

The Town of Cape Elizabeth Housing Diversity Study Committee

December 2022 Report

For the period of October 2022 to December 2022

Committee Charge:

1. Familiarize the committee with the 2019 Comprehensive Plan and 2020 Census Data regarding trends in Cape Elizabeth.
2. Identify barriers to housing for demographics like seniors, the workforce, young adults, families, and renters.
3. Share and discuss data generated by the Housing Diversity Study.
4. Explore public appetite for different types of housing, taxpayer subsidies, and donation of municipal land for affordable housing and potential locations.
5. Make recommendations to Town Council that are viable.

Summary: The Ad-Hoc Housing Diversity Study Committee started meeting on October 11, 2022, and has hosted three meetings since December 2022. All committee members have been present at each meeting and engaged in discussions. In these meetings, the committee set to work on deciding how to best engage the community throughout this process of expanding and diversifying housing and how that should move forward. The first step to engaging the community was to host two community forums to gather information on how to expand and diversify housing in Cape Elizabeth. The first forum, in November, focused on LD2003 and affordable housing strategies. The second forum, in December, focused on the housing diversity goals suggested by the study. In total 34 people signed-in and attended the two community forums hosted. The committee also held a workshop in November to better define goals to and organize plans and schedules for the next three months.

Community comments from Community Forums included:

1. **Community Support:** Some community members expressed support for creating more diverse and affordable housing to allow more people to live and work in Cape Elizabeth.
2. **Zoning:** It has been expressed at each session that zoning must be adjusted to allow for increased density and reduced lot size requirements to create diverse housing in Cape Elizabeth. Some community members support these changes as long as buffer zones and building standards preserve the community's character.
3. **Multi-family:** A few community members expressed support for multi-family units not more than three stories high. Many community members have not been supportive of street parking.
4. **In-Fill Lots:** Some community supports using in-fill lots to build housing as long as building standards preserve the community's look.
5. **ADU:** ADUs appears to be supported as attached, basement, or detached. The community members would like the preservation of the look and feel of the community with ADU building standards.

The committee plans to host a series of subject matter experts in the winter and spring of 2023 to include experts in development, zoning, affordable housing, and communities. The committee also intends to gather more data from the community via written and mailed surveys, focusing groups, and continuing engagement through community forums and public meetings. The committee leaves two opportunities for public comment and wants the public fully engaged. Direct questions or comments to HDSC@capeelizabeth.org.

Appendix A

Community Forum #1 Summary Report

Community Forum #1 Evaluation Summary

Community Forum #1 Sign-In Sheets

The Town of Cape Elizabeth Housing Diversity Study Committee Community Forum #1 Summary Report

HDSC Community Forum #1

Date: November 7, 2022

Time: 6:30 pm to 8:30 pm

Location: Fire Station Training Room

Number of participants: 17 signed-in (see attached sign-in sheet)

Background:

HDSC members hosted a Community Forum that included a presentation on Maine State Law LD 2003, which requires all communities in Maine to build more affordable and diversified housing. In addition, Housing Strategies recommended by the Housing Diversity Study were also presented. Public comment and input was gathered via groups and also given by individuals.

Diversified Housing Strategies Presented:

1. Accessory Dwelling Units
2. Starter Single-Family Homes
3. Clustered Cottage
4. Duplex and Triplex
5. Attached Townhouse
6. Mansion Apartments
7. Garden Apartments

Community Input and Ideas Presented:

1. **Increase Density and Reduce Lot Size:** Some residents requested that more density be allowed, so more homes can be built in neighborhoods and to allow for garden apartments, townhomes, duplexes or triplexes, and clustered cottages in appropriate areas. Lots as small as 0.15 were referenced as “loved.”
2. **Buffer Zone and Design Standards:** Some residents requested that a buffer zone and design standards be included in the higher density areas to preserve the look and feel of the community.

3. **Seniors:** It was reported by a senior resident that Seniors downsizing do not like their homes to be called “affordable housing” but do very much want a smaller more manageable place to age in place.
4. **In-Fill Lots:** It was discussed by the community and committee that two units could be placed on each lot. Based on data given this could yield 140 units. A concern about this strategy is the adjacent land owners may not want affordable housing so near their lots. It is encouraged that the housing built keeps the esthetic of the neighborhood. A benefit to this approach given was the home owner could build a 1200 square foot starter home on their orphaned lot, increasing the ability for the homeowner to profit enough to undertake this type of project. It was noted that this strategy would make exclusive neighborhoods more diverse.
5. **Prioritize Rentals:** Some community members expressed the need for rentals in order to truly increase diversity. Home ownership is often not a possibility for many young people, young families, and work force residents, thus affordable rental properties are needed to allow these people to live in Cape Elizabeth. The Woodlands was given as an example of high density multi-family rental property as 3 to 4 story garden apartments
6. **Wetlands:** The extensive amount of wetlands in Cape Elizabeth limits building in many areas.
7. **Land Trust:** A community member asked if the Land Trust would partner with the committee.
8. **Sewage and Water:** Some community members discussed that sewage and water must be extended to the areas of growth. This can be challenge based on proximity to existing sewage systems and rocky topography that could prevent installation.
9. **Subsidies:** Subsidizing housing was discussed by some residents and may be necessary to make some properties affordable to a more diverse group of people. It was also noted that with the appropriate regulatory policy changes developers will be more likely to produce affordable units without direct subsidies to potential homeowners.
10. **Regulatory Policy Changes:** Increase density, reduce lot size requirements, and eliminate the first floor commercial requirements was discussed.
11. **Town Owned Land:** Some community members suggested using town owned land for starter homes and cluster cottages. It was note that there is 11 acres of buildable land that is on sewer off of Blueberry and Hampton. It was suggested that the Town be the developer to reduce cost and ensure deed restrictions that will keep the units affordable.

12. **Limited Land to Develop:** Some community members noted that the land by the dump was a plot of land that could be developed but much of the land is owned by the land trust or is wet land and cannot be built upon.
13. **Avoid Urban Sprawl:** Some community members suggested using density to avoid urban sprawl and as an argument for building denser affordable housing.
14. **Open:** Some community members reported being open to most housing styles but there less support for large, high-rise apartments. Some expressed a desire for 3 story limits if this type of housing was deemed necessary.
15. **Map of Available Land:** The community requested a map of available land that would be “buildable.”
16. **Reducing the Average Age of Residents:** Some community members expressed a desire to have younger population with more children and young families in their neighborhoods, to create a more vibrant community.
17. **Housing Diversity:** Some community members stated that housing diversity would create affordable housing.
18. **Regulatory Barriers:** A few community members expressed that regulatory barriers must be addressed to allow developers to come in a create affordable housing. The allowance of density increase and lot size decrease should be reflected in local regulations.
19. **Scott Clark submitted a written survey** for the committee to consider developing and implementing to gather data from residents that are not likely to use the internet to engage. (Please see attachment)
20. **Scott Clark submitted a proposal** for 30-50 single family homes on town owned land. (Please see attachment)
21. **Cynthia Dill submitted a written proposal** to build affordable housing on the Town Farm. She states this includes 86 acres north of transfer station off Spurwinkle Ave. She states financing is available for mixed use neighborhood. Colonial Village is the example she gives. She recommends amending existing ordinances to allow for community housing to include: Sec 19-1-3 Definitions: Community Housing: Multiplex housing located on town owned land for low to moderate income people. Sec. 19-6-1 RA residential uses to include community housing. Sec 19-6-1(E) applies specs and standards of 10 acres minimum for community housing and maximum 1 unit per 15,000 square feet of net residential area. (Please see attachment)

Attachments

1. Scott Clark submitted written survey proposal
2. Scott Clark submitted proposal for 30-50 single family homes on town owned land
3. Cynthia Dill submitted written proposal for community housing strategy

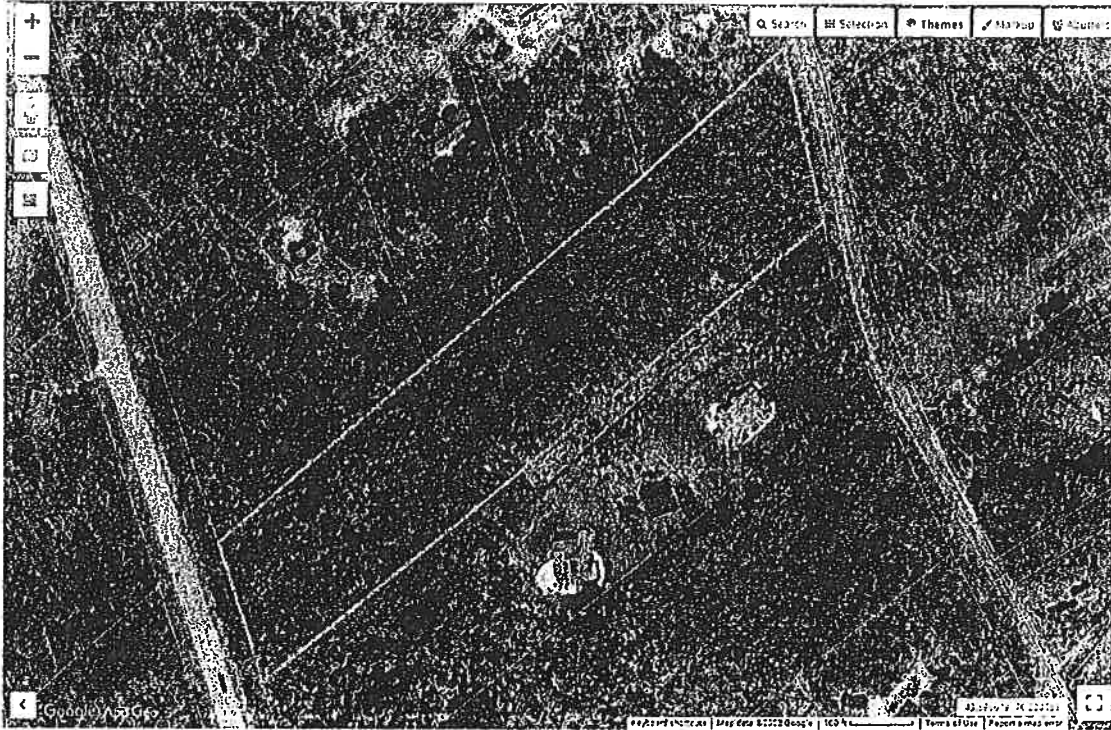
Affordable Housing on Town Owned Property

This concept envisions the Town of Cape Elizabeth developing a small affordable housing subdivision which would provide 30 –50 single family homes in a 50+ age neighborhood. The subdivision would be built on a Town-owned lot which has no deed restrictions. As much as possible, the concept follows ideas and recommendations included in the three volumes of the Affordable Housing Study provided by the Town.

The Lot:



This lot been owned by the Town of Cape Elizabeth since 1964, and is named “Davis Woods” on the town’s MapGeo website. According to the lot deed, there are no deed restrictions that would inhibit using this lot for affordable housing (see appendix 1). The lot is 5.2 acres, measures 242 x 1180 feet, is currently zoned RA, and is located approximately 0.5 miles from the IGA in the Town Center.



As shown in the photo above, the lot is completely forested allowing for visual buffers from the homes located near the lot. In fact, if the visual tree buffers were maintained, the neighborhood would not be visible from either Old Ocean House road or Ocean House road. There are no visible culverts which run under Old Ocean House road, indicating that it is very unlikely that storm water enters the lot from land on the east side of Old Ocean House road. This concept proposes that the entrance road to the subdivision enters on Old Ocean House road rather than Ocean House Road.

Development Concept.

This concept proposes that the Town of Cape Elizabeth function as the developer of this affordable housing subdivision, without involving any private developers. The advantages to this concept are as follows:

- the home costs are much more likely to be “affordable” since no profit will come from developing the subdivision. From a business perspective, providing homes that are affordable runs counter to the needs of a private developer, while the Town can view the development as a “non-profit” enterprise. Indeed, since the homes will be sold to private buyers after construction, this entire project may not cost the Town any money since all costs of development will be covered by the sale of the homes.
- being the developer allows the town complete control of the design, construction and specifications of the homes and lot included in the subdivision allowing a “Cape” feel to be incorporated into the project.
- if the Town were to make broad zoning changes to encourage private developers to develop this lot, there is no guarantee that any developers will come forward, thwarting the Town’s effort to provide affordable housing. The Town acting as developer would guarantee that at least some number of affordable homes would be provided in Cape Elizabeth.
- Developing this subdivision by the town allows the town to present this effort as an “Affordable Homes Initiative”, improving the probability of gaining public support, which we have learned is critical to moving forward.

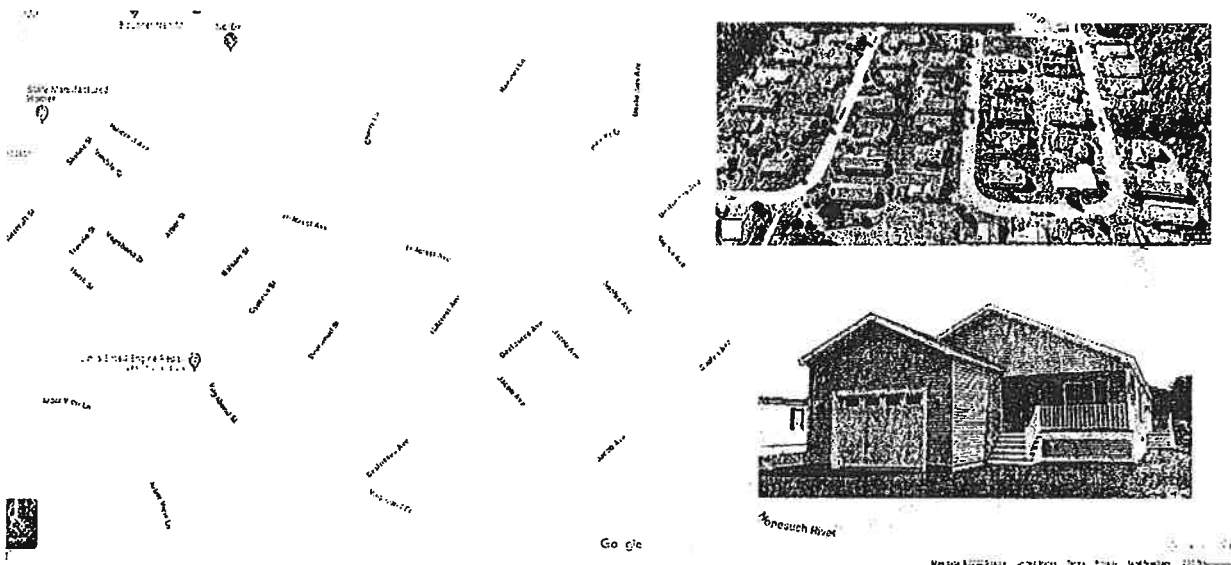
- As outlined in the Volume 3 Affordable Housing document, towns acting as developers is very common, and with a number of grant sources to fund town-based development.

Affordable housing subdivision concepts.

The Volume 3, Strategy Development document provided by Camoin Associates, provides several alternatives for affordable home subdivision designs. The current concept focuses on the “Clustered Cottage” concept shown in the Volume 3 report. The concept is based on small (1000 – 1500 sq ft) homes located on small lots. The use of small lots allows for more concentrated development with more homes per acre.

There are several local developments which utilize this “Clustered Cottage” concept.

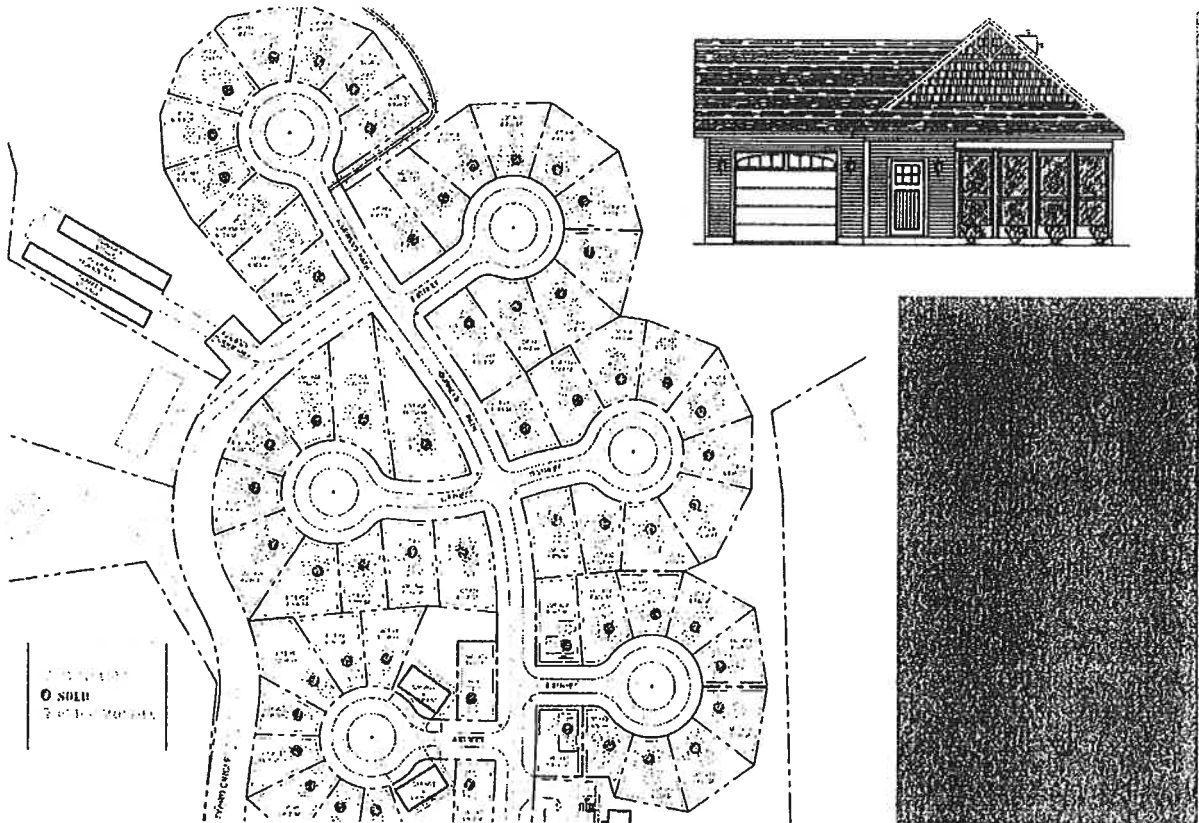
1. State Manufactured Homes HillCrest 55+ community



The HillCrest 55+ community has over 100 1 – 2 bedroom homes of about 1200 ft.sq., located on small lots. This subdivision has been very successful over the years. Homes are priced in the range of \$250 - \$300,000 and the subdivision has a current waiting list of over 200.

applicants. The subdivision exclusively utilizes manufactured “modular” homes constructed by several regional companies.

2. Willow Brook, Bridgton, ME 55+ community



This subdivision has been built by Bridgton-based Maine ECO homes over several years. Since Maine ECO Homes builds many types of buildings in Bridgton area, these homes are all stick-built.

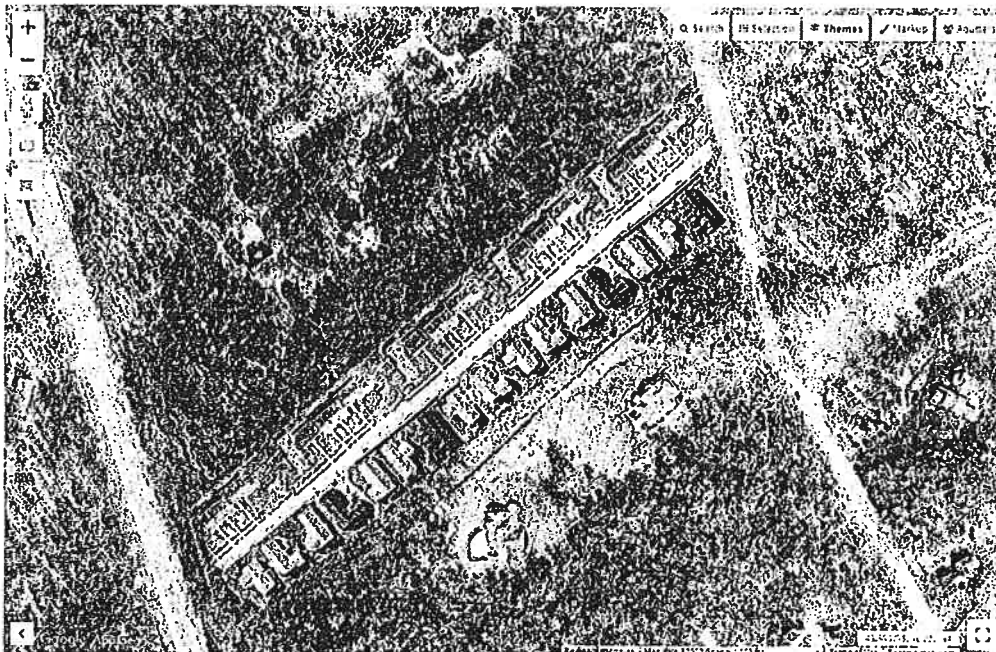
Davis Woods Lot design concepts

The photo below shows what the Davis Woods lot would look like with small homes built on individual lots. The homes shown were created by “copying and pasting” homes from the State Manufactured Homes HillCrest 55+ subdivision in Scarborough at the same scale as the lot. The lot would contain 30 two and three bedroom homes on small lots.

Note the forested" buffer" areas between this subdivision and neighboring homes and Old Ocean House and Ocean House roads.



The photo below shows a combination subdivision which includes both single unit homes and condominiums.



Because of the higher density of condominiums, the total number of homes shown above is about 50. The row of condominiums was cut and pasted from Colonial Village.

Use of manufactured homes.

The primary advantages of utilizing manufactured or modular homes in this subdivision are cost, time-frame of delivery and simplicity of managing a single vendor to source the homes.

According to one local manufacturer, costs for 2 bedroom homes in the of 1200 ft sq would be in the range of \$200,000 delivered and set up on a foundation. The site work including pouring foundations would be extra, but would certainly allow the homes to be sold for under \$300,000.

Since manufactured homes are constructed in an enclosed factory, more than one shift of work can be can be accomplished per day, resulting in a faster build rate than with a stick-built home, particularly when one considers Maine winters.

There are many manufactured / modular home builders in Maine and New Hampshire. Modern manufactured homes are high quality utilizing advanced manufacturing methods, with a vast selection of design and exterior materials. Identifying one or more manufacturer would simplify the process of home selection and creating business agreements.

All site work of utilities, excavation, road building, and foundation preparation would occur independent of the modular home manufacturing, by local companies known to the town. This would allow the town to act as general contractor in a simple, multiple-step process.

Providing additional Affordable homes.

If the Town were to proceed with this concept, acting as the developer, it would allow the town to gain experience as a developer, and to continue in this role for other small affordable subdivisions. For example, the town could locate and contact local property owners to purchase or encourage the donation of land for a Cape Elizabeth Affordable Housing Town initiative. Deeds could be written allowing such purchased or donated land for strict affordable housing use.

Community Forum
Public Forum
11/7/22

COMMUNITY HOUSING – BY CYNTHIA DILL

“AFFORDABLE HOUSING FOR FAMILIES ON TOWN OWNED LAND”

*86 ACRES NORTH OF TRANSFER STATION ON SPURWINK AVENUE (“TOWN FARM”)

*FINANCING AVAILABLE – MIXED NEIGHBORHOOD

*COLONIAL VILLAGE – EXAMPLE OF WHAT WORKS WELL IN OUR COMMUNITY

*30 PEOPLE SHY OF 10% OF CAPE VOTERS SUPPORT CONCEPT

AMEND ZONING ORDINANCE:

SEC. 19-1-3 DEFINITIONS

Community Housing: Multiplex Housing located on town-owned land for occupancy by tenants with Low Income and/or Moderate Income.

SEC. 19-6-1. RESIDENCE A DISTRICT (RA)

3. The following residential uses: e. Community Housing

SEC. 19-6-1(E) Standards

2. The following Space and Bulk Standards shall apply:

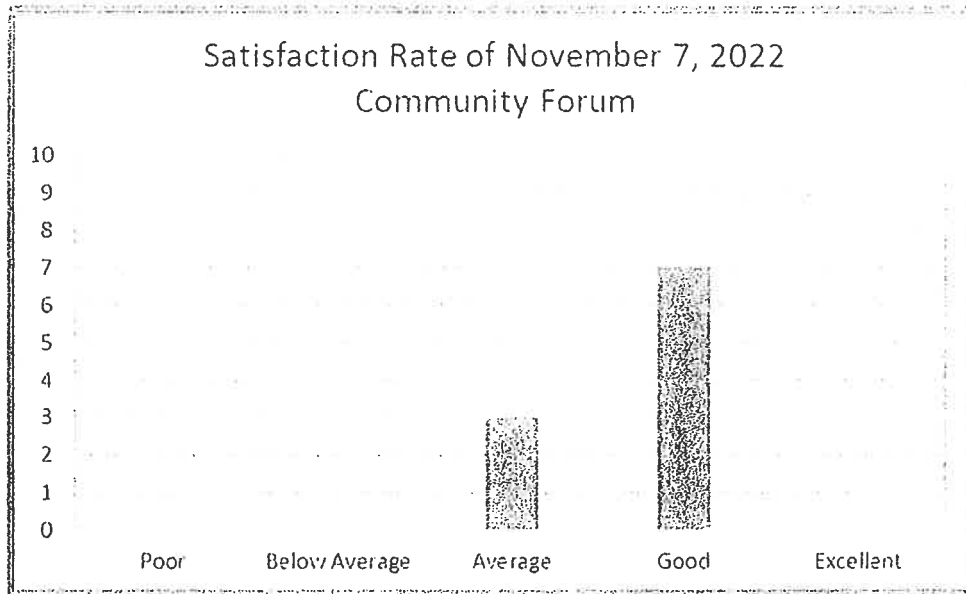
MINIMUM LOT AREA Community Housing – 10 acres

MAXIMUM NUMBER OF DWELLING UNITS PER AREA

Community Housing – 1 unit per 15,000 sq. ft. of net residential area.

Ad-Hoc Housing Diversity Study Committee Community Forum on LD2003 & Housing Strategies Evaluations – November 7, 2022

1. Rate of the session.



2. What did you like most about this session?

- Explanation of the details of LD2003 and description of housing types.
- The data provided. (x2)
- The collaboration amongst attendees. (x2)
- The discussion. (x2)
- The ability to voice our opinions.
- Slide presentation.
- The breaking into groups. (x3)
- The location of venue.
- The opportunity.
- References to places I know as examples.
- The education of the citizens.

3. What did you like least about this session?

- Still not clear about the impact of LD2003, but probably no one is yet. I'd love to understand how far LD2003 on its own would take Cape.
- Assumptions re LD2003...after committees are challenging the law...Maine Municipal Association is challenging the law. Why aren't we walking about that option? (x2)
- Table set-up in the room.
- The talking over one another. (x2)
- Too much info/intro going over LD2003.
- Time management
- Share the info and then allow questions so as not slow the process.

4. What do you suggest is done differently in the future to make these sessions more useful or enjoyable?

- Providing examples in Cape of housing types being discussed.
- Sometime you may wish to have an explicit discussion about parking – parking is the enemy of density. Density is what is needed.
- Balance the discussion.
- Continue to have participants from the community to speak!
- Little more control over simultaneous conversations.
- Small sessions/breakout groups worked well. Gets everyone participating.
- Some technology to allow for “chat” or “comments” earlier.
- More info sent out, less time reading slides, more time in groups.

5. Which types of affordable housing options did you like the most? Why?

- Those promoting density; rental options; infill lots to support starter homes.
- Most dense. Most centered – leads to vibrant walkable Town Center; ones that leads to increased density in existing neighborhoods; ones that promote/enable more rental housing.
- Non-apartment; non-large, multi-story.
- Duplex and single cottage style with plenty of space in between.
- Cluster housing for seniors.
- All except big box 3-4 story apartments.
- Duplex/triplex; attached townhomes; more multiplex; garden; ADU for neighborhoods like Elizabeth Park, Upper Brentwood; creation of housing trust; re-purpose town building and underutilized lots
- Garden apartments; cluster cottages; attached townhomes; multiplex.
- Depends on location; garden apartments in Town Center.

6. Which types of affordable housing options did you like the least? Why?

- Large land tract development. I feel larger developments will drift to be less dense than desirable.
- Large apartments. (x3) – 3-4 levels units. They are not appealing, and esthetics are important in a small town. You tend to lose the feel of the “small town”. Not in keeping with the rural character of the town.
- Clustered cottages – do not like the development.
- Mansion seems least desirable and single family.

7. How would you like to be engaged by the Ad-Hoc Housing Diversity Study Committee in the future?

- Public meetings; website; opt-in email list/distribution
- Make meeting recordings and auto transcripts available.
- Public notice and via CETV
- Continue to keep the public engaged.
- Occasionally attend meetings.
- Answer questionnaires; public forum
- Tape all committee meetings.
- More meetings; neighborhood based meetings; handouts; signs like they do for school sports
- Come to meetings; get information or emails; do surveys; stay informed.

8. Do you have any additional comments that you would like to share with the committee?

- We need to have a thoughtful plan that provides enough of a “buffer zone” with plenty of trees, shrubs, etc.
- Avoid raising taxes (real estate) to deliver solution.
- Conversation limited to families or seniors. There were no conversation about other populations: disabled, town employees, workforce housing, other area employers – farmworkers, SMCC, Hannaford.
- Why is the only growth area Town Center – what about around cookie jar/border South Portland?
- Let’s get clear on a goal – are we going full force 400 unites or moderate 200 unites and build from there – its obvious we need to make changes. Show the density currently and current projects like Woodland Commons, Starboard Drive, Oakhurst and how zoning rules to be changed to allow these types of developments today.

Housing Diversity Study Committee Community Forum

	First Name	Last Name	Street Address
1	Nichelle	Sunderval	93 Starboard Drive
2	Eynthia	Dill	1227 Shyrn Rd
3	Queen	Muira	1424 Astorless Rd
4	Stine	Muira	" "
5	Heather	Bryant	999 Shore Rd.
6	Karen	Deems	67 Cross Street Rd
7	Fallon	Spalds	6 Linwood St
8	John	Voltz	33 Philip Rd.
9	Scott Clark	Clark	6 Brestwood Rd
10	AC Romano		4 BURNWOOD LN
11	Siranne	McGuire	1180 Shore Dr
12	Paulette	Parker	46 Starboard Dr
13	Bill	Spady Krantz	55 Cross Hill Rd
14	Deborah	Hart	" "
15	Nancy	Thompson	6 Pine Ridge Rd.
16	Airt	Kelly	374 Mitchell Rd
17	Peggy	Spina	10 Fall Pine Rd
18			
19			
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Appendix B

Community Forum #2 Summary Report

Community Forum #2 Evaluation Summary

Community Forum #2 Sign-In Sheets

The Town of Cape Elizabeth Housing Diversity Study Committee Community Forum #2 Summary Report

Community Forum #2 Summary

Date: December 5, 2022

Time: 6:30 pm to 9:00 pm

Location: Town Council Chambers

Number of participants: 17 signed-in (see attached sign-in sheet)

Background:

HDSC members hosted a Community Forum that included a presentation on the Housing Diversity Study's Goals for target populations and price ranges for housing. Public comment and input was gathered via groups and also given by individuals. At the end of the session participants complete an evaluation and those responses are summarized in the Community Forum #2 Evaluation Summary.

Community Input and Ideas Presented:

1. **Housing Goals:** The committee discussed that the housing goals over 10 years that was presented in the 2022 Housing Diversity Study.
2. **Community Support:** Community members discussed a more diverse community and efforts to build housing for target groups. A few community members expressed a desire to have a more diverse group people living in Cape Elizabeth.
3. **Cost Burden:** Cost burdened home owners spend more than 30% of their income on housing. AMI slides were shown again to give range of incomes for potential home owners and renters based on family size.
4. **Survey:** A few participants expressed a need for a comprehensive written survey for the community to weigh in on housing issues and strategies. A desire to coordinate with other committees or council efforts was also expressed.
5. **Data Collection Strategies:** Loomio systems, community forums, surveys, neighborhood meetings, focus groups to increase public input in committee meetings and the process were discussed.

6. Seniors: It was said by one participant that treating housing that is ideal for seniors (low cost, low maintenance) also helps all populations that need affordable rentals and homes.
7. Affordable Homes: The Housing Diversity Study gave guidelines of \$100,000 to \$300,000 for the cost of homes to reach target populations of younger people, workers, and downsizing seniors. And monthly rent guidelines were \$1,200 or less, with a maximum of \$2,000. Currently, it was stated that the median home price is \$700,000 in Cape Elizabeth.
8. How do find room? A community member asked to explore where we can put new housing for the target groups. It was discussed that zoning must be changed in order to allow for development. Density must increase and lot size must decrease.
9. Zoning: It was note by one group that density allowances must increase and lot size requirements must decrease to allow for affordable units to be built. An example was given that, currently 10 acres are needed to build 3 units or more. However, if zoning changed, 1.4 acres could support 3 buildings with 9 units each with a total yield of 27 units. This is only possible with local zoning changes.
10. Buffer Zones: A few community members expressed a desire for buffer zones between dense housing and existing homes to preserve the esthetics of the neighborhood.
11. Attracting Developers: It was stated by a participant that developers will take an interest in Cape Elizabeth once the zoning is adjusted because their ability to provide affordable housing and turn a profit will become possible. Without zoning changes there is no incentive to build affordable housing in Cape Elizabeth.
12. Parking: Several community members expressed concern about street parking particularly during the winter months. Community members prefer there be adequate parking for all residents to prevent street parking.
13. In-Fill Lots: Several participants expressed support for using in-fill lots to build starter, single family homes. A few expressed a desire for building standards and buffer zones to preserve the neighborhood's character and esthetic.
14. ADU's: ADU's were supported with building standards that preserved privacy of neighbors and look of the neighborhood. ADU's are not expected to assist very much with creating a large number of affordable units, but should be used to help supplement a diversified housing stock. The community and committee supports the building of ADU's as soon as possible. The Governor's office hosted a webinar on ADU's that was recommended for the committee and members of the public.

15. Garden Apartments: Participants discussed multi-family apartments. There is mixed support for these structures.
16. Attracting Business: A few community members expressed a desire for a more robust business district in town.
17. Tax Incentives: It was stated by one group that state and federal tax incentives could be utilized by developers if the zoning were adjusted. It was stated that local tax support is not likely needed if zoning is adjusted to allow for feasible projects that are eligible for state and federal affordable housing support.
18. History of Housing: Some members asked how did housing get so segregated and unattainable for so many? Richard Rothstein's, *The Color Law* was recommended reading. A presentation on housing history was suggested by the community.
19. Transportation: Community members in each group raised transportation as an issue for lower income residents. The need for a car is the reality when living in Cape Elizabeth. Public transportation is not available and ride share sparsely exists- and there is not a commercial district to support the needs of residents without transportation.
20. Affordable Housing Goals vs. Reality: A participant stated that the Town has had a goal of creating affordable housing for a very long time. However, the zoning became less and less conducive for affordable housing over the years. This trend must change to make room for more people to live in Cape Elizabeth.
21. Difficult Conversations: A few community members expressed a need for misinformation about potential housing projects to be addressed with their neighbors. A willingness to have difficult conversations with those that are unsupportive was outlined as need for this work to be successful.
22. Housing Crisis: It was recommended that the committee educate the public about the housing crisis so that community members are more aware of the need to create affordable housing. A podcast on this topic was recommended and offered to be emailed to the committee.
23. Small neighborhoods built around play grounds and other amenities.
24. Open land is desirable, so higher density in areas is needed.
25. Past residents should be considered.
26. Seniors should be surveyed in written or verbal forms.

27. Providing housing for people that work in Cape Elizabeth is supported.

28. Provide options for rental and home ownership for target groups.

Ad-Hoc Housing Diversity Study Committee Community Forum on Housing Diversity Goals and Target Populations-- December 5, 2022

1. Rate of the session.

The average score given was 4.25 out of 5 points, or described the session as "good."

2. What did you like most about this session?

- Good summary of content and concerns.
- Open and friendly session.
- Honest search for solutions.
- The opportunity to hear what the committee has learned and educate myself about the topic.
- The break out group.
- The small break out groups.

3. What did you like least about this session?

- I am frustrated with the desire to know what Cape Elizabeth wants. Respectfully, who cares, if some people want to preserve exclusivity?
- Coming face to face with community members who have very different beliefs without the opportunity to have important conversations and get at the core of their opinions.

4. What do you think about the housing diversity goals presented?

- All for it
- They don't seem to be actual goals as much as possibilities.
- If there is way forward I am in favor of the stretch (or higher) goals. We need diversity in our town and the key way to do that is through housing.
- They (the goals) are needed.
- Goals did not seem define yet

5. What do you suggest is done differently in the future to make these sessions more useful or enjoyable?

- Continue to encourage small group break outs as it create a safe environment
- Keep having them

- Keep the conversation going.
- The committee is looking at the long range big housing picture. It might be helpful to focus on a specific topic per meeting.
- Perhaps establishing “group agreements” about how we will interact with one another. Examples: one person talks at a time, individuals present are engaged and not on devices.

6. How would you like to be engaged by the Ad-Hoc Housing Diversity Study Committee in the future?

- I would be interested in to help brainstorm how to get info into our community and gather meaningful data/input on what our community wants.
- Would it be helpful to engage Town DEI? Engage for surveys?
- Continue to attend forums.
- Host community meetings.
- My interest combines denser housing and safe mobility. “15 minute” Communities. Not sure how to combine these but I would participate.

8. Do you have any additional comments that you would like to share with the committee?

- There seems to be alignment between the Housing Diversity Study Committee and the charge of the Diversity, Equity, and Inclusion committee. Might there be a joint workshop?
- One group worth talking to might Judy’s Pantry. How near are the group to not being able to stay in Cape Elizabeth?
- I think the survey and future communication needs to very clear and precise so the opportunity for misinformation is low.
- I do think education plays a role in getting people interested. Book study? Videos?

9. How did you learn about this session?

- I heard about the meeting via word of mouth from a member of the Town DEI.
- Saw flyer posted by a trail in the woods.
- I heard about this forum in Facebook Cape Pod.

Housing Diversity Study Committee Community Forum - December 5, 2022

	First Name	Last Name	Street Address
1	Don	Runkelberg	324 McArthur Rd
2	Yves	Runkelberg	324 McArthur Rd
3	Jennie	Smiths-Beck	7 Tall Pine Rd.
4	Robert	Carbunkel	"
5	Tris	Dew	56 Song St. Rd
6	Jim	Fisher	56 Starboard Dr.
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Housing Diversity Study Committee Community Forum - December 5, 2022

	First Name	Last Name	Street Address
1	Kathleen	Cory-Sparks	14 Woodcrest Rd
2	Sara	Merrill	51 Little Ferris Rd.
3	DUSTIN	COYLLIS	281 Millwood Ln
4	ELLA	BROWN	997 Snow Road
5	Tony	Quen	19 See You Ave
6	BETH	Owens	19 See You Ave
7	Donna	Stearns	2 Emerald Way
8	Heidi Cross	WEST	28 Ravenshoe Ave
9	CHRISTINA	McANIFF	65 Stony Brook Rd.
10	Sharon	Simi	1 Cassock Way
11	ERIC	Steady	6 Linwood St
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