



Affordable Housing Committee

AGENDA

Thursday, January 5, 2023

1PM

Town Hall

Conference Room A

1. Introduction – Jason Garnham, Director of Planning & Development
2. Finalize 2023 Priorities
3. Review Draft Report to Council
4. Expanding Expert Input/Feedback on Housing Com Efforts
 - A. Preview invitation to Genesis Fund to attend Com meeting
 - B. Discuss next steps on gathering other expert input/feedback
5. Update on Existing Initiatives
 - A. ADU Grant
 - B. Sale of Tax Acquired Property
 - C. Old Post Affordable Housing Project
 - D. LD2003
6. Next Steps

Next Meeting – Thursday, February 2, 1PM

Adjourn

Attachments:

- Draft Priorities List
- Draft Report to Council

This meeting will be held in person. The public may attend in person or view the meeting via Zoom webinar. Register in advance for the webinar by clicking [here](#).



Affordable Housing Committee Annual Objectives 2023 DRAFT

- Committee Engagement in Business Park Zoning Review
- Expand Inclusionary Housing to other zones (prioritize target zones)
- Develop and Host Community Outreach and Forums
- Gather developer/expert feedback on Inclusionary Housing Zoning provisions
 - Existing/Perceived Barriers
 - Height restriction
 - 25 % maximum for payment in lieu



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REPORT TO TOWN COUNCIL

Date: January XX, 2023
From: Kendra Amaral, Town Manager
CC: Matt Brock, Chairperson, Housing Committee
Subject: Housing Committee Year in Review Report
Councilor Sponsor: N/A

OVERVIEW

The Kittery Housing Committee is pleased to offer the following year in review report to the Council. The purpose is to outline the work of the Housing Committee and acknowledge the progress made in addressing the affordable housing crisis in Kittery.

The Housing Committee was established as a formal standing committee in November of 2020. However, its work began in 2019, as a working group. Since its formation, the Housing Committee has proposed various Title 16 Land Use Code amendments to incentivize the development of affordable housing units in future developments. The Committee has advanced efforts to generate affordable housing units on town owned property, and through the strategic use of American Rescue Plan Act funds (ARPA).

COMMITTEE ACTIONS

Accessory Dwelling Units

- 33 new ADUs have been approved since adoption of the Housing Committee's permissive ADU ordinance.
- The ADU ordinance became the model used for the ADU portion of LD2003 enacted by the State Legislature. Though various portions of LD2003 are still being debated, the ADU provision has been relatively well received.
- Launched the Accessory Dwelling Unit grant program with funding allocated from ARPA funds. Awarded two grants of up to \$50,000 each to create new ADUs for income qualified property owners. ADUs must be rented to qualified affordable renters. Four applicants applied.

Inclusionary Housing Ordinance

- Developed amendments to the BL & B-1 Zones. Adopted amendments increase the opportunity for affordable housing in these zones, and make progress towards achieving the Foreside Parking, Transportation and Development study of extending design standards of the Foreside through Gourmet Alley.
- Assisted in the development of amendments to the Cluster/Conservation Subdivision zoning requirements. Adopted amendments include the requirement for inclusionary housing.
- The Committee conducted an affordable housing workshop in June with Maine Housing. Attendees learned about housing characteristics in Kittery, need, and options for affordable housing development.

Generation of Affordable Units

- Launched the redevelopment of 42 – 44 Old Post into affordable housing. The Committee guided a successful RFP process, and recommended the selection of Fair Tide to redevelop the site. An MOU is in development, and additional funding is being aligned for the next phase of design. Project is expected to generate between 4-6 affordable units.
- Guided the process for selling 18 – 20 Phelps for affordable housing. The existing two-family has been abandoned for years and is no longer fit for human habitation. The sale will include deed restrictions for the units to be rented or owned by income qualified individuals. Project will generate 2 affordable units.

2023 PRIORITIES

The Housing Committee has developed an ambitious set of priorities for the coming year and is eager to advance work on them.

The 2023 priorities include:

- Engage in the Business Park zoning review and advise on affordable housing opportunities
- Expand inclusionary housing requirements to other zones
- Develop and host community outreach and forums
- Monitor Legislative action on LD2003 and develop an implementation plan based on guidance expected from the State in early 2023.
- Gather expert/affordable housing developer feedback on recently adopted inclusionary housing zoning amendments, specifically:
 - Existing/perceived barriers
 - Impact of ongoing height restrictions
 - Impact of 25% maximum for payment in lieu program

Phase 3 of the Joint Land Use Study will complete a regional housing inventory and demand analysis and will provide additional guidance on policy and actions the town can take to address housing needs.