

MEETING MINUTES

HARPSWELL AFFORDABLE HOUSING COMMITTEE

ADOPTED SEPTEMBER 6, 2023

Date: June 7, 2023

Time: 4 PM

Meeting called to order by: Mark Eyerman

IN ATTENDANCE

Bob , Courtney, Jim, Brian, Steve and Mark plus Ivy

APPROVAL OF MINUTES

The minutes from the previous meeting were approved

DISCUSSION ITEMS

- Initial discussion of Harpswell as an “old retirement community”, if properties sell they are sold at high dollar and only the well to do can afford them, the young families cannot afford to buy in Harpswell.....this is a problem.
- Discussed the Comp Plan workshop held at the school, we didn't see a lot of people other than the “regulars” in attendance. There were just a lot of “Us” there
 - Questions raised
 1. “What is Affordable Housing”?
 2. Where could we put affordable housing
 3. Confusion of what exactly is affordable housing?
- * We need to come up with an alternative name for “affordable housing”
 1. “Attainable Housing”
 2. Workforce Housing”
 3. “Traditional Village Housing Pattern”????
 4. “Generational Housing”
 5. “Generational Housing”
 6. “Infill Housing”

- * Things we can do as a Town that will not require a large investment, but the underlining problem is that there is no water or sewer which severely impacts the cost of any development, specifically in and “cluster” scenario.
- * Harpswell residents services are not in Town (they do not exist) everyone must travel into Brunswick for any sort of daily needs.
- * Courtenay brought up a conversation he had with Monique Coombs, the fishing community cannot find housing in Harpswell !

A fisherman said “I live here but my children cannot afford to live here”

One fisherman told him he was interested in the existing affordable housing project on the Neck but they have too many rules, he couldn’t store his traps on the property. This project is managed by The Brunswick Housing Authority !

- At the Hamilton Park done by the Harpswell Heritage Housing Trust (which no longer exists ?) apparently the covenants of what you can and cannot do are 12 pages of “legal ease”, as a first time home buyer the question is “what am I getting into?” and if you sell it above a certain amount a portion goes back to the Housing Trust.
- Mark – one of his goals is for us to think about a Community Outreach Strategy and at least part of the process needs to be in the summer.
- The Comp Plan has not done a Town wide housing survey.
- Ivy has put together a 10-point question air that she will forward to us
- Ivy “How do we announce the work of this committee and how do we let the public know what our purpose is?
 - Announce it in an article in the Anchor a more timely way is to utilize the Anchors on line addition, since we need to get something in the July edition and announce dates for community meetings
 - It would be better to get the Anchor to write the article, otherwise it is just an editorial.
- Ivy said it is better not to have the meeting at the Town Hall, do it as a “Pop-Up” event for a couple of hours where people can casually stop by. WHERE?
 - Music at Mitchell Field
 - School House (Orr’s Island)
 - Orr’s Island Auction HAH “Lunch with Friends”
 - Pammy’s Ice Cream stand “she knows everyone and could possibly be persuaded to pass out an informational piece”
 - Lobster Boat Races
 - Cundy’s Harbor WHERE?
 - In the afternoon at the Interstate Fisherman’s Coop
- Courtney.....We need a list of Community Leaders
 - Monique Coombs
- Name suggestion “Generational Housing Task Force
- Question..... Affordable Housing is affordable to who?
- Bob brought up that in his discussions at the Comp Plan meeting he spoke to a local realtor who is selling houses for future use buy the buyers but initially these are being used as Air B&B’s
- Suggestions that there be “restrictions on Air B&B’s but that would probably create legal challenges
- Mark said trying to make the July dates is pushing it too much and probably we ought to be looking in August sometime after the 14th.
- List of questions for the “Pop-Up” sessions
 - “We don’t know anything yet, we are “asking” hopefully the people will tell us.
- Someone suggested that we hold a “Pop-Up” at the Dump
- Note the Town has 2 electronic mobile signs that possibly can be utilized
- Ivy will send up the 10 questions and a list of “Pop-Up” activities
 - Possible locations
 - Scout Hall on the Neck
 - Kellogg Church
 - Library Hall on Bailey Island
 - Great Island Storage warehouse on the west side of Rt 24 (Bob said Holly and Bob Bowman’s daughter manages Great Island Boat Yard)
 - Melinda’s Candy on Orr’s

- Ask Monique where on Cundy's something could be held
- Mark will send out something suggesting different tasks we can each do
- Question... Do we have any money to put towards the "Pop-Up" meetings?
- Suggestion that the "Pop-Up's" be held at different times of the day and evenings so as to "catch" as many different people as possible

NEXT MEETING

Next meeting possibly June 28th either in person or Zoom TBD