable housing needed. Instead we need an approach that mobilizes the dominant money culture in the Kittery resident's favor.

Ron Ledgett, Planning Board Member

Kendra Amaral

From: Matt Brock [REDACTED]
Sent: Monday, May 23, 2022 8:05 AM
To: Judy Spiller-Personal
Cc: Kendra Amaral
Subject: Matt Brock's comments in support of BL and BL1 rezone

Hi Judy:

I would appreciate if you would read my comment tonight at the public hearing

Thank you.

Matt

To the Town Council:

Years after the citizens of Kittery stated emphatically, through the Comprehensive Plan, that they want affordable housing to support a diverse community, this Town Council now has the opportunity to take a substantial step towards that goal:

approve the rezone of the BL and BL1 zones, as presented this evening by the Town Manager.

But with two changes:

1. Increase the developer's payment in lieu fee to \$75,000; and
2. Cap the developer's use of the payment in lieu fee at no more than 50% of the affordable housing units for a project, so that at least 50% of those units must be built.

I proposed these amendments at our workshop; they also are consistent with the Town Manager's response to Workshop questions (#2 Options).

I also ask that the Council reject the Option to limit the affordable housing rezone only to projects with 100% affordable units. While these projects should be allowed, only two projects, due to special circumstances (grant funding, town property, or similar) currently may qualify. It is likely no future developer under standard market conditions could make the numbers work, if subject to a 100% affordable unit requirement. So the Council should reject a requirement which would effectively eliminate most affordable housing from the BL and BL1 zones.

Finally, as an example of additional benefits the rezone may bring, just look at what we now have in the State Road corridor from the Kittery Water District to the traffic circle: an unwalkable corridor with a hodge podge of architecture - some quality businesses but set in a landscape of poor urban planning.

With the rezone, the Town may be able to achieve something much more like the Foreside. People love that. Time for a change.

Thank you.

Matt Brock
Chair, Kittery Housing Committee

GENERAL

PUBLIC COMMENT

Teen Kittery maine

Ella Hamilton <[REDACTED]>

Sun 5/22/2022 7:25 PM

To:town comments <tcomments@kitteryme.org>;

Good Afternoon,

My name is Ella Hamilton and I am so excited to announce that I have been selected as your Ms. Teen Kittery Maine again for 2023. Last year I was able to represent the town of Kittery at the Miss Teen Maine competition. And I can't wait to take the stage again. I am always looking for ways to help the town of Kittery out. If you need any help with anything please reach out to me.

**Your Miss Teen Kittery,
Ella Hamilton**