



TOWN OF KITTERY

200 Rogers Road, Kittery, ME 03904

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Housing Committee Agenda

February 1, 2024

1:00 PM

Hybrid Meeting - Town Hall Conference Room A & Zoom

The public may attend in-person or view the meeting via Zoom Webinar.
To register in advance for the meeting via Zoom, please click the link below.

Zoom Link:

https://us02web.zoom.us/webinar/register/WN_u9Rbn7E0QZu7I-zJzBYZIQ

1. Acceptance of Previous Minutes
2. Introductions
3. Review 2024 Annual Goals
4. Review Draft Annual Report to Council
5. Housing Committee Representative to DEI Committee
6. Next Meeting: March 7, 2024
7. Adjournment

Meeting Materials:

- Draft 2024 Annual Goals
- Draft Annual Report to Council



Affordable Housing Committee Annual Objectives 2024 DRAFT

- Committee Engagement in Business Park Zoning Review
- Review all zones and look for opportunities and determine priorities for zoning amendments that remove barriers to affordable housing development, look further into Affordable Housing TIF District opportunities
- Advocate for amendments to Maine Housing QAP for low income tax credit financing and legislative changes to expand support for affordable housing
- Investigate opportunities for funding to advance more affordable housing projects in town
- Develop and host annual community outreach and information forums
- Revisit concept of forming a Housing Authority, including inviting back York Housing officials to talk about their programs, challenges and successes
- Discuss/engage in Comp Plan Update process around housing and affordable housing needs



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REPORT TO TOWN COUNCIL

DRAFT

Meeting Date: February X, 2024
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 developed and recommended land use code amendments to remove barriers to and incentivize creation of affordable housing in town, developed affordable housing opportunities through grants and use of tax acquired property, and engaged in public outreach and education efforts to bring attention to the housing crisis, causes, and solutions.

COMMITTEE ACTIONS

Land Use Code Amendments

- Developed amendments to Title 16 to meet and in some cases exceed state mandated affordable housing opportunities. The amendments approved by the Council included increasing the number of ADUs a property owner can create on their parcel from 1 to 2 and adjusted the residential density calculation to allow for greater density within the developable uplands of a parcel.

Affordable Housing Education

- Hosted John Eagon from the Genesis Fund to talk about technical assistance for small scale affordable housing projects in Maine.
- Established an Affordable Housing Education Subcommittee to engage the broader community around affordable housing topics.
- Served as inaugural topic for Books & Big Ideas program. Books and Big Ideas focuses on the “community book club” model and offered multiple book recommendations for all reading levels, author talks, and other

programs.

- Developed Affordable Housing in Kittery photo essay and installed at Town Hall and Library and online. The photo essay demonstrated that multi-family is a vital part of Kittery's aesthetic in multiple neighborhoods throughout town.
- Connected with NYU Furman Center Local Housing Solutions Lab to host mini video vignettes that describe what affordable housing is, how it is created, what the barriers are, and what the impacts of a lack of affordable housing mean to communities.
- Hosted Citizen Planner Academy in partnership with Urban Land Institute of Boston. The Citizen Planner Academy offered a hands-on experience for 25 participants to play the role of project developer, and puzzle through the challenge of trying to meet all the needs and expectations placed on a project from financial, to zoning, to community needs and demands.
- Hosted Affordable Housing Bootcamp in partnership with Seacoast Coalition for Workforce Housing. The Bootcamp guided participants through exercises to learn how to be good advocates for affordable housing in our community.

Affordable Housing Unit Generation

- First ADU from the ADU grant program came online. Second awardee withdrew. Next awardee from the wait list notified.
- Drafted revisions to the ADU grant program and prepared it for the second round of funding.
- Received Brownfields grant to conduct hazardous materials mitigation on 42 – 44 Old Post. The demolition process is underway in accordance with EPA requirements and guidelines. Fair Tide received funding approval from Maine Housing for the development portion of the property.

Other

- Participated in Climate Action Plan conversations and offered housing perspective on climate adaptation, resiliency and reduction in GHG emissions.

HOUSING RESERVE FUND

Councilor Hamm successfully advocated for \$50,000 of the annual operating surplus to be allocated to the Housing Reserve Fund.

2024 PRIORITIES

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

The 2024 priorities include:

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