



TOWN OF KITTERY

200 Rogers Road, Kittery, ME 03904

Visit us: www.kitteryme.gov

Housing Committee Agenda

May 2, 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-zJzBYZlQ

1. Dover Housing Representative - Ryan Pope
2. Acceptance of Previous Minutes
3. Update on ADU Grant Application Process Status
4. Summer Meeting Schedule
5. Adjournment

Next Meeting: June 6, 2024

Meeting Materials:

- April 2024 Minutes
- Final QAP Comment Letter



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Housing Committee Minutes DRAFT

**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



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April 25, 2024

Maine State Housing Authority
Attn: Ashley Carson, Chief Counsel
26 Edison Drive
Augusta, ME 04330-6046

Re: Low Income Housing Tax Credit Qualified Allocation Plan 2025-2026

Dear Ashley and the MaineHousing Team,

We are writing on behalf of the Kittery Housing Committee to provide comments on proposed edits to the current Chapter 16, *Low-Income Housing Tax Credit Rule* as posted in the Agency Rule Making Proposal. The Kittery Housing Committee was formed in 2019 to make Kittery more affordable by researching and advancing policies and initiatives that will result in an increase in affordable housing supply for a wide array of residents.

Like many communities across Maine, Kittery is facing a housing crisis. The unique characteristics that define our town include the Portsmouth Naval Shipyard, which employs over 8,000 people from around the region. Their employees are forced to commute from Sanford, Rochester, and other distant more affordable communities due to a lack of available affordable housing in Kittery. We also have a desirable coastline, creating significant demand for housing that impacts housing and land prices.

We have taken measures to encourage the development of a wide range of housing stock and continue to explore additional incentives and regulatory requirements to increase affordable housing in town. However, when it comes to attracting LIHTC projects, we feel as though Kittery is at a distinct and significant disadvantage and is therefore excluded from the opportunity to utilize this critical tool to help bring affordable housing to our community.

There are two specific aspects of the QAP that we point to as disadvantaging Kittery.

1) Project Location: Housing Need

In this proposed QAP, the town of Kittery has been downgraded from 10 to 8 points for projects, "not specifically for older adults". We understand this is

based off a supply and demand calculation; however, we continue to see an intense demand for affordable housing from the younger adult population. In fact, the future of our community - our businesses, our schools, our culture - depends on young families' ability to make Kittery their home. Our population nearly doubles daily due to the Portsmouth Naval Shipyard. Housing these workers closer to their place of employment is a priority for the State relative to the reduction in vehicle miles called for in the Maine Won't Wait Climate Action Plan. Housing for workers should be a shared priority for the LIHTC program as well. Please consider maintaining the 10 points in this category.


2) Smart Growth

Kittery has very few properties that earn maximum points in the Smart Growth category due to a lack of appropriate transit funding in our area. The properties that are accessible to public transit are in locations that are incredibly valuable, rendering projects that score well in the Smart Growth criteria financially infeasible, and taking away any possible points in the Acquisition Cost category. While we work with our regional partners to increase public transportation options, we request a reconsideration of the Smart Growth scoring criteria for rural communities.

We are well aware of the competitive nature of LIHTC funding and, in turn, the importance of every point in the QAP. We are doing what we can at the town level to attract projects and strengthen potential applications. We are greatly appreciative of MaineHousing's efforts to ensure Kittery has an equal opportunity to leverage this tool and bring much needed affordable housing to our community.

Thank you for your time and consideration.

Sincerely,



Matthew Brock
Kittery Housing Committee Chair



Kendra Amaral
Town Manager