

Affordable Housing Working Group Minutes
April 13, 2023 Meeting
Small Conference Room @ Town Office
Adopted September 6, 2023

1. Call to Order. The meeting was called to order at 4:29 pm. The following were present at the meeting:
 - Kevin Johnson, Select Board Liaison
 - Mark Eyerman, Town Planner
 - Jim Laughren
 - Bob Gaudreau
 - Courtenay Snellings
 - Steve Normand

2. Discuss the need for a chair for the Working Group and preparation of meeting minutes. It was decided that Mark Eyerman would continue to act as Chair but that the taking and preparation of minutes would be rotated among the members of the group.

3. Review draft tentative work plan. Discussion ensued on developing recommendations to the Town, including the negative impact on developers of designating inclusionary lots; how to discover lot sizes of all the properties in town; the need to come up with working definitions of affordable/workforce housing; and a decision on what our target markets are. It was suggested that we use the 2023 AMI numbers and that our target markets include rentals for young families and senior housing. Possible innovative ways of utilizing Town land and also property owned by Harpswell Heritage Land Trust were discussed. Exploring possible changes to land use regulations and ways to access funding were discussed; these will need further discussion.

4. Discuss the possible use of assistance by Levine Planning Services. What Jeff Levine is willing to offer and what he is not was discussed. He could help with working on land use regulations and what could be done with Town land but has a lack of availability for the next several months. It was suggested that we go through the Tentative Work Plan prepared by the Town Planner and see what the AHWG can do itself. It was decided that the Town Planner has expertise in land use regulations and the AHWG can take charge of all the other items except Funding Sources, Community Outreach, Innovative Models for Providing Affordable Housing, and Recommendations. The Town Planner will approach Ivy Vann to ascertain her availability and willingness to tackle these areas.

5. Discuss the sale of the former West Harpswell School by the Harpswell Coastal Academy. Harpswell Coastal Academy is being put up for auction. There was discussion about possible viable uses for the building, but the vote at Town Meeting precludes the Town from putting in an offer.

6. Approve minutes of the February 1, 2023 and March 8, 2023 meetings of the Working Group. This was tabled for the time being.
7. Set the date and time for next meeting. The next meeting was scheduled for May 3, 2023 at 4:30 at the Town Offices.
8. Adjourn. The meeting was adjourned at 5:57 pm.