

2023

# Final Report of the Cape Elizabeth Housing Diversity Study Committee



Housing Diversity Study Committee  
and K&J Strategic Solutions



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## A. Executive Summary

In connection with Recommendation #83 of the 2019 Comprehensive Plan, the Cape Elizabeth Town Council formed The Cape Elizabeth Ad Hoc Housing Diversity Study Committee (HDSC) on May 9, 2022. This temporary advisory committee was formed to research housing needs and issues as perceived by the residents of Cape Elizabeth and addressed in the [2022 Housing Diversity Study](#) prepared by Camoin Associates. The HDSC consists of seven citizen members appointed by the Town Council. HDSC members are residents with varying backgrounds and expertise, including Chair Kevin Justh, Vice-Chair Tim Thompson, Stephanie Anderson, Curtis Kelly, Amit Oza, Katie Reeves, and Victoria Volent.

The Housing Diversity Study Committee was specifically charged with the following activities by the Town Council:

1. Familiarizing themselves with the 2019 Comprehensive Plan and the 2020 US Census results to understand current population and housing trends in the region, the change in demographics over the last decade in Cape Elizabeth, and potential barriers to housing opportunities for a variety of demographics, including but not limited to: seniors, workforce, young adults, families, and renters.
2. Conduct a thorough review, facilitate discussion and information sharing, and gather public feedback on the results of the recently completed Housing Diversity Study Final Report.
3. Explore the pros and cons and the general public appetite for a variety of housing solutions that may be employed to meet the projected needs of the community. Some areas to consider include, but are not limited to:
  - a. Accessory Dwelling Units (ADUs)
  - b. Non-conforming lots and minimum lot sizes.
  - c. Duplexes and multiplex housing, including the conversion of large single-family homes.
  - d. Taxpayer subsidies or incentive programs for construction or providing affordable housing.
  - e. The donation of municipal land for affordable housing projects, including potential locations.

The HDSC is to make recommendations to the Town Council that are financially and practically viable with demonstrated success and/or application in other communities. The committee has made recommendations in this report that will assist with the Town's desire and charge to create more diverse and affordable housing and to provide access to young families, seniors, adult children, and the Town's workforce to live and thrive in Cape Elizabeth.

## Summary of Recommendations

The committee's recommendations broadly fall into a few major areas:

1. Aligning land use and regulatory policy to achieve housing creation goals.
2. Enabling homeowners and businesses to have more flexibility in determining the proper land use situations based on their needs.
3. Utilizing town-owned and/or available resources to partially meet affordable housing creation goals.
4. Allowing the town to achieve housing creation with as minimal an impact on town taxpayers as possible by leveraging private funding and existing state and federal programs.
5. Recognizing the need to remain flexible with all policies as times, markets, and participants evolve, adapting to these changes over time.
6. Creation of a 10-year housing goal of 125 affordable housing units and 50 accessory dwelling units.

On the land use and regulatory front, there are several recommendations around adapting the town's current zoning to better align with what exists today, creating more conformity. This should allow more naturally occurring diverse forms of housing. Additionally, suggested changes around ADU and lot sizes help fulfill Recommendations #27 (conversion of single-family homes) and #30 (minimum lot size) from the 2019 Comprehensive Plan. Further alignment includes prioritizing the current growth areas and remaining flexible to expanding those areas should developers identify appropriate opportunity sites from the Housing Diversity Study. Each section of the report identifies the community support behind these recommendations.

The committee recognizes that its recommended housing creation goal will require a multi-pronged approach and that only by allowing multiple distinct projects will Cape Elizabeth dent its local housing crisis. To create housing at multiple price points for various potential groups of residents, strategies, and adaptations will be needed across all aspects of the situation and in multiple places within the town.

Recommendations around financial tools revolve around the current availability of financing for non-market rate properties and the need to remain open to developers proposing specific projects utilizing these means. And, as funding sources evolve, the town must be prepared to adapt to those changes.

Finally, regardless of initial changes that may occur, there needs to be a recognition throughout all changes that zoning and land use evolve, and zoning ordinances will likely become obsolete just as they have in the past, and that a constant re-evaluation will be needed to meet goals over time; the town should continually benchmark and address changes needed to enable to town to meet its long term housing and fiscal goals.

## **Public Feedback**

The Housing Diversity Study Committee has met 33 times since October 2022 (including public forums and subcommittee meetings). During several committee meetings, subject matter experts presented data, best practices, and recommended strategies to the committee to consider when crafting recommendations. Throughout this time, the committee meetings averaged three to six attendees per meeting, and robust public comment was given throughout each meeting. Additionally, the committee received and reviewed an average of three to seven monthly emails from community members expressing their specific concerns, ideas, and points of view and sharing relevant data or articles. HDSC hosted three community forums and two subcommittee meetings or workshops. The public forums averaged 17 people in person per session. The committee utilized technology to gain further feedback from residents by hiring Judy Colby-George to manage Loomio, a web-based discussion forum that garnered 64 registrants of which 19 participated in making 94 comments. They hired ReconMR to design, distribute, and analyze a public opinion survey that garnered 855 participants. After synthesizing all of the expert information with public opinion (expressed in person, online, and via the survey), the following recommendations were developed to assist the town in creating comprehensive housing and land use policies.

## **Presenters**

- Cindy Crum, Executive Director, Cape Elizabeth Land Trust – January 9, 2023
- Matt Sturgis, Cape Elizabeth Town Manager, and Maureen O’Meara, Cape Elizabeth Town Planner - February 27, 2023
- Elizabeth Trice, Partner, Maine Cooperative Development Partners - March 6, 2023
- Laura Reading, Director of Affordable Housing, Developers Collaborative - March 6, 2023
- John Eagan, Consultant, Genesis Fund - April 3, 2023.
- Bill Shane, Cumberland Town Manager - May 15, 2023
- Christopher Lee, President, Backyard ADU’s - May 15, 2023
- Cynthia Dill, ESQ, Cape Elizabeth Resident - June 26, 2023
- Matt Panfil, Planning Director, Greater Portland Council of Governments - August 28, 2023
- Nathan Wiggins, VP of Consumer Insights and Solutions, and Chris Riepe, SVP of Insights and Analytics, ReconMR - November 6, 2023

## **Community Forums**

The committee held three community or public forums to explore the ideas and opinions of Cape Elizabeth residents. The ideas and concepts gathered from community forums were used to develop questions for the public opinion survey.

The first public forum on LD2003 and Housing Diversity Study Committee's strategies was held on November 7, 2022, with 17 members of the public in attendance. A summary report was written, and it is attached to this report. The results of this meeting, the committee learned that attendees liked neighborhoods with high density, centered around a Town Center, and liked garden apartment style or multiplex housing typology. The attendees preferred to avoid the idea of developing large single-family homes or large apartment complexes over three stories tall.

The second public forum on HDSC strategies was held on December 5, 2022, with 18 members of the public in attendance. A summary report was written, and it is attached to this report. During the forum, various opinions were expressed regarding housing strategies and community development of the town center. The results from this community forum were that the attendees expressed the need for a comprehensive survey of residents to explore support for different housing and development strategies.

The third public forum on housing types around Cape Elizabeth was held on May 1, 2023, with 18 members of the public in attendance. A summary report was written, and it is attached to this report. The committee learned a mixture of feelings about the different neighborhoods throughout town. Some attendees felt specific neighborhoods were too dense, others wanted more density, and others were in the middle. There was no real true consensus from this forum on the typology of housing the committee would like to see in Cape Elizabeth, which is why the focus of this idea was introduced into the survey.

## **Loomio**

The Housing Diversity Study Committee contracted with Judy Colby-George from ViewShed to implement and monitor a discussion forum using Loomio, a web-based discussion forum. Over three months, the committee uploaded nine questions to gather residents' feedback on issues such as hurdles of housing diversity, density, fiscal support, and design options. A total of 64 people registered to participate in the forum. Of these 64, 19 participated in making a total of 94 individual comments. The two questions with the most responses revolved around the most significant hurdles to housing diversity, with 19 comments, and density options, with 17 comments. Some of the main ideas from the Loomio discussion board are as follows:

- Housing diversity is important.
- Concerns about subsidies' impact on property taxes through the town.

- The cost of land and zoning are seen as the main hurdles to housing diversity and affordability.
- Housing diversity should encourage a variety of housing types.
- The town should focus on rental units before adding units to own. Higher density in or around Town Center.
- If extending infrastructure, development should absorb the cost of extending utilities, not the town.
- Donating town-owned land, not needed, is a good idea.

### **Public Opinion Survey**

The committee contracted with ReconMR to develop and administer a written, electronic public opinion survey. There was an option to complete the survey via telephone to reach the broadest audience. The committee worked for two months to carefully craft questions that would be most helpful in understanding public opinion, developing policy, and guiding committee recommendations. The [survey results presentation](#) is attached as an exhibit, and the raw data tables can be accessed at:

<https://app.displayr.com/Dashboard?id=0433636a-e7a4-4a33-ab6d-2fe67f9fdca7#page=3d17cfe3-9222-460c-a338-e50444db6b70>

The executive survey summary from the Cape Elizabeth 2023 Housing Study states that Cape Elizabeth's residents recognize that the town is facing challenges related to housing. “The survey analysis underlines the community's recognition that there is a need for housing densification to utilize land and resources efficiently. The survey results also indicate a willingness to allocate federal and state resources toward improving housing affordability, with a preference for public-private partnerships to achieve this goal. Finally, the majority preference for residential-only zoning, combined with high levels of support for developing a vibrant Town Center, demonstrates the importance of maintaining a residential character while still offering amenities to attract families and create an attractive and vibrant community for all residents.” *(From ReconMR Executive Summary of Survey Results)*



## B. Demographics and Economy

### Recommendation:

Policymaking about Cape Elizabeth’s housing should benefit from up-to-date demographic and housing-related economic data, especially regarding increasing the stock of diverse and affordable housing units. The committee recommends the town develop and maintain a dashboard or other reporting tool to track the latest economic and demographic data available from federal, state, and local government sources. Such data should ideally include at least the following:

- Population and households
- Household composition
- Median income
- Building permits
- Composition of housing stock
- Home prices and town assessments/evaluations
- Tracking of ADUs

### Introduction

The Housing Diversity Study (September 2022) prepared for Cape Elizabeth by Camoin Associates (“Camoin study”) presented comprehensive data and related conclusions in *Section 1.1 – Demographics and Economic Profile* and *Section 1.2 – Housing Inventory and Market Trends*<sup>1</sup>. Some of the report's conclusions are built on Cape Elizabeth’s 2019 Comprehensive Plan<sup>2</sup> findings. This section of the report will reference key conclusions from those reports, updating information and any conclusions where new data has become available. These new updates include

- Data from American Community Survey (ACS) 2017-2021 5-Yr Data Product (updated from ACS 2016-2020 used in Housing Diversity Study),
- 2020 U.S. Census Demographic Profile and Demographic and Housing Characteristics (DHC) File released in May 2023,
- 2023 housing affordability data from MaineHousing, and
- School enrollment data from Cape Elizabeth School District (CESD)

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<sup>1</sup><https://www.capeelizabeth.com/media/Planning/Housing%20Diversity%20Study/2022.09.15%20Final%20Report%20-%20Housing%20Diversity%20Study%20-%20Town%20of%20Cape%20Elizabeth.pdf>

<sup>2</sup> <https://www.capeelizabeth.com/media/Planning/Comprehensive%20Plan%20for%202019.pdf>

While the ACS 5-year product (2016-2020 or 2017-2021) is a more frequently updated Census source, it is based on a small population sample; this contrasts with the decennial Census, which counts each resident. The latest Census provides data for the population based on where they lived in April 2020.

**Data Note: Comparison to Comprehensive Plan**

As noted above, the latest Cape Elizabeth Comprehensive Plan (2019) includes data similar to that provided in the Camoin study. However, much of the data contained in that planning document is 5-10 years old and would not reflect the impact of, for example, the COVID-19 pandemic. Examples are shown in the table below:

<b>Topic</b>	<b>Data Source</b>	<b>Latest Available Date</b>	<b>Comp Plan – Update Date</b>	<b>Camoin Study – Update Date</b>
<b>CE Population</b>	American Community Survey and US Census	ACS 2021	ACS 2015	2020 Decennial Census
<b>CE Households</b>	American Community Survey and US Census	ACS 2021	2010 Decennial Census	2020 Decennial Census
<b>Median Household Income</b>	ACS	ACS 2021	ACS 2015	ACS 2020
<b># of Housing Units</b>	2020 Decennial Census	2020 Decennial Census	2010 Decennial Census	2020 Decennial Census

***Population***

The Camoin study noted relatively stable population trends for Cape Elizabeth, with 9,535 residents in 2020, 5.8% higher than in 2010. The growth was slower than the study's five “peer communities” (Falmouth, Scarborough, South Portland, Cumberland, and Yarmouth) tracked. Additionally, Cumberland County grew 7.6% over that time frame. The Camoin study used the

2020 Decennial Census as its source; the 2017-2021 American Community Survey (ACS) estimate is 9,580<sup>3</sup>.

Cape Elizabeth continues to have an aging population. The Camoin study provided a median age of 47.9 years, based on the 2020 ACS estimates; at the time, it was noted that this was approximately five years older than the Cumberland County median and nearly ten years older than the US overall. It was also the oldest median age compared to the five other towns included in the study. (Scarborough, Falmouth, Yarmouth, South Portland, and Cumberland). The latest ACS estimate (2021) estimates Cape Elizabeth's population has continued to age, with the median increasing almost one year to 48.8 years.

At the time of the Camoin study, 2020 Census data showed the "Under 18" population of Cape Elizabeth accounting for approximately 22.0% of the population. The ACS 2017-2021 estimates (based on a survey) that this had increased to 22.6%. Over a longer period (2000-2020), the Camoin study noted a decline of 355 people under 18.

### ***Households and Household Size***

The HSDC study reported a relatively slow growth rate in the number of households, with 3,738 households in 2020, up just 3.4% since 2010, compared to 9% for Cumberland County, 4.5% for Maine and 8.7% for the U.S. The latest ACS 2017-2021 data estimates households increasing to 3,893, resulting in an average household size of approximately 2.5 people. These numbers are consistent with the averages for Cumberland County and Maine, of 2.4 and 2.3, respectively.

Of the 3,738 households, 811 (or 22%) were "one-person households," and the remaining 2,927 were "family households." Owner-occupied households total 3,259 (or 87%), and renter households total 479 (or 13%). In the Comprehensive Plan, the number of "one-person households" in 2000 totaled 736, while in 2010, it was 827; a further study would need to be conducted to determine if the slight decrease in "one-person households" from 2010 to 2020 was due to a demographics change or the inability of a one-person household to afford a home. Of the 811 households reported as "living alone," 485 (or 60%) are seniors aged 65 and older. This represents a 26% increase in seniors living alone from the 2010 census of 385 noted in the Comprehensive Plan. Again, this increase would need further study to determine if this results from aging citizens, Americans living longer, or people aged 65 and older moving into Cape Elizabeth. 17% (542 owner-occupied and 91 renters) households in Cape Elizabeth are single-parent family households.

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<sup>3</sup> <https://www.census.gov/quickfacts/fact/table/capeelizabethtowncumberlandcountymaine/PST120222>

***Employment/Commuting***

Outside employment with the Town of Cape Elizabeth, including the schools and public safety department, there are relatively few employers. As detailed in the August 2022 Camoin Housing Study for Cape Elizabeth, according to 2019 Census data, 91% of working people in Cape Elizabeth were either working from home or leaving the town for work every day.

***School Enrollment***

As of October 2023, the Cape Elizabeth school district had 1527 students enrolled, up from 1509 in October 2022, with growth at Pond Cove (including ~30 students in the town’s first Pre-K class of students) and Cape Elizabeth Middle School more than offsetting a small year-over-year drop at Cape Elizabeth High School. This 2023 increase follows a similar increase in 2022 when CESD added 43 students in the previous year (as noted in the Camoin study). These figures include the Pre-K program, which was added for the 2023-2024 school year and has approximately 30 students in its first full year of operations.

ENROLLMENT NUMBERS - Oct 2023							
<b>PCES</b>	Pre - K	K	1	2	3	4	<b>TOTAL</b>
<b>Oct, 2023</b>	30	105	122	99	109	105	570
<b>Last month</b>	30	104	122	98	110	105	569
<b>Oct, 2022</b>		124	99	105	105	124	557
<b>CEMS</b>		5	6	7	8		<b>TOTAL</b>
<b>Oct, 2023</b>		124	98	115	107		444
<b>Last month</b>		125	98	114	107		444
<b>Oct, 2022</b>		98	107	109	120		434
<b>CEHS</b>		9	10	11	12		<b>TOTAL</b>
<b>Oct, 2023</b>		114	124	126	149		513
<b>Last month</b>		115	126	127	150		518
<b>Oct, 2022</b>		129	124	144	121		518
<b>Oct, 2023</b>							<b>1527</b>
<b>Last month</b>							<b>1531</b>
<b>Oct, 2022</b>							<b>1509</b>

The latest projection for school enrollment provided by the New England School Development Council (as of 11/6/23) is as shown below and indicates 8.6% growth over the next ten years in grades K-12:

<b>Projected Percentage Changes</b>			
<b>School Year</b>	<b>K-12</b>	<b>Diff.</b>	<b>%</b>
<b>2023-24</b>	1497	0	0.0%
<b>2024-25</b>	1481	-16	-1.1%
<b>2025-26</b>	1480	-1	-0.1%
<b>2026-27</b>	1472	-8	-0.5%
<b>2027-28</b>	1507	35	2.4%
<b>2028-29</b>	1531	24	1.6%
<b>2029-30</b>	1548	17	1.1%
<b>2030-31</b>	1582	34	2.2%
<b>2031-32</b>	1586	4	0.3%
<b>2032-33</b>	1613	27	1.7%
<b>2033-34</b>	1626	13	0.8%
<b>Change</b>		<b>129</b>	<b>8.6%</b>

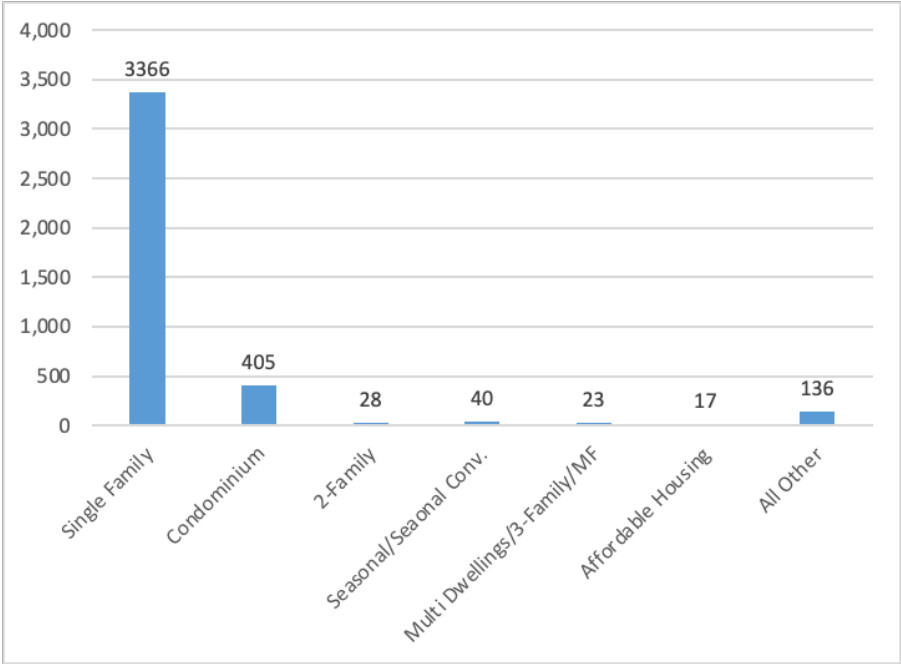
***Housing Stock***

The 2020 Decennial Census was the source for the number of housing units in Cape Elizabeth for the Camoin study; a further update through the ACS is not available. The Camoin study shows that Cape Elizabeth had 4,071 units in 2020, 333 of which were classified as vacant (8.2% vacancy rate). These vacancies would have included units for sale or rent, units rented or sold but not yet occupied, and units used seasonally/recreationally.

Cape Elizabeth’s assessor’s/database states that single-family homes represent about 84% of all housing units. Condominiums are the second most dominant, representing 10% of the town’s housing stock. Two-family units represent 1% of the housing stock, and all other housing types combined account for the remaining 4% of housing units. This “Other” category includes 17 Affordable Housing units, making up 0.4% of the total units in Cape Elizabeth.



**Housing Units in Cape Elizabeth by Housing Type**



*Source: Cape Elizabeth Town Assessor's Database (December 2023)*

A more granular view of this data is shown in the table below:

	<i># of Units</i>
<i>Single Family</i>	3358
<i>Condominium</i>	405
<i>Residential</i>	32
<i>Seasonal</i>	31
<i>2-family</i>	28
<b><i>Affordable Housing</i></b>	<b><i>17</i></b>
<i>MULTI DWLGS</i>	10
<i>SEASON CONV</i>	9
<i>3 FAMILY</i>	8
<i>1 FAM W/L.Q.</i>	8
<i>HOME OCC/BUS</i>	7
<i>MERCH/RETAIL</i>	6
<i>CHURCH</i>	6
<i>WATER DIST</i>	6
<i>TOWN</i>	6
<i>MULTI FAMILY</i>	5
<i>MERC/RET/APT</i>	5
<i>PARS/RECT</i>	4
<i>MEDICAL FAC</i>	4
<i>GARAGE</i>	4
<i>OFFICE</i>	4
<i>SHORE FRONT</i>	4
<i>OTHER</i>	4
<i>AGRICULTURAL</i>	4
<i>STATE</i>	3
<i>FEDERAL</i>	3
<i>MISC COMM</i>	3
<i>All OtherT</i>	31
<b><i>TOTAL</i></b>	<b><i>4015</i></b>

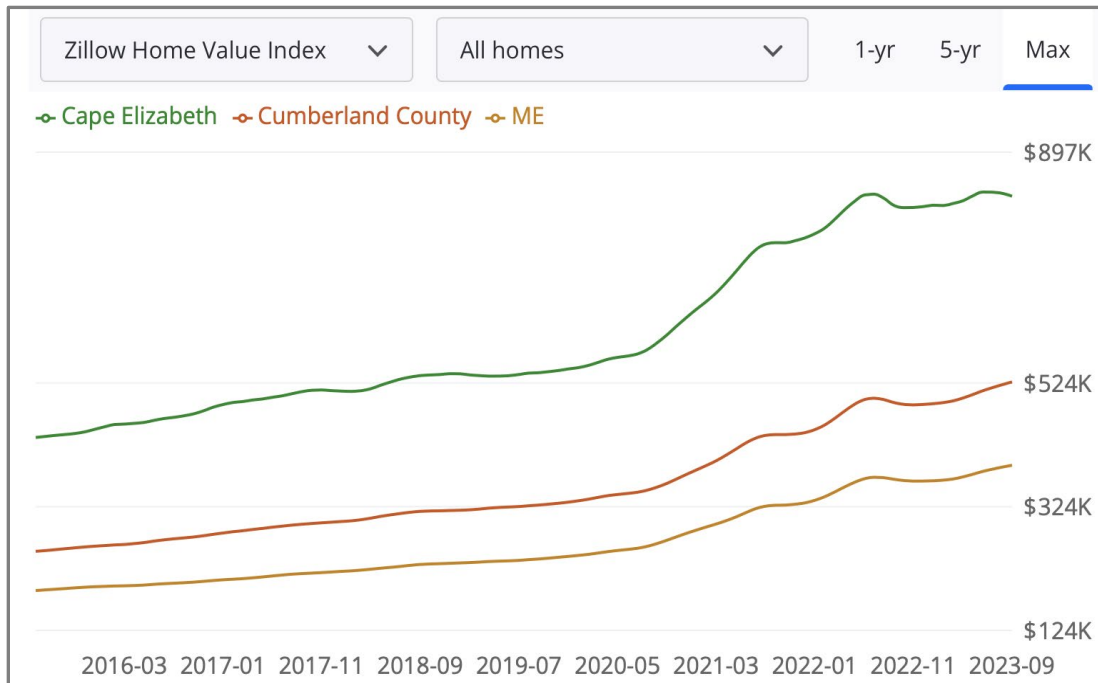
### ***Median Household Income***

The Camoin study relied on ACS 2016-2020 data, noting median incomes increasing in Cape Elizabeth by a faster rate than Cumberland County overall. Cape Elizabeth’s 2020 median household income was \$127,363 in 2020 compared to \$76,014 for Cumberland County. The study noted that this gap between the Town and Cumberland County had grown over the previous decade, pointing to a growing concentration of high-income households in Cape Elizabeth relative to Cumberland County over the decade.

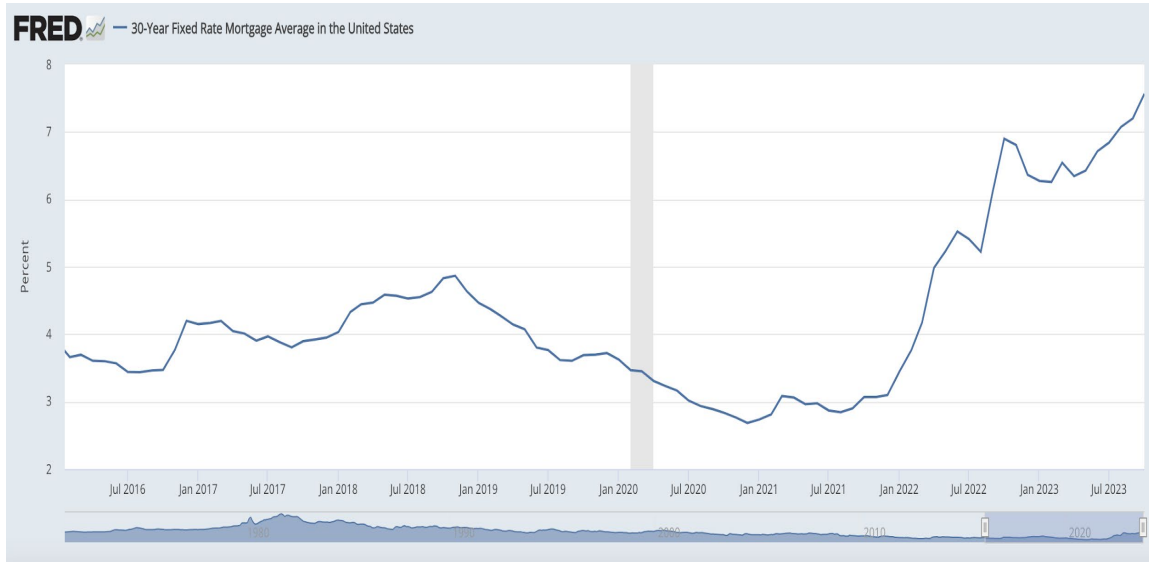
According to the ACS 2017-2021 survey, median household income increased to \$129,503 (up 1.7% year-over-year) for Cape Elizabeth and \$80,679 (up 6.1% year-over-year) for Cumberland County.

### ***Home Prices and Affordability***

While median home prices in Cape Elizabeth remain well above Cumberland County overall, rising interest rates have likely contributed to a slower rate of increase over the last 18 months. The following Zillow index data shows a most recent (9/23) value of \$826K for Cape Elizabeth, compared to \$526K for Cumberland County and \$391K for Maine.



One of the biggest changes for the housing market since the Camoin study was released in September 2022 has been a rapid increase in mortgage rates. All else equal, this has made housing less affordable for new buyers needing mortgage financing. The 30-year fixed-rate mortgage rate path is shown below:



Source: Freddie Mac; St. Louis Federal Reserve Bank

### Maine Housing Affordability Index Data

MaineHousing produces a Homeownership Affordability Index for all Maine towns and counties. Information about its data sources and the construction of the index can be found at [mainehousing.org/data-research/housing-data/housing-affordability-indexes](https://mainehousing.org/data-research/housing-data/housing-affordability-indexes). This index is defined as the “Home Price Affordable at Median Income” ratio to Median Home Price. As of 2022, 79% of Cape Elizabeth households were deemed unable to afford the median home, up from 73% in 2021. This historical data, and the comparable data for Cumberland County, is shown on the next page:

## Cape Elizabeth

### Homeownership Housing Facts and Affordability Index for Maine Counties

Name	Year	Index	Median Home Price	Median Income	Income Needed to Afford Median Ho...	Income Needed to Afford Median Ho...	Home Price Affordable to Median Income	Households Unable to Afford Median Ho...	Households Unable To Afford Median Home
Cumberland County	2022	0.58	\$485,000	\$87,921	\$151,558	\$72.86	\$281,354	77.2%	99,740
	2021	0.73	\$430,000	\$82,830	\$113,570	\$54.60	\$313,613	66.7%	84,041
	2020	0.81	\$361,500	\$80,174	\$99,110	\$47.65	\$292,432	61.4%	76,944
	2019	0.79	\$322,500	\$75,285	\$94,943	\$45.65	\$255,728	62.0%	77,473
	2018	0.76	\$305,000	\$70,437	\$92,516	\$44.48	\$232,211	63.7%	79,289
	2017	0.81	\$283,000	\$66,656	\$81,905	\$39.38	\$230,310	60.4%	74,593
	2016	0.80	\$260,000	\$59,748	\$74,512	\$35.82	\$208,484	61.2%	74,788
	2015	0.86	\$249,000	\$60,474	\$70,174	\$33.74	\$214,584	58.2%	70,333
	2014	0.87	\$237,000	\$58,423	\$66,935	\$32.18	\$206,862	56.6%	67,689
	2013	0.88	\$230,000	\$58,500	\$66,662	\$32.05	\$201,839	57.0%	67,590
	2012	0.88	\$219,000	\$54,714	\$62,472	\$30.03	\$191,807	58.0%	69,418
	2011	0.86	\$220,000	\$54,944	\$63,947	\$30.74	\$189,025	59.1%	69,866
	2010	0.80	\$219,900	\$58,597	\$73,360	\$35.27	\$175,647	63.9%	73,188
	2009	0.82	\$210,000	\$57,540	\$70,058	\$33.68	\$172,477	61.9%	70,806
	2008	0.75	\$225,000	\$55,558	\$73,874	\$35.52	\$169,215	66.9%	76,317
	2007	0.69	\$240,000	\$54,260	\$78,799	\$37.88	\$165,261	70.8%	80,951
	2006	0.68	\$238,250	\$53,255	\$78,225	\$37.61	\$162,200	71.4%	81,290
	2005	0.65	\$239,900	\$51,806	\$80,033	\$38.48	\$155,288	73.4%	82,883
	2004	0.67	\$219,500	\$50,316	\$74,932	\$36.02	\$147,393	71.9%	80,462
	2003	0.74	\$195,000	\$50,238	\$67,469	\$32.44	\$145,201	66.1%	74,633
	2002	0.86	\$170,000	\$53,202	\$61,662	\$29.65	\$146,676	58.0%	64,399
	2001	0.87	\$151,000	\$48,901	\$56,471	\$27.15	\$130,760	57.5%	62,119

## Cumberland County

### Homeownership Housing Facts and Affordability Index for Maine Cities and Towns, by Congressional District

Congressional District Name	Name	Year	Index	Median Home Price	Median Income	Income Needed to Afford Median Ho...	Income Needed to Afford Median Ho...	Home Price Affordable to Median Income	Households Unable to Afford Median Ho...	Households Unable To Afford Median Home
Congressional District 1	Cape Elizabeth	2022	0.55	\$805,000	\$141,178	\$254,787	\$122.49	\$446,052	79.0%	2,999
		2021	0.64	\$725,000	\$125,283	\$195,367	\$93.93	\$464,920	73.3%	2,737
		2020	0.68	\$625,000	\$118,841	\$174,266	\$83.78	\$426,221	72.2%	2,681
		2019	0.73	\$535,000	\$116,614	\$159,996	\$76.92	\$389,938	69.9%	2,605
		2018	0.66	\$546,000	\$111,398	\$168,894	\$81.20	\$360,127	72.4%	2,711
		2017	0.73	\$495,500	\$106,151	\$145,858	\$70.12	\$360,610	67.5%	2,520
		2016	0.76	\$456,250	\$101,563	\$133,226	\$64.05	\$347,817	63.9%	2,392
		2015	0.85	\$395,000	\$96,041	\$113,555	\$54.59	\$334,076	56.8%	2,102
		2014	0.69	\$408,500	\$82,050	\$118,347	\$56.90	\$283,213	57.9%	2,127
		2013	0.78	\$375,000	\$86,868	\$110,805	\$53.27	\$293,990	55.4%	2,032
		2012	0.94	\$333,500	\$87,824	\$93,135	\$44.78	\$314,482	52.9%	1,956
		2011	0.84	\$370,000	\$88,202	\$105,330	\$50.64	\$309,833	56.4%	2,000
		2010	0.85	\$352,950	\$98,280	\$115,632	\$55.59	\$299,986	50.9%	1,756
		2009	1.11	\$267,000	\$96,918	\$87,473	\$42.05	\$295,829	45.2%	1,568
		2008	0.86	\$327,500	\$93,902	\$109,587	\$52.69	\$280,627	53.2%	1,841
		2007	0.84	\$330,000	\$92,371	\$110,423	\$53.09	\$276,051	53.9%	1,897
		2006	0.79	\$338,500	\$89,323	\$113,267	\$54.46	\$266,942	55.7%	1,975
		2005	0.67	\$355,250	\$78,131	\$116,385	\$55.95	\$238,484	63.2%	2,247
		2004	0.65	\$350,000	\$76,340	\$117,383	\$56.43	\$227,622	64.5%	2,276
		2003	0.84	\$269,000	\$80,180	\$94,990	\$45.67	\$227,060	58.4%	2,112
		2002	0.89	\$278,750	\$91,540	\$103,263	\$49.65	\$247,105	59.9%	2,146
		2001	0.93	\$238,500	\$84,428	\$91,153	\$43.82	\$220,905	57.6%	2,039
		2000	0.81	\$235,000	\$72,359	\$89,400	\$42.98	\$190,205	64.9%	2,263



## *Housing Affordability*

According to the US Census and HUD (U.S. Department of Housing and Urban Development), cost-burdened households are those paying more than 30% of their income for housing. For renters, housing costs are defined as rent plus basic utility and energy costs. For owners, housing costs are defined as mortgage principal and interest payments, mortgage insurance costs, homeowners' insurance costs, real estate taxes, and basic utility and energy costs, with monthly mortgage payments to be based on down payment rates and interest rates generally available to low- to-moderate-income households. According to the 2021 American Community Survey 5-year estimate of Financial Characteristics (Table S2503), nearly 35 percent of all renter households in Cape Elizabeth were cost-burdened, and about 22% of homeowner households were cost-burdened. Lower-income households generally tend to have a higher cost burden regardless of whether they rent or own. However, the proportion of cost-burdened renter households tends to decrease as income increases, which is not always true for owner households. This data suggests that roughly 932 Cape Elizabeth households pay more than 30% of their income for housing.

Cape Elizabeth, Maine					
S 2503 Financial Characteristics					
2021 ACS: 5 yr estimate					
Label (Grouping)	Occupied housing units	Owner-occupied housing units	Percent owner-occupied	Renter-occupied housing units	Percent renter-occupied housing units
Occupied housing units	3,893	3,403	3,403	490	490
<b>MONTHLY HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS</b>					
Less than \$20,000	64	42	1.20%	22	4.50%
Less than 20 percent	0	0	0.00%	0	0.00%
20 to 29 percent	0	0	0.00%	0	0.00%
30 percent or more	64	42	1.20%	22	4.50%
\$20,000 to \$34,999	307	293	8.60%	14	2.90%
Less than 20 percent	13	13	0.40%	0	0.00%
20 to 29 percent	0	0	0.00%	0	0.00%
30 percent or more	294	280	8.20%	14	2.90%
\$35,000 to \$49,999	355	165	4.80%	190	38.80%
Less than 20 percent	31	16	0.50%	15	3.10%
20 to 29 percent	100	44	1.30%	56	11.40%
30 percent or more	224	105	3.10%	119	24.30%
\$50,000 to \$74,999	278	248	7.30%	30	6.10%
Less than 20 percent	172	157	4.60%	15	3.10%
20 to 29 percent	19	19	0.60%	0	0.00%
30 percent or more	87	72	2.10%	15	3.10%
\$75,000 or more	2,769	2,583	75.90%	186	38.00%
Less than 20 percent	1,891	1,755	51.60%	136	27.80%
20 to 29 percent	615	568	16.70%	47	9.60%
30 percent or more	263	260	7.60%	3	0.60%

## C. Housing Typologies

### Recommendations:

1. The town should encourage the development of diverse housing typologies through amending zoning regulations, specifically density maximums. See the Density & Zoning section for specific recommendations. Additional recommendations include:
  - a. Reduce minimum lot size within single-lot subdivisions to encourage the development of smaller homes (starter single-family, clustered cottages).
  - b. Allow duplex housing to adhere to the same single-family zoning requirements within the RC Zone.
  - c. Apply single-family zoning regulations to convert single-family homes into Multiplex/Multifamily (Mansion Apartments).
  - d. Increase allowable building footprint for multiplex housing from 7,500 sf to 10,000 sf (19-7-2-E-2).
  - e. Remove nonresidential first-floor requirement in the TC Zone for Multiplex/Multifamily or increase allowable building height.
2. The town should seek community engagement to update Multiplex/Multifamily housing design requirements within the TC Zone to reflect sentiments surrounding larger-scale developments.

### Background

The current housing stock within Cape Elizabeth is approximately 84% single-family detached units, 4% single-family attached units (townhouses, row houses, etc.), and 6% multifamily/multiplex units. Current zoning regulations limit the creation of diverse housing types critical to providing options that align with the target households identified within the Camoin Study.

### Housing Types

According to the *Housing Diversity Study* prepared for the Town of Cape Elizabeth by Camoin Associates, “(c)urrent regulations largely favor low-density, single-family homes over multifamily housing. Multifamily development is restricted in a number of ways. First, multifamily is subject to site plan review and cannot be built as of right, therefore making it riskier for a developer to undertake. Second, high minimum lot sizes make it challenging to find a large enough site. Third, low-density limits in most zones mean there are very few locations in town where even a moderate level of density can be built. The interplay between local market conditions and land use policies has resulted in a lack of diversity in the town’s housing stock. Cape Elizabeth is overwhelmingly

a single-family, owner-occupied community with price points increasingly concentrated at the top of the market. As a result, housing remains unaffordable and/or simply unavailable for many current and would-be residents.”

“The density levels pose a significant challenge to the development of multifamily housing. As an example, in RA, RB, and RC zones in which the community’s single-family homes are concentrated, multiplex housing can be built at a maximum density level of 1 unit per 15,000 square feet (approximately 0.34 acres) but with a 5-acre minimum lot size (in the RC District only). By comparison, single-family has only a 20,000 square-foot minimum lot area requirement of approximately 0.5 acres in the RC District. This indicates that multiplex cannot be built on smaller sized parcels (under 5 acres) in the RC zone and that it can be built at only slightly denser levels than single-family on parcels over 5 acres.”

“The greatest density for multifamily development is within the Town Center District (TC) and Business District A (BA), where the minimum lot area is 7,500 square feet and 15,000 square feet, respectively. In the TC zone, the maximum unit density is 1 unit per 3,000 square feet of gross lot area – but only when in a mixed-use building. The town requires non-residential uses on the first floor of any multi-story multifamily building in the district, which poses a challenge for the financial feasibility of both affordable housing developments, given that commercial space is not as financially viable as residential units. It should also be noted that the Town limits buildings to a maximum of 35 feet in the district, effectively preventing building four-story buildings as of right.” The as-built environment shows how first-floor non-residential space has effectively limited development to two stories, as commercial space, in particular, generally requires higher ceiling heights than residential. This stricture applies to both market rate and affordable development.”

“A 2021 study prepared for the Greater Portland Council of Governments explored the limits to multifamily housing development in the region's seven Metro Regional Coalition communities. At the time of the study, it was found that 98.8% of Cape Elizabeth’s land had “many limits” for multifamily development or did not allow multifamily. Based on the proportion of land in these two classifications, Cape Elizabeth had the most limits on multifamily production by land area. The remaining 1.2% of land in Cape Elizabeth was found to have “more limits,” and the Town had no land classified as “few limits” or “some limits” for multifamily development.” “The results of (Camoin’s) high-level analysis supports the conclusion that there are few suitable sites for affordable and workforce housing development within the existing Growth Area, particularly under current zoning regulations.”

Per the Zoning Ordinance, should a building in the Town Center be repurposed (for example, from a school to housing), the requirement that “more than fifty percent (50%) of the structure may be allocated for multifamily dwelling units as long as the first floor is nonresidential” may pose an unintended consequence as seen with empty storefronts within mixed-use buildings that cannot lease up or stay leased out (i.e., Thornton Heights Commons on Route One in South Portland- still vacant two years later). The original goal of incorporating ground-floor retail was to activate streets,

improve safety, and provide residents with necessary services. However, in a post-COVID-19 world, empty commercial spaces are the result of the shift from retail to online shopping and working remotely from home. Eliminating housing developments requiring first-floor nonresidential uses would also increase density.

According to the 2019 Comprehensive Plan, approximately 50% of the town is in the low-density RA District, 7% is in the designated growth area RB District, and 9% is within the compact residential and infill growth areas RC District. A total of 65% of the town is located in residential districts. The town has embraced cluster development, which emphasizes open space preservation, since the 1980s. Lot sizes can be reduced (i.e., increased density) when lots are clustered and 40% - 45% of the land area in a new development is set aside as permanently protected open space. Additional density is also allowed when public sewer is provided. Development sprawl, described as low-density development located some distance from existing development and infrastructure, must be avoided when utilizing cluster development.

The Urban Land Institute notes, “Higher-density development can be a viable housing choice for all income groups and people in all phases of their lives. Many financially secure baby boomers who have seen their children leave the nest have chosen to leave behind the yard maintenance and repairs required of a single-family house for the more carefree and convenient lifestyle multifamily housing provides. Interestingly, their children, the echo boomers, are entering the age where many will likely live in multifamily housing. Many are just starting careers and looking for the flexibility of apartment living to follow job opportunities. Their grandparents, likely on a fixed income, may also prefer or need to live in multifamily housing; physical limitations may have made living in a single-family house too challenging. Providing balanced housing options to people of all income groups is important to a region’s economic vitality. The availability of affordable multifamily housing helps attract and retain the workers needed to keep any economy thriving.”

The Lincoln Institute of Land Policy published an article in which the author explains “how did we get here” regarding our local, state, and national housing crisis. She wrote, “(z)oning that favors single-family detached houses or luxury condominiums has led to expensive housing monocultures. The housing crisis felt throughout the country is the loss of housing for lower-income residents as well as workforce and middle-income residents—teachers, nurses, firefighters, small business owners, young professionals, young families, and others who typically provide a foundation for communities. Additionally, the variety of housing choices (duplexes, triplexes, fourplexes, townhouses, and multifamily housing) are also excluded when zoning favors single-family and luxury condominiums.”

### **Housing Diversity Study**

The Camoin *Housing Diversity Study* developed six objectives “based on housing needs uncovered from the data analysis and input from the community to date. Each objective aligns with a target

household population that could be better accommodated in Cape Elizabeth by providing suitable and attainable housing options.

1. Reduce the incidence of cost-burdened households in the community by providing affordable living options for these existing residents.
2. Provide smaller, low-maintenance housing options that allow seniors to downsize and remain in town, making their current housing units available to other households.
3. Offer attainable housing options for Cape Elizabeth workers (both private and public sector) who currently commute into town from elsewhere.
4. Provide attainable housing options for adult children living with their parents who wish to remain in the community.
5. Boost age diversity by increasing the share of 25 to 44-year-old households, age groups currently underrepresented in the town.
6. Increase income diversity and expand the local workforce by offering affordable housing options to workforce households and residents of the broader region with moderate incomes.

Cape Elizabeth has a relatively homogeneous housing stock and lacks any substantial “missing middle” housing typologies. Seven specific housing typologies (identified below) are well-aligned with the housing needs and preferences of target households and have the potential to integrate within the community without adversely impacting the bucolic coastal character of Cape Elizabeth.

These typologies include a spectrum of housing types and densities between single-family homes and mid-rise apartments. These housing types are critical to creating affordable/workforce-level units and crucial to providing housing options in the community that align with the target households (identified above) of particular interest and importance in Cape Elizabeth.

### ***Starter Homes***

While the Town’s zoning favors single-family homes, density maximums, and relatively sizeable minimum lot sizes preclude this type of housing from being built in the community. For example, a 3-acre tract of land (if available) could have one starter home in the RA and RB district or up to four homes in the RC District. A more suitable 3-acre starter home development would have 12-18 homes. The Town Center District Core is the only zone in Cape Elizabeth where an “ideal” starter home development could be built.

### ***Clustered Cottages***

The Town’s current zoning does not permit clustered cottage development as a subdivision or condominium. Multi-family/multiplex zoning regulations apply as a condominium typology, and density levels are substantially too low for this typology to be feasible. Lot size minimums and density maximums preclude clustered cottages from being built as multi-family developments in the town (single-family versions are only possible in TCC).



### ***Duplex and Triplex***

Under Cape Elizabeth Zoning, a duplex or triplex unit would be classified as multiplex housing or multifamily (depending on the zone). Under this classification, these housing types would not be allowed in the Town Center zone as there is no possibility for the required ground-floor commercial space. They are prohibited in the BB and BC zones or other multifamily housing types. While allowable in RA and RB zones, density maximums are significantly lower than needed. The density allowed in RC is more in line with lower-density versions of this housing type. Still, the required minimum lot size exceeds what is practical (unless the lot is not subdivided into individual lots). BA is the only zone in which duplex/triplex buildings could be built under current zoning, where a hypothetical 2-acre site could yield five lots with up to 11.6 units (e.g., five lots with one duplex each could be built).

### ***Attached Townhouses***

Current zoning is unfavorable for attached townhouses, either as condominium units or individually owned lots. As a condominium project, attached townhouses would only be permitted in the RA (on 10 acres or more), RB, and RC (on 5 acres or more) Districts.

### ***Mansion Apartments***

Mansion Apartments would be classified as multiplex housing or multifamily (depending on the zone). Under this classification, these housing types would not be allowed in the Town Center and Business District A zones as there is no possibility for the required ground-floor commercial space. They are prohibited in the BB and BC zones or other multifamily housing types. While allowable in RA and RB zones, density maximums are significantly lower than needed.

### ***Garden Apartments***

Under Cape Elizabeth Zoning, garden apartments would be classified as multiplex housing or multifamily (depending on the zone). Under this classification, allowable unit per acre density levels are only within a reasonable range within the Town Center District. However, the required ground floor commercial space and heights effectively prohibiting a fourth floor are unfavorable for this type of development. Garden apartments and other multifamily housing types are not permitted in the BB and BC zones. While technically allowed in RA and RB zones, density maximums are significantly lower than needed, making garden apartments effectively prohibited.

Accessory Dwelling Units were also included in the Camoin study but have yet to be included in the above list, as their review will be discussed in another section of the report.

## Subdivision Lot Sizes

Within the RA Zone, a subdivision requires 1 unit per 80,000 sq. ft or 1 unit per 66,000 sq. ft if conforming to Open Space Zoning. Within the RB Zone, subdivisions require conformance with Open Space Zoning, which stipulates 1 unit per 60,000 sq. ft with on-site sewage disposal or 1 unit per 20,000 sq. ft with public sewage. Within the RC Zone, a subdivision requires 1 unit per 20,000 sq. ft or 1 unit per 15,000 sq. ft if conforming to Open Space Zoning. In all three of these zones, dimensional requirements require residential developments to be within the density requirements of the district in which it is located. Additionally, lot size requirements limit the ability, given that smaller homes would allow for smaller lots. Starter single-family homes and clustered cottage developments typically range from 1 unit per 4,356 sq. ft to 1 unit per 10,890 sq. ft. Reducing subdivision minimum lot sizes within the RA and RB zones to better reflect the reality of creating smaller single-family homes.

### Current Open Space Zoning Requirements for Maximum Density Within Residential Development

District	Maximum Density of Residential Development	
	Single Family	Multiplex
RA	1 unit per 66,000 sq. ft. of net residential area	1 unit per 66,000 sq. ft. of net residential area
RB	1 unit per 60,000 sq. ft. of net residential area with on-site sewage disposal	1 unit per 60,000 sq. ft. of net residential area with on-site sewage disposal
	1 unit per 20,000 sq. ft. of net residential area with public sewage	1 unit per 20,000 sq. ft. of net residential area with public sewage
RC	1 unit per 15,000 sq. ft. of net residential area	1 unit per 15,000 sq. ft. of net residential area

(Effective November 14, 2015)

### Current Minimum Lot Size Within Residential Development

District	Minimum Lot Size	
	With On-site Sewage disposal	With Public Sewage
RA	30,000 sq. ft. of net residential area	30,000 sq. ft. of net residential area
RB	20,000 sq. ft. of net residential area	10,000 sq. ft. of net residential area
RC	NA	7,500 sq. ft. of net residential area

### ***Duplex Housing***

Within the RC Zone, the allowable density and existing nature of the district align with the duplex housing typology. The current minimum lot size requirements for a single-family residence is 1 unit per 20,000 sq. ft and 1 unit per 10,000 sq. ft for non-conforming lots. As a duplex unit would be considered Multiplex/Multifamily Housing, the minimum lot size is 1 unit per 15,000 sq. ft. By allowing duplex units to be regarded as single-family residences within the RC Zone, increased density could be achieved as a majority of the lots are non-conforming. Additionally, a site plan review would not be required.

### ***Conversion of Existing Single-Family Houses to Apartments***

Mansion-style apartments would be classified as multiplex/multifamily within the residential zones, but while allowed, density maximums would be lower than needed for their creation. By allowing mansion-style apartments to have the same dimensional standards as single-family residences, this housing typology can create more housing on a smaller footprint while maintaining the character of the surrounding buildings.

### ***Multiplex/Multifamily Building Size***

Increasing the maximum building footprint for Multiplex/Multifamily housing from 7,500 sq. ft to 10,000 sq. ft would allow for greater unit density per building. In addition to other recommendations within this report about Open Space Zoning, allowing a more prominent building footprint can contribute to creating more housing.

### ***Multiplex/Multifamily First Floor Requirements Within TC Zone***

Successful ground/first-floor retail typically requires a floor height of roughly 15 to 18 feet\*. Not considering the potential success of ground floor retail within Cape Elizabeth, this would require between 17 to 20 feet of the allowable building height when including space for building systems and structure. The height required would leave between 15 to 18 feet for residential development, considerably limiting the viability of a project.

### ***Streamlining Site Plan Review***

Site plan review for small-scale Multiplex/Multifamily developments can be arduous and expensive. By eliminating this process for projects under a specific scale, we would be taking steps similar to those of neighboring communities to encourage the creation of more housing in line with LD 2003 requirements.

## *Multiplex/Multifamily Housing Standards*

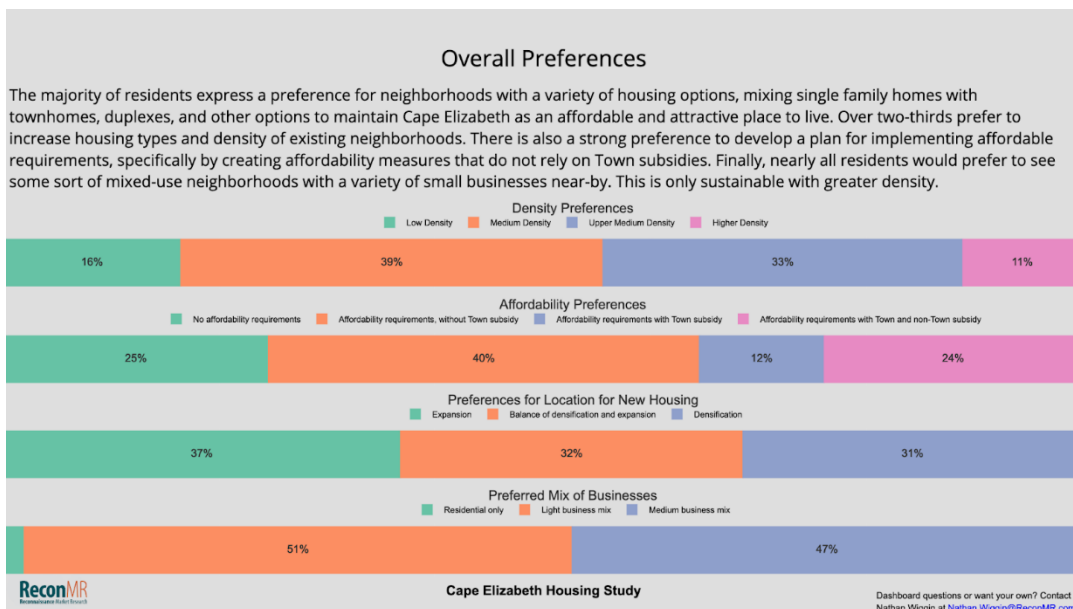
With the reexamination of Zoning Ordinances and adoption of LD 2003, the Town should also seek community input regarding Design Requirements within the TC Zone. Doing so would ensure that the standards reflect the needs and values of the community, help build consensus, and encourage “buy-in” for future developments.

## **Community Sentiment**

Based on survey results, two-thirds of residents favor increased housing within Cape Elizabeth. Additionally, a significant majority of the town residents noted their preference for neighborhoods with increased density and various housing types.

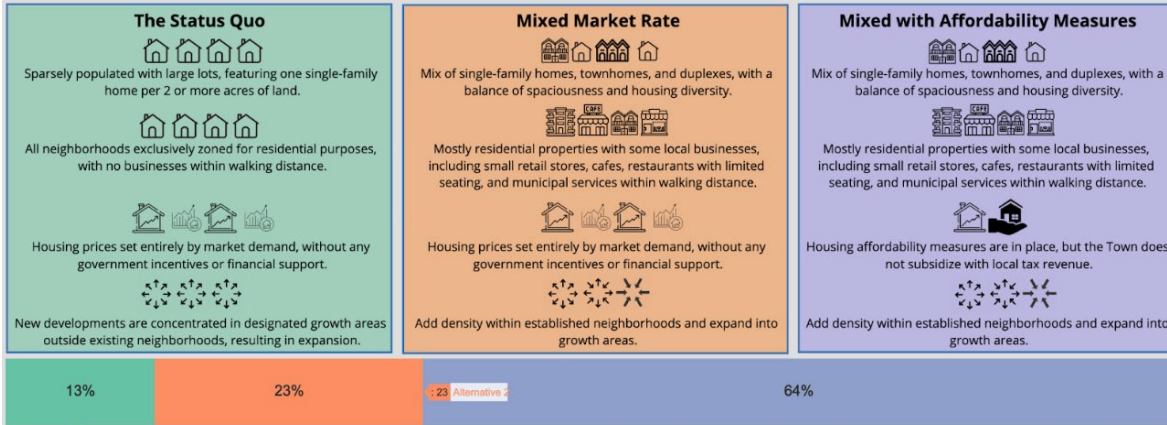
The Housing Diversity Study Committee also heard from community members during a workshop on May 1st, 2003, which focused on different housing typologies. Common themes committee members heard were:

- Appetite for housing similar to the Clustered Cottage typology.
- There is a general consensus that existing Multiplex/Multifamily developments within Cape Elizabeth (i.e., Summit Terrace, Hobstone, Cape Colonial) represented the types of housing diversity the community was interested in.
- Concern regarding building size and the new Multiplex/Multifamily.



## Popularity of Neighborhood Types

Survey results were used to develop a model comparing resident preferences for three scenarios. By a large majority, residents prefer a neighborhood with variety of housing, small businesses, with non-subsidized affordability measures. The model identifies a strong preference for neighborhoods with increased density and a variety of housing that also includes small businesses. Additionally, residents have a clear preference for the Town to take action on housing affordability.



Cape Elizabeth Housing Study

Dashboard questions or want your own? Contact Nathan Wiggan at [Nathan.Wiggan@ReconMR.com](mailto:Nathan.Wiggan@ReconMR.com)

## D. Density and Zoning

### Recommendations:

1. Reduce the minimum lot size dimensional requirements in the RA, RB, and RC zones to increase density levels to advance housing goals.
2. Increase the maximum number of Dwelling Units per lot/building in the RA, RB, and RC zones to increase density levels to advance housing goals.
3. Adjust road frontage, side setbacks, rear setbacks, and building footprint dimensional requirements in the RA, RB, and RC zones in accordance with minimum lot size reductions.
4. Reduce clustered minimum lot size dimensional requirements in the RA and RB zones to increase density levels to advance housing goals.
5. Reduce clustered/sewer minimum lot size dimensional requirements in the RA, RB, and RC zones to increase density levels to advance housing goals.
6. Reduce overall minimum lot size for multi-unit developments to advance housing goals.
7. Expand Growth Areas through strategic rezoning.
8. Increase permitted height in the TC zone to allow three stories of residential housing above nonresidential first-floor development.
9. Remove the nonresidential first floor requirement, but maintain the 35' height limit in the TC Zone.
10. Review the land area required in the maximum density of residential development under Section 19-7-2 (Open Space Zoning).
11. Review the land area required in the maximum density of a residential development utilizing Transfer of Development Rights under Section 19-7-3 (Transfer of Development Rights).
12. Review the minimum lot size for additional bonus lots/units which may be affordable or market rate under Section 19-7-4 (Mandatory Affordable Housing Provisions.).
13. Review space and bulk standard requirements under Section 19-4-3 (Nonconformance with all Zoning Districts except the Shoreland and Resource Protection Districts).

The Town of Cape Elizabeth has regulated land use by zoning ordinance since 1938. The Zoning Ordinance establishes and regulates permitted uses, performance, and space and bulk standards (minimum lot area, maximum dwelling units per area, setbacks, etc.). These standards limit residential density- the number of housing units that may be built in a given land area. Communities seeking to advance housing goals to increase the supply of smaller homes, land preservation, and housing diversity are revisiting their zoning codes to identify opportunities to increase residential density standards and decrease or eliminate minimum lot size requirements. Existing limits found in Cape Elizabeth’s Zoning Ordinance have created conditions that limit the development of housing targeting populations such as young adults, young families, seniors, displaced commuters, and/or existing residents who are housing cost burdened. The above recommendations are offered as a means to expand social and income equity and strengthen economic and community well-being by expanding housing choices, which in turn will bring people of diverse ages and incomes into daily interaction, strengthening the personal and civic bonds essential to a healthy community while addressing the lack of adequate local housing choices.

It is important to remember that density is a maximum limit and one of many determinants of whether a specific property is buildable; other factors include financing hurdles, site constraints due to size and parking, and market-oriented requirements (i.e., what a developer, investor, or end user would require). Reducing regulatory barriers allows the private market to determine the appropriate use for a specific property owner to exercise their property rights. The actual built density of a specific property may be, and is often, less than the maximum allowable density due to these other factors.

**Recommended Dimensional Requirements**

<b>Zoning District</b>	<b>Current Min. lot size</b>	<b>Recommended min. lot size</b>	<b>Recom. Clustered min. lot size</b>	<b>Recommended Clustered/sewered min. lot size</b>	<b>Recommended Min lot size multi-unit</b>
<b>RA</b>	80,000 sq. ft.	20,000 sq. ft.	20,000 sq. ft.	15,000 sq. ft.	48,000 sq. ft.
<b>RB</b>	80,000 sq. ft.	10,000 sq. ft.	20,000 sq. ft.	7,500 sq. ft.	40,000 sq. ft.
<b>RC</b>	20,000 sq. ft.	10,000 sq. ft.’	n/a	7,500 sq. ft.	30,000 sq. ft.
<b>TC</b>	10,000 sq. ft.	7,500 sq. ft.			6,000 sq. ft.
<b>BA</b>	20,000 sq. ft.	7,500 sq. ft.			18,000 sq. ft.

**Current and proposed maximum number of dwelling units per area:**

<b>Zone</b>	<b>Current min. required lot area</b>	<b>Proposed</b>
<b>RA</b>	1 unit per 66,000 sf	1 unit per 12,000 sf
<b>RB with septic</b>	1 unit per 60,000 sf	1 unit per 8,000 sf
<b>RB with public sewer/water</b>	1 unit per 20,000 sf	1 unit per 6,500 sf
<b>RC (multi)</b>	1 unit per 15,000 sf	1 unit per 6,000 sf
<b>RC (subdiv)</b>	1 unit per 15,000 sf	1 unit per 6,000 sf
<b>RC (open space)</b>	1 unit per 15,000 sf	1 unit per 6,000 sf
<b>TC</b>	1 unit per 3,000 sf	1 unit per 1,500 sf
<b>BA (near RA)</b>	1 unit per 7,500 sf	1 unit per 4,500 sf
<b>BA (near RC)</b>	1 unit per 7,500 sf	1 unit per 4,500 sf

**Definition of Density**

A widely agreed upon definition of density is the number of developed units in a specific area of land. When discussing density, “low,” “medium,” and “high” are often used to distinguish the type of density; however, there is no standard definition. Instead, what matters is context.. Higher density simply means new residential development at a higher density than what is typically found or allowed in the existing community. Subsequently, in an area with single-family detached houses on one-acre lots, single-family houses on one-fourth or one-eighth acre lots are considered higher density. In more densely populated areas with single-family houses on small lots, allowing townhouses and apartments can be considered higher-density development.

**Perception**

The term “higher density” can generate positive and negative impressions. For some, more housing options, shorter commutes, sidewalks, efficient utilization of land resources, efficient delivery of public services, expanding social and income equity in opportunity-rich communities, and amenities like shops, restaurants, libraries, and schools within walking distance are positive images of higher density. For others, large buildings, congestion, incompatibility, lighting, parking problems, and safety are perceived negatives resulting from higher density development.

**Types of Density**

As previously noted density is typically associated with the number of units per lot. However, density is also a dimensional requirement for minimum lot size, setbacks, and housing types.

**Minimum Lot Size**

Minimum lot size means the smallest amount of land needed to satisfy development standards as outlined in the zoning ordinance. Frontage refers to the distance along the front of the property



and the street, and setbacks (rear and side) refer to the distance a house or structure must be from the front, side, and rear property lines. Each zoning district within Cape Elizabeth has an associated “space and bulk standard” chart outlining the minimum lot area requirements and setbacks. The focus will be on single-family and multifamily housing structures for our purposes. Before reviewing those standards, it may help to briefly describe each zoning district's purpose as outlined in the zoning ordinance.

- Residential A District (RA): The Residence A District includes lands that are outside of the built-up areas of Cape Elizabeth, lands to which public sewer lines are not expected to be extended in the near future, and large tracts of land are suitable for farming, woodland production, and wildlife habitat. The purpose of this district is to allow residential development that is compatible with the character, scenic value, and traditional uses of rural lands and does not impose an undue burden on the provision of municipal services.
- Residential B District (RB): The Residence B District includes lands outside of the build-up parts of the Town where the Comprehensive Plan indicates growth can and should be accommodated as a result of soils suitable for individual or common septic systems or extension of public sewer lines. The purpose of this district is to allow a significant portion of the Town’s anticipated residential growth to occur in these areas in a manner that preserves the character of rural lands, promotes healthy neighborhoods, offers flexibility in design, and minimizes the costs of municipal services.
- Residential C District (RC): The Residence C District includes lands that are within the built-up areas of Cape Elizabeth, have sewer or can be easily served by public sewer, identified in the Comprehensive Plan as part of the Town’s growth areas, are not presently in agricultural or woodland uses, and are not considered to be valuable, large-scale open space with valued scenery or wildlife habitat. The purpose of the district is to provide areas of compact development that can foster cohesive neighborhoods close to community services.
- Town Center District (TC): The purpose of this district is to encourage an identifiable Town Center that includes a village feeling, mixed retail and residential uses to serve residents, an environment inviting to pedestrians, a common meeting place, visual cohesiveness and enrichment and linkages to the Town’s open space and nearby school campus. The Town Center district boundaries reflect the prevalence of public buildings and commercial uses and the historic compactness of development.
- Business District A (BA): Business A District comprises neighborhood business districts in which the business uses are geared to the needs of nearby residents rather than a large-scale, regional destination center. The district requirements seek to promote business vitality, pedestrian connectivity between the business district and the adjacent residential

areas, a mix of commercial and housing uses, high-quality design that is pedestrian friendly, compatible with, and protects the integrity of the adjacent residential neighborhood, and efficient use of the land within the district for business uses.

<b>Dimensional requirements in Zoning Districts for residential uses</b>							
<b>Zoning District</b>	<b>Min lot size</b>	<b>Rd frontage</b>	<b>Side Setback</b>	<b>Rear Setback</b>	<b>Clustered Minimum Lot Size</b>	<b>Clustered/sewered Minimum lot size</b>	<b>Minimum lot size Multiplex</b>
<b>RA</b>	80,000 sq. ft.	125'	30'	30'	30,000 sq. ft.	30,000 sq. ft.	10 acres
<b>RB</b>	80,000 sq. ft.	125'	30'	30'	20,000 sq. ft.	10,000 sq. ft.	10 acres
<b>RC</b>	20,000 sq. ft.	100'	20'	20'	n/a	7,500 sq. ft.	5 acres
<b>Town Center</b>	7,500 sq. ft.	50'	15'	15'			0
<b>BA</b>	15,000 sq. ft.	0'	25'	25'			0

\* 80,000 sq. ft. = 2 acres; \* 20,000 sq. ft. = ½ acre; \* Clustered means a residential subdivision that conforms to the standards known as Open Space Zoning, which supports preserving open space and rural character and provides the opportunity for affordable housing through higher density.

As noted in the above chart, building a single-family home in the RA and RB districts requires owning two acres of land and ½ an acre in the RC district. In her presentation to the Housing Diversity Study Committee on March 6, 2023, Laura Reading of Developers Collaborative noted housing affordability depends on development costs, which are tied to the cost and availability of land, which is dependent upon existing infrastructure (e.g., location of public water/sewer, sidewalks) and local zoning regulations (e.g., density). During that same meeting, Liz Trice of Maine Cooperative Development Partners recommended “increase(ing) density by reducing or eliminating minimum lot areas’ to allow more housing creation. The *Housing Diversity Study* prepared by Camoin Associates for the Town of Cape Elizabeth noted, “(b)eyond density limits, minimum lot sizes are a significant limiting factor in allowing higher density levels. These should be re-examined and reduced where practicable”, and “(i)ncreasing the supply of land that is zoned at a level that supports affordable housing development can be achieved by up-zoning some or all of the Town’s growth areas. This will partially be achieved through the application of the requirements in LD 2003, which allows a 2.5x increase in base density for affordable multifamily development in growth areas. Further increasing density may be needed to allow for flexibility in buildable housing typologies and ensure that desirable, affordable housing projects pencil out financially.” When asked to comment on developing affordable multiplex housing (for low and/or moderate-income tenants) in the RA district, Mark Wiesendanger, the Director of Development at MaineHousing, noted “the land area requirements seem rather onerous” and suggested “why not promote greater density?” “Greater density would also make for smarter growth, with more positive outcomes for the folks living there. Generally, large lot size requirements are not considered a best practice in promoting affordable housing.”

When comparing the allowable density (i.e., minimum lot size as outlined in the above chart labeled “*dimensional requirements in residential districts for residential uses*”) to the actual density of various Cape Elizabeth neighborhoods, a noticeable trend emerges; many of our oldest neighborhoods could not be built today due to current minimum lot size requirements. For example, the neighborhood of Cottage Farms and Elmwood Road, located in the RC district, includes 51 single-family homes over 13 acres, which is a minimum lot size of one home per 11,103 square feet or 0.25 acres. If this neighborhood were to be built today, only 26 homes would be allowed. Broad Cove (RA district) has approximately 153 homes within 88 acres, or one home per 0.58 acres. At the current allowable minimum lot size of one home per 2 acres, if Broad Cove were built today, only 44 homes would be allowed. Elizabeth Park (RC district) is another neighborhood that could not be built today. The actual density is one home per 0.22 acres or about 147 homes over 33 acres; under the current zoning ordinance, only 66 homes would be allowed. Brentwood West, Leighton Farm, and the Maxwell Woods subdivision were built under the “Open Space Zoning” requirements, which allow for greater density (more homes) because the average size of the home lots is smaller than required due to the agreed-upon permanent preservation of open space by the developer (i.e., greater density in exchange for open space preservation).

Neighborhood/Subdivision	Zone	Acres	Number of Units	Density: unit per square foot	Density: unit per acre	Current Zoning Density (in square feet)	Could this neighborhood be built today?
Cottage Farms and Elmwood Rd	RC	13	51	1/11,103	1/.25	1/20,000	NO
Brentwood West	RC	29	69	1/18,30	1/.42	1/20,000	YES <sup>1</sup>
Broad Cove Neighborhood	RA	88	153	1/25,054	1/.58	1/80,000 or 1/66,000	NO
Elizabeth Farms and Farms Edge Rd	RA	109	46	1/103,218	1/2.36	1/80,000 or 1/66,000	YES
Elizabeth Park	RC	33	147	1/9,778	1/.22	1/20,000	NO
Leighton Farm	RB	6.2	15	1/18,004	1/.41	1/20,000	YES <sup>2</sup>
Maxwell Woods	RC	8.12	38	1/9,308	1/.21	1/15,000	YES <sup>3</sup>
Mountain View Park	RC	24	70	1/14,934	1/.34	1/20,000	NO
Wetherfield (Jewett/Hampton Rds)	RA	39	93	1/18,267	1/.42	1/80,000	NO

<sup>1</sup> Brentwood West density calculation does not include 6.054 acres of open space or wooded play area. Built using the Open Space Zoning dimensional standards (i.e., greater density for open space dedication), the neighborhood is buildable.

<sup>2</sup> Leighton Farm Subdivision density calculation does not include 6.84 acres of open space deeded to the Town. Built using the Open Space Zoning dimensional standards (i.e., greater density for open space dedication), the neighborhood is buildable.

<sup>3</sup> Maxwell Woods Subdivision density calculation does not include 6.95 acres of open space. Built using the Open Space Zoning dimensional standards (i.e., greater density for open space dedication), the neighborhood is buildable.

Minimum lot size also applies to the creation of multifamily/multiplex buildings. The Cottage Farms Place Condos, Cape Shore House Condos, and The Oaks could not be built today due to current minimum lot size requirements. The Cottage Farms Place Condos, built in the footprint of the old Cottage Farms School, is on 1.82 acres in the RC District. Today, however, the RC District

requires a 5-acre lot to construct anything other than a single-family home, which would not allow for the redevelopment of the school for housing. The Oaks, located in the RA district on 7.95 acres, is a 25-unit condominium subdivision that could not be built today due to the 10-acre minimum lot size restriction. The same goes for the Cape Shore House Condos- it could not be built on its 1.7-acre lot as the minimum lot size is currently 5 acres.

Multifamily Buidings/Subdivision	Zone	Acres	Current Required Minimum Lot Size	Could this be built today?
Cottage Farms Place Condos	RC	1.82	5 acres	NO
Cape Shore House Condos	RC	1.7	5 acres	NO
The Oaks	RA	7.95	10 acres	NO

As with single-family homes, density limits on the number of units per acre also apply to apartment and condominium developments. Cape Colonial Village, 312 Ocean House Condos, Olde Colony Lane, and the Woodland South Apartments are examples of alternative housing options that could not be built under the current zoning ordinance due to density limits on the number of units (in this case, apartments/condos) per acre. For instance, in the RC District, at 54 units on 9.7 acres, or 1 unit per 7,824 square feet, Woodland South could not be built today as the current standard is 1 unit per 15,000 square feet- practically double the actual density.

Multifamily Buidings/Subdivision	Zone	Acres	Number of Units	Density: unit per square feet	Density: unit per acre	Current Zoning Density (in square feet)	Could this be built today?
Cape Colonial Village	RC	15	72	1/9,075	1/.21	1/15,000 Or 1/20,000	NO
Cottage Farms Place Condos	RC	1.82	8	1/9,909	1/.22	1/15,000 Or 1/20,000	NO
Cape Shore House Condos	RC	1.7	10	1/7,405	1/.17	1/15,000	NO
Ocean House Condos	TC	0.46	4	1/5,040	1/.1157	1/15,000	NO
The Oaks	RA	7.95	25	1/13,852	1/.3179	1/66,000	NO
Olde Colony Lane	RA	15	22	1/29,700	1/.68	1/66,000	NO
Wildwood Condos	RA	30	60	1/21,780	1/.5	1/66,000	NO
Woodland South Apartments	RC	9.7	54	1/7,824	1/.17	1/15,000	NO

In an analysis requested by a member of the Town Council Ordinance Committee regarding the impact of small multi-family provisions in LD 2003, the percentage of nonconforming lots (i.e., a lot that does not meet the minimum lot area, net lot area per dwelling unit, minimum street frontage, or other similar lot requirements of the district in which it is located. The lot is allowed solely because it was in lawful existence at one time, but due to subsequent amendments to the zoning ordinance, it is now considered too small) totals 71% in the RA district, 74% in the RB district, and 74% in the RC district.

Zoning	# lots	% total	% Nonconforming size
RA	2017	49%	71%
RB	159	4%	74%
RC	1773	43%	74%
All other zones	134	3%	
<b>TOTAL lots</b>	<b>4083</b>		

Lots should not be confused with zoning districts. The town can be broken down into zoning districts, which contain lots. Lots can be broken down into buildable areas, roads, water bodies, open spaces, cemeteries, etc. When the non-buildable lots are subtracted from all the lots located in the town, the total number of buildable lots is 4,083, of which 2,017 are in the RA district, 159 are in the RB district, 1,773 are in the RC district, and 134 are in all the other zoning districts.

The analysis for the Ordinance Committee was conducted to determine the number of lots that, at their current minimum lot size, would allow what is known as “small multi-family developments.” For our purposes, the information in the analysis provides data around lot size, the number of vacant lots at each lot size, and the corresponding percentage of vacant lots.

Below is the analysis for the RA, RB, and RC districts:

Within the RA District, of the 2,017 identified lots, 126 (54 + 42 +30) are vacant.

<b>RA District: 2017 lots</b>		Minimum lot size: 80,000 sq. ft.				
<b>Lot Size</b>	<b># lots</b>	<b>% of total RA lots</b>	<b>Number Built</b>	<b>% Built</b>	<b>Number Vacant</b>	<b>% Vacant</b>
Less than 20,000 sq. ft.	685	34%	631	92%	54	8%
20,000 to less than 40,000 sq. ft.	481	24%	439	91%	42	11%
40,000 to less than 80,000 sq. ft.	272	13%	242	89%	30	20%
80,000 to less than 146,000 sq. ft.	343	17%	277	81%	66	16%
146,000 to less than 212,000 sq. ft.	75	4%	55	73%	20	72%
212,000 sq. ft. plus	161	8%	82	51%	79	34%

Of the 159 identified lots within the RB District, 13 are vacant.

<b>RB District: 159</b>		Minimum lot size: 80,000 sq. ft.				
<b>Lot Size</b>	<b># lots</b>	<b>% of total RB lots</b>	<b>Number Built</b>	<b>% Built</b>	<b>Number Vacant</b>	<b>% Vacant</b>
Less than 80,000 sq. ft.*	118	74%	105	74%	13	11%
80,000 to less than 100,000 sq. ft.	4	3%	3	3%	1	25%
100,000 to less than 120,000 sq. ft.	5	3%	5	3%	0	0%
120,000 to less than 140,000 sq. ft.	6	4%	6	4%	0	0%
140,000 sq. ft. plus	26	16%	14	16%	12	46%
*Most lots in the RB are undersized because subdivisions must comply with Open Space Zoning requirements which mandate clustering and 40% open space preservation.						

Of the 1,773 identified lots within the RC District, 61 (39 + 22) are vacant.

<b>RC District: 1773 lots</b>		Minimum lot size: 20,000 sq. ft.				
<b>Lot Size</b>	<b># lots</b>	<b>% of total RC lots</b>	<b>Number Built</b>	<b>% Built</b>	<b>Number Vacant</b>	<b>% Vacant</b>
Less than 10,000 sq. ft.	617	35%	578	94%	39	6%
10,000 to less than 20,000 sq. ft.	698	39%	676	97%	22	3%
20,000 to less than 35,000 sq. ft.	269	15%	248	92%	21	8%
35,000 to less than 50,000 sq. ft.	71	4%	61	86%	10	14%
50,000 to less than 65,000 sq. ft.	28	2%	23	82%	5	18%
65,000 sq. ft. plus	90	5%	68	76%	22	24%

### Lot Coverage

Lot Coverage is defined as “the percentage of the total area of the lot that is covered by impervious areas or surfaces” (Chapter 19, pg 19). Within Chapter 19, only the Town Center District (TC) regulates Lot Coverage.

It should be noted that within Chapter 19, “building footprint” is also used to regulate space and bulk standards. This most applies to residential districts as Lot Coverage is not specifically noted within the space and bulk standards list. Building Footprint is defined as “the area of a building measured from the exterior surface of the exterior walls at grade level, exclusive of cantilevered portions of buildings and temporary structures. Where a building is elevated above grade level, the building footprint is the area the building would cover if it were located at ground level” (Chapter 19, pg 9). Within the RA, RB, and RC Districts, there is no regulation in terms of building footprints. The exception to this is non-conforming lots, which are regulated by



Section 19-4-3, which states that the maximum building footprint with public sewerage is 25% and with on-site sewage disposal is 20%.

### **Setbacks**

Changes to one set of policies may require adjustments to others to be effective. For example, reducing the minimum lot size for single-family homes may also require reducing the minimum setback requirements determining a structure's placement on the lot (i.e., how far it has to be "set back" from the street and neighboring homes). If setback requirements are too large, the remaining buildable land may force a home into a location on the lot that may be too small for a home to be built.

Another consideration for reviewing standards for setbacks is that minimum frontages can add costs to development. Added distance means increased pipes, paving, curbs, sidewalks, and other infrastructure costs. Excessive lot widths also do not promote walkable communities, while smaller frontages and setbacks can promote a better sense of community.

**Residential A (RA) Zone- Current Minimum lot size for a single-family home is 80,000 sq. ft. (2 acres)**

### **Broad Cove Neighborhood (located in the RA Zone)**

88 acres (3,833,280 sq ft) - approximately 153 house lots

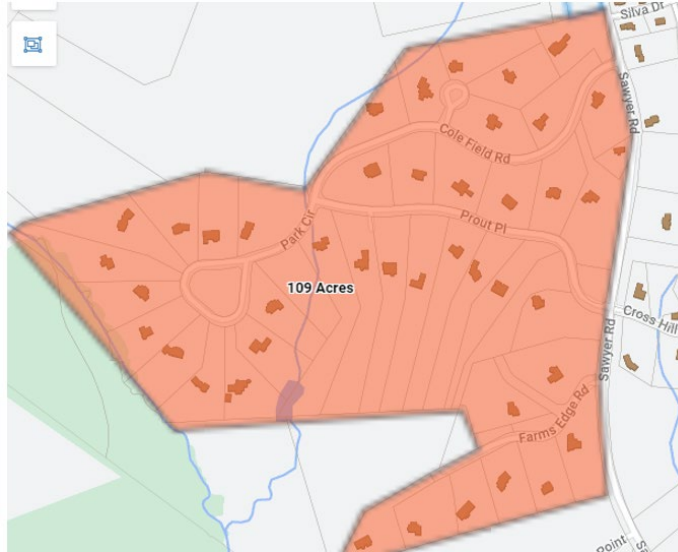
Density: 1 home per 25,054 sq ft or 0.58 acres



**Elizabeth Farms and Farms Edge Road Neighborhoods (located in the RA Zone)**

46 lots on 109 acres (4,748,040 sq ft.)

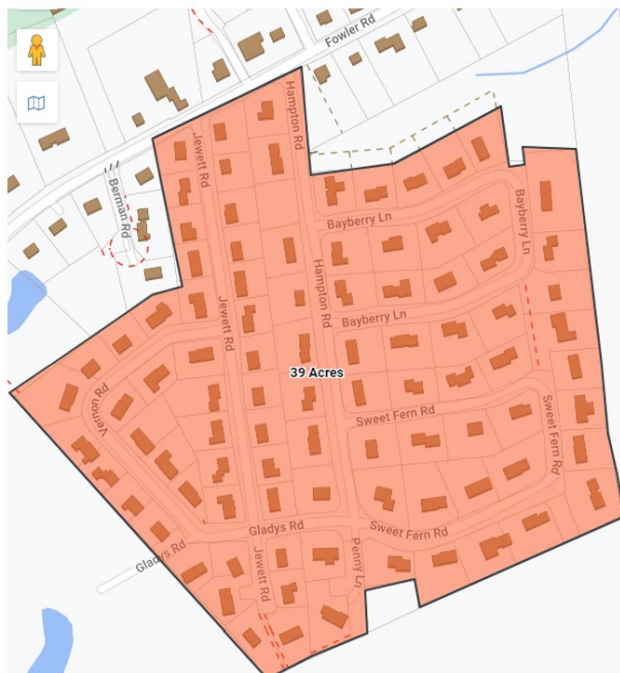
Density: 1 home per 103,218 square feet (or 2.36 acres)



**Wetherfield Subdivision (located in the RA Zone)**

39 acres (1,698,840 sq ft)- 93 home lots

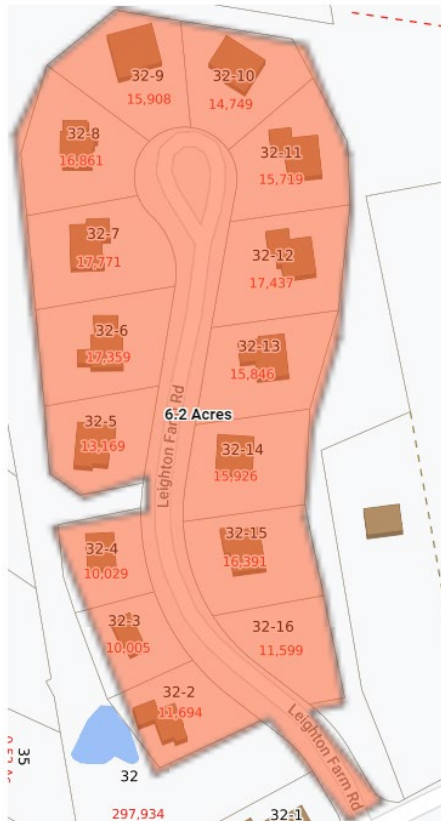
Density: 1 home per 18,267 sq ft or 0.42 acres





**Residential B (RB) Zone- Current Minimum lot size for a single-family home is 80,000 sq. ft. (2 acres).** As of 1997, lots that are part of a proposed subdivision receiving Planning Board approval must comply with Open Space Zoning. The current Minimum lot size for a single-family home under Open Space Zoning in the RB district is 60,000 sq. ft with on-site septic or 20,000 sq. ft with public sewer.

**Leighton Farm Subdivision (located in the RB Zone- created under Open Space Zoning)**  
6.2 acres (or 270,072 sq ft)- 15 home lots  
Density: 1 home per 18,004 sq ft or 0.41 acres

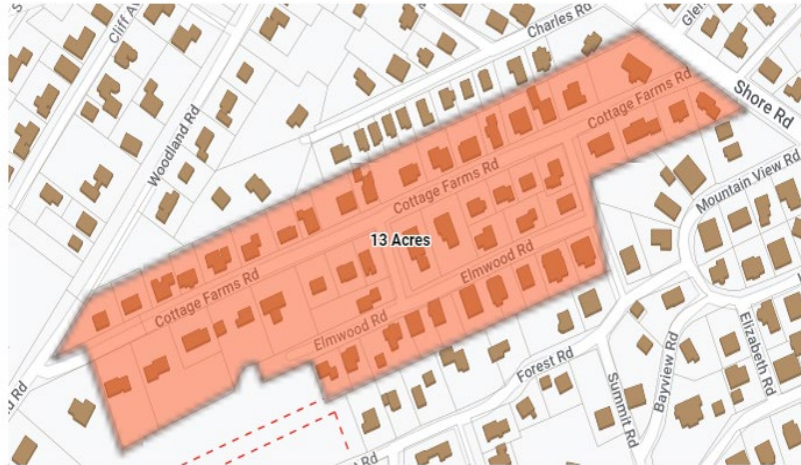


**Residential C (RC) Zone- Current Minimum lot size for a single-family home is 20,000 sq. ft. (0.5 acres)**

**Cottage Farms and Elmwood Road Neighborhood (located in the RC Zone)**

13 acres (566,280 sq ft)- 51 homes

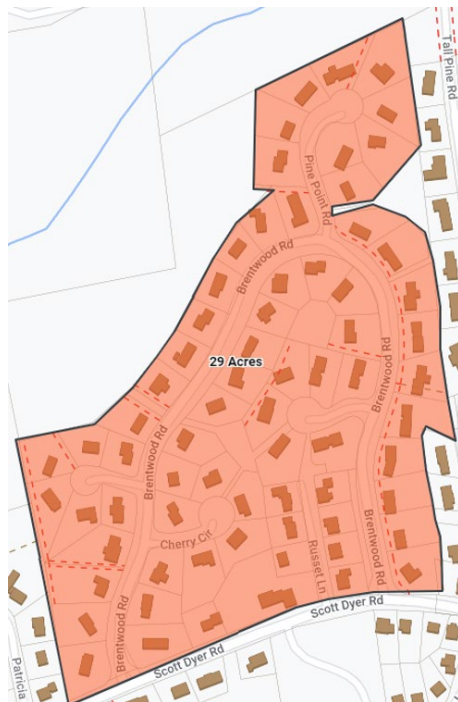
Density: 1 home per 11,103 sq ft or 0.25 acres



**Brentwood West Neighborhood (located in the RC Zone)**

29 acres (1,263,240 sq ft)- 69 homes

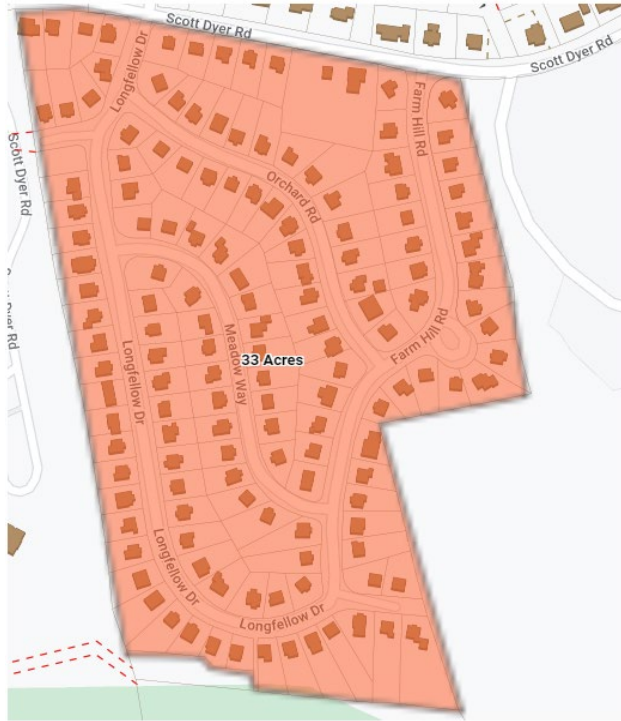
Density: 1 home per 18,307 sq ft. or 0.42 acres



**Elizabeth Park Neighborhood (located in the RC Zone)**

147 lots in 33 acres (or 1,437,480 sq ft)

Density: 1 home per 9,778 sq ft (or 0.22 acres)



**2019 Comprehensive Plan**

Cape Elizabeth’s 2019 Comprehensive Plan identifies affordable housing as a “significant issue” that may require “shifts in town policy” (p. 4) and notes to maintain the town as a highly desirable and welcoming community, the vision for Cape Elizabeth is to diversify housing choices (p. 5).

“As early as 2007, the *2007 Comprehensive Plan* noted demographic changes, mostly the growth of the 55+ age group, suggesting that some increases in multiplex housing would best meet the needs of Cape's residents. Cape Elizabeth will continue to be a desirable place to live, and pressure will continue for more housing. Multiplex housing may be a good option to address needs for senior housing, affordable housing, and workforce housing.”

“The lack of affordable housing is impacting a significant portion of resident seniors, who cannot transition out of single-family homes because there are no affordable options within the town. Young families, most of whom cannot afford a new home, also do not have available to them

existing family homes owned by seniors. A lack of affordable workforce housing will also impact municipal workforce hiring and volunteer-based services.”

As discussed above, the *Camoin Housing Diversity Study* also noted the need for housing for young families, the workforce, seniors, and municipal/local workers, and outlined six objectives to provide housing, along with an analysis of specific housing typologies well-aligned to meet the housing needs and preferences of the target households without adversely impacting the character of Cape Elizabeth. However, lacking necessary changes to density levels, the need and objectives cannot be met as outlined in the housing typology discussion because current regulations largely favor low-density, single-family homes.

Finally, the *Housing Diversity Study* provides five potential strategies for housing diversification that “should be thought of as critical components of an overarching framework that will help Cape Elizabeth advance housing goals.” Strategy number 2 calls for “align(ing) regularity policies to encourage diverse housing production” by; “expand(ing) growth area through strategic rezoning; and up-zon(ing) Growth Areas to allow for higher density housing development.” “Increasing the supply of land that is zoned at a level that supports affordable housing development can be achieved by up-zoning some or all of the Town’s growth areas. This will partially be achieved through the application of the requirements in LD 2003, which allows a 2.5x increase in base density for affordable multifamily development in growth areas. Further increasing density may be needed to allow for flexibility in buildable housing typologies and ensure that desirable, affordable housing projects pencil out financially. Beyond density limits, minimum lot sizes are a significant limiting factor in allowing higher density levels. These should be re-examined and reduced where practicable.”

### **Selective Rezoning,**

The Housing Diversity Study specifically calls out selective rezoning as a policy tool to assist in creating diverse housing options. Often, specific provisions allow different housing typologies or densities in different zones. In Cape Elizabeth, particularly as sewer service expanded, areas that had previously not had sewer continued to be zoned in line with areas without (Broad Cove and Shore Acres as examples.) As additional neighborhoods are added to public sewer over time (Hampton/Jewett), it would be appropriate to consider such areas as candidates for rezoning.

Other areas that might be considered for rezoning include areas adjacent to growth areas yet currently zoned RA or areas where a dense zone (TC) is directly abutted by least dense zones (RA). Davis Woods would be a prime example of such an area.

Often, specific developers or specific projects drive rezoning or remapping. Rather than attempt to predict which sites the private market will deem feasible for development, the recommendation contained in this report is broad to adapt to future scenarios that may arise.

## **Community Sentiment**

The committee had significant community input on density, including a large portion of the community survey. The findings contained in an exhibit of this report showed an appetite for greater density, including higher density within respondents' existing neighborhoods. Other relevant portions of the survey included questions regarding the balance of open space versus increased housing options - the town generally appears to support the creation of more housing options while not encroaching on existing open space; that answer requires greater density in certain built-up areas.

Specifically, as it relates to the town center, respondents generally supported more housing in the town center and the continuation of the goal of creating a vibrant and walkable space. While this report focuses on the housing creation aspect of how people create a vibrant town center, it appears clear there is an appetite for continued retail, office, and professional uses with a balance of residential.

## E. Nonconforming Lots/Infill Lots

### Recommendations:

1. Encourage “infill” housing—housing placed on vacant lots located within built-up areas that public facilities and public utilities easily serve.
2. Reduce the minimum lot size for existing, vacant, nonconforming lots to 7,500 sq. ft. to allow construction on infill lots served by public sewer and water.
3. Nonconforming lots less than 10,000 sq. ft. must comply with the Mandatory Affordable Housing provisions.
4. Reduce setback provision to allow nonconforming lots a reasonable opportunity to be built upon to meet the needs of modern households while protecting the character of neighborhoods.

### Background

The Housing Diversity Study Committee is specifically charged with “exploring the pros and cons and general public appetite for a variety of housing solutions that may be employed to meet the projected needs of the community. Some areas to consider include but are not limited to non-conforming lots and minimum lots size”.

The committee recommendations are to be financially and practically viable. As there is no financial implication, the recommendations here are financially viable. As demonstrated by the existing conditions today in Cape Elizabeth, these recommendations are practically viable.

The Comprehensive Plan notes, “Approximately 200 subdivisions have been recorded in the town dating back to the late 1880s. These early land development plans developed many of the town's charming neighborhoods. Scattered in these neighborhoods are unbuilt lots that do not comply with current zoning requirements but are the same relative size as the built lots in the neighborhood. Some of these vacant lots could be built upon if the minimum nonconforming lot size of 10,000 sq. ft. were reduced, especially if infill lots of less than 10,000 sq. ft. were required to be served by public sewer and water. The small size of the lots also has the potential for construction of more affordable homes.”

These infill lots (unbuilt lots that do not comply with current zoning requirements) are also known as “nonconforming lots.” In the zoning ordinance, “a nonconforming lot is a single lot which as of the effective date of this Ordinance or as of the effective date of any subsequent amendment does not meet the minimum lot area, net lot area per dwelling unit, minimum street frontage, or

other similar lot requirements of the district in which it is located. It is allowed solely because it was in lawful existence as of the effective date of this ordinance or as of the effective date of a subsequent amendment which rendered the lot nonconforming.”

In the 2019 Comprehensive Plan, in 2000 and again in 2004, the town council referred to the planning board a request to review undersized nonconforming lots. The 2004 analysis indicated that if the 10,000 sq. ft. nonconforming lot size was reduced to 7,500 sq. ft., approximately 41 lots may become buildable. If the nonconforming lot size was reduced to 5,000 sq. ft., potentially 72 additional lots may become buildable. The analysis was based on all lots having access to public sewers. In 2005, the planning board recommended that the minimum size for nonconforming lots be reduced to 7,500 sq. ft and that lots of less than 10,000 sq. ft. must comply with the Mandatory Affordable Housing provisions. These (recommendations) were not adopted by the town council.

From a financial perspective, infill lots have a high potential for increasing the municipal tax base. Most of these lots have frontages on town roads where public sewer and water connections can be made, which the town maintains, leaving little increase in municipal infrastructure costs. The lots are typically valued as unbuildable, or "extra land," and their change in status to "buildable" would significantly increase the assessed value. For example, an existing undersized 7,800 sq. ft. lot has an assessed value of \$23,000; if the lot became buildable, the land value would increase to (at least) \$100,000, plus the value of any home constructed (subject to change with affordable housing requirements).

From a growth management perspective, allowing construction on infill lots discourages sprawl because less of the growth that the town experiences is located in "green field" developments. Since infill lots are located in developed areas, environmental impacts are typically less, new road construction is usually unnecessary, and there is less fuel consumption.

From an affordable housing perspective, the small size of infill lots will limit the size of the new home (naturally creating a more affordable housing option with no investment of public funds). Nevertheless, Cape Elizabeth's compact neighborhoods have a history of retaining and increasing value. If allowing development on undersized lots is intended to promote affordable housing, permanent affordable housing requirements (could) be attached to lot buildability.

### **Future Land Use Plan Recommendations**

Of the 89 recommendations from the 2019 Comprehensive Plan, Recommendation Number 82 (from the Future Land Use Plan chapter) is best characterized as a review of setbacks for nonconforming lots, which states “review the regulation of existing, nonconforming lots (infill lots) and recommend ordinance revisions that allow nonconforming lots a reasonable opportunity to be built upon and/or buildings expanded (relaxed setbacks) to meet the needs of modern households while also protecting the character of neighborhoods.” Recommendation Number 30

(from the Housing chapter), best characterized as an evaluation of reducing minimum lot sizes, states: “evaluate reducing the minimum lot size for existing, vacant, nonconforming lots to allow construction on infill lots of between 5,000 sq. ft. and 10,000 sq. ft. in size that will be served by public sewer and water and will comply with the Mandatory Affordable Housing provisions for low-income housing.”

In response to the recommendations from the Comprehensive Plan, the Town Council directed the Ordinance Committee to review and comment on recommendations 30 and 82. The Ordinance Committee voted (5-13-2020) to recommend moving recommendation 30 forward to a Town Council Workshop and voted not to recommend moving recommendation 82 forward. During the June 8, 2020, Town Council meeting, the Council voted to refer Item 87-2020 (recommendation number 30) to a workshop. The workshop is still pending.

**Comprehensive Plan Recommendations #82 and #30**

Based on this Committee charge, the material submitted to the Town Council regarding the Comprehensive Plan’s recommendation #30 (reducing minimum lot size) and recommendation #82 (setback review of nonconforming lots) is presented below.

***Recommendation #82***

The following table compares the current side and rear setbacks for conforming and nonconforming lots. Front yard setbacks are based on the type of road the lot fronts on and are essentially the same.

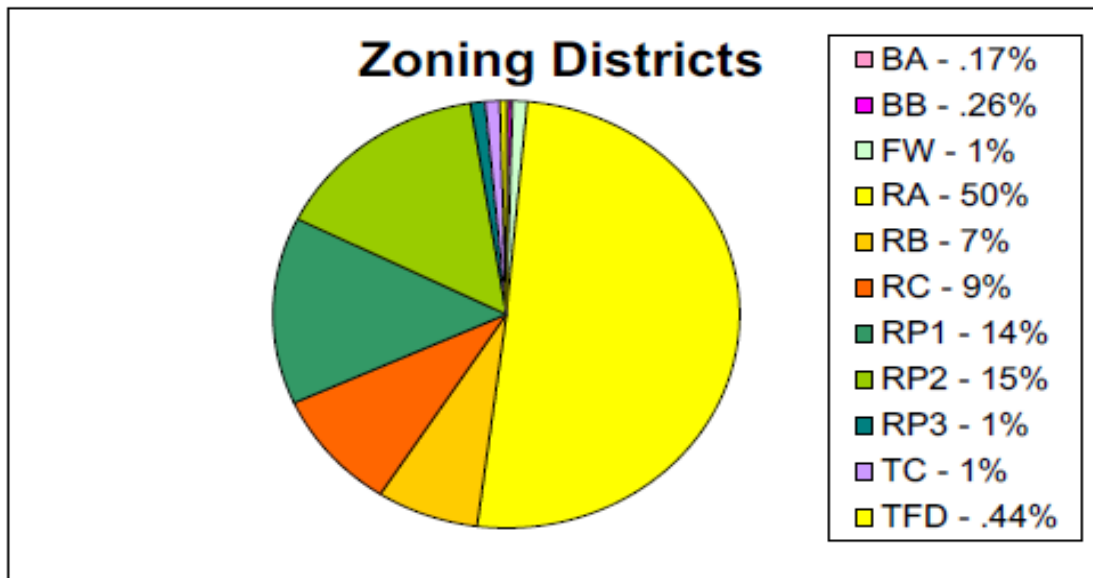
<b>Zoning District</b>	<b>Min lot size</b>	<b>Side Setback</b>	<b>Nonconforming lot Side Setback</b>	<b>Rear Setback</b>	<b>Nonconforming lot Rear Setback</b>
<b>RA</b>	80,000 sq. ft.	30'	25'	30'	20'
<b>RC</b>	20,000 sq. ft.	20'	10'	20'	15'



The following chart shows the number of lots in the RA and RC districts and the number of those that do not conform to the current minimum lot size requirements.

Nonconforming lots in the RA, RC*							
Zoning District	Minimum Lot Size	Total number of lots	Lots less than 10,000 sf	Lots less than 20,000 sf (cumulative)**	Lots less than 80,000 sf (cumulative)***	Percentage nonconforming of total lots	Number of vacant Nonconforming lots
RC	20,000 sf	1540	560	1115		72%	35
RA	80,000 sf	1800	140		1260	70%	96
*Lot counts are approximate							
**46 Open Space Subdivision lots were deducted.							
*** 50 Open Space Subdivision lots were deducted.							

As depicted below, 50% of the town is in the RA District, while the RC District makes up 9%.



**Comprehensive Plan Recommendation #30**

Below is a summary of current zoning dimensional standards:

<b>Dimensional requirements in Zoning Districts for residential uses</b>							
<b>Zoning District</b>	<b>Min lot size</b>	<b>Rd frontage</b>	<b>Side Setback</b>	<b>Rear Setback</b>	<b>Clustered Minimum Lot Size</b>	<b>Clustered/ sewered Minimum lot size</b>	
<b>RA</b>	80,000 sq. ft.	125'	30'	30'	30,000 sq. ft.	30,000 sq. ft.	
<b>RB</b>	80,000 sq. ft.	125'	30'	30'	20,000 sq. ft.	10,000 sq. ft.	
<b>RC</b>	20,000 sq. ft.	100'	20'	20'	n/a	7,500 sq. ft.	
<b>Town Center</b>	7,500 sq. ft.	50'	15'	15'			
<b>BA</b>	15,000 sq. ft.	0'	25'	25'			

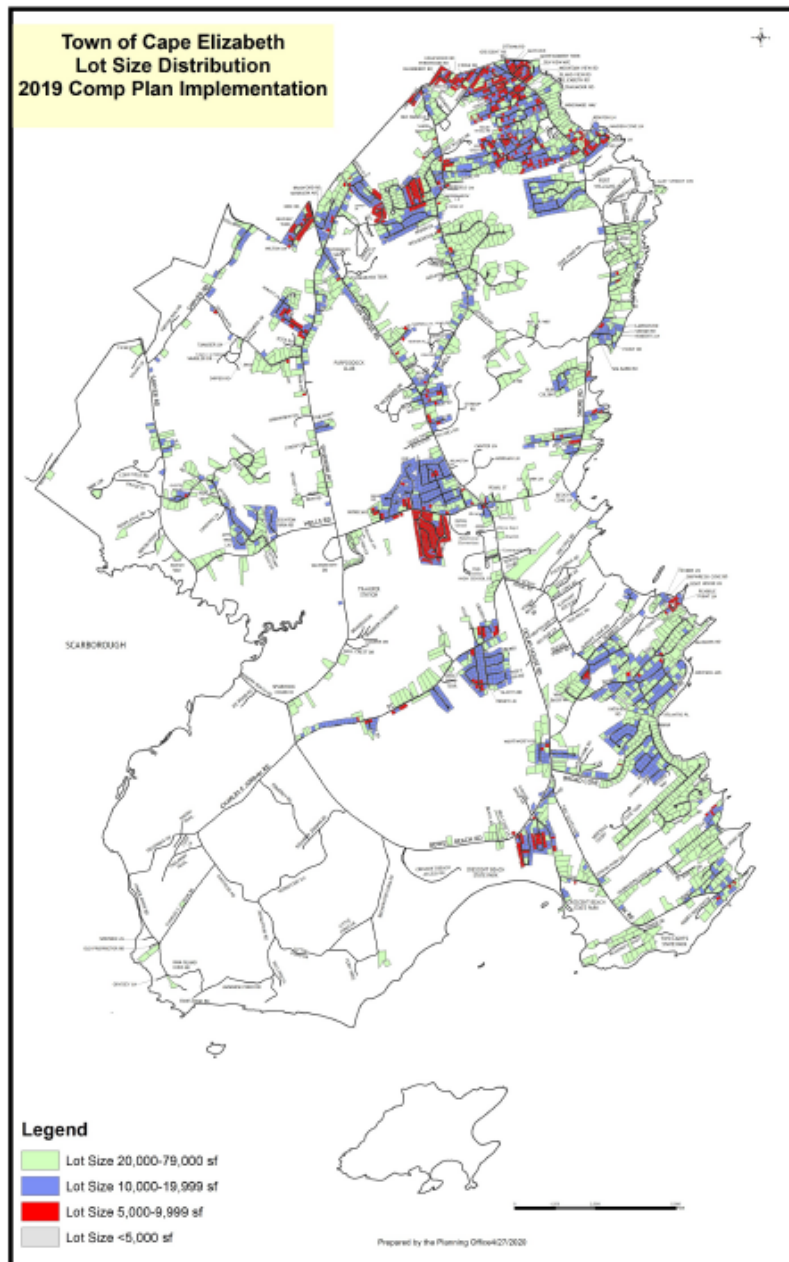
The following table summarizes existing lot sizes:

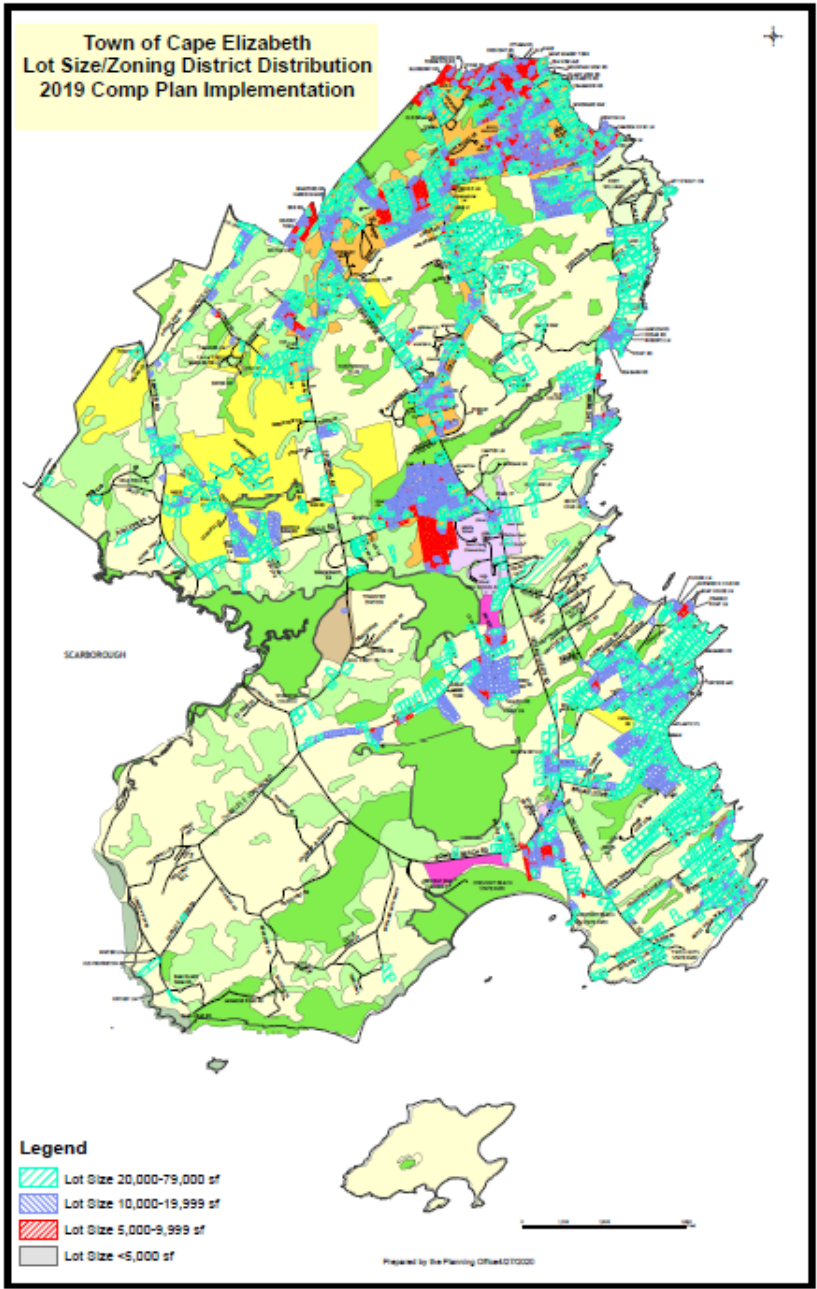
<b>Town of Cape Elizabeth Existing Lot Size</b>			
<b>Lot Size ( sq. ft.)</b>	<b>Number of Lots</b>	<b>% of total lots</b>	<b>Vacant*</b>
0-4,999 sf	64	2%	22
5,000-9,999 sf	685	17%	24
10,000-19,999 sf	1315	33%	39
20,000-79,000 sf	1221	30%	80
80,000 + sf	747	19%	156
<b>TOTAL</b>	<b>4032</b>	<b>100%</b>	<b>321</b>
			8%

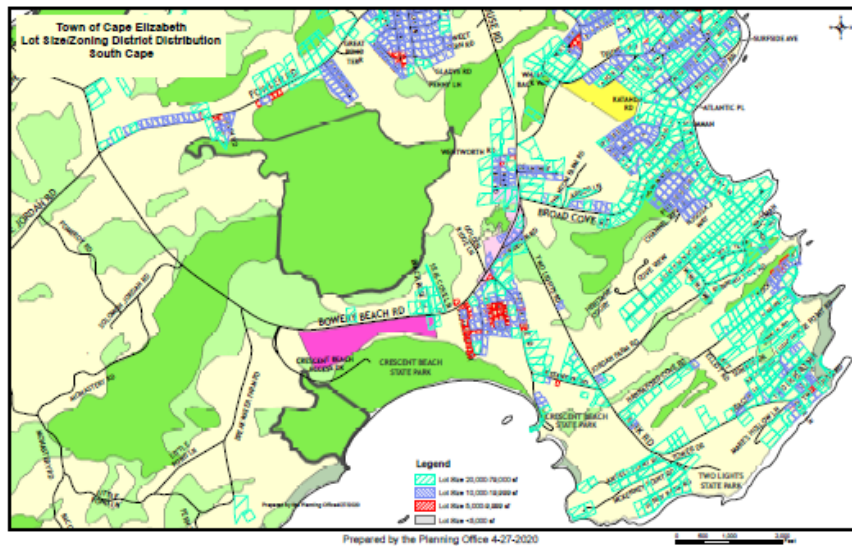
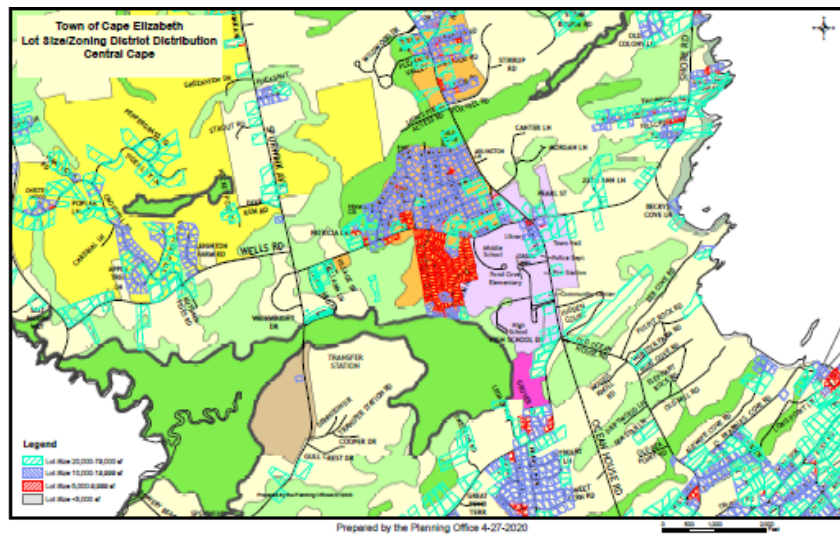
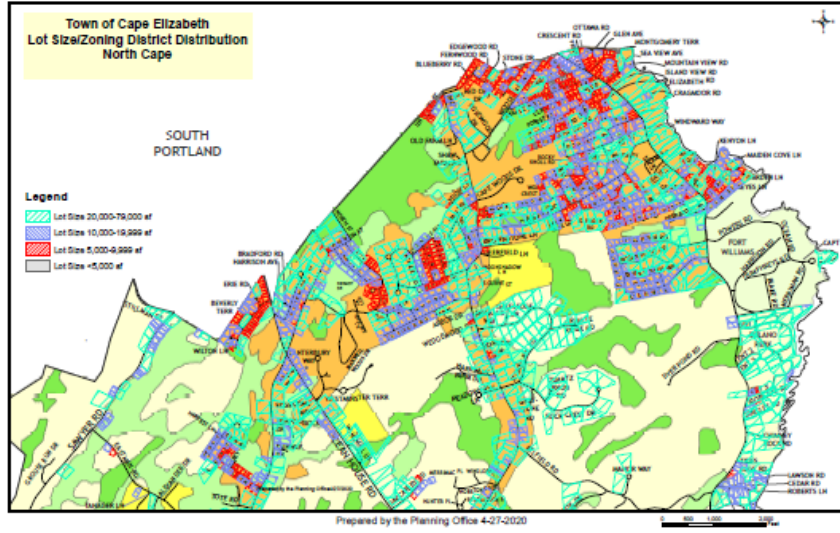
\*Vacant has been determined by a lot having a building assessment of less than \$10,000. Lots owned by local/state/fed/private conserved land have been removed.

Maps showing the approximate number and location of lots between 5,000 sq. ft. and 9,999 sq. ft. were reviewed. Approximately 24 lots may become buildable with this minimum lot size change. The actual number of potential lots could be higher or lower depending on other factors for each lot. The existing zoning ordinance requirements for determining nonconforming lot buildability would continue to apply.

The maps on the following pages depict the distribution of lots and the distribution in relation to current zoning. Note that the RC District is colored orange and the RA District pale yellow. North, central, and south Cape map inserts are provided for better viewing:









## Non-conforming/Infill lots

To assist with a visual of what a home built on a 7,500 sq. ft. lot would look like, the GIS map below depicts the lot size of homes on Cottage Farms Road, Elmwood Street, and Charles Road. Please note many homes are on lots that are less than 7,500 sq. ft. (which is lower than the 2005 Planning Board recommendation). The numbers in red are the lot size by square feet.

Today, to build a home in this area of town, the homeowner would need 20,000 sq. ft. There are only three homes on the map below that could be built today.



Several homes are below the recommended 7,500 sq. ft. minimum in the Oakhurst neighborhood (see below). To build a home in the Oakhurst Neighborhood today, a homeowner would need 20,000 sq. ft. There is only one lot in the screenshot below that could be built today.



Many of the lots in Elizabeth Park are below the recommended 7,500 sq. ft. limit. To build a home in Elizabeth Park today, the minimum lot size is 20,000 sq. ft. Based on the current lot size requirements, all but one lot in Elizabeth Park is nonconforming and could not be built today.



## **Other Communities**

**Auburn:** Auburn plans to “limit the need for new roads by encouraging infill development within the identified growth areas” (2020 Comprehensive Plan). Allowing infill development will “create new housing options.” Additionally, “reconfiguration of available space is often difficult under the density and lot size requirements of the current zoning ordinance. (The recommended zoning map amendment) the change will allow desired infill and investment in creating new housing options”. (May 21, 2022: Zoning map amendment)

**Bath:** Bath “has a relatively small geographic area without much vacant land. The city averaged about 18 housing unit building permits per year from 2009 to 2022. Much recent development has incorporated infill, reuse, or rehabilitation projects per the Future Development Plan. With a minimum of 6,000 square feet per dwelling unit in Bath’s most dense residential zone, only 2.4 acres of land per year would be required - about 24 acres over the next ten years - to support this rate of residential development. Most recent residential growth occurred in large multifamily housing projects that reuse existing historic buildings. The City’s built environment can potentially create more infill projects that rehabilitate historic structures or develop underused/vacant lots.” (Bath Comprehensive Plan, 2023)

**Bar Harbor:** Bar Harbor's Comprehensive Plan aims to “promote infill areas served by public sewer and water.”

**Brunswick:** “As stated in the Town of Brunswick 2008 Comprehensive Plan, specific purposes of this Ordinance are to designate growth areas by encouraging higher density and infill development, particularly where public water, sewer, and stormwater systems exist”. (Brunswick, Zoning Ordinance)

**Gorham:** Gorham recognizes “areas that are either essentially fully developed and, therefore, have limited development potential or have vacant or under-utilized land. (These) areas include the established neighborhoods in the villages where the Town’s objective is to maintain the current development pattern while allowing limited infill or redevelopment that is in character with the adjacent neighborhood”. (Comprehensive Plan update 2016)

**Hallowell:** Hallowell recommends “evaluat(ing) City ordinances and development processes for improvements which can create incentives, expedite housing development, increase density, facilitate adaptive reuse and infill development, and encourage the development of affordable/workforce housing.” (Comprehensive Plan; 2022)

**Hampden:** Hampden recommends, “Updating the Zoning Ordinance to align with the goals of the Future Land Use Map is essential in creating a vibrant downtown community with greater density and diversity of uses. To achieve this, the Town should reduce dimensional restrictions, embrace infill development, and prioritize walkability in ordinance updates. This approach is crucial in realizing the residents’ request for a Town Center that is the focal point of the plan”. (Comprehensive Plan, 2023)



**Kennebunk:** “Demographically, Kennebunk has a high percentage of residents over age 65, the group most likely to “downsize” to homes offering one-floor living; the town’s heavy stock of older multiple-story homes in the village growth areas do not meet this need. The Town should continue promoting the recognition and expanded use of “accessory units” to help fill this need while encouraging appropriate infill development. The Town should identify patterns of development that occurred before zoning and reevaluate current lot size zoning requirements to identify opportunities to facilitate infill uses.” (Comprehensive Plan, 2019)

**Lisbon Falls:** Lisbon Falls recommends, “Further infill development and redevelopment of existing properties and buildings should be encouraged.” (Comprehensive Plan, 2019)

**Mt. Desert Island:** Mt. Desert Island recommends “Adjusting regulations to encourage infill in designated Growth Areas” and adopting “Strategies to Increase the amount of housing available in Mount Desert that is economically viable for the year-round working community, and meet the State goal that at least 10% of the new housing units be qualified affordable housing.” (Comprehensive Plan, 2009)

**Oakland:** Oakland recommends, “Given the existing infrastructure of Oakland and the region, and the general build-out of the regional communities, and the amount of character and vibrancy derived from the compact nature of the regional serve center’s urban core and surrounding communities, a strategy of “infill” development – future development on sites previously developed or located within existing development areas with infrastructure – will be most appropriate.” (Comprehensive Plan, 2020)

**South Berwick:** South Berwick ordinance states “promote infill development in designated growth areas.” (Zoning Ordinance, Chapter 102-1 (h).

**Winthrop:** “Winthrop should discourage urban sprawl to valuable agricultural and open space areas while encouraging infill of urban areas. In established, older neighborhoods and subdivisions, houses tend to be relatively small and located on small to medium-sized lots. The Heckendorn neighborhood and the residential area east of downtown have seen a significant infill, with development focused on maximizing use of small lots and allowed density.” (Comprehensive Plan, 2015)

**Yarmouth:** Yarmouth “will continue to be a community with a diverse population: young families with children, middle-aged couples, elderly residents, younger renters ranging from those with modest incomes to affluent households. To accommodate this population diversity, a wide range of housing choices will continue to be available in our community, including housing that is affordable to households with modest incomes and a variety of rental housing. To help maintain an economically diverse population, at least 20% of newly created housing units will be in housing other than single-family homes or affordable to households with modest incomes. These new units include accessory dwelling units added to existing homes, small infill buildings, new affordable housing projects, and other creative approaches.” (Comprehensive Plan, 2010)

## **F. Accessory Dwelling Units (ADUs)**

### **Recommendations:**

1. The town should develop and make available (at no cost) an ADU “tool kit” containing rules and ordinances related to ADUs and potentially pre-approved plans for detached ADUs.
2. The Town should consider reducing (or waiving) building permit fees.
3. The maximum size for ADUs should be at least 1,100 sq ft.
4. The town should allow 2 ADUs per lot. The Town should consider waiving the square footage limitations in an existing building. As of January 1, 2023, an accessory structure should be exempt from the maximum size limit.
5. The town should consider proportional changes to setbacks/lot coverage to allow detached ADU development in areas where an ADU would otherwise be unavailable to a property owner.
6. The town should develop a system to track the number of ADUs to determine policy changes that may need to evolve.

### **Background**

The town’s current zoning ordinance defines an Accessory Dwelling Unit (ADU) as a single subordinate dwelling unit accessory to and wholly contained within a principal building or structure and/or attached garage. They also provide, among other things, that the primary structure must be 1,500 sq ft or more, cannot exceed 15% of the floor area of the structure, the size must be between 300 sq ft and 600 sq ft, and include one dedicated parking space. (Chapter 19, sec 1-3 and 7-5, Eff June 8, 2023).

There are currently approximately 20 ADUs approved by the Zoning Board in Cape Elizabeth, although the actual number in use needs to be tracked.

Recently, the State of Maine enacted significant housing mandates. The new laws are contained in Chapter 30-A MRSA (Municipalities and Counties). Many provisions were amended in 2022 by LD 2003, signed by the Governor on April 27, 2022, as Public Law Chapter 672., and then were further amended in 2023 by LD 1706, signed by the Governor on June 16, 2023, as Public Law Chapter 192. The purpose of the new laws is to encourage additional housing. There are several provisions related to ADUs.

- Accessory Dwelling Units must be allowed on the same lot as a single-family dwelling unit in any area where residential uses are permitted, including as a conditional use, and may be constructed within an existing dwelling unit, attached to a single-family dwelling unit, or as a new structure.
- They must be exempt from any density or increased setback requirements.
- They must meet a minimum size requirement of 190 square feet. A municipality may impose a maximum size.
- Municipalities may establish an application and permitting process that does not require planning board approval.
- A town may not require a dedicated or additional parking space.
- They must be permitted on a non-conforming lot so long as the ADU does not further increase the non-conformity.
- A permit issued by a municipality for an accessory dwelling unit does not count as a permit issued toward a municipality's rate of growth ordinance.

### **Reasoning**

The recommendations above are intended to comply with the requirements of the new state mandates, fulfill the spirit of the laws, which is to provide additional housing and respect the sentiments of the people who live in Cape Elizabeth.

The town's current ordinance contains barriers to the construction of ADUs: they must be contained within or attached to an existing structure, the primary residence must be at least 1,500 sq ft, and a lot must have a minimum size of 12,000 sq ft. The new state laws mandate the elimination of these requirements.

Even with the elimination of these barriers, significant financial and regulatory barriers remain. The recommendations aim to make ADUs more accessible to landowners.

### ***Recommendation #3 – The maximum size for ADUs should be at least 1,100 sq ft.***

Effective January 1, 2024, the minimum size for an ADU cannot be less than 190 sq ft. A municipality may impose a maximum size. 30-A MRSA. Under existing zoning, the maximum size for an ADU is 600 sq ft (pending increase to 800 sq ft.) The Committee recommends increasing this size to allow for the accommodation of 2 bedrooms. The Committee learned from Christopher Lee of Backyard ADUs (Brunswick) that the “sweet spot” size for detached ADUs is usually between 800-1,000 sq ft, accommodating two bedrooms and one bath. (Christopher Lee of Backyard ADU's (Brunswick) presentation to HDSC on May 15, 2023).

***Recommendation #4 - The town should allow 2 ADUs per lot***

The Town Council specifically charged the HDSC with a recommendation regarding the ability of a homeowner to add a second ADU. In the spirit of removing barriers to homeowners' property rights, the comprehensive plan recommendation to allow conversion of existing large single-family homes, community sentiment that modest increased density in existing neighborhoods is acceptable, and the general public attitude about creating housing diversity in a way that doesn't impact open and recreational space, adding a second ADU to an existing property would accomplish all of these goals while requiring little to no investment by the town or taxpayers. Cape currently has large homes converted to multiple units, providing evidence of meeting the practical feasibility test.

The 2019 Comprehensive Plan had a recommendation (#27 under Housing Goals) to explore converting existing single-family homes into multiple dwelling units. Breaking existing houses into multiple dwelling units is a perfect use case for creating accessory dwelling units, and allowing or even encouraging such conversion is a way to reduce regulatory requirements while empowering homeowners and adding to a diverse housing stock. The Comprehensive Plan's recommendation would be achieved by expanding or eliminating a maximum size requirement and allowing multiple ADUs.

***No Recommendation - Allowing ADUs as short-term rentals for a period of time***

The single largest barrier to ADU creation is construction costs. The committee learned detached ADU construction costs are in the \$300 per sq ft range, meaning an 800 – 1,000 sq ft ADU could cost more than \$240,000-\$300,000. The Committee did hear a suggestion to allow homeowners to utilize ADUs as short-term rentals for five years to recoup costs. Monthly rent can be expressed in rough shorthand as 1% of the building cost; thus, a \$300,000 ADU would have to rent out at \$3,000 per month to be economically viable.

Currently, state law encourages using short-term rentals to achieve statewide and regional production goals. 30-A MRSA 4364-C. The town's current zoning ordinance sec 19-8-14 (eff May 12, 2021) defines a short-term rental as any tenancy for less than 30 days, requiring a short-term rental permit fee of \$1,000 per the town fee schedule.

This is a very controversial idea, and, in the past, short-term rental policy in Cape Elizabeth has garnered significant negative community sentiment. However, the public sentiment expressed in the housing survey was mixed. It is possible to craft conditions that ease some concerns, including, for example, rules around the length of tenancy, frequency, longevity, number of occupants, a requirement that the owner of the primary dwelling lives on site, and a permanent sunset provision.

## Community Sentiment

The HDSC survey included questions about ADUs, density, and the trade-offs associated with new housing development.

Regarding the ideal maximum ADU size, the committee included both bedrooms and square footage; as the table below indicates, the community generally supports the proposed maximum size of 1,100 sq ft (but no greater than the primary residences.) As the committee heard from ADU creation specialists, and as the town has experienced to date, actual ADU size will almost certainly be variable, with some smaller homes and some larger, depending on individual property owner circumstances.

	%
<b>Studio (approximately 500 sq. ft.)</b>	13%
<b>1 bedroom (approximately 700 sq. ft.)</b>	33%
<b>2 bedroom (approximately 1,100 sq. ft.)</b>	27%
<b>No maximum size (but no larger than the primary residence)</b>	27%
<b>NET</b>	100%

What do you see as the ideal maximum size for an ADU in Cape Elizabeth? SUMMARY  
Filter: Filter - Complete; Weight: Weight; sample size = 855; effective sample size = 311 (36%)

The community broadly also supports increased density throughout town and within existing neighborhoods. ADUs are a way to modestly increase density in already built-up areas of town without spending funds on expanding town infrastructure such as water/sewer, adding police and fire services, or adding road maintenance costs.

## Financial and Practical Considerations

ADUs are strong examples of marginal housing creation that often require little to no taxpayer support for direct investment or future marginal costs, given that the municipality already provides services to the primary residence. Although the committee recommends reducing permitting fees to incentivize the creation of ADUs as part of a broader housing strategy, this could be offset by the increase in taxes associated with the higher property value a rental stream could generate.

From a practical consideration, including success in other communities, across Maine and within Cape Elizabeth, ADUs already exist and are an integral part of the fabric of the town's current neighborhoods. Existing ADUs do not appear to cause any concern due to illegal use as short-term rentals, and there have been no documented instances of parking, noise, or other use complaints to the police department or code enforcement.

## G. Inclusionary Zoning

### Recommendations:

1. Expand existing Mandatory Affordable Housing to include all zoning districts and all subdivision types.
2. Include rental housing in Mandatory Affordable Housing provisions.
3. Expand density bonus for marginally affordable unit creation to boost housing production without expansion of percentage requirement.
4. Scale minimum lot size bonuses in Section 19-7-4 to conform to densities as recommended elsewhere in this report.
5. Consider eliminating the fee-in-lieu concept or dedicate any such fees toward developing municipally driven affordable housing strategies.
6. Consider amending Section 19-7-4 to set income qualification for home ownership units at up to 120% AMI and the maximum sale price as up to 110% AMI.
7. Consider deleting the undue hardship or environmental conditions provision from Section 19-7-4 D. 2.
8. Consider amending applicability from “all major subdivision” to “residential housing developments of five or more dwelling units for rent or sale through new construction, substantial rehabilitation of existing structures, adaptive reuse or conversion of a nonresidential use to residential use.”

### Background

Cape Elizabeth has an existing inclusionary zoning provision in Section 19-7-4 of its Zoning Ordinance, titled Mandatory Affordable Housing Provisions. These require a set aside of 10% of the units for homeowners of moderate income or 5% for homeowners of low income. Further density bonuses are allotted for the creation of additional affordable homes. The provisions allow for a fee-in-lieu of smaller subdivisions and apply only to major subdivisions in the residential zones. They are also exclusive to homeownership.

The Housing Diversity Study proposes the expansion of inclusionary zoning as a strategy. Specifically, it suggests expanding beyond current zones and including rental developments. The

report strongly encourages an analysis of economic feasibility for expansion of the percentage of affordable requirements; combined with the density bonuses from LD2003, an expansion of marginally affordable bonuses and potential town assistance with infrastructure could provide superior affordable housing production than a strict percentage increase.

### **Community Sentiment**

Inclusionary zoning has worked in Cape Elizabeth and is utilized in municipalities across Maine and the nation. As is demonstrated in the survey and elsewhere in this report, community sentiment toward creating more housing with little to no property tax burden and minimal marginal involvement of town staff appears strong. Expanding to include rental options, especially multifamily housing, is also something the community broadly supports. It is a viable option because it involves no financial expense for the town.



## H. Financial Tools for Housing Diversity

### Recommendations:

1. Leverage the use of private funds (via LIHTC and other means) and state funding (LIHTC, Rural Rental Program, and other programs that may exist) to minimize local tax implications for affordable housing development, understanding that there are restrictions (locational, environmental, etc.) imposed on such funds.
2. Support the creation of Affordable Housing Tax Increment Financing (AHTIF) Districts to provide funds for developers through a percentage of new tax revenue generated by the affordable housing development.
3. Consider waiving or reducing building permit fees for affordable housing development.
4. Expand inclusionary zoning to include offset/impact fees in lieu that fund a locally controlled housing trust.
5. Consider targeted sewer and sidewalk infrastructure investment in existing neighborhoods where denser housing may be appropriate, such as the Hampton/Jewett neighborhood, which could become walkable to the town center.
6. Accessory dwelling units have the potential for the creation of significant housing diversity targeted toward seniors, families, and the town's workforce. The financial recommendations are contained within that section of the report but are also incorporated here.
7. Remain flexible to developers using other sources of funding that may arise or be expanded in the future; much like a one-size-fits-all all approach to land use planning, financing programs evolve, ebb, and flow, and with such an acute housing crisis nationally, regionally, and locally, both appetites for and solutions for housing likely will change.
8. Understand and acknowledge that funding sources are a major constraint, and creating diverse housing involves working within these constraints, given that the town citizenry appears to have a limited appetite for funding diverse housing options primarily using local tax revenue.

### Background

While reducing regulatory barriers and acceptance of market-driven financing tools are separate concepts, the linkage between the two and acceptance of both requirements are critical to creating diverse and affordable housing.

With subsidies, which can be hard to come by, developers can build affordable housing for the missing middle and lower-income families. That's because lenders loan money for housing development based on the property's expected income (i.e., rents), and when rents are set to affordable levels, there's a massive gap between the money needed to build and the money lenders, and investors are willing to provide." Therefore, bank loans do not cover expected costs; other financing tools, including public subsidies, are necessary to fill the funding gap.

Creating any housing typology other than market-rate housing requires a financing "gap" to be filled. The size of that gap largely depends on the exact type of housing created, with certain activities more broadly funded via federal and state financing programs, such as LIHTC, HOME, and the Rural Affordable Rental Housing Program. Beyond those programs, the town can generate local sources of funds through property tax revenues. However, citizen appetite appears to be limited to locally funded housing initiatives.

To understand broadly how financing affordable housing would work in Cape Elizabeth, the committee drew on numerous online resources, articles, and the Camoin Housing Diversity Study and heard in person from experts such as MaineHousing, John Egan (who is a subject matter expert liaison for MaineHousing), housing creators, and GPCOG. The committee also considered public comments from multiple community professionals involved in affordable housing creation and finance.

In particular, the Maine Department of Economic and Community Development Housing Dashboard (<https://www.maine.gov/future/housing/dashboard>) provides excellent data on the scope and financing for almost 4,000 units representing \$1.2 billion throughout the state. Of note, only some of the 104 listed projects show local taxpayer funds as a primary source.

The committee heard several speakers discuss how affordable housing is financed in communities similar to Cape Elizabeth. Several speakers gave examples of cost versus financing in per-unit numbers. Broadly speaking, the direct construction cost was up to \$300,000 per unit, with up to 10-20% of that being land and "horizontal" (land/infrastructure/site prep) costs. The most common sources of funding – federal LIHTC – often provided in the range of \$200,000 per unit, with the remaining "gap" of \$100,000 per unit cobbled together with TIF, grants, other state and federal sources, and limited local assistance (mainly land and infrastructure.) The Rural Rental program at \$185,000 per unit leaves a more significant gap and given that it cannot be layered with other federal funds or most state funds, there is often a more significant local burden.

When considering a representative LIHTC development of 45 homes, with a potential development cost of \$13.5 million, a financing gap of \$4-5 million may be circled with a few sources of available outside funding.

Beyond private investment and direct cash funding, some projects qualify for more traditional financing from banks and other institutions. The positive cash flow of a project backs these loans.

Examples of ways affordable housing can produce such cash flows include having market-rate units as part of a development program. An example of this in Cape Elizabeth included 11 market-rate units to allow for additional private financing; other LIHTC developments in Cumberland, Old Orchard Beach, and Bridgeton also mentioned utilizing this structure.

The federal Low Income Housing Tax Credit (LIHTC) program is the main program to finance affordable rental housing. The LIHTC program is one of the federal government's primary policy tools for encouraging the development and rehabilitation of affordable rental housing. These federal housing tax credits are awarded to developers of qualified rental projects via a competitive application process administered by state housing finance authorities. Developers typically sell their tax credits to outside investors in exchange for equity in the project. Selling the tax credits reduces the debt (i.e., loans) developers would otherwise incur and the equity (i.e., cash) they would otherwise have to contribute. With lower financing costs, tax credit properties can offer lower, more affordable rents. LIHTC is often paired with state tax credits and grants/forgivable loans. Since the cost to create affordable housing exceeds the value of the development – an inherent feature when rents are required to be set below market rate rents – various forms of grants and other capital sources are often employed. The LIHTC program is so robust that it accounts for over ½ of all affordable housing creation in the state since the current administration took office (approximately \$750 million out of \$1.2 billion, or 2,500 out of 3,900 total homes.)

LIHTC developments limit some (but not necessarily all) of the homes in a development to households whose income does not exceed 60% of Area Median Income (AMI.) As the table below shows, this range includes a large but likely not majority of the town's workforce and many seniors who live on limited or fixed incomes. The market-rate homes in a LIHTC development are often naturally more affordable than 100% market-rate developments.

Who Among Cape Workforce Qualifies for Affordable Housing at 60% AMI					
	Household Size				
60% AMI	1	2	3	4	
<b>Income Max</b>	<b>\$ 46,920</b>	<b>\$ 53,640</b>	<b>\$ 60,360</b>	<b>\$ 67,020</b>	
<b>Municipal Employees</b>					
Public Works					
Equip Operator 1 yr	\$ 49,103	\$ 49,103	\$ 49,103	\$ 49,103	
Lead Operator 5th yr	\$ 55,916	\$ 55,916	\$ 55,916	\$ 55,916	
Recycling Ctr 5th Yr	\$ 52,734	\$ 52,734	\$ 52,734	\$ 52,734	
Dept Clerk - 5th Yr	\$ 48,001	\$ 48,001	\$ 48,001	\$ 48,001	
Town Hall Admin	\$ 46,920	\$ 46,920	\$ 46,920	\$ 46,920	
After-care assistant	\$ 25,500	\$ 25,500	\$ 25,500	\$ 25,500	
<b>School Department</b>					
Admin Support 5 yrs	\$ 44,798	\$ 44,798	\$ 44,798	\$ 44,798	
Ed Tech I - 5 yrs	\$ 36,108	\$ 36,108	\$ 36,108	\$ 36,108	
Custodian 5 yrs	\$ 44,431	\$ 44,431	\$ 44,431	\$ 44,431	
Custodian 2 5 yrs	\$ 46,757	\$ 46,757	\$ 46,757	\$ 46,757	
Mechanic 5 yrs	\$ 53,387	\$ 53,387	\$ 53,387	\$ 53,387	
Food Service 5 yrs	\$ 40,596	\$ 40,596	\$ 40,596	\$ 40,596	
<b>Teachers</b>					
BA Entry	\$ 43,392	\$ 43,392	\$ 43,392	\$ 43,392	
BA 5 yrs	\$ 51,549	\$ 51,549	\$ 51,549	\$ 51,549	
MA Entry	\$ 48,600	\$ 48,600	\$ 48,600	\$ 48,600	
MA 5 yrs	\$ 56,756	\$ 56,756	\$ 56,756	\$ 56,756	
BA 10 Yr	\$ 62,181	\$ 62,181	\$ 62,181	\$ 62,181	
MA 10 yr	\$ 70,859	\$ 70,859	\$ 70,859	\$ 70,859	
<b>Public Safety</b>					
Starting Polic	\$ 59,038	\$ 59,038	\$ 59,038	\$ 59,038	
Police Lateral 10yrs+EMT	\$ 72,012	\$ 72,012	\$ 72,012	\$ 72,012	
Paramedic Per Diem	\$ 57,120	\$ 57,120	\$ 57,120	\$ 57,120	
Base Firefighter II	\$ 48,960	\$ 48,960	\$ 48,960	\$ 48,960	

NOTE: Green means the household qualifies for Affordable Housing at 60% AMI. Orange indicates a household is not eligible at 60% AMI but could qualify at 80% AMI or 100% AMI thresholds.

The Maine Rural Rental program is a newer state-funded program that finances up to \$185,000 per unit for up to 18 home projects limited to households earning up to 80% of AMI. The funds for this program are limited and may not exist for the term of the planning purposes of this report, but paired with other local sources of funds, it could be an essential tool. This is especially true for a piece of town-owned land such as Davis Woods, where the density, walkability, and access to existing infrastructure could be a plus.

Beyond these primary programs, the town needs more tools outside of direct financial assistance through the town's general budget. By state law, the town cannot incorporate an excess permit fee or a real estate tax abatement. Beyond the town's bonding capacity, which seems to have some but limited community support, the private funding programs appear to be most often used in creating affordable housing.

### **Federal LIHTC**

#### Pros:

- Possible to entirely fund privately with no local tax impact.
- Allows mixture of market-rate homes to allow diversity within the development.
- Meets the needs of +/-50% of the town workforce while also meeting more senior downsizing needs.
- 60% of AMI meets the standard for on-demand public transportation (RTP or similar service).
- Rigorous inspection and compliance requirements based on experienced and financially capable sponsors.
- Lengthy track record of success in communities throughout Maine.

#### Cons:

- Requires 30-50 home size to be financially practicable.
- Not easy to mix with non-residential.
- Meets fewer needs for town workforce than higher AMI/rent development.
- Highly competitive awards require a strict scoring process, so they are not suitable for all locations.

As the table below shows, the vast majority of affordable housing development in Maine has occurred using the LIHTC or adjacent programs:

Maine Affordable Housing Financing Dashboard		Source: Maine DECD Housing Dashboard 10/23/2023		
Sources of Financing Since 2019				
Total Affordable Housing Creation	Total Units	3,955	Total Investment (approx)	\$ 1,200,000,000
Breakdown by Type at 60% AMI or Lower				
		Units	Investment	% of Total Inv.
Private - 4% Federal LIHTC		1,656	\$ 582,200,000	48.5%
Private - 9% Federal LIHTC		808	\$ 242,100,000	20.2%
4% Bond Refinance		50	\$ 19,000,000	1.6%
Islands AH Bond Refinance		15	\$ 5,600,000	0.5%
MJRP (ARP Funds) - 4%		130	\$ 41,100,000	3.4%
MJRP (ARP Funds) - 4% w/ PLA		201	\$ 71,100,000	5.9%
Senior Bond Issuance		344	\$ 89,400,000	7.5%
State Tax Credits		268	\$ 92,500,000	7.7%
Supportive Housing		36	\$ 9,700,000	0.8%
	Total	3,508	1,152,700,000	96.1%

## Rural Rental Program

### Pros:

- Finances 100% of the cost (up to \$185,000 per unit).
- Allows a greater range of town workforce participation.

### Cons:

- Cannot mix in market rate or any other type of development (including no commercial component allowed).
- Limited to 18 home max.
- Source of funds not guaranteed.
- Less affordable to seniors may reduce the ability to downsize/remain in town.
- No access to public transit as would have with LIHTC.
- May require gap financing to fill in the difference between \$185,000 per unit and cost (current estimate of +/- \$300,000 per unit.) It is likely more cumbersome on the local town tax base.

In addition to the primary sources of funds, several secondary financing strategies are employed in creating housing across Maine. These include:

**Affordable Housing Tax Increment Financing:** Tax Increment Financing (TIF) is a financing tool that allows municipalities to pay for major improvement projects and affordable housing developments without raising taxes or relying on ever-scarcer federal subsidies. This tool uses the incremental tax revenue generated within an area to help finance affordable housing development

and various other approved costs. Often, the TIF is expressed as using a percentage (30-75%) of the incremental revenue over a period of time (15-30 years.) This cash flow series secures a loan to fund specified development costs.

Affordable Housing TIFs have seen broad adoption and success across dozens of communities throughout Maine. In addition to not impacting taxpayers negatively, the value generated within the TIF district is shielded from state education funding formulas, thereby increasing a municipality's state education funding. The broad definition of approved uses also allows considerable flexibility and creativity – for example, a municipality could use TIF financing to fund the relocation of athletic fields to free up land for affordable housing.

The town's existing town center TIF district – although not an affordable housing TIF – has funded sidewalk and stormwater work within Cape Elizabeth. The pace of that work has been slow – the development within the town center has not occurred at a pace intended in the 1994 or 2014 plans – however, there is local acceptance of a financial tool (TIF) that has been significantly enhanced since its creation. Given citizens' appetite for limited tax impact, the Affordable Housing TIF program appears to be an ideal secondary source of funds.

**Competitive State/Federal Grants/Loans:** These vary over time, but programs are often promulgated to fill financing gaps with competitively awarded state and federal funds. The town should be mindful about incentivizing regulatory changes to maximize the use of such funds. For example, walkability and climate resiliency are increasingly scoring metrics.

**HOME Funds/Community Development Block Grants:** HOME is a federal block grant program that provides funding to states and localities to be used exclusively for affordable housing activities. Funds for HOME are appropriated annually to the Department of Housing and Urban Development (HUD), which distributes funding to participating jurisdictions. HOME is also designed to expand the capacity of states and localities to meet their long-term affordable housing needs by leveraging federal funding to attract state, local, and private investment in affordable housing and by strengthening the ability of government and nonprofit organizations to meet local housing needs. Cape Elizabeth belongs to the Cumberland County HOME Consortium and is thus eligible to participate in the HOME program. The Community Development Block Grant Program (CDBG) provides formula block grants to states and municipalities. A wide range of projects are eligible, including housing, infrastructure, economic development, workforce development, and social services. They have limited potential outside of those programs.

### **Infrastructure Extension**

The Housing Diversity Study suggests extending infrastructure (which primarily means sewer access but could include sidewalk/bicycle lanes) to key areas and development sites. Performing this is a timely suggestion as the town has sewer bonds rolling off/ripe for recycling in the coming year(s) and expanded sewer service pays explicitly for itself through user fees. And, while some



fees go up for connections for new customers, those on public sewers would see their fees reduced, and the entire area would see a significant environmental benefit.

An infrastructure expansion could be combined with a reassessment of zones adjacent to growth areas as a potential expansion of those zones, which is another recommendation from the Housing Diversity Study. Examples of such areas include the Davis Woods site and the Hampton/Jewett neighborhoods, for example – both are proximate to existing sewer mains, and both could potentially have sidewalk expansion to connect with the town center sidewalk.

A decision on funding such work should include research into whether climate resiliency funds may be available, given these costs would consist of environmental benefits to sensitive areas.

### **ADU Specific**

A separate section of this report addresses the financial options to encourage the creation of more ADUs within the town. Those recommendations are also incorporated here, given the community's support toward this specific type of housing, especially since it has shown solid success in Cape Elizabeth.

Funding for specific ADU expansions, such as technical assistance in converting existing homes into multiple dwellings, could be done with other town services. Coordination of code enforcement and communications efforts could be explored as a cost-effective solution.

### **Housing Trust Fund – Financial Tools**

The town created an existing Housing Trust Fund for its Inclusionary Zoning program.

The town can address the gaps in project financing through a Housing Trust, as further detailed separately. In other communities, these are sometimes seeded with town general funding (through bonding or simply a budget line-item allocation), payment in-lieu fees, and philanthropy (individual, corporate, foundations.) Should Cape Elizabeth consider such an option, a small initial seed funding (\$250,000-\$750,000) would create an initial pot of capital to help guide diverse and affordable housing creation.

As with all aspects of creating housing diversity, the financing tools are limited. The financing tools may change over time, requiring flexibility on the part of any community to alter its approach and thought process to achieve the desired outcome of more diverse and affordable housing options.

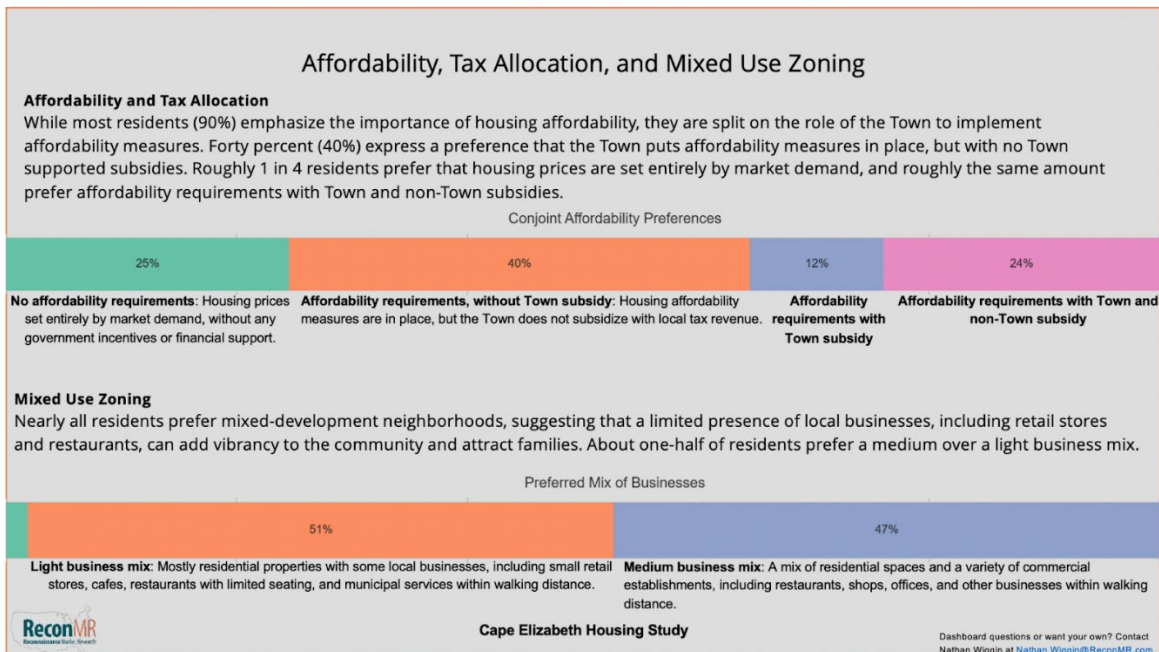
### **Taxpayer Funding for New Housing**

In addition to the above tools, should Cape Elizabeth wish to control development completely, the town can do so through locally raised revenue (most often a direct bond issuance paid for by

property taxes.) There appears to be a limited appetite among the community for this style of direct support, and given the availability of private financing tools, no recommendation is made in this report to bypass community sentiment on this topic. Other communities do not regularly employ direct local funding as a primary source of financing for affordable or diverse housing creation outside of small contributions of land, housing trusts, and infrastructure.

## Community Sentiment

Cape Elizabeth residents strongly preferred to utilize non-tax methods to create diverse, affordable housing. This would indicate steering housing creation toward non-local sources of funds; given that 96% of housing creation is through the federal and state LIHTC programs, these programs meet the practical needs test and appear to be most broadly supported by the community.



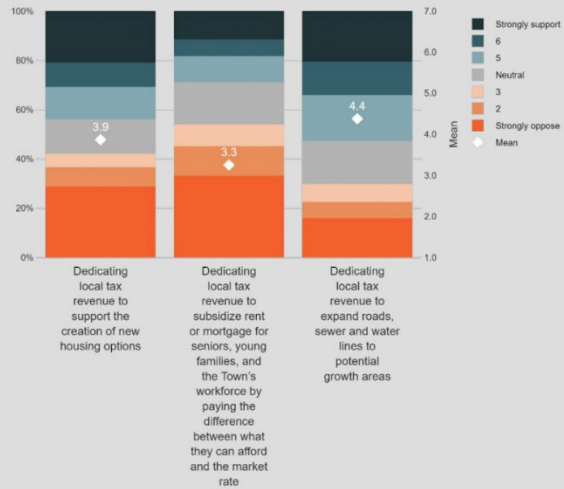
While the most significant percentage of residents (40%) thought the use of non-tax revenue was preferred, there was some sentiment toward utilizing mixed incentives (tax and non-tax). Regarding affordability requirements with non-tax subsidies, the most likely utilization is a combination of private/federal/state funding combined with density that makes the private development feasible. Should the town wish complete control of housing creation, that would require a level of taxpayer subsidy that has limited community support.

### Dedicating Tax Revenue...

Of these three questions relating to town finances, dedicating local tax revenue to expand utility lines to potential growth areas had the highest level of support, with one half of residents supporting this measure.

Dedicating local tax revenue to support the creation of new housing options appears to be a polarizing measure, with roughly equal proportions of residents in support and opposition.

Over half of residents oppose using local tax revenue for direct rent and mortgage subsidies.



Cape Elizabeth Housing Study

Dashboard questions or want your own? Contact Nathan Wiggin at [Nathan.Wiggin@ReconMR.com](mailto:Nathan.Wiggin@ReconMR.com)

There does appear to be some sentiment toward expanding infrastructure, particularly water and sewer access, using town funds. Often, specific investment (sewer, for example) is repaid partly through user fees; however, there is potential to offer moderate expansion as part of rezoning areas that could be walkable to amenities and services.

## I. Affordable Housing Trusts

### Recommendations:

1. Support 501(c) 3 entities through affordable housing tax increment financing of the operating costs of affordable housing projects that have already secured the balance of needed funds.
2. Create a Housing Coalition that explores the creation of a 501 (c) 3 dedicated to addressing affordable housing issues.
3. Establish a Cape Elizabeth Affordable Housing Trust 501 (c) 3 dedicated to addressing affordable housing issues.

Many communities partner with nonprofit organizations (501(c) 3s) by providing gap financing towards the development and/or ongoing operating costs associated with creating and delivering housing-related programs to their residents. Non-profit organizations can be valuable partners in administering services that the locality could not directly provide more efficiently or because nonprofits have specialized skills or access to private or philanthropic capital needed to execute a complicated task, such as housing development. Of the three types of Affordable Housing Trusts (explained in more detail below), the 501(c) 3 is the most likely option to provide the greatest impact towards creating housing diversity options in Cape Elizabeth.

### Types of Housing Trust Funds

There are three types of local housing trusts: Housing Trust Funds, Community Land Trusts, and 501(c) 3s.

#### *Housing Trust Funds*

Housing Trust Funds allow municipalities to collect funds for affordable housing, segregate them from the general municipal budget into a trust fund, and use them for local initiatives to create and preserve affordable housing. The benefit and advantage of a Housing Trust Fund is the local control of the funding process, which is structured to address particular opportunities and prioritize housing needs. The funding policies are designed to allow for spending discretion, flexibility, and adaptive uses. The disadvantage of a Housing Trust Fund is that it often does not provide a stable and steady funding source due to the lack of dedicated funding sources. Housing Trusts are funded by various sources, such as impact fees on development, unencumbered fund balance at the end of the fiscal year, grants, and donations, and, most often, from fees-in-lieu of providing below-market units as part of an inclusionary zoning ordinance. Cape Elizabeth has a fee-in-lieu option for developing major subdivision projects with less than five lots/units of residential housing. Since

the Mandatory Affordable Housing Provision was adopted in 1992, \$0 has been collected. The good news is developers instead opted to create affordable homes within market-rate subdivisions (such as the five homes in Cross Hill). But as a potential source of funding for a Housing Trust Fund, the fee-in-lieu appears to be a very unreliable option. It is questionable how much could be expected to be collected annually from donations, and impact fees to have the substantial impact needed for developers requiring gap funding in affordable housing developments.

### ***Community Land Trusts***

Community Land Trusts (CLTs) typically acquire and hold land and sell off any residential or commercial buildings on the land. The title to the land is held in perpetuity by the CLT, governed by a community-based Board of Directors. Exclusive, possessory use of the land is conveyed to individual homeowners using a long-term (99-year) ground lease that is assignable to the heirs of the leaseholder and renewable at the end of the 99-year term. In this way, the cost of land in the home's purchase price is minimized or eliminated, making the housing more affordable - while assuring long-term stability and security for the CLT homeowner. The disadvantage of a CLT for some potential homeowners is the equity limitations placed into the ground lease agreement that restrict the resale price of the housing to maintain its long-term affordability.

### ***501(c) 3***

A 501(c) 3 is a separate entity from local municipal governments that exists perpetually with limited liability protection and tax-exempt status benefits. To help with funding and further their mission, these organizations are eligible to receive government and private grants. All profits the entity earns must be returned to the organization instead of paying them out to owners or shareholders as companies do. Once created, the nonprofit organization belongs to the public and must be transparent. Therefore, its finances, including salaries, are available to members of the public and subject to their review. To create a 501(c) 3, the type of organization and its purpose must be defined. The articles of incorporation must be filed with the state in which it is organized, bylaws must be established, and a board of directors must be appointed.

## **Housing Trust Fund Organizations**

### ***Portland Housing Trust Fund***



The City of Portland's Housing Trust Fund is established through the City's Land Use Ordinance. The Housing Trust Fund supports promoting, retaining, and creating housing, particularly affordable housing, for all economic groups. Grants or loans (including no-interest loans, below-market loans, and forgivable loans) are made to fund the acquisition, construction, and substantial rehabilitation of rental, cooperative, and home ownership housing that is restricted to ensure long-term affordability. The Housing Trust Fund is a much more flexible financial tool than other funding sources available to the City. While the city has resources such as the HUD HOME and

CDBG Programs, those funds are limited in amount and scope. Revenue for the Housing Trust Fund is generated from fees triggered by the City’s Housing Preservation and Replacement Ordinance and fee-in-lieu contributions from the Inclusionary Zoning Ordinance. The City Council adopts the Housing Trust Fund annual plan each fiscal year, which describes proposed programs, funding levels, and benefitted households. The Housing Committee conducts a public hearing on using the funds and refers recommendations to the City Council for action.

***Scarborough Affordable Housing Initiative Fund***



Scarborough has an Affordable Housing Initiative Fund (AHIF) to establish affordable housing. Funding includes inclusionary zoning fee-in-lieu payments of \$50,000 per dwelling unit not created. Funds from the AHIF may be used for land acquisition, infrastructure, and/or building construction costs of an affordable housing project. Any single awardee is capped at \$200,000. A portion of the funds may also be used for administrative, legal, engineering, or other costs related to the planning, design, permitting, and property acquisition for an affordable housing project, as well as to establish a revolving loan program to provide direct financial assistance to qualified homebuyers with down payments and other financing needs for purchasing affordable housing units. The Scarborough Housing Alliance is tasked with engaging nonprofit and/or private affordable housing developers in an RFP process for land acquisition, infrastructure, and/or building costs.

***South Portland Affordable Housing Trust Fund***



In 2019, the City of South Portland established the Affordable Housing Committee and Affordable Housing Trust Fund (AHTF). The purpose of the Committee is to review key issues affecting the quantity, accessibility, and affordability of housing in the City and craft thoughtful City-wide policy recommendations that promote a balanced long-term supply of housing options. The Affordable Housing Committee is also the advisory body for managing the AHTF and its programs. The primary goal for establishing the AHTF is to direct resources toward the creation of affordable housing units (intended for households earning 0-80% of the Area Median Income (AMI) and workforce housing units (intended for households earning 80-120% AMI).

The AHTF is a resource to leverage development and housing opportunities where other funding sources are inaccessible, denied, or insufficient. Awards may be in the form of low- or zero-interest loans or grants or used to purchase property for conveyance to an affordable housing agency or developer. The Council authorizes program parameters and funding awards distributed through a Request For Proposal (RFP) process.

## ***Cumberland Affordable Housing Task Force***



In 2022, the Town of Cumberland’s Housing Task Force recommended expanding the purposes of the Cumberland Housing Authority to perform such critical functions as creating and administering an Affordable Housing Trust Fund. In a 2023 report to the Cumberland Town Council, the Housing Task Force further recommended the funding of the Affordable Housing Trust Fund through an inclusionary zoning fee-in-lieu for the creation of affordable single-family homes. The amount of such an opt-out payment would be a material percentage of, but no less than 20% of, the cost of the affordable units not created, as determined by the CHA. These funds would be available for the CHA to develop additional affordable Housing units for unmet needs as determined by the CHA and approved by the Town Manager. Developers of multiplex housing are not allowed to opt out of creating affordable units (i.e., they are not allowed to pay a fee-in-lieu).

## **Community Land Trusts Organizations**

### ***Greater Portland Community Land Trust***



The Great Portland Community Land Trust (GPCLT) is a non-profit organization that seeks to collaborate with neighborhoods, municipal government, businesses, community organizations, and individuals to address the need for affordable housing by acquiring land and developing housing to enable people of low to moderate means to reside in the community. In response to a Request for Proposal issued by the City of Portland in 2019, GPCLT submitted a winning proposal, acquiring City-owned land to develop their first affordable housing project.

### ***Waterville Community Land Trust***



Waterville Community Land Trust (WCLT) supports neighborhood preservation and improvement by developing affordable housing (homeownership) in perpetuity and renovating existing homes. Along with providing opportunities to low-to-moderate-income individuals and families to own their own homes, the WCLT also works to provide public amenities such as gardens and parks, develop commercial space for small nonprofit or neighborhood businesses, and encourage the preservation of historic properties.



## 501(c) 3 Organizations



### *Boothbay Region Housing Trust*

The Boothbay Region Housing Trust is a registered 501(c) 3 non-profit organization that creates affordable workforce housing in the Boothbay and Boothbay Harbor region. The Trust buys suitable land, so the town is not the primary source of property, fundraises, secures lines of credit, applies for grants, and accepts in-kind donations. In 2022, the Boothbay Region Housing Trust received notice from an anonymous donor of the intent to donate an approved property development in Boothbay Harbor. The Harbor Point subdivision would consist of seven new affordable homes for first-time homebuyers earning between \$58,125 and \$127,875 a year. The cost of the homes would be over \$380,000, would be sold for \$287,000, and deed restricted for affordability for thirty years. The Trust has received grants and donations totaling over \$450,000 and a line of credit to move forward with construction. The Trust plans to undertake a fundraising campaign to raise funds for the necessary infrastructure and funds to offset grant money to hire a permanent executive director for the housing trust.



Groundbreaking ceremony for the planned seven homes off Park Street in Boothbay Harbor



### *Greater Brunswick Housing Corporation*

Organized under Section 501(c) 3 of the Internal Revenue Code, the Greater Brunswick Housing Corporation was created in 1998 to increase the supply of affordable housing in the Greater Brunswick area. The specific purposes of the corporation are to own, lease, organize, develop, construct, financially assist, manage, and operate, on a non-profit basis, projects or programs providing low-income rentals or homeownership opportunities to the elderly, handicapped, and/or families. Greater Brunswick Housing Corporation has completed ten housing projects (Campus Commons in Lisbon – 10 one-bedroom and two two-bedroom apartments; Creekside Village- 40 one and two-bedroom senior housing complex; Cushing Street- two apartment units; Harriet Way

– 14 affordable single-family homes; Hamilton Place- affordable single-family homes; Mill Street- 11 one and two bedroom rental units; Tedford Family Shelter- six family-unit apartment complex; 46 Cumberland Street – three affordable homes; Hamilton Place in Harpswell-single family homes; and Clover Place- a four home subdivision).



Harriet Way, Brunswick



***Freeport Housing Trust***

The Freeport Housing Trust (FHT) is an independent non-profit corporation that works closely with the Town of Freeport as it seeks to meet community housing needs. The IRS recognizes FHT as a 501(c) 3 charitable organization; donations to the Housing Trust are tax deductible. Based on its 501(c) 3 status, Board composition, and community focus, FHT has been certified as a Community Housing Development Corporation (CHDO). As a CHDO, the Trust is eligible for special funding sources from HUD that are available only to community-based housing organizations.

FHT is governed by a Board of Directors whose volunteer members are responsible for the organization's affairs. According to its bylaws, the board's composition includes at least four low-income members who are usually recruited from among the residents of FHT housing. FHT has one staff person, an Executive Director, who reports directly to the Board of Directors. The Executive Director is responsible for carrying out the goals and priorities the Board sets, including finding and working on housing development opportunities and oversight of existing properties.



Varney Square, Freeport



Village View, Freeport



### *Island Housing Trust (Mt Desert)*

The Island Housing Trust (IHT) is a 501(c) 3 non-profit that promotes viable, year-round island communities by advancing permanent workforce housing (rental and home ownership) that enables the year-round workforce to live in Mount Desert Island's four communities. IHT holds covenants on 44 homes and has overseen the successful re-sale of several of these properties, all carrying affordability covenants and thus being resold at below-market rates to qualified households working on Mount Desert Island. IHT plans to continue its affordable housing initiatives by adding multi-family rental units.

The IHT operates entirely on private funds, supporting housing projects and 1.6 staff positions. IHT's Coming Home Campaign for Mount Desert Island aimed to raise \$3.5 million to build new homes, assist people in buying existing island homes, and create an Opportunities Fund. With the support of individuals and businesses, they have exceeded their goal, raising over \$3.66 million. There are two ongoing concerns for IHT, including a reliable funding source and an exclusionary land use ordinance that is in place.



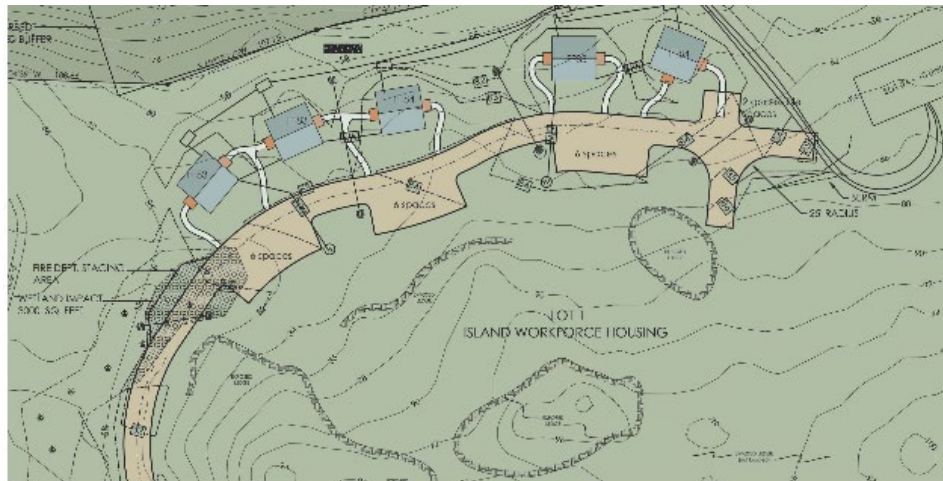
Since 2003, the Island Housing Trust has completed 47 homeownership projects serving 150 adults and children on Mount Desert Island. Among the projects are nine energy-efficient houses in Somesville; 17 Homeownership Assistance Program (HOAP) projects in which IHT provided bridge funding that enables qualified applicants to purchase year-round homes on Mount Desert Island; four houses in Bar Harbor; a donated 2.4-acre parcel of land in Somesville that became the site of a single-family residence; an anonymously donated house, moved onto land donated by the town of Mount Desert; three partnership projects with Maine Coast Heritage Trust, that to date have provided seven year-round homes in Bar Harbor, with four more homes coming in 2023, and the potential for up to three more homes in the future.



### ***Island Workforce Housing (Deer Isle & Stonington)***

Island Workforce Housing is a 501(c) 3 non-profit organization dedicated to ensuring a vibrant year-round economy by creating permanently affordable housing solutions for moderate-income individuals and families working in the community. Island Workforce Housing has purchased land to build five two-bedroom duplex apartments. \$1.7 million was raised through their 2020-2023 Capital Campaign (four people contributed \$100,000 or more; four people contributed \$50,000 - \$99,000; many more also contributed). Deer Isle and Stonington were asked to donate \$7,500 for the capital campaign, and Bar Harbor Bank & Trust announced a \$5,000 donation.

Following the Housing Needs Analysis and Assessment that concluded up to 85 units of year-round rental housing are needed on the island, Island Workforce Housing set the goal to develop 30 units of rental housing in three phases of approximately ten units each. The first phase is ten two-bedroom apartments (930 square feet) arranged in five duplex buildings. Rents are income-based, ranging from \$700 to \$1,300 per month, depending on household income. Phase two calls for ten units in Stonington.



### ***Kennebunkport Heritage Housing Trust***

The Kennebunkport Heritage Housing Trust was formed in 2018 as a 501(c) 3 non-profit organization to address the need for workforce and affordable housing based on the mission of acquiring “land and properties for the purpose of building permanently affordable community housing” and providing an “ongoing stewardship of properties through a ground-leasing model to ensure their perpetual affordability.” The mission of the Kennebunkport Heritage Housing Trust



is to sustain Kennebunkport as a year-round community by providing housing accessible to working families and seniors.



Heritage Woods, Kennebunkport

The Kennebunkport Heritage Housing Trust also acts as a Land Trust. Heritage Woods, 4.6 acres of tax-acquired property, was donated by the town to assist with the construction of twenty-five modular single-family homes. The homebuyers purchased their house at a reduced cost, with a regular mortgage. The Housing Trust owns the land with 99-year land leases with all homeowners. The lease includes a resale formula intended to balance the interests of present homeowners with the long-term goals of affordable housing for future homeowners. The three-bedroom homes are priced between \$220,000 and \$300,000.



### **North Haven Sustainable Housing**

North Haven Sustainable Housing (NHS) is a 501(c) 3 non-profit organization committed to providing affordable year-round housing for the residents of North Haven by developing residential properties for sale to island individuals and families, creating and operating year-round rental housing for individuals and families, developing housing opportunities for elderly or disabled residents that will allow them to remain members of the year-round community, and facilitating energy efficiency programs for the island. NHS accepts financial and physical (property) gifts.

Since 2005, NHS has created and preserved eight housing units and one land parcel through new construction, renovations, rentals, and brokering sales. NHS also partnered with Southern Harbor Eldercare Services and developed the six-bed eldercare facility “Southern Harbor House,” now owned and operated by SHES. NHS has also coordinated energy audits and efficiency upgrades for nearly fifty homes throughout the community. All properties contain covenants that require they remain in the year-round community when resold.

NHSH is developing four additional rental units in town and five new homes that will be sold to qualified year-round residents.



The town of Yarmouth has a municipal housing trust fund (the Housing Support Reserve Account) of approximately \$400,000. Funding is provided from the lease of cell tower space (roughly \$32,000/year). The Town recently authorized assigning the lease to a 3<sup>rd</sup> party for a 99-year period in exchange for an upfront capital payment to be directed into the Housing Support Reserve Account. The Reserve has been used to support a Low Income Home Energy Assistance Program (LIHEAP) supplemental program and to provide for a contract with the Southern Maine Agency on Aging (SMAA) to assist Yarmouth seniors with “again in place.” The fund is currently inactive pending input to the Council from various sources, including the Yarmouth Affordable Housing Committee, on an action plan to make the best use of the money.

The newly formed Yarmouth Housing Coalition is separate from municipal action, a 501(c) 3 charitable organization formed by residents dedicated to creating housing opportunities for all households. Prior efforts from these volunteers include the development of Bartlett Circle (28 apartments for senior housing) and Bartlett Woods (28 apartments for seniors).



Bartlett Woods, Yarmouth

## **J. Municipally Owned / Controlled Land Introduction**

Housing development is typically a private enterprise. However, the committee heard from several sources that municipal participation in land donation, infrastructure improvements, or direct subsidy was one area where the town could directly impact affordable housing development. The committee's charge includes "areas to consider" and "the donation of municipal land for affordable housing projects, including potential locations."

The committee approached this task by engaging with the town, hosting the Town Manager, Matthew Sturgis, and the Town Planner, Maureen O'Meara, to discuss municipally owned/controlled land. The town provided a complete list of town-owned properties, and the committee reviewed that list (See Appendix) to arrive at some specific potential locations.

The committee prioritized the list based first on property size, as most privately financed affordable housing developments require some form of larger lot size. The committee quickly eliminated several parcels, including Fort Williams, the Lions Field Complex, Riverside Cemetery, and most of the school campus. The elimination was due to existing deed restrictions, and adjacent land uses not being complimentary for housing development.

The final list of properties the committee agreed to consider more fully:

1. Gull Crest, a +/-264-acre site encompassing the town's transfer station, capped landfill, compost facility, public works facilities, recreational fields, community ice rink, community gardens, and various biking, cross-country skiing, and hiking trail systems.
2. Town Farm, a +/-150 parcel of land across Spurwink Avenue from Gull Crest, adjacent to the Spurwink Marsh and burdened by a Conservation Easement in favor of the Cape Elizabeth Land Trust (CELT) through 2050, which prohibits any development of this property. This parcel of land has sometimes been referred to as the land Thomas Jordan left in trust for the poor of Cape Elizabeth, or colloquially known as the "Poor Farm."
3. Davis Woods, a +/-7.25-acre site bisected by Ocean House Road. Davis Woods East spans Ocean House Road and Old Ocean House Road, while Davis Woods West is bounded by land owned by CELT, residential land, and Ocean House Road. Both lots are mostly wooded and currently not used for any recreational or municipal purposes.
4. Town Hall site, a +/-2-acre parcel. It was improved with the current Town Hall building, surface parking, and former community ice rink space. There are shared parking use agreements (s) with neighboring development parcels.

5. Historic 1933 School Building, a TBD-sized piece of land improved with a 3-story building currently used for middle school classes, storage, and school department offices.

It should be noted several smaller lots appear at first glance to have some potential development capacity; the committee recommends that these smaller lots be evaluated, and if a determination is made that development is possible, engage with a group such as Habitat for Humanity to allow one-off single-family or duplex/triplex style development to fill a missing middle housing typology.



## **A. Gull Crest**

Site Identification: Gull Crest  
21 Dennison Drive  
Map R05 Lot10

### **Recommendations:**

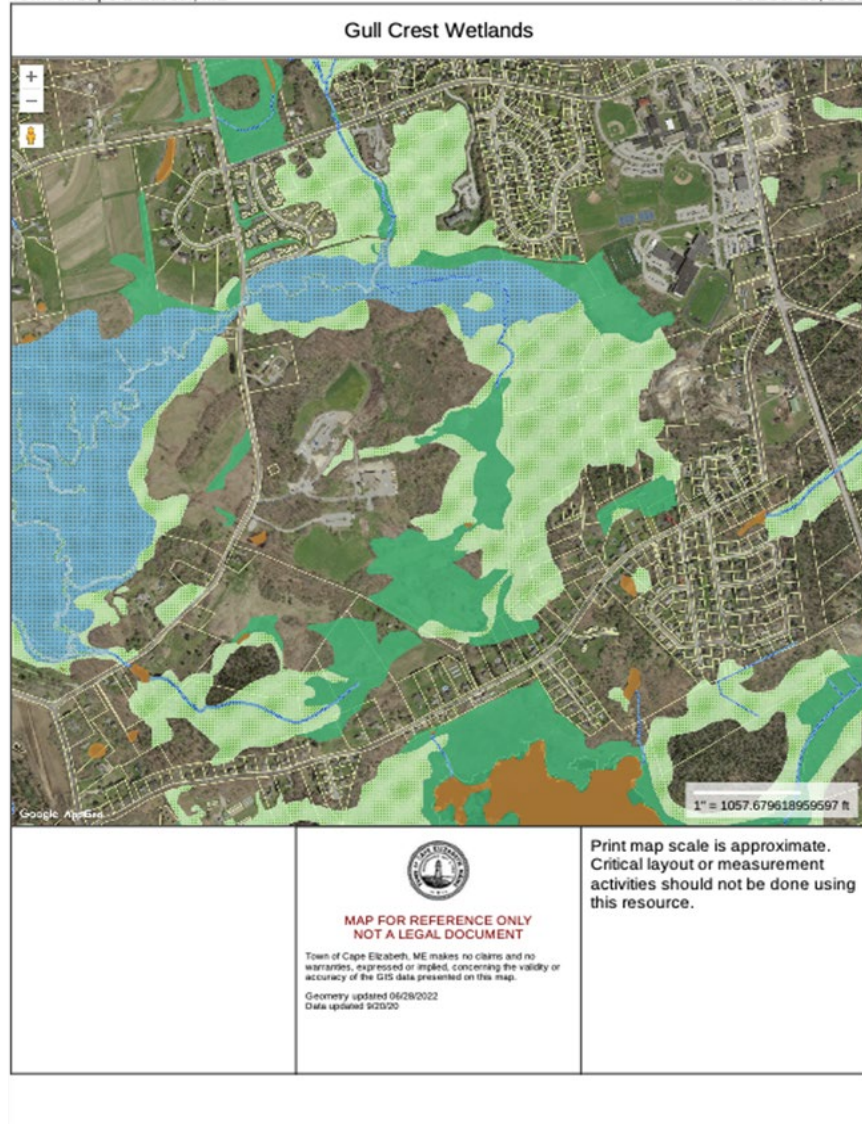
1. The committee recommends the town consider a further study on the southern section of Gull Crest, including a recreational needs analysis, to determine whether there is an opportunity to locate housing on this parcel.
2. The northern area of Gull Crest (bounded by the transfer station, marsh, sewage treatment plant, landfill, and Spurwink Avenue) is not recommended for housing development.

### **Background**

The property known as “Gull Crest Farm” was acquired in phases by the Town of Cape Elizabeth, with the largest parcel deeded in 1998 from the Leavitt family. The town lists it as containing 263.65 acres in tax listings, although that includes actual marshland, the active transfer station, and public works buildings. The parcel, minus those functional uses, was estimated at 198.5 acres in July 2023.

In addition to the recycling center and public works facility, the site includes two full size multi-use athletic fields, a community garden, the Cape Community Arena ice rink and proposed multi-use arena, the town’s brush and compost facility, a capped landfill, and a network of multi-use trails maintained for hiking, biking, cross country skiing, and snowshoeing. Hunting is permitted in accordance with state law (no firearms are allowed except in the marsh areas.)

A significant portion of the property is wetlands, including the entire northern section of RP-1 Wetlands (requiring a 250-foot development buffer) and much of the eastern section, which appears on the town GIS system to be a mixture of RP-1 and RP-2 wetlands. A site map with wetlands from the town GIS site appears on the next page.



This map highlights two distinct areas that fall outside of the wetland's zones. The first is a northern parcel roughly bounded by Spurwink Avenue, the wastewater treatment facility operated by the Portland Water District, the capped landfill (currently under development as a solar farm), the active transfer station, and the brush and compost facility. This site includes a telecommunications antenna and trail network, including the town's cross-country ski trail maintained by Cape Nordic.

The second area is on the far southern side and includes two full-size athletic fields used by the community and schools for football, soccer, lacrosse, and other sporting events. This area also contains a community garden, storage facility, and parking. The southern region also includes a trail network abutting the properties to the south, east, and west across Spurwink Avenue.

The town council commissioned a legal and preliminary affordable housing feasibility analysis of the northern site in July 2023. The [Gull Crest Affordable Housing Feasibility Study Report](#) is attached as an exhibit and referenced herein. Despite the reduction in available developable land due to the 100-foot setback from the closed landfill's limits of solid waste and the Cape Elizabeth Zoning Ordinance required 250-foot protection buffer for the Spurwink Marsh's Resource Protection RP-1 wetland, there appear to be 22.4 acres of land available to develop housing. The report provided costs ranging from \$15,000 per unit to \$106,000 per unit (approx.. \$633,000 to \$2.2 million) to construct a road and provide utilities to a development site. This cost would be in addition to any site preparation or construction costs associated with the completion of any proposed development.

This study noted a few key issues and risks with the northern site.

- The area will be “challenging to develop due to sloping terrain over much of the site, as well as the presence of ledge and RP-2 wetlands.”
- “It must be emphasized that the number of units allowed is also governed by the Town’s dead-end road standard, which limits the allowed maximum number of units to 20 dwelling units”.
- To develop more than 20 units, a secondary means of access would be needed.
- “Creating a second connection onto Spurwink Avenue is challenging due to the RP-2 wetland located along the Spurwink Avenue frontage.”
- The “study aims to provide affordable housing concepts options based on complying with the proposed LD 2003 Zoning Ordinance Amendments”.
- “Potential impacts associated with landfill methane gas migration and other issues related to the nearby landfill” will need to be studied.”
- “Given the terrain, it may be challenging to site (stormwater quantity control wet ponds or under drained soil filters) into the development.”
- “Maine DEP and potentially the U.S. Army Corps of Engineers would need to determine issues related to wetland impacts and the nearby closed landfill.”
- The Portland Water District must confirm property limits and setbacks around the sewage treatment plant.
- The study included no geotechnical analysis; however, it does note extensive ledge in the area.

The study noted additional development costs associated with the site.

- The “cost to (build) will be much higher than to develop a similar site without as many developmental limitations.”
- “The concern for potential contamination from the landfill supports the need to extend public water into the possible development to avoid the issue of water source contamination.”

- Wetland impacts associated with the project would need to be held to a maximum of approximately 10,300 square feet to avoid paying the in-lieu fee of \$84,150. Impacts of more than 10,300 square feet would escalate the impact fee, adding to development costs.
- “Due to the sloping topography of the site and estimated amount of fill needed for development construction, it is likely that subsurface stormwater infrastructure such as permeable pavement, subsurface chamber/sand filter, and/or roof drip edges will need to be used to reasonably detain, treat, and convey stormwater onsite. It should be noted that these solutions will come at a premium.”
- Concept 1- 20 Townhouse: “Given the extensive infrastructure costs required to support such a development, this concept appears to be the least (financially) viable option.”
- Concept 2- 1 two-story apartment building with 20 units: “The restricted dwelling unit total of 20 units makes it a challenge and comparably expensive affordable housing approach concept.”
- Concept 3- 1 three-story apartment building with 46 units: “The added infrastructure costs and the potential to include the (wetland) in-lieu fee payment also makes it a challenging and comparably expensive affordable housing approach concept.”
- Concept 4- 61 dwelling units across three five-unit townhouse style buildings and one 46-unit apartment building: “This option provides for the greatest number of dwelling units but is also the costliest concept to construct.”

Additional costs should the Town decide to pursue the site for housing development.

- “Hire a qualified firm to investigate the potential impacts associated with landfill gas migration and other issues related to the nearby landfill and to identify mitigation measures that may need to be implemented.”
- “Hire a geotechnical firm to investigate the existing soil and ledge condition related to the gas migration issue and the presence of ledge at the site.”
- Conduct a market analysis study.

A new solid waste transfer station cannot be located within 500 feet of residential uses, which would preclude virtually any residential development in this zone; however, the Maine DEP noted the 500-foot barrier does not apply to new housing near an existing transfer station. Confirmation that private investors would not consider this setback would be something to consider before any continued discussion of this site.

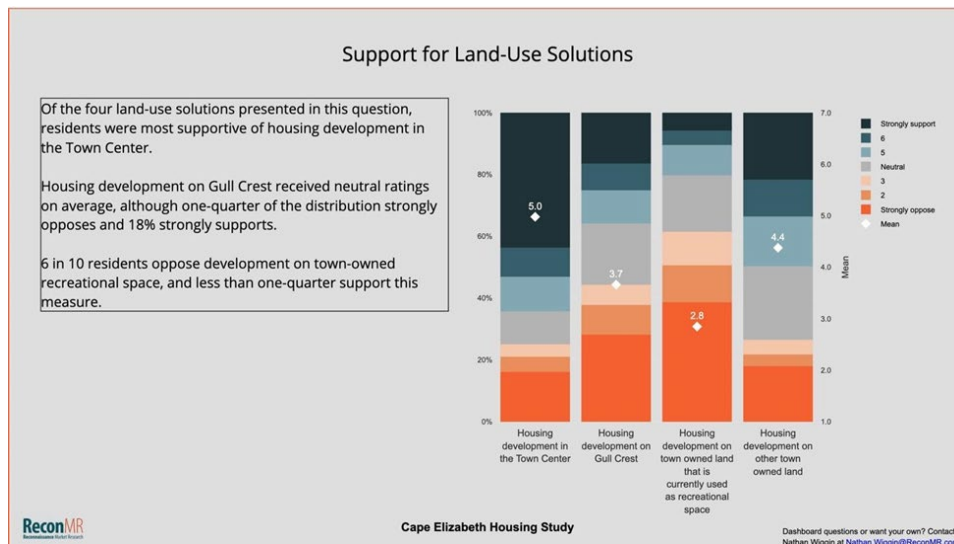
The study included no financial feasibility analysis and no marketability analysis.

The study did not include any analysis of the southern portion of the Gull Crest site.

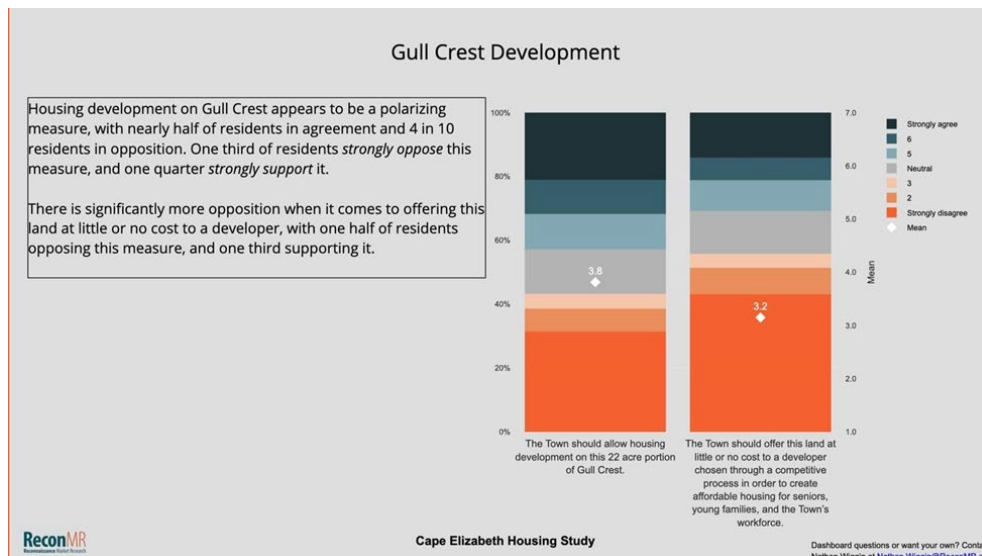
## Community Sentiment

The committee’s survey asked several questions to determine the community appetite for developing town-owned land, Gull Crest in particular, and concepts behind town funding for affordable housing and the tradeoff between recreational space and housing.

The direct question of allowing housing development on the 22.4-acre northern parcel achieved a mixed result, with more people solidly disagreeing than agreeing. Offering this land at little to no cost to incentivize housing development was solidly opposed:



There is solid opposition to repurposing recreational facilities into housing, which would have to be done on any part of Gull Crest. In considering the trade-offs, the community expressed a clear desire to see development in other areas using the tools available to the town to promote diverse and affordable housing.



From a financial perspective, there appears to be some appetite for utilizing tax dollars to extend infrastructure to new growth areas – which leaves a path to a decision of whether to make part of Gull Crest into a new growth area, which reverts to a discussion of whether or how to relocate any facilities currently on that parcel. With less support for direct funding of housing through local tax revenue, that path would suggest choosing an option that retained the ability to obtain private, state, and federal sources of funding, therefore likely excluding at least the northern section.

The survey also highlighted preferences for a walkable and vibrant neighborhood typology; housing at Gull Crest would not be walkable to most town amenities and otherwise does not appear to conform with expressed preferences.

### **Financial and Practical Viability**

The committee heard from multiple experts and community members regarding Gull Crest. These included the state’s representative to towns seeking affordable housing assistance, community members versed in affordable housing finance, representatives of the Portland Chamber of Commerce, developers and creators of affordable housing, and community members seeking creative solutions involving public land and public financing for affordable housing.

The most common sources of financing for affordable housing involve a combination of private, federal, and state funds, of which the government funds are often awarded via competitive scoring, which considers multiple factors. Projects that don’t score well require other viable financing types, including more local taxpayer financing. These factors include locational attributes, such as walkability to municipal services, schools, etc. Since the mid-1990s, environmental factors have also been considered when housing is developed.

Gull Crest site is not “walkable” under the common use definition used to score housing financing. The town is required to provide bus transportation for students living further than 1 mile along the existing road network. While there are trails that connect Gull Crest to the town center, and while those trails are open all day every day of the year, they are not plowed or treated in the winter, nor are they lighted for the lengthy-time period when schools let out after dark (or start before dawn.)

When considering factors for environmental justice consideration, an analysis would consider all adjacent land uses to determine whether housing is compatible with a site. For the northern section, this would include the continuous operation of a wastewater treatment plant, any potential risks associated with the closed landfill, an active waste transfer station, and the active brush and compost operation on the property. This risk was flagged by the state and community members involved in housing production.

The committee reviewed how other towns have handled the use of publicly owned land currently used for recreational purposes. The Town of Cumberland uses land next to a capped landfill for housing and is relocating athletic fields to develop more affordable housing. Cumberland,

however, does not have similar adjacent land uses (active trash transfer station, wastewater treatment, brush and compost facility, wetlands) as part of one of its municipal sites. Cumberland's affordable housing is also adjacent to its municipal campus (town hall and police department.)

### **Conclusions and Summary**

Based on the lack of community support, the likely need for considerable town taxpayer subsidy, the locational challenges, the significant environmental concerns, and the presence of alternative options for affordable housing development that do not include these issues, the committee is recommending the town take no further action or utilization of taxpayer resources for the development of housing at Gull Crest of the northern section, but recommends the town consider studying the southern section for development potential.

## **B. Town Farm**

**Site Identification: Town Farm**

**Zone: RA with TFD & RP1MAN overlays**

**ID: R0511000000**

### **Recommendations:**

1. Currently, the committee does not recommend that the town assess the site for development for affordable housing. Reasons for this recommendation include:
  - a. Community sentiment indicates the preference not to develop town-owned open recreational space for housing creation. If community sentiment were to change, this should be reevaluated.
  - b. The majority of the site is located within the 100-year floodplain. Environmental impacts would require further study.
  - c. Other sites should be prioritized for housing creation as the Town Farm has Open Space Deed Restrictions that will last until 2050.

### **Background**

The Town Farm property is located on Spurwink Avenue and is approximately 150 acres. The site is located within the RA Zone and is within the resource protection district. Currently, the site includes a non-paved parking area for existing recreational uses.

### **Financial and Practical Viability**

With a time horizon that doesn't open until 2050, it is unclear what this site's financial or practical viability will be.

The site would require a survey and feasibility study to examine the viability of housing creation. While much of the area abutting Spurwink Avenue is currently used for recreation, a portion is beyond the 100-year floodplain.

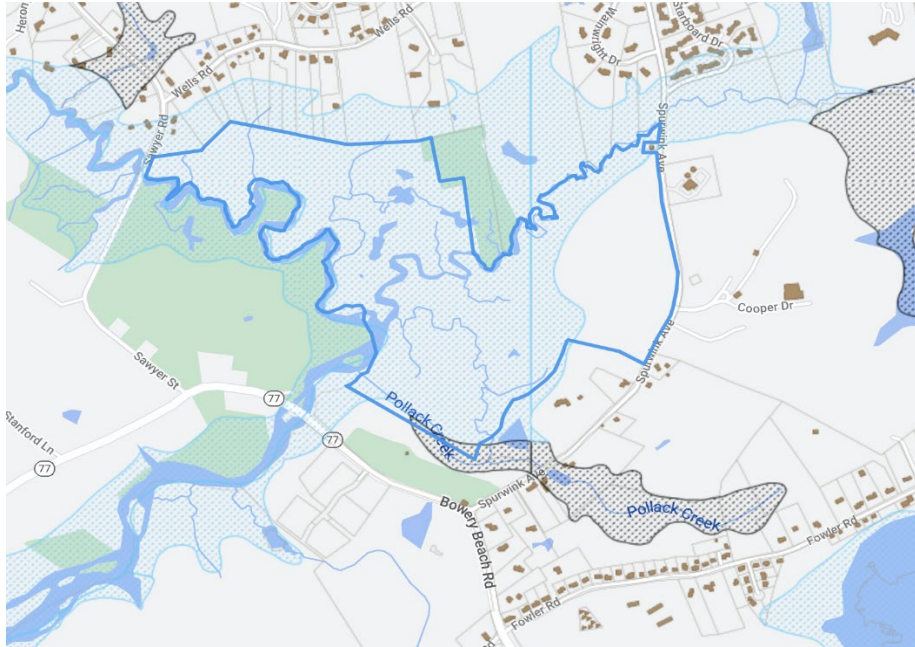
As town-owned land is limited, the Town Farm property could be considered after the Open Space Deed Restriction has expired. The Town Farm site should be reconsidered if a future housing study examines future options before 2050.



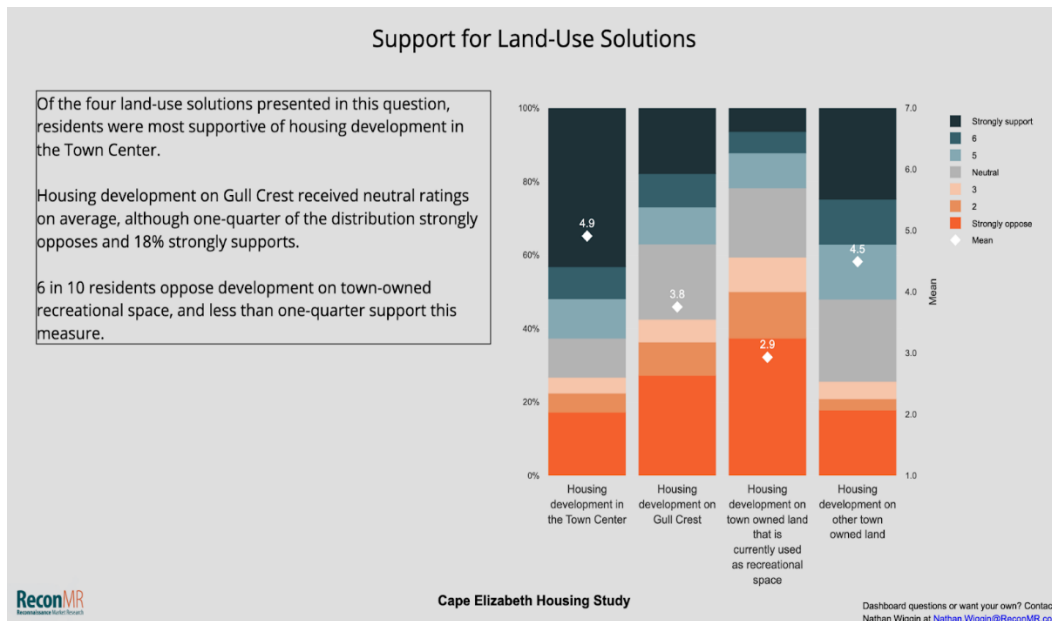
## Community Sentiment

Community sentiment aligns with using non-recreational town-owned land for potential housing creation. Future housing creation plans could reevaluate that question.

Reference GIS map of the site:



Survey results on support for land-use solutions:



## **C. Davis Woods**

**Site Identification: Davis Woods**  
**Ocean House Road**  
**Map R02 Lot 13 (East Side)**  
**Map R03 Lot 13A (West Side)**

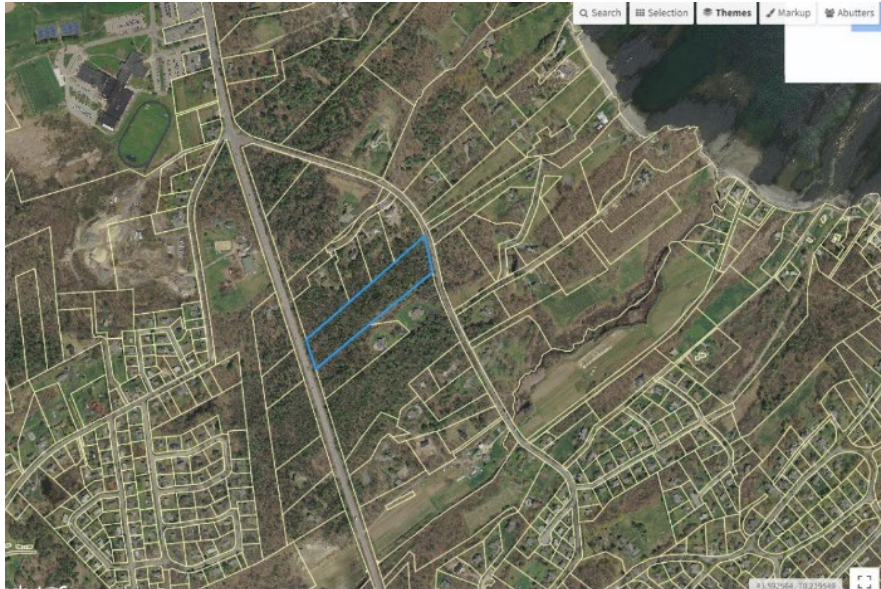
### **Recommendations:**

1. The Town should conduct the necessary reviews to determine further potential for housing towards issuing an RFP for affordable housing development.
2. If an RFP is proposed, the Town should consider options such as rezoning this and potentially adjacent parcels, given the proximity and potential walkability of the site. The Town should also consider rezoning to accommodate the public policy goal of utilizing non-recreational town-owned land to provide affordable housing.
3. As part of an RFP, the Town should require that the site be developed with public wastewater disposal.

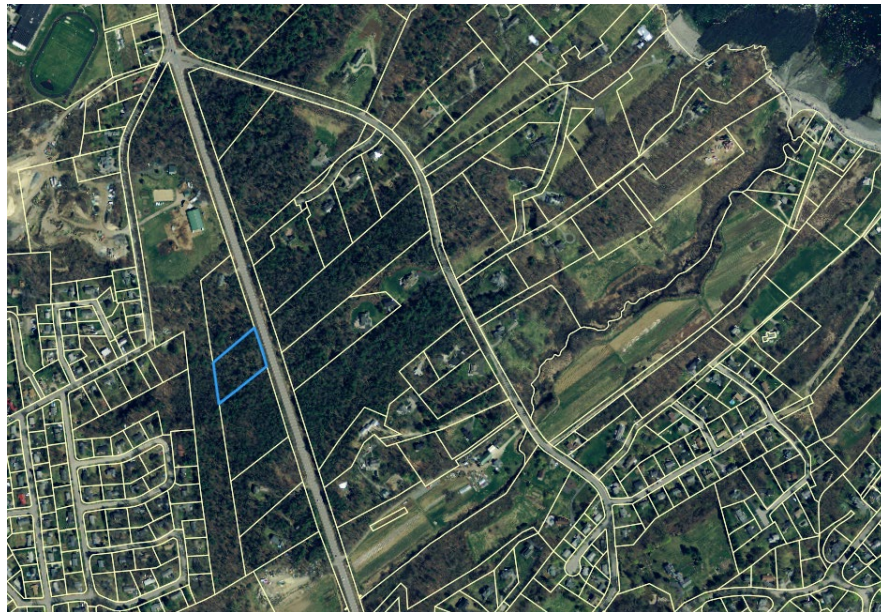
### **Background**

This lot was brought to the attention of the Housing Diversity Study Committee by Cape Elizabeth resident Scott Clark. Davis Woods is two separate parcels of town-owned land located approximately 0.5 miles from Town Hall: (1) 5.25 acres on the easterly side of Ocean House Road within the Residential A (RA) and Resource Protection (RP) 2 zones and (2) 2 acres on the westerly side of Ocean House Road within the RA zone. Davis Woods East is bounded by Ocean House Road to the west, Old Ocean House Road to the east, and residential property to the north and south. Davis Woods West is bounded by Ocean House Road to the east, residential property to the west and north, and property owned by the Cape Elizabeth Land Trust to the south.

The easterly side of Davis Woods- outlined in blue (5.25 acres)



The westerly side of Davis Woods- outlined in blue (2 acres)



The RA zone allows for the development of single-family homes and multi-family/plex buildings. The current minimum required lot size for a single-family home is 2 acres; the minimum required lot size for a multi-family/plex is 10 acres. Based on the minimum required lot size, Davis Wood does not qualify for multi-family/plex housing. Under section 19.7.2 (Open Space Zoning), the maximum density of residential development in the RA zone is 1 unit per

66,000 square feet. Recommendations elsewhere in this report would change the proposed density and lot size to allow different and more diverse forms of housing development.

The RP2 Zone is an area that requires regulation due to the sensitivity to development or their general wetland qualities and is designated Resource Protection 2 – Wetland Protection District (RP2-WP). The Town has prepared a zoning map showing the RP2-WP District based on the best available information at a town-wide scale. However, the district's actual boundaries shall be determined by field verification. Permitted uses in the RP2 zone with the issuance of a Resource Protecting Permit “RPP” include one- and two-family dwellings, accessory buildings and structures, and new street construction.

Due to the speed limit along the section of Ocean House Road that fronts Davis Woods, the safest means of ingress and egress would be from Old Ocean House Road, subsequently creating a dead-end road. Dead-end roads shall not be longer than 2,000 feet in length and shall not serve more than 20 dwelling units (Section 16-3.2 A 8).

The town sewer service map shows the subject properties adjacent to areas deemed eligible for sewer service connection.

### **Community Sentiment**

The community survey supports utilizing town-owned land that is not recreational space for potential affordable housing creations. This parcel fits that criteria. Minimal to no roadway work is required to access the property, and adequate utilities may be readily available. The survey also supports the expansion of utilities and infrastructure.

The survey also showed strong support for creating a vibrant town center district. The subject property is ½ mile from the town center, an easy walk or bike ride along existing lighted and maintained pavement. See survey results elsewhere in this report for backup documentation.

### **Financial and Practical Viability**

It is challenging to assess this site's financial and physical feasibility without further analysis. However, the committee heard from several market participants that the use of town-owned land to create affordable housing is a way to eliminate barriers. Other communities have provided surplus town-owned land at little to no cost to developers for the public policy goal of affordable housing creation.

A TIF that captures additional single-family home development in southern Cape Elizabeth could be one method to not only help finance such development but also shield the value of further development from school funding formulas. Expansion of the sewer service areas could also have environmental benefits beyond this development.



## D. Town Hall

### Site Identification: Town Hall/Municipal and School Department Offices

320 Ocean House Road

Map U11 Lot17

#### Recommendations:

1. Complete a comprehensive municipal parking study to determine if excess parking within the Town Center area is available to meet the town's needs.
2. Consider development requests that utilize the unused space behind the building and/or excess parking capacity to guide development that meets community needs (e.g., allowing greater use of the site for adjacent development that includes larger units or different income mixture.)
3. Consider future expansion needs of current administrative office space to utilize unused space behind the building.

#### Background

The Cape Elizabeth Town Hall serves as the primary administrative building for both the municipal government and the headquarters for the Cape Elizabeth School Department. The building is open to the public during posted business hours for payment of fees, access to services, meetings with town and school staff, and public meetings. The Council Chambers hosts most major town-wide meetings, and two other conference rooms are available for town or community groups.



The Town Hall was constructed in 1900 and is an excellent example of Colonial Revival architecture with a hipped roof and cupola, classic central portico, and entry with Federal Revival sidelights and fanlight above the main entrance. It is of great historical interest and vital to the Town Center Design Standards. The physical structure of the building is an old and recognizable landmark within the community. It once housed the Cape Elizabeth High School.

The building appears to need some renovation – the HVAC system is not readily controllable, resulting in opening windows to modulate temperature in the winter and no central air conditioning in the increasingly warmer summer months. A recent flood highlighted the vulnerability of the town’s IT infrastructure housed in the basement, and there is little ability to upgrade the technology infrastructure with current services.

There is likely little appetite to move the town’s offices, nor does the building appear readily convertible to other uses. However, uses could be explored should the town move these functions elsewhere.

### **Potential Options**

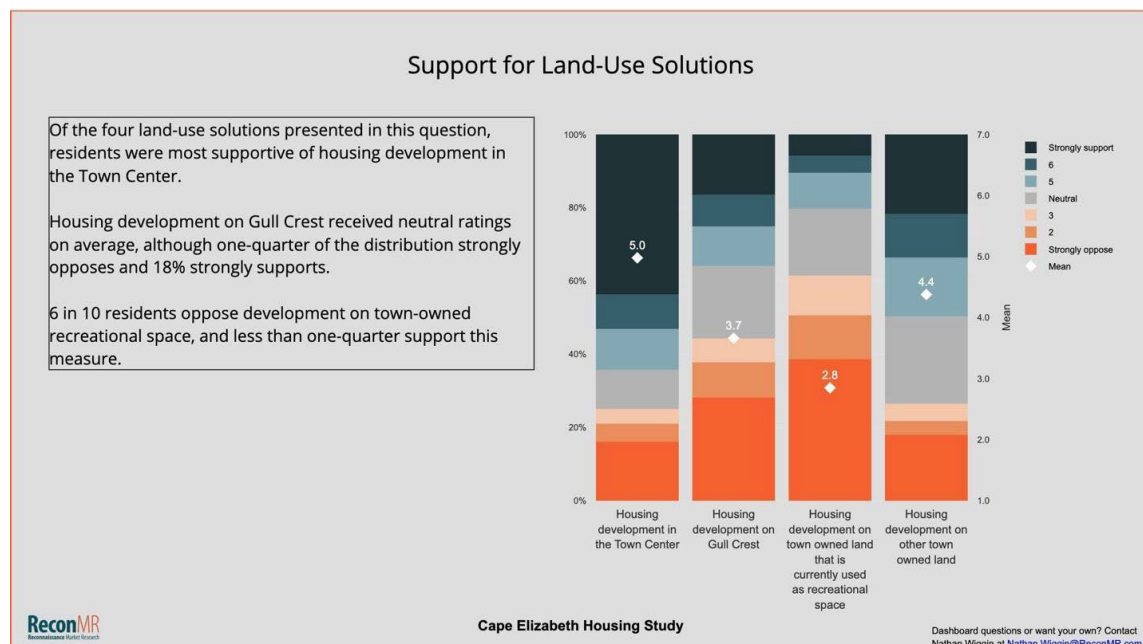
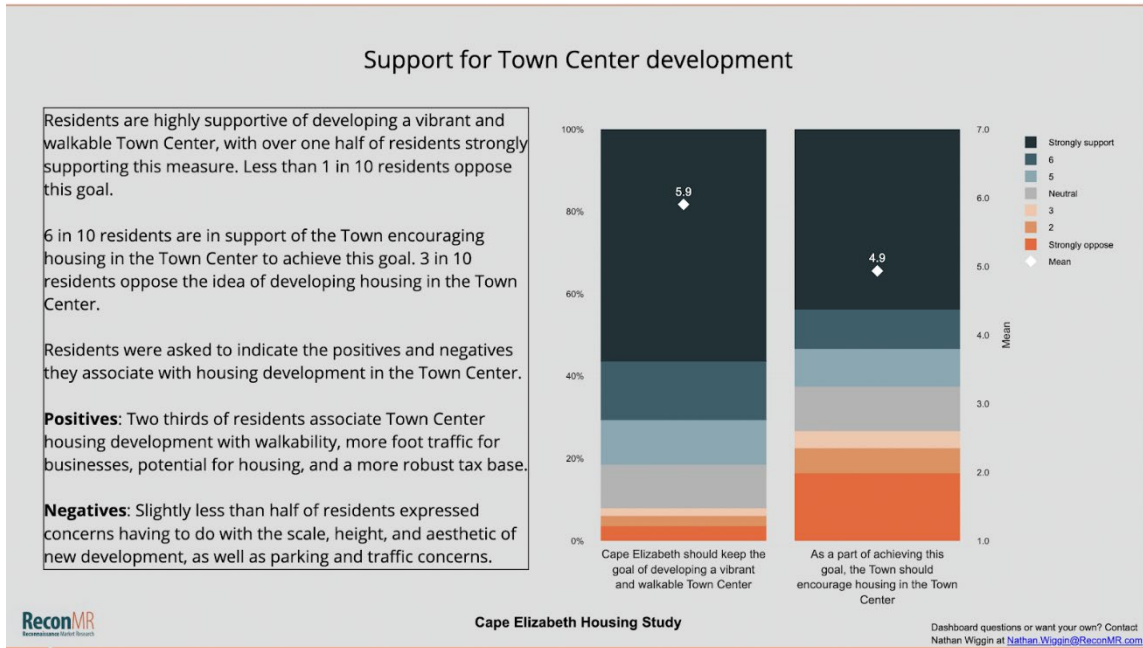
At 2.0 acres, the property includes a large surface parking area and grassy areas where recycling containers were once housed. A municipal parking supply and demand has never been performed, so exactly how much parking Town Hall requires is unclear. While there have been occasions where public meetings overflow the council chambers, these are rare events. With ample parking available elsewhere in the town center – the fire station, community services, the library, and the schools – it appears possible that there is excess capacity within the town hall parking lot.

Should the town desire to control private development throughout the town center, a goal supported in the community survey, it could offer excess parking or land to incentivize a developer to construct housing that the town deems most meets its needs. The in-kind donation of this land would be consistent with the sentiment of using town-owned land that is not recreational in nature and allows for control of development without the contribution of local property tax revenue.

A possible example would be to allow a developer to build 5 extra homes, all to be deed restricted to 80% AMI, in exchange for the parking and/or land area such homes would require. Building these homes could allow for different mixed-income development styles than a standard LIHTC development, with 2/3 of the homes at 60% AMI and the remainder at a natural 100% AMI market rent.

## Community Sentiment

The committee’s survey asked several questions about the use of town-owned land, using local tax revenue for housing, and town center development. Community support was strong for the development of the town center and for providing non-recreational town-owned land as part of the way to guide that development. Using excess land behind the town hall is consistent with all those options.



## **Financial and Practical Viability**

Should there be excess parking and land, its inclusion in a larger private development would be tax accretive to the town, with untaxed underused land expanding its tax base. Since infrastructure and utilities are already in place, the marginal increase in revenue should offset any increased costs, including converting public costs (maintenance) into private costs.

There are practical examples of towns converting un- and under-utilized municipally owned sites. In Cumberland, for example, the town converted and relocated recreational resources next to its municipal building to develop senior housing using LIHTC funding.

## **Conclusion**

At this time, it is impossible to fully ascertain how much excess parking and/or land is available at the town hall site; more work to develop that concept would need to be completed. A private developer would likely complete this work at its own expense should the town signal its willingness to consider creative solutions. However, there are broader reasons the town may seek to assess its parking inventory, especially should other projects in the town pipeline (fire station expansion, old library reuse, potential school development) advance through planning stages. Conducting future planning could help the town and private market understand the needs and allow a more creative land use planning process to achieve the community's publicly stated goals of creating a vibrant town center.



## **E. Historic 1933 School Building**

### **Site Identification: Historic 1933 School Building**

**14 Scott Dyer Road**

**Part of Map U21 Lot 12**

### **Recommendations:**

1. If the upcoming school project deems this structure surplus and unnecessary for continued educational needs. In that case, the committee recommends that the town assess the building and site for adaptive re-use for affordable housing by performing the following actions:
  - a. Assess the physical structure of the building and site for adaptive reuse, including the location of whatever future educational facilities may be constructed.
  - b. Assess the zoning implications of adaptive reuse versus new construction and the potential need to rezone the site or create an overlay.
  - c. Leverage private financing from sources such as historic tax credits.
  - d. Prepare a draft RFP to understand private market appetite.

### **Background**

The property is a 3-story structure initially built to house Cape Elizabeth High School. Through 90+ years and dozens of renovations, it now serves as a wing of the middle school and administrative offices/storage for the school department. A recent school proposal provided for the demolition and removal of this structure. The town is currently undergoing a planning process that could result in this structure becoming surplus town property.

### **Financial and Practical Viability**

From a financial perspective, adaptive reuse includes leveraging private funds via historic tax credits and other available private, state, and federal sources of funds. The existing land and structure could be donated (sold or leased) for a low or nominal amount, further adding to financial viability.

There is a long history of practical use in other jurisdictions, including reusing historic schools and similar structures in Maine and throughout the country. Generally, narrow footprints are well suited for housing, providing maximal light and air.

Other examples of schools converted to housing in Maine include:

- The North School in Portland (Built 1867, and converted in mid-1980s)
- Roosevelt School, South Portland (Built 1928, converted in 2014)
- Saint Hyacinth's School and Convent, Westbrook (Built 1893/1921, converted in 2014)
- Hodgkins School, Augusta (Built 1950's, converted 2016)
- Brewer Middle School, Brewer (Built 1926, converted 2015)

Many of these school conversions utilized the various funding sources available today, including LIHTC and other private, state, and federal funds.

### **Community Sentiment**

This site was added to the committee's list from a community member's comment at an early public forum. Town residents in community forums and through the survey indicated a preference for housing development within the town center, where this site sits. It is within walking distance of the schools, town services, the library, shopping center, retail, and professional services. The site also meets the existing town definition of walkable for transportation purposes.

Community sentiment is also very strongly aligned with not utilizing land used for recreational purposes for housing development; however, there is public appetite for the use of town-owned land, which is not recreational. This site meets both needs as it could likely not be re-used for recreation.

Survey results highlight the support for the use of non-recreational town-owned resources. Please see the survey or other sections of this report.

## **K. Housing Creation Goals**

The Housing Diversity Study specifically laid out the creation of an affordable housing goal as a critical first step. The committee recognizes the importance of a goal and utilized the time to hear from experts, understand the factual bases involved in housing creation, and understand community sentiment before recommending a firm goal or range of goals.

### **Recommendations:**

1. The town should set a goal of creating 125 affordable housing units and 50 additional accessory dwelling units (ADUs) over the next ten years, utilizing multiple methods in this report, the Housing Diversity Study, and future opportunities that may arise over time.
2. As part of that goal, the town should encourage housing development at multiple price points, including deed-restricted Affordable Housing at numerous price points.

### **Background**

The committee recognizes that market forces, community sentiment, private developers, and town policies will ultimately determine the mixture of housing types, locations, and individual home mix. The following tables lay out a range of potential options based on information received to date, the Housing Diversity Study, and overlaying community sentiment primarily reflected in the town-wide statistical survey results.

The committee also recognizes that deed-restricted Affordable Housing often involves other complementary housing typologies – for example, housing created through inclusionary zoning includes market-rate development. Another example of deed-restricted affordable housing, such as that developed using private funds (LIHTC), often has market-rate homes that are more naturally affordable, thus creating additional housing diversity over and above the intended goal.

Any meaningful housing creation goal will likely require several solutions; several possible scenarios are presented below. Each potential scenario below represents a possible solution utilizing the tools recommended in this report and the Housing Diversity Study, includes a mixture of price points, rental and for sale options, and targets each of the potential groups who would benefit from diverse and affordable housing options in Cape Elizabeth. These scenarios are meant to be fluid and do not indicate precise allocations toward each goal – they merely represent possible permutations and combinations of housing typologies that support diverse and affordable housing creation.

NOTES: Affordable Homes, as defined below, are deed-restricted affordable housing at various price points where such housing is typically built and financed.

Diverse/affordable Homes represent non-deed restricted housing that, by its nature (size, location, scope), would likely qualify as naturally occurring affordable housing at price points not generally reflected in new housing construction in Cape Elizabeth today.

Small Multifamily refers here to properties with four homes or fewer.

Smaller Multifamily refers here to properties with six to seven homes or fewer.

For illustrative purposes only, the following scenarios lay out several scenarios that could achieve housing creation goals. The committee cited the time period of its goal setting (10 years) and the lengthy period (18 months to 2 years) needed to implement recommended changes in setting a lower goal than suggested in the Housing Diversity Study.

Potential Scenario 1:

<b>Type of Housing</b>	<b># of Developments</b>	<b>Affordable Homes</b>	<b>Diverse/Affordable Homes</b>	<b>Total Homes</b>
Larger Multifamily	2	35	10	90
Smaller Multifamily	8	4	2	48
Small Multifamily	5	1	3	20
ADUs	50	15	35	50
Inclusionary For Sale	2	6	0	6
Inclusionary Rental	2	10	0	10
Rural Rental	2	36	0	36
Other Homeownership	10	4	0	40
<b>Total Diverse and Affordable Homes Created</b>		<b>214</b>		<b>300</b>
Breakdown of Price Points				
60% AMI	70	33%		
80% AMI	98	46%		
120% Homeownership	46	21%		
Total Affordable	214			
Market but Add Diversity	86			
Total Diverse + Affordable	300			

Potential Scenario 2:

<b>Type of Housing</b>	<b># of Developments</b>	<b>Affordable Homes</b>	<b>Diverse/Affordable Homes</b>	<b>Total Homes</b>
Larger Multifamily	1	35	10	45
Smaller Multifamily	4	4	4	32
Small Multifamily	10	2	2	40
ADUs	60	20	40	60
Inclusionary For Sale	3	9	0	9
Inclusionary Rental	2	10	0	10
Rural Rental	1	18	0	18
Other Homeownership	15	5	0	75
<b>Total Diverse and Affordable Homes Created</b>		<b>203</b>		<b>289</b>
Breakdown of Price Points				
60% AMI	35	17%		
80% AMI	84	41%		
120% Homeownership	84	41%		
Total Affordable	203			
Market but Add Diversity	86			
Total Diverse + Affordable	289			

Potential Scenario 3:

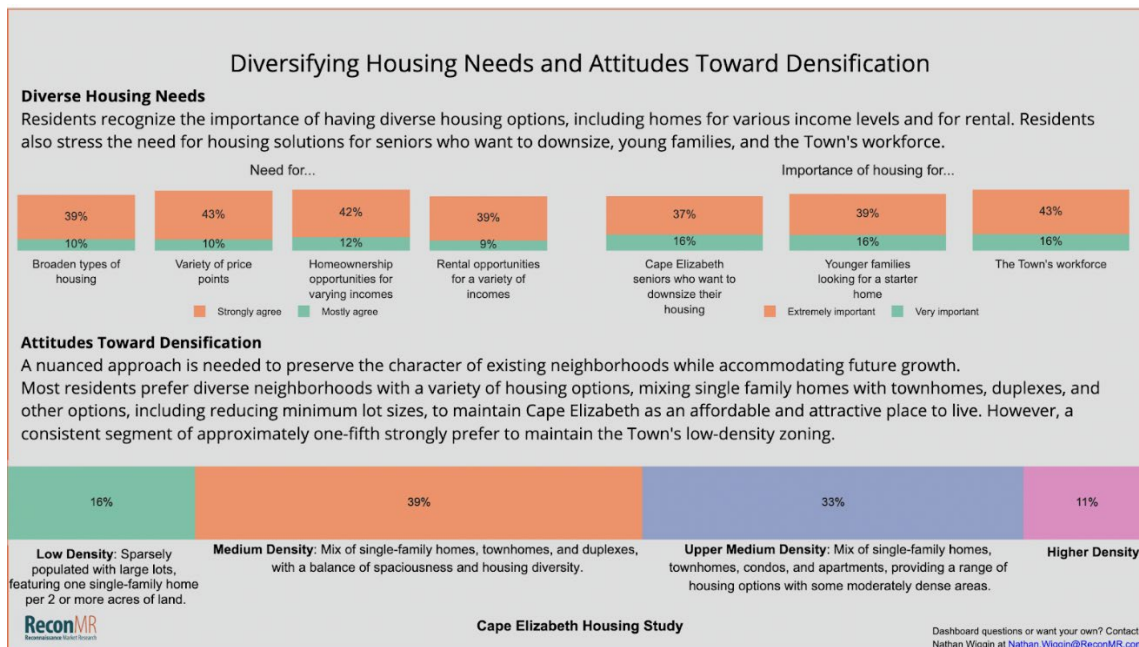
<b>Type of Housing</b>	<b># of Developments</b>	<b>Affordable Homes</b>	<b>Diverse/Affordable Homes</b>	<b>Total Homes</b>
Larger Multifamily	3	35	10	135
Smaller Multifamily	5	4	4	40
Small Multifamily	8	2	2	32
ADUs	50	15	35	50
Inclusionary For Sale	3	9	0	9
Inclusionary Rental	2	10	0	10
Rural Rental	2	36	0	36
Other Homeownership	15	5	0	75
<b>Total Diverse and Affordable Homes Created</b>		<b>286</b>		<b>387</b>
Breakdown of Price Points				
60% AMI	105	37%		
80% AMI	97	34%		
120% Homeownership	84	29%		
Total Affordable	286			
Market but Add Diversity	101			
Total Diverse + Affordable	387			

The Housing Diversity Study suggested two potential goals - a moderate goal of 200 affordable homes and an ambitious goal of 450 affordable homes. The study delineated more specific housing typologies in its scenario calculations. Generally, it concluded that achieving creation goals was the most possible with the allowance of multi-home building garden buildings. The community sentiment around increased density, especially in some regions of town, such developments will achieve the creation result over the ten years considered.

## Community Sentiment

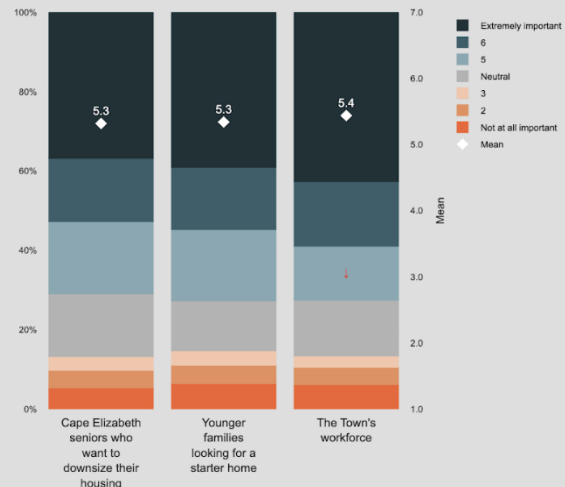
The survey asked several questions geared toward community sentiment around whether the creation of affordable housing options is a community goal, for whom housing creation should be prioritized, the preferred locations for new housing development, and all the trade-offs associated. Other sections of this report detail the density and financial trade-offs generally supported by the community. Still, there is strong support for goal creation for various housing solutions. These solutions target multiple potential demographics and include rental and for-sale options. The goal creation is keeping with that sentiment of targeting various price points for housing.

The following slides – from the introduction and very early parts of the survey – highlight the material used to generate the goal creation.



## Importance for Housing Options Affordable to Seniors, Young Families, Workforce

Residents indicated that affordable housing options for seniors, young families, and Cape Elizabeth's workforce are equally *and* extremely important. Those who don't live in single-family homes gave significantly higher average ratings for each question. About 1 in 10 residents indicated that these measures are not important.



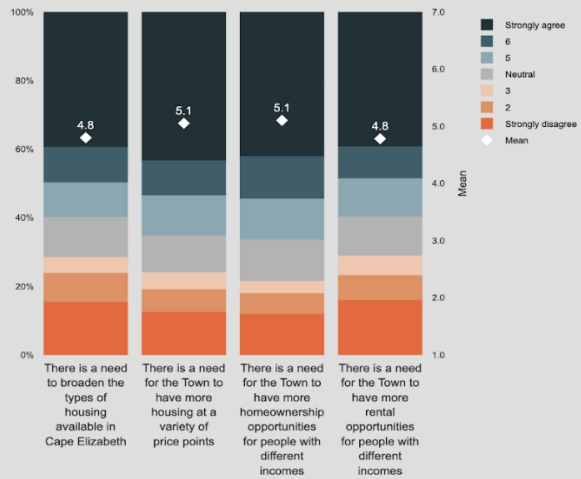
ReconMR  
Residential Market Research

Cape Elizabeth Housing Study

Dashboard questions or want your own? Contact Nathan Wiggins at [Nathan.Wiggins@ReconMR.com](mailto:Nathan.Wiggins@ReconMR.com)

## Resident Attitudes Regarding Need for Housing Types

Residents generally agreed with the four statements displayed to the right. The vast majority (91%) of residents live in single-family homes, and this demographic responded significantly lower (i.e. closer to neutral) to all four questions compared to those who live in duplexes/condominiums, apartments, or other housing types. On average, about one in three residents disagreed with these statements, 1 in 10 were neutral, and the remaining 6 in 10 agreed.



ReconMR  
Residential Market Research

Cape Elizabeth Housing Study

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## **Appendix - Supporting Documents**

1. ReconMR Survey Results Presentation
2. November 7, 2022, Community Forum Report
3. December 5, 2022, Community Forum Report
4. May 1, 2023, Community Forum Report
5. Loomio Final Report
6. Town Owned Land Spreadsheet
7. Gull Crest Affordable Housing Feasibility Report





# Cape Elizabeth, Maine

## 2023 Housing Study

# Study Introduction and Summary

Cape Elizabeth's residents recognize that the Town is facing challenges related to housing. The survey analysis underlines the community's recognition that there is a need for housing densification to efficiently utilize land and resources. The results of the survey also indicate a strong willingness to allocate tax revenue to improve housing affordability, with a preference for public-private partnerships to achieve this goal. Finally, the majority preference for a residential-only zoning, combined with high levels of support for developing a vibrant Town Center, demonstrates the importance of maintaining a residential character while still offering amenities to attract families and create an attractive and vibrant community for all residents.

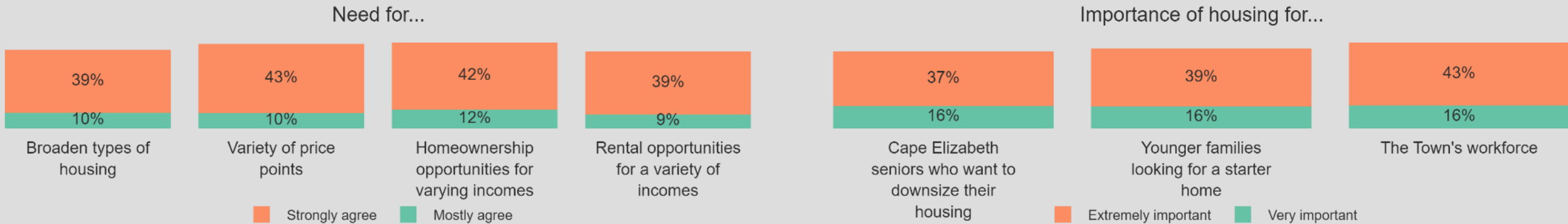
The executive summary provides the narrative for six story lines revealed in the survey analysis:

- The need for diverse housing types
- Attitudes toward densification
- Affordability and tax allocation
- Mixed Use Zoning
- Support for Town Center Development, and
- Support for Gull Crest Development

# Diversifying Housing Needs and Attitudes Toward Densification

## Diverse Housing Needs

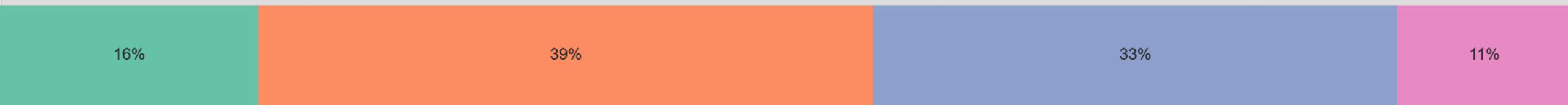
Residents recognize the importance of having diverse housing options, including homes for various income levels and for rental. Residents also stress the need for housing solutions for seniors who want to downsize, young families, and the Town's workforce.



## Attitudes Toward Densification

A nuanced approach is needed to preserve the character of existing neighborhoods while accommodating future growth.

Most residents prefer diverse neighborhoods with a variety of housing options, mixing single family homes with townhomes, duplexes, and other options, including reducing minimum lot sizes, to maintain Cape Elizabeth as an affordable and attractive place to live. However, a consistent segment of approximately one-fifth strongly prefer to maintain the Town's low-density zoning.



**Low Density:** Sparsely populated with large lots, featuring one single-family home per 2 or more acres of land.

**Medium Density:** Mix of single-family homes, townhomes, and duplexes, with a balance of spaciousness and housing diversity.

**Upper Medium Density:** Mix of single-family homes, townhomes, condos, and apartments, providing a range of housing options with some moderately dense areas.

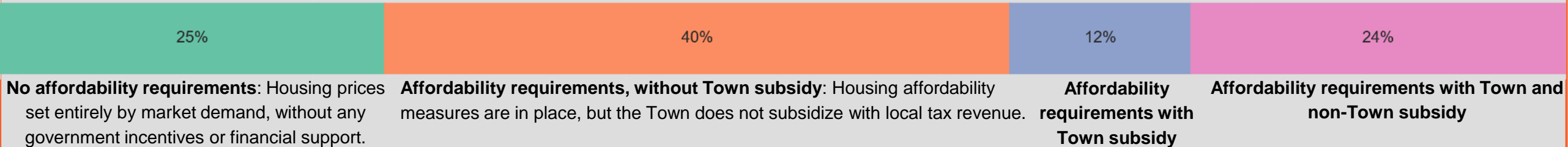
**Higher Density**

# Affordability, Tax Allocation, and Mixed Use Zoning

## Affordability and Tax Allocation

While most residents (90%) emphasize the importance of housing affordability, they are split on the role of the Town to implement affordability measures. Forty percent (40%) express a preference that the Town puts affordability measures in place, but with no Town supported subsidies. Roughly 1 in 4 residents prefer that housing prices are set entirely by market demand, and roughly the same amount prefer affordability requirements with Town and non-Town subsidies.

Conjoint Affordability Preferences



## Mixed Use Zoning

Nearly all residents prefer mixed-development neighborhoods, suggesting that a limited presence of local businesses, including retail stores and restaurants, can add vibrancy to the community and attract families. About one-half of residents prefer a medium over a light business mix.

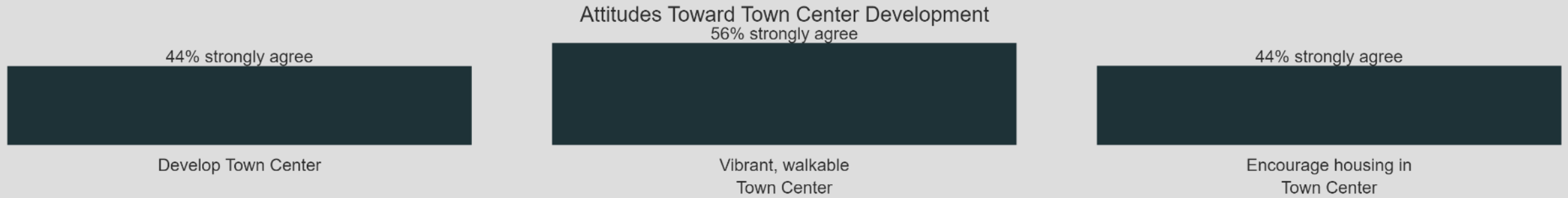
Preferred Mix of Businesses



# Town Center and Gull Crest Development

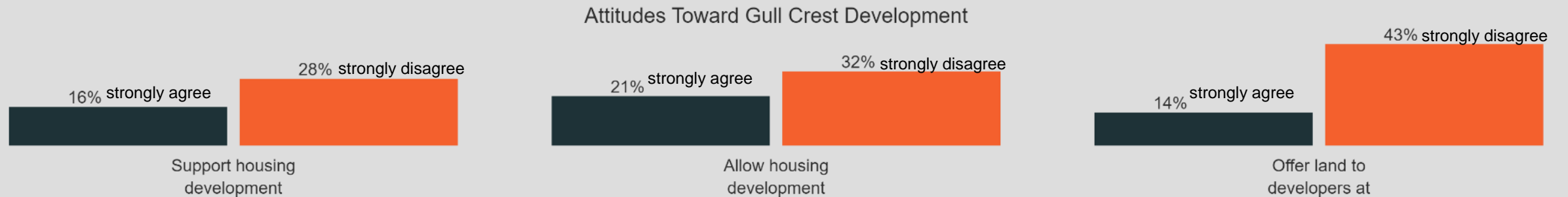
## Support for Town Center Development

Residents express a high level of support for housing development in the Town Center, emphasizing the importance of a vibrant and walkable community hub. Development on Town-owned recreational space, on the other hand, garners strong opposition. Notably, renters are more supportive of development in the Town Center compared to homeowners, reflecting differing priorities within the community.



## Gull Crest Development

Housing development on Gull Crest appears to be a polarizing measure, with nearly half of residents in agreement and 4 in 10 residents in opposition. One third of residents *strongly oppose* this measure, and one quarter *strongly support* it. There are significantly stronger levels of opposition when it comes to offering this land at little or no cost to a developer, with 41% residents *strongly opposing* this measure.



# Popularity of Neighborhood Types

Survey results were used to develop a model comparing resident preferences for three scenarios. By a large majority, residents prefer a neighborhood with variety of housing, small businesses, with non-subsidized affordability measures. The model identifies a strong preference for neighborhoods with increased density and a variety of housing that also includes small businesses. Additionally, residents have a clear preference for the Town to take action on housing affordability.

## The Status Quo



Sparsely populated with large lots, featuring one single-family home per 2 or more acres of land.



All neighborhoods exclusively zoned for residential purposes, with no businesses within walking distance.



Housing prices set entirely by market demand, without any government incentives or financial support.



New developments are concentrated in designated growth areas outside existing neighborhoods, resulting in expansion.

13%

## Mixed Market Rate



Mix of single-family homes, townhomes, and duplexes, with a balance of spaciousness and housing diversity.



Mostly residential properties with some local businesses, including small retail stores, cafes, restaurants with limited seating, and municipal services within walking distance.



Housing prices set entirely by market demand, without any government incentives or financial support.



Add density within established neighborhoods and expand into growth areas.

23%

## Mixed with Affordability Measures



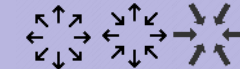
Mix of single-family homes, townhomes, and duplexes, with a balance of spaciousness and housing diversity.



Mostly residential properties with some local businesses, including small retail stores, cafes, restaurants with limited seating, and municipal services within walking distance.



Housing affordability measures are in place, but the Town does not subsidize with local tax revenue.



Add density within established neighborhoods and expand into growth areas.

64%

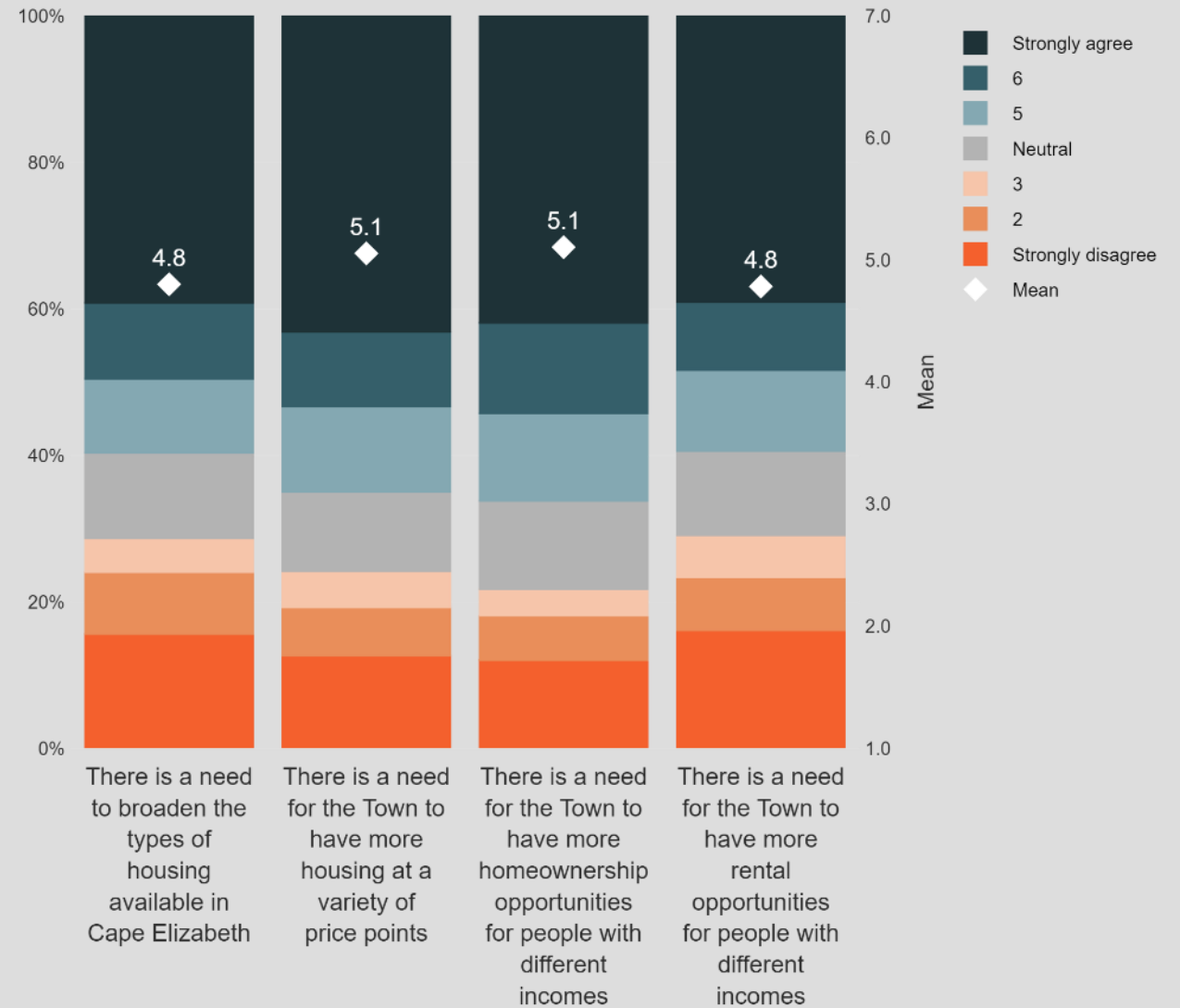
# Conclusions

- Cape Elizabeth residents recognize the need for diverse housing options at a variety of price points and understand the importance of catering to various demographics within the community
  - Careful planning and continued community engagement will be required to navigate a divide among the majority of residents who prefer diverse housing options and a consistent minority segment of residents who prefer lower density and larger lot sizes
- The Town Center emerges as a focal point for development, with residents valuing increased housing density and a vibrant and walkable Town Center, without sacrificing recreational space
- Financing and teardown decisions should be made with the understanding that different segments of the population have varying perspectives. To navigate the housing landscape successfully, it is essential for Cape Elizabeth to strike a balance between these diverse viewpoints and address the town's evolving housing needs in a comprehensive and inclusive manner.



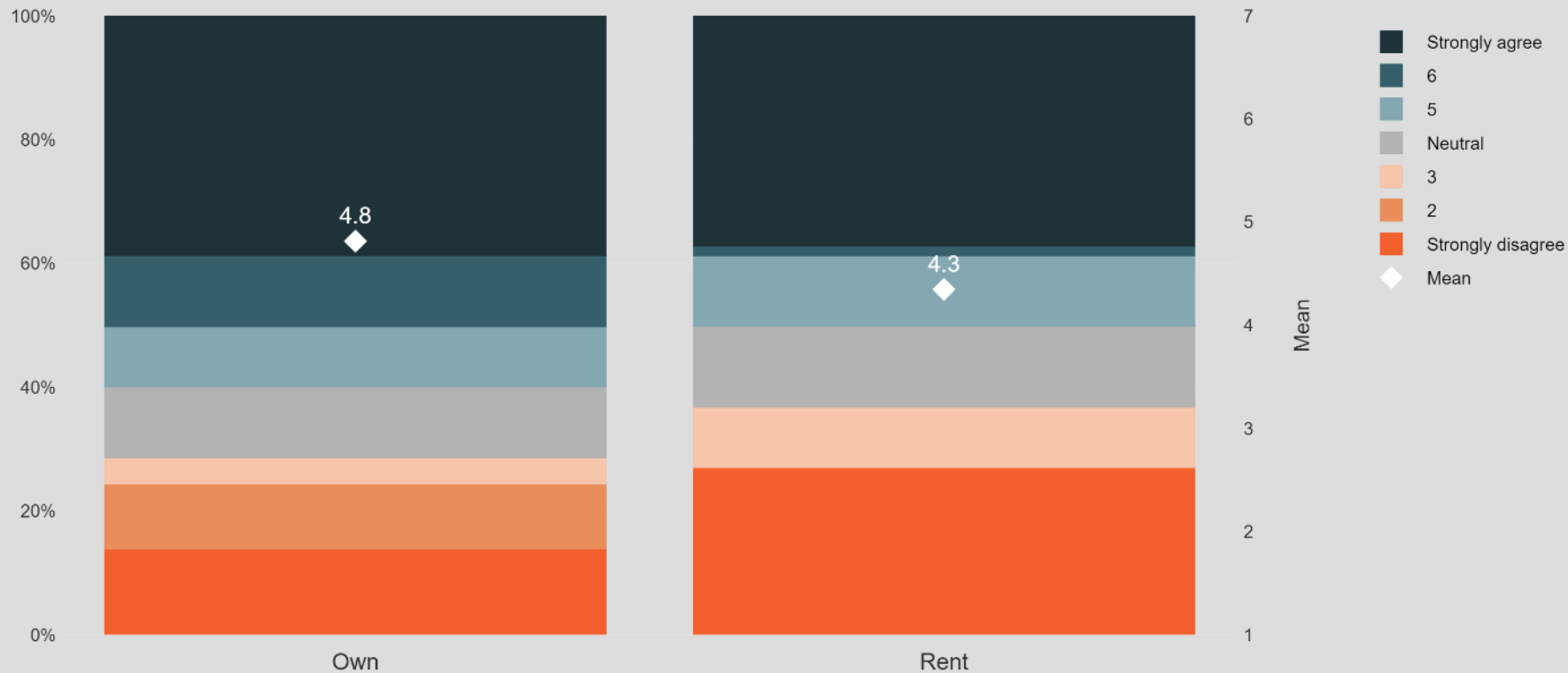
# Resident Attitudes Regarding Need for Housing Types

Residents generally agreed with the four statements displayed to the right. The vast majority (91%) of residents live in single-family homes, and this demographic responded significantly lower (i.e. closer to neutral) to all four questions compared to those who live in duplexes/condominiums, apartments, or other housing types. On average, about one in three residents disagreed with these statements, 1 in 10 were neutral, and the remaining 6 in 10 agreed.



# "There is a need to broaden the types of housing available in Cape Elizabeth."

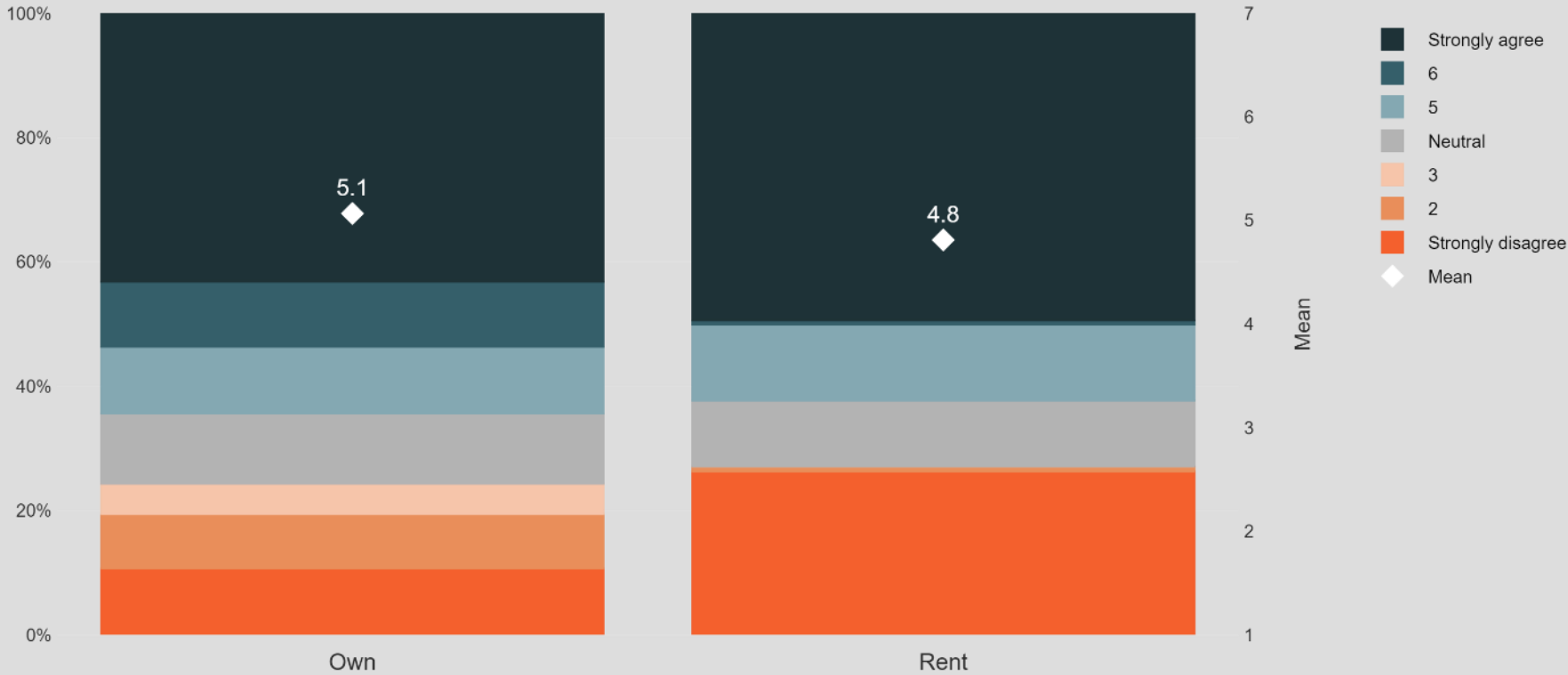
- Residents living in a duplex or townhome agreed more strongly, as well as residents currently considering building an ADU agreed more strongly.



Compare by...	
Demographics	Age
	Years Lived in CE
	Children in HH
	Seniors in HH
Housing Characteristics	Dwelling Type
	Ownership
	Property Size
	ADU Status
Income	Household income
	Housing Burden

# "There is a need for the Town to have more housing at a variety of price points."

- Residents living on smaller properties (under 1/2 acre) and higher density housing (duplex or townhome) agreed more strongly. Support was mixed across income brackets.

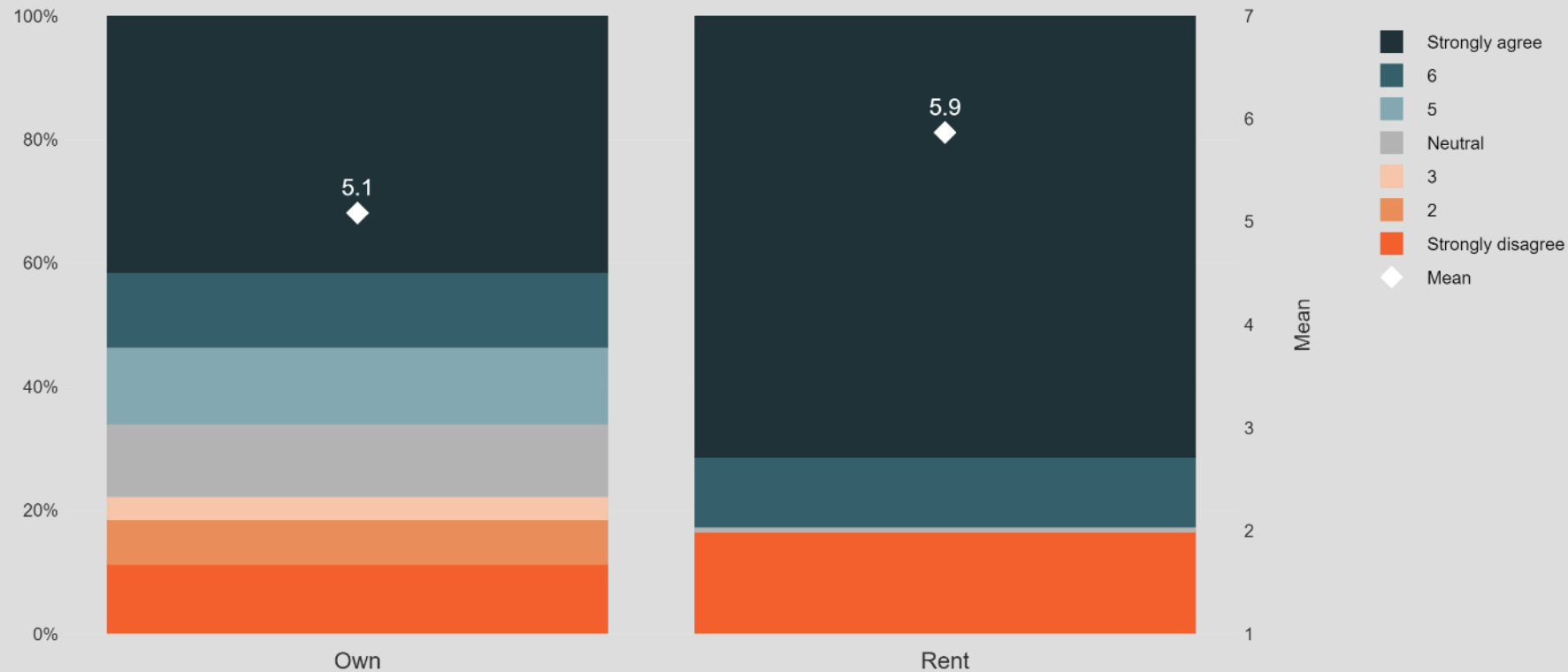


Compare by...	
Demographics	Age
	Years Lived in CE
	Children in HH Seniors in HH
Housing Characteristics	Dwelling Type
	Ownership
	Property Size
Income	ADU Status
	Household income Housing Burden

# "There is a need for the Town to have more home-ownership opportunities for people with different incomes."

- Younger residents, seniors, renters, owners of smaller lots (< 0.5 acre), and residents living in a duplex or townhome agreed more strongly.

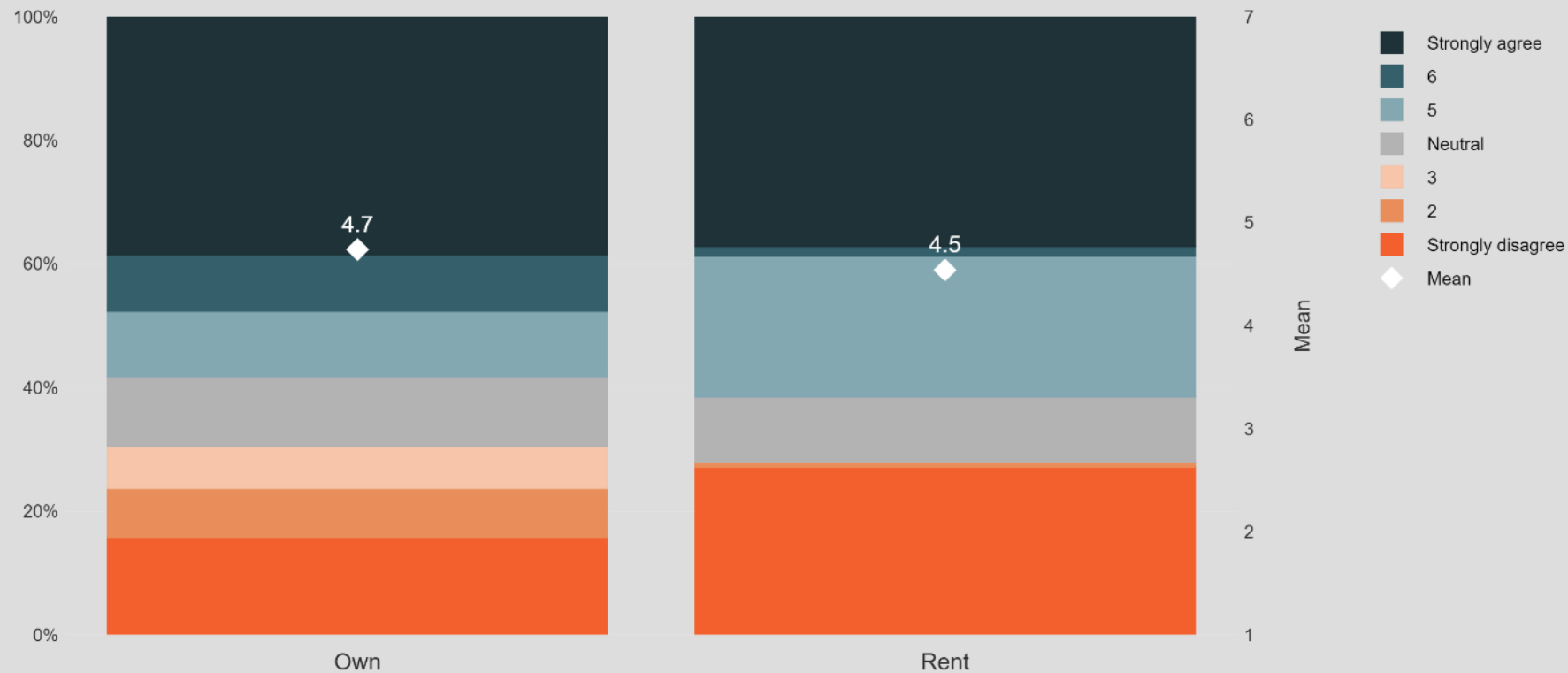
Compare by...	
Demographics	Age
	Years Lived in CE
	Children in HH
	Seniors in HH
Housing Characteristics	Dwelling Type
	Ownership
	Property Size
	ADU Status
Income	Household income
	Housing Burden



Cape Elizabeth Housing Study

# "There is a need for the Town to have more rental opportunities for people with different incomes."

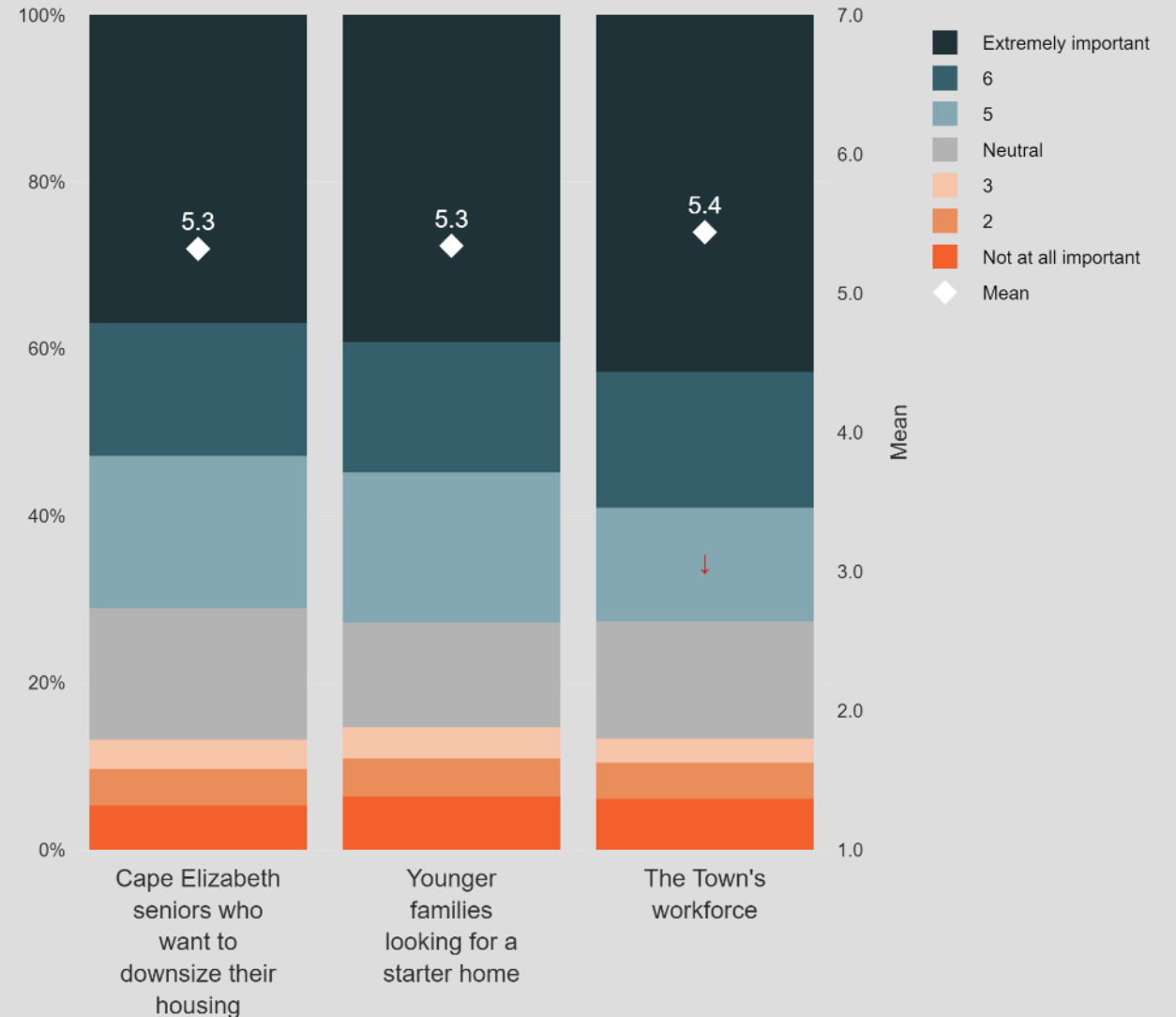
- Newer residents, those living in a duplex or townhome, and those living on smaller lots agreed more strongly.



Compare by...	
Demographics	Age
	Years Lived in CE
	Children in HH Seniors in HH
Housing Characteristics	Dwelling Type
	Ownership
	Property Size
	ADU Status
Income	Household income
	Housing Burden

# Importance for Housing Options Affordable to Seniors, Young Families, Workforce

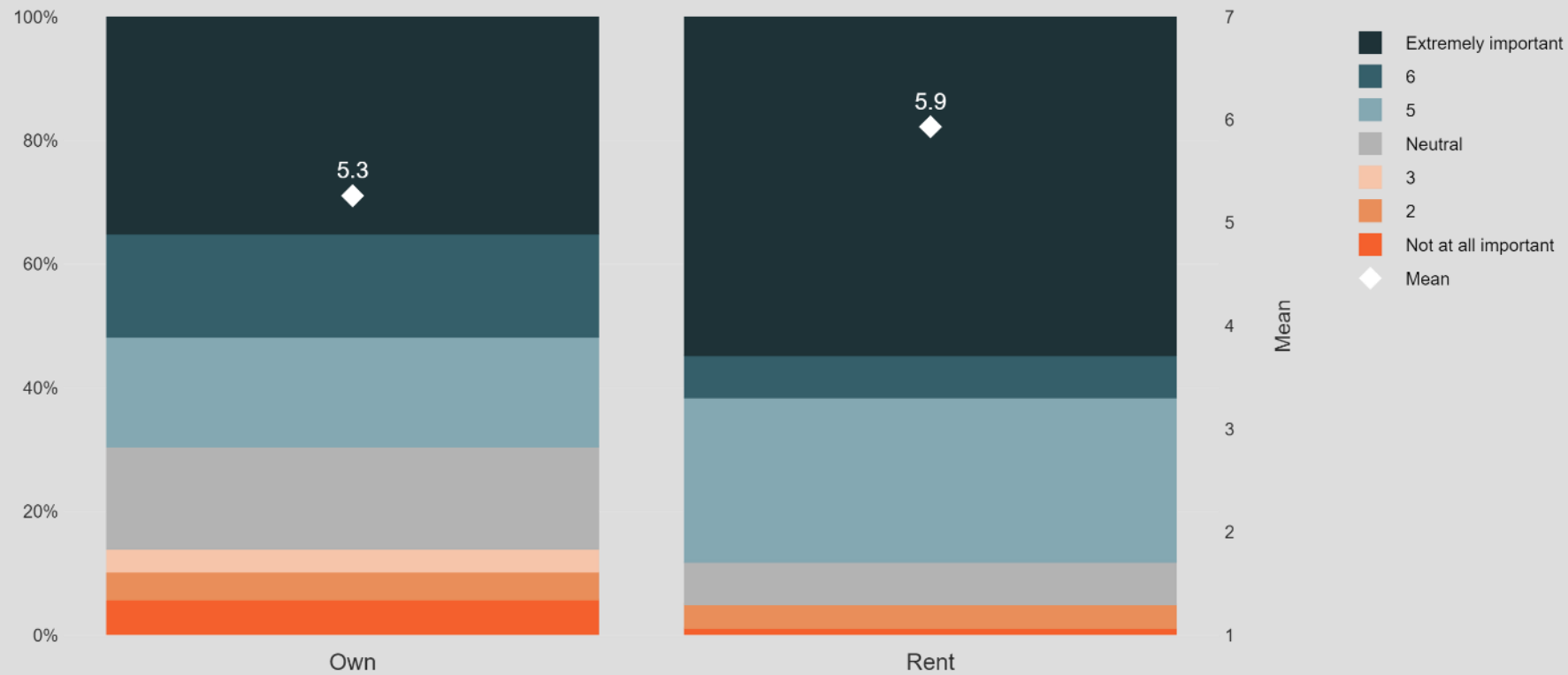
Residents indicated that affordable housing options for seniors, young families, and Cape Elizabeth's workforce are equally *and* extremely important. Those who don't live in single-family homes gave significantly higher average ratings for each question. About 1 in 10 residents indicated that these measures are not important.



**Cape Elizabeth Housing Study**

# Importance of More Housing Options Affordable to Seniors Who Wish to Downsize

- Households with seniors, renters, and residents living in a duplex, townhome, or apartment were more likely to rate this as extremely important.

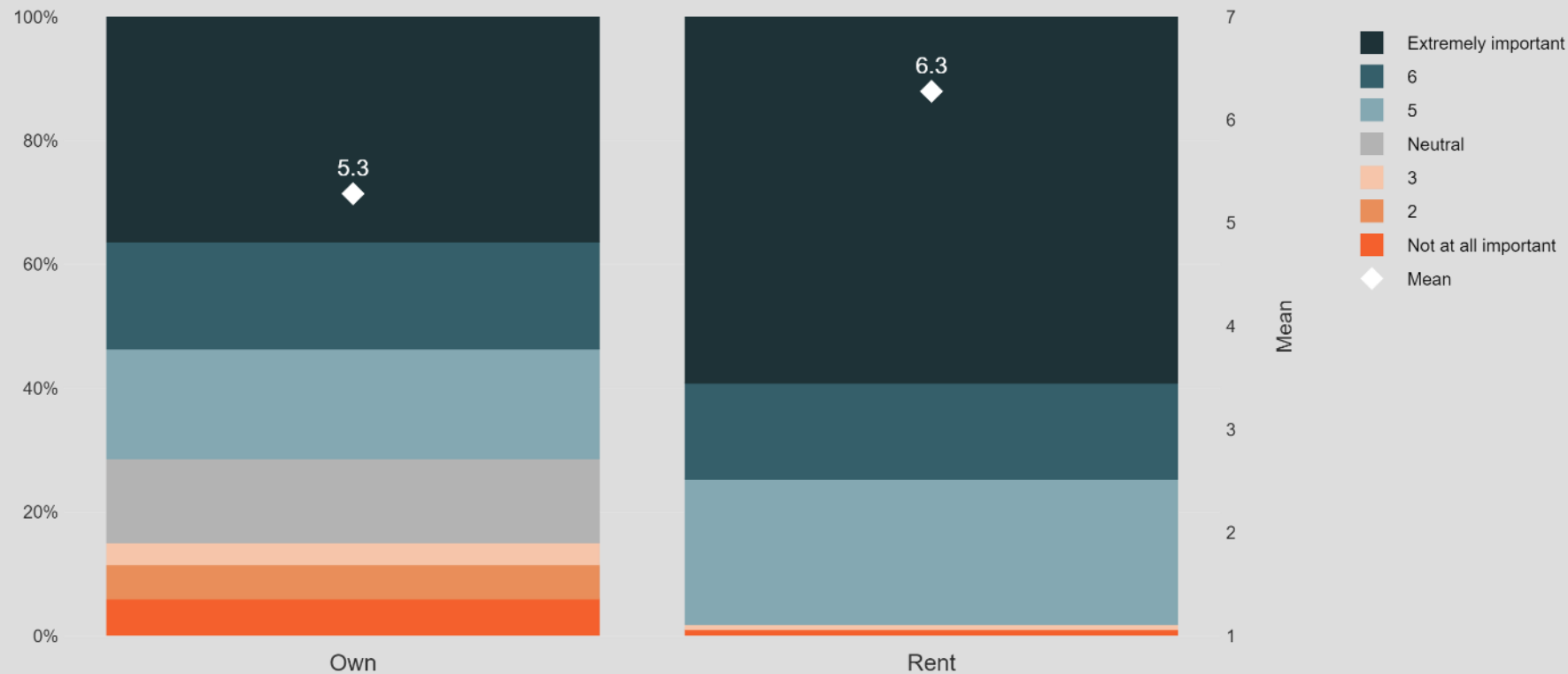


Compare by...	
Demographics	Age
	Years Lived in CE
	Children in HH Seniors in HH
Housing Characteristics	Dwelling Type
	Ownership
	Property Size
	ADU Status
Income	Household income
	Housing Burden



# Importance of More Housing Options Affordable to Young Families Looking for a Starter Home

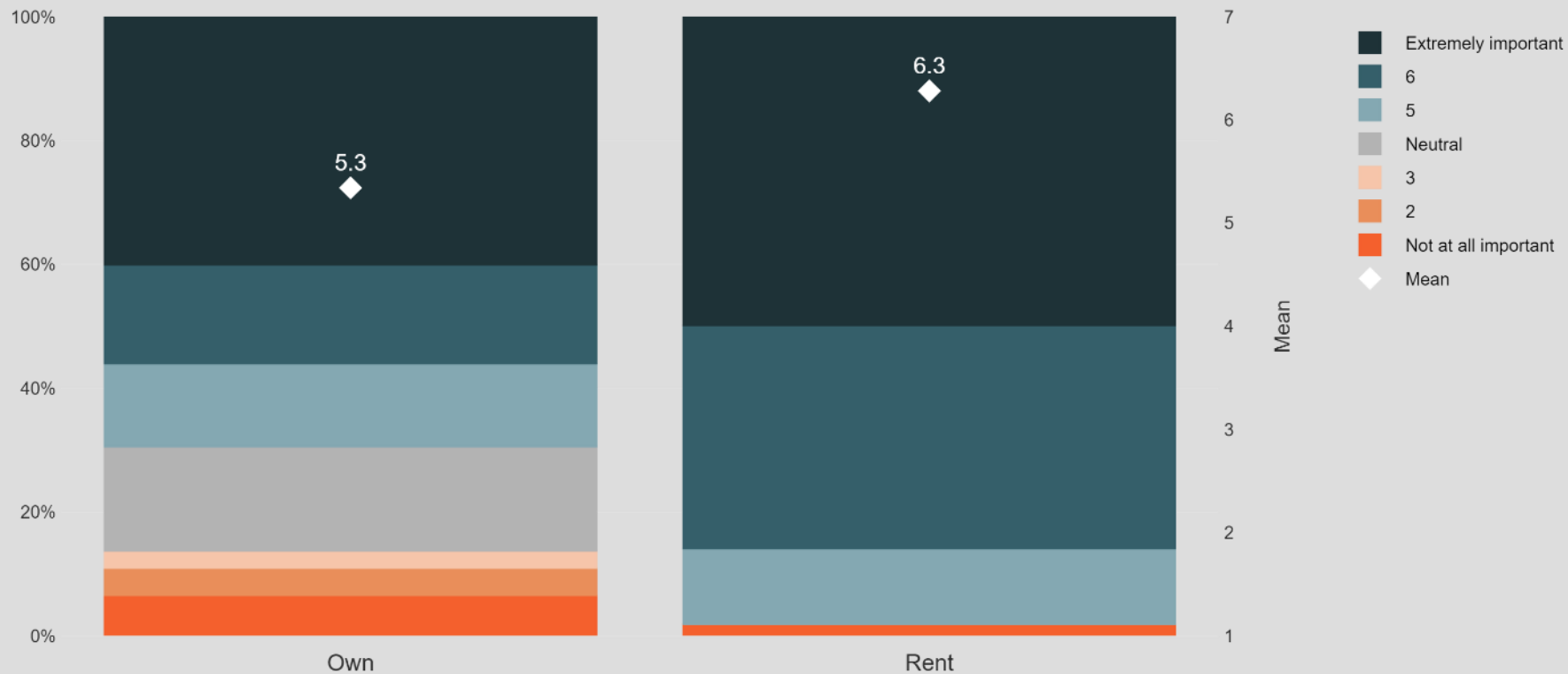
- Nearly all renters indicated that this is important, the majority of which indicated an extreme level of importance. There were no statistical difference between households with children and households without children.



Compare by...	
Demographics	Age
	Years Lived in CE
	Children in HH Seniors in HH
Housing Characteristics	Dwelling Type
	Ownership
	Property Size
	ADU Status
Income	Household income
	Housing Burden

# Importance of More Housing Options Affordable to the Town's Workforce

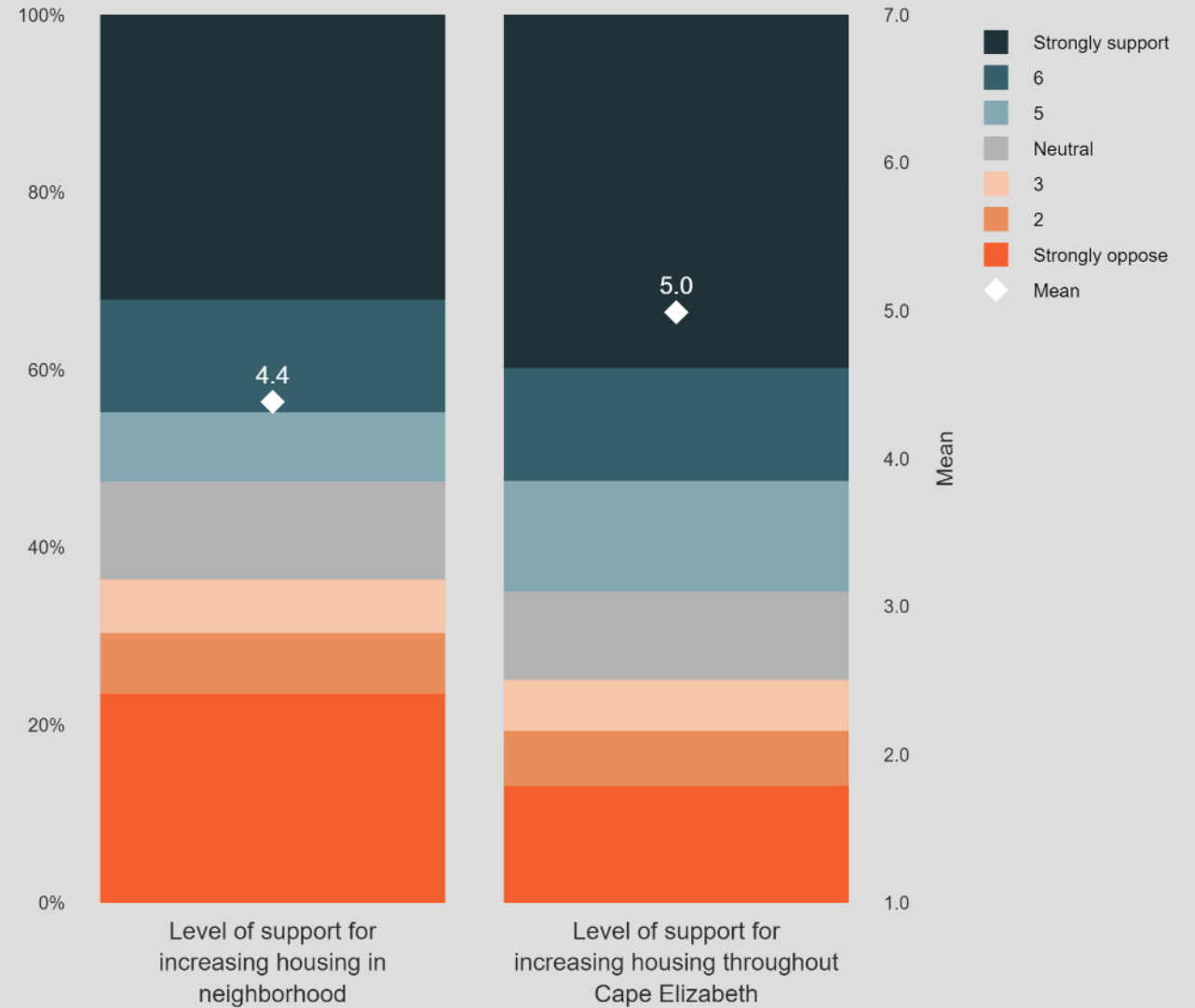
- Nearly all renters indicated that this is important, the majority of which indicated an extreme level of importance. Newer residents were also more likely to indicate that this is important.



Compare by...	
Demographics	Age
	Years Lived in CE
	Children in HH Seniors in HH
Housing Characteristics	Dwelling Type
	Ownership
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# Support for Increasing Density in Cape Elizabeth

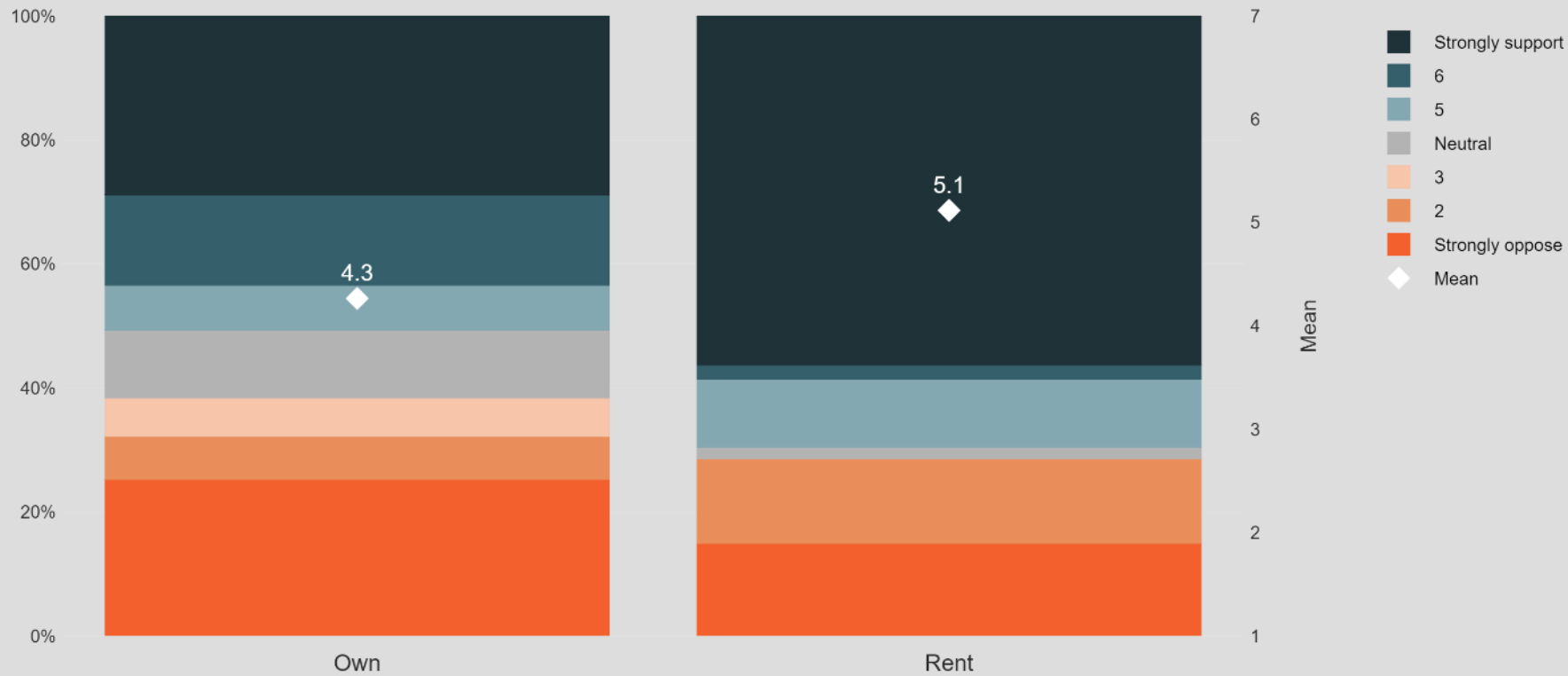
Two thirds of residents are in favor of increased housing in Cape Elizabeth, and one half of residents support increased housing *in their neighborhood*.



## Cape Elizabeth Housing Study

# Level of support for increasing housing in neighborhood

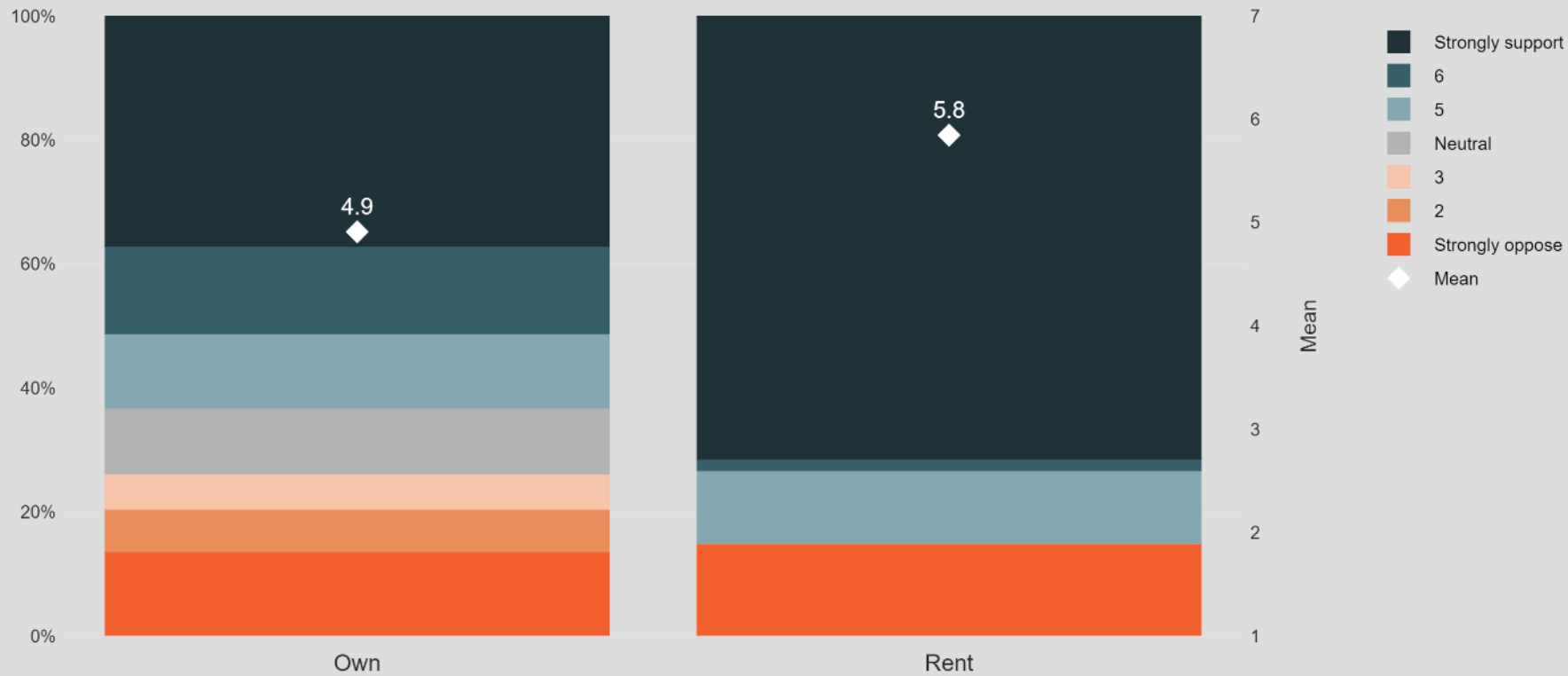
- Households with children, single-family home residents, and homeowners were less supportive. Residents of smaller lots (< 0.5 acre) were more supportive.



Compare by...	
Demographics	Age
	Years Lived in CE
	Children in HH Seniors in HH
Housing Characteristics	Dwelling Type
	Ownership
	Property Size
	ADU Status
Income	Household income
	Housing Burden

# Level of support for increasing housing throughout Cape Elizabeth

- Residents of smaller lots (< 0.5 acre) were more supportive.

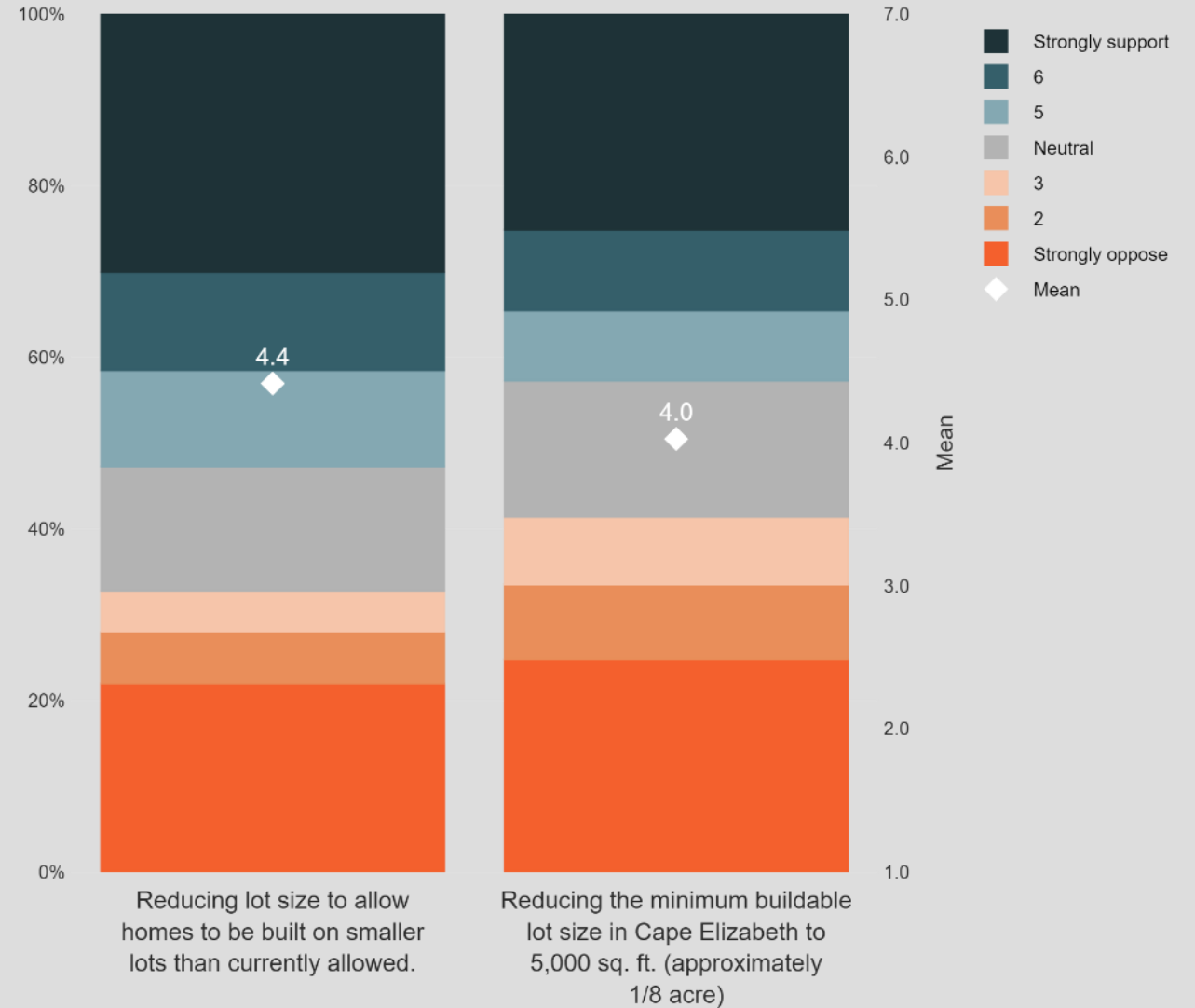


Compare by...	
Demographics	Age
	Years Lived in CE
	Children in HH Seniors in HH
Housing Characteristics	Dwelling Type
	Ownership
	Property Size
Income	ADU Status
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# Reducing Lot Size

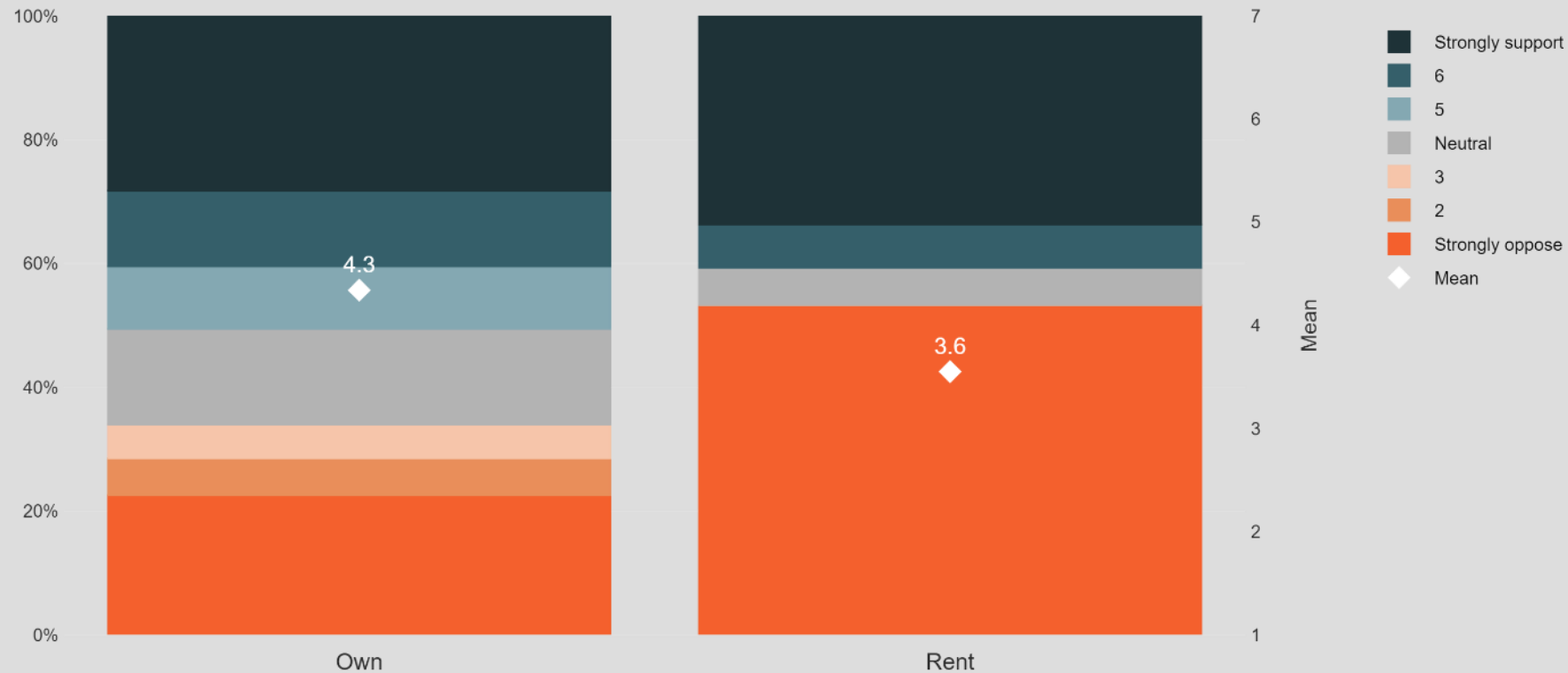
One half of residents support reducing lot size to allow homes to be built on smaller lots than currently allowed, and 3 out of 10 *strongly* support this. 3 out of 10 residents oppose reducing the minimum lot size.

There was approximately 10% less support for reducing the minimum buildable lot size to *specifically* 5,000 square feet, compared to a *general* reduction in lot size.



# Reducing lot size to allow homes to be built on smaller lots than currently allowed.

- Residents who already have ADUs were less supportive, while those building or considering an ADU were more supportive. Owners of smaller properties (< 0.5 acre) were also more supportive.

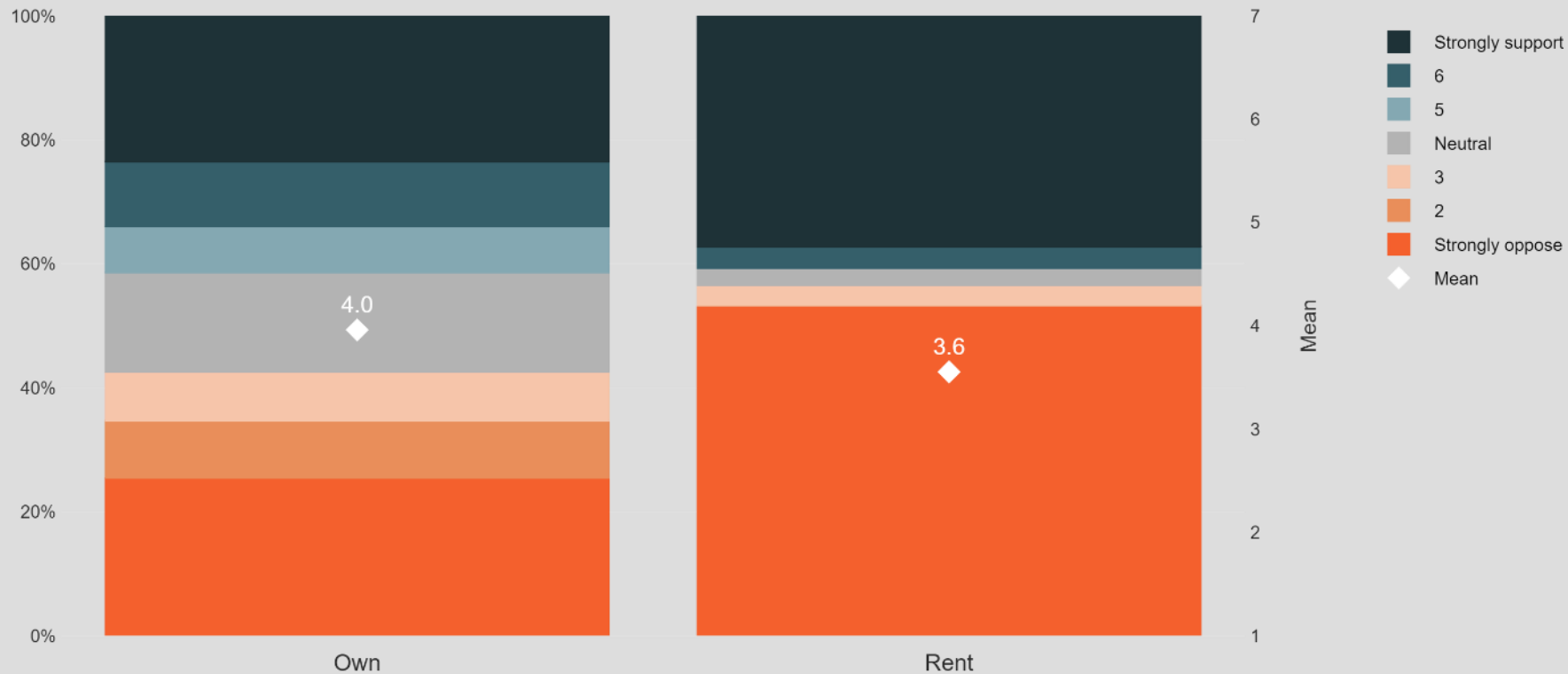


Compare by...	
Demographics	Age
	Years Lived in CE
	Children in HH Seniors in HH
Housing Characteristics	Dwelling Type
	Ownership
	Property Size
	ADU Status
Income	Household income
	Housing Burden



# Reducing the minimum buildable lot size in Cape Elizabeth to 5,000 sq. ft. (approximately 1/8 acre)

- Residents who already have ADUs were less supportive, while those building or considering an ADU were more supportive. Owners of smaller properties (< 0.5 acre) were also more supportive.



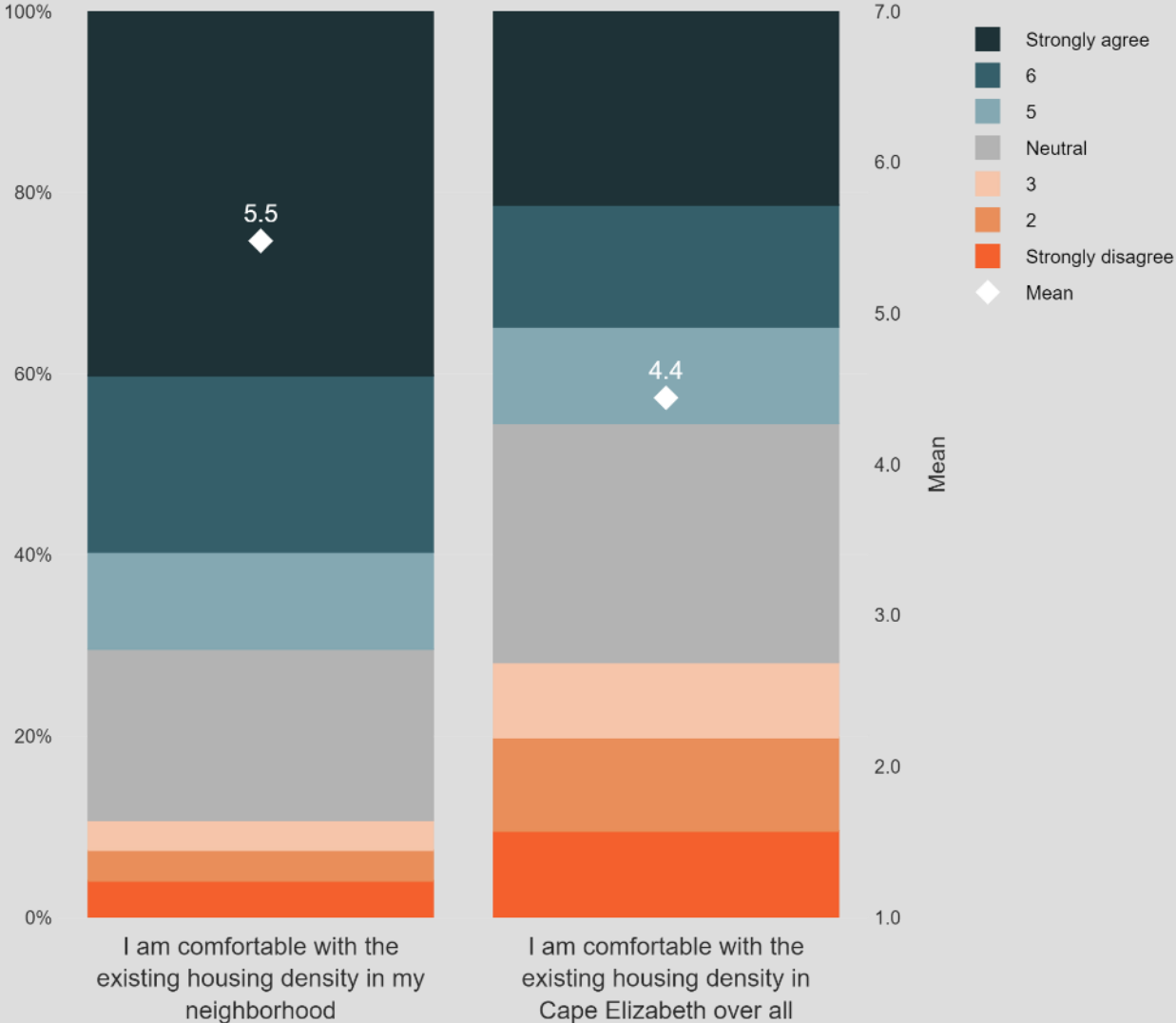
Compare by...	
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	Children in HH Seniors in HH
Housing Characteristics	Dwelling Type
	Ownership
	Property Size
	ADU Status
Income	Household income
	Housing Burden

# Comfort with Existing Housing Density

The vast majority of residents were comfortable or neutral with the current housing density in their own neighborhoods. 11% of residents indicated that they are not comfortable with the current density in their neighborhood.

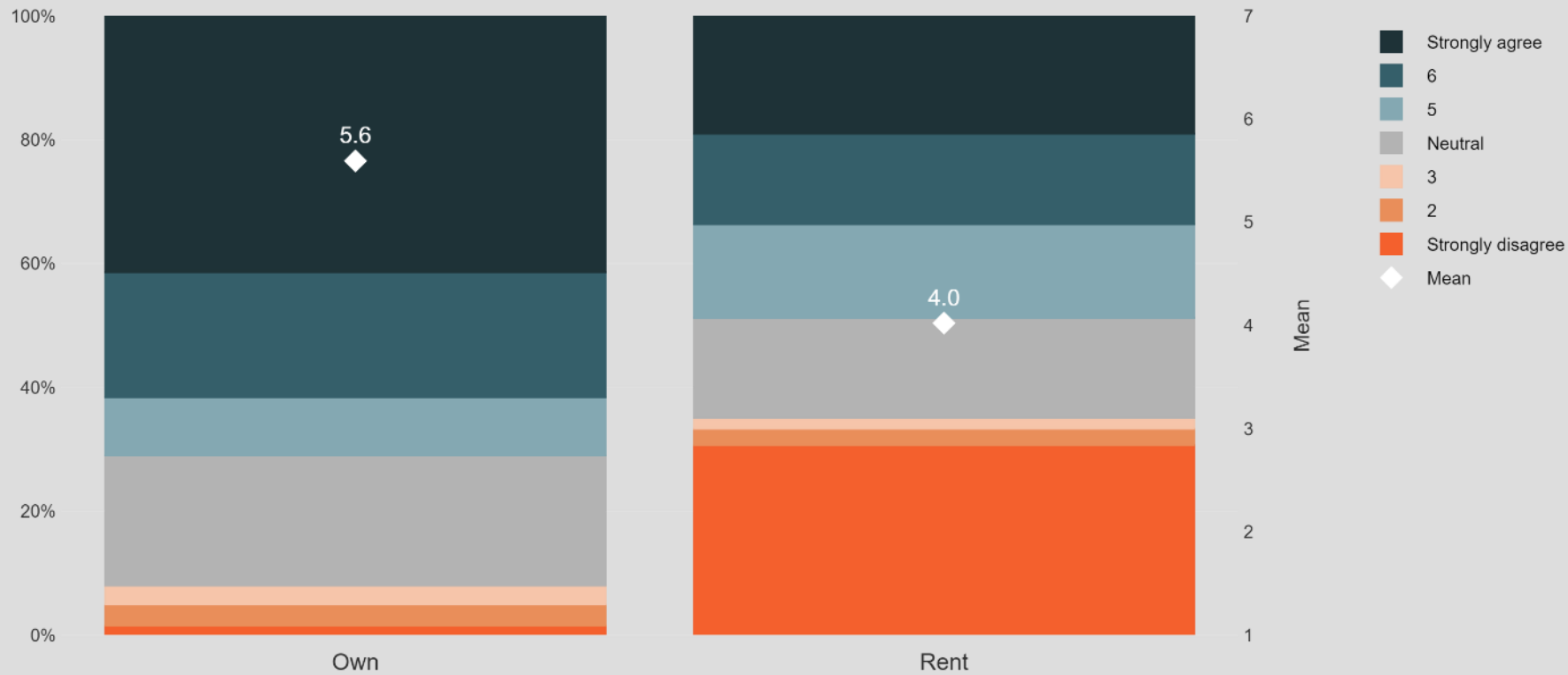
Those who indicated discomfort with the existing level of density were asked the follow-up question: "Why are you not comfortable with the existing level of density?"

41% of renters who expressed discomfort indicated that they wanted to see *more* density, compared to only 20% of homeowners. 1% of homeowners and 0% of renters indicated they wanted to see *less* density.



# "I am comfortable with the existing housing density in my neighborhood."

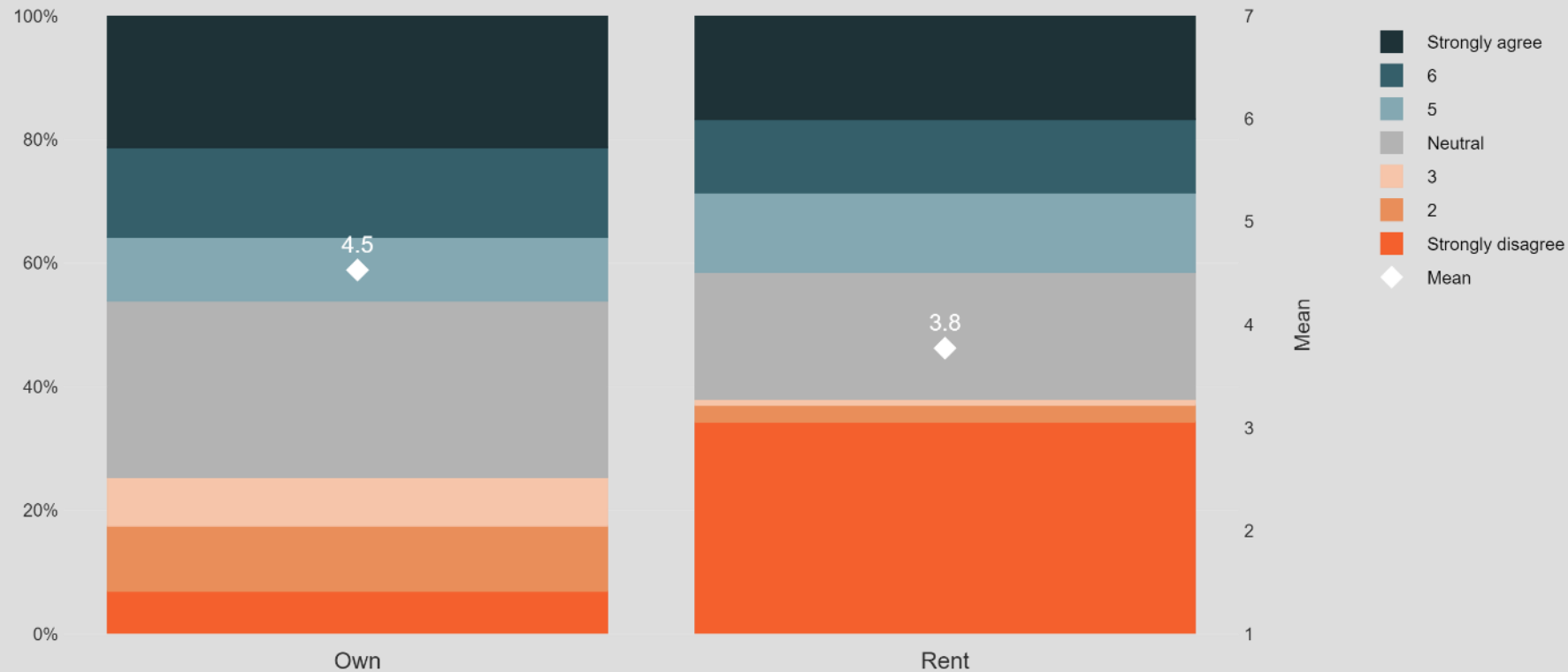
- Residents over the age of 45 and home-owners agreed more strongly. One half of residents currently living in an apartment and one-quarter of households earning less than \$50k strongly disagreed with this statement.



Compare by...	
Demographics	Age
	Years Lived in CE
	Children in HH Seniors in HH
Housing Characteristics	Dwelling Type
	Ownership
	Property Size
	ADU Status
Income	Household income
	Housing Burden

# I am comfortable with the existing housing density in Cape Elizabeth over all

- Half of residents currently living in an apartment and one-third of households earning less than \$50k disagreed with this statement. Owners of smaller properties (< 0.5 acre) were also less likely to agree. Home-owners and households with children tend to agree more strongly.



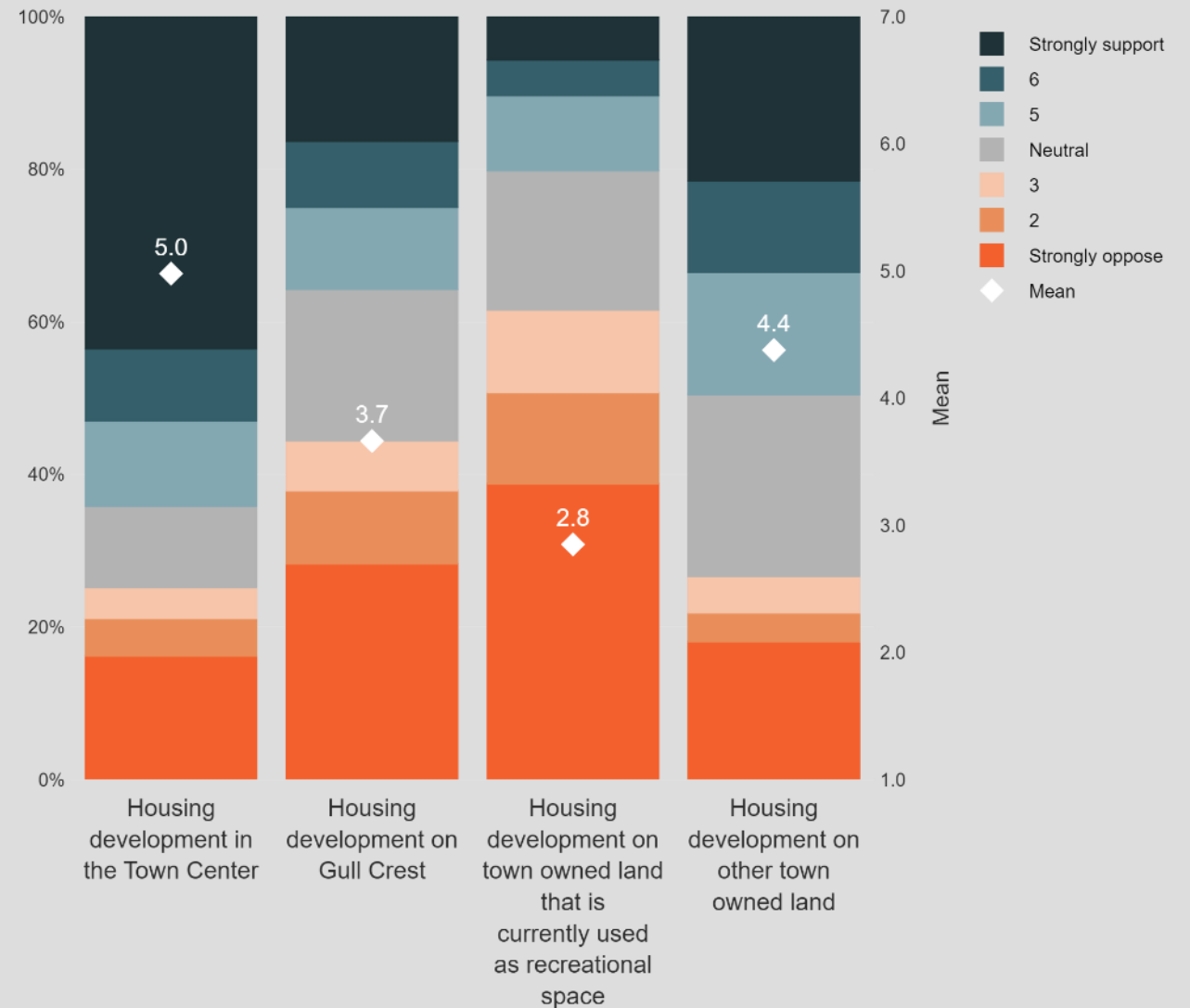
Compare by...	
Demographics	Age
	Years Lived in CE
	Children in HH Seniors in HH
Housing Characteristics	Dwelling Type
	Ownership
	Property Size
	ADU Status
Income	Household income
	Housing Burden

# Support for Land-Use Solutions

Of the four land-use solutions presented in this question, residents were most supportive of housing development in the Town Center.

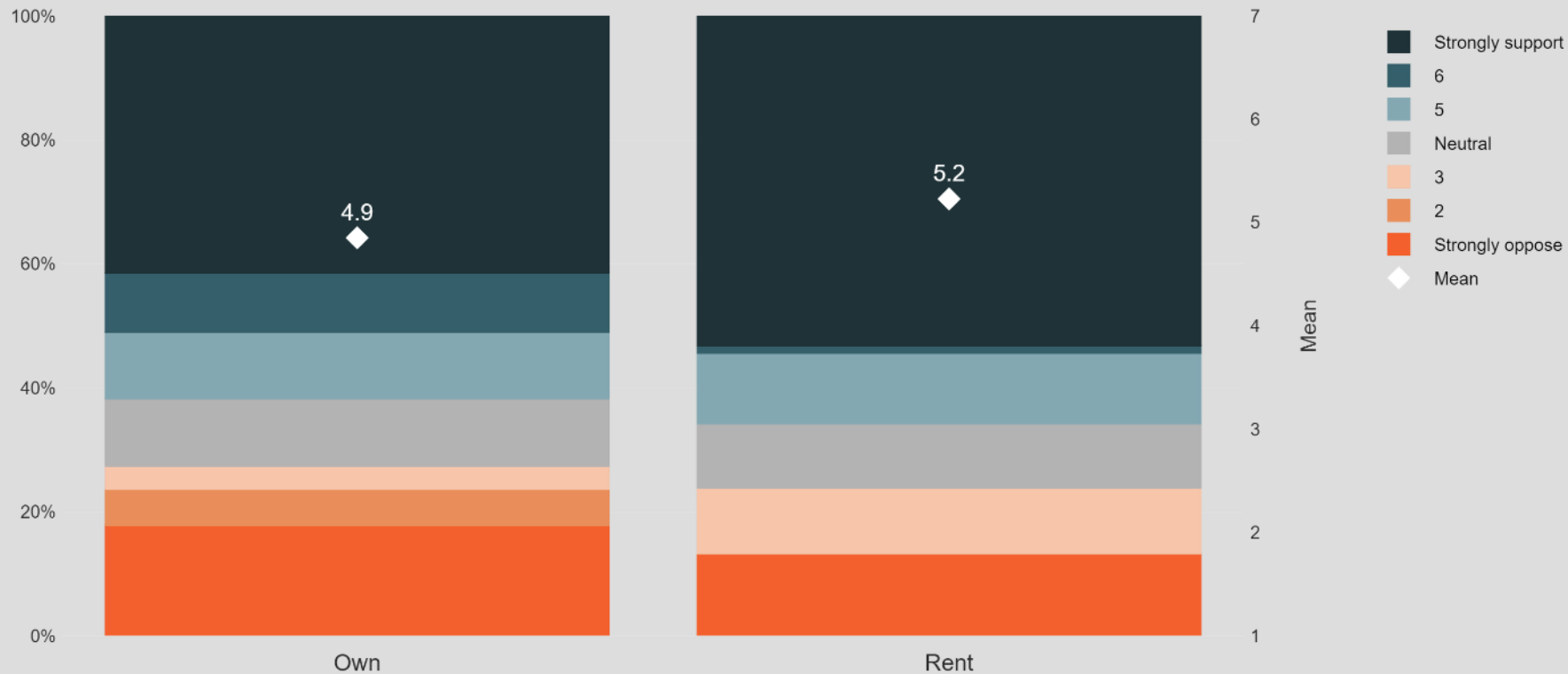
Housing development on Gull Crest received neutral ratings on average, although one-quarter of the distribution strongly opposes and 18% strongly supports.

6 in 10 residents oppose development on town-owned recreational space, and less than one-quarter support this measure.



# Support for housing development in the Town Center

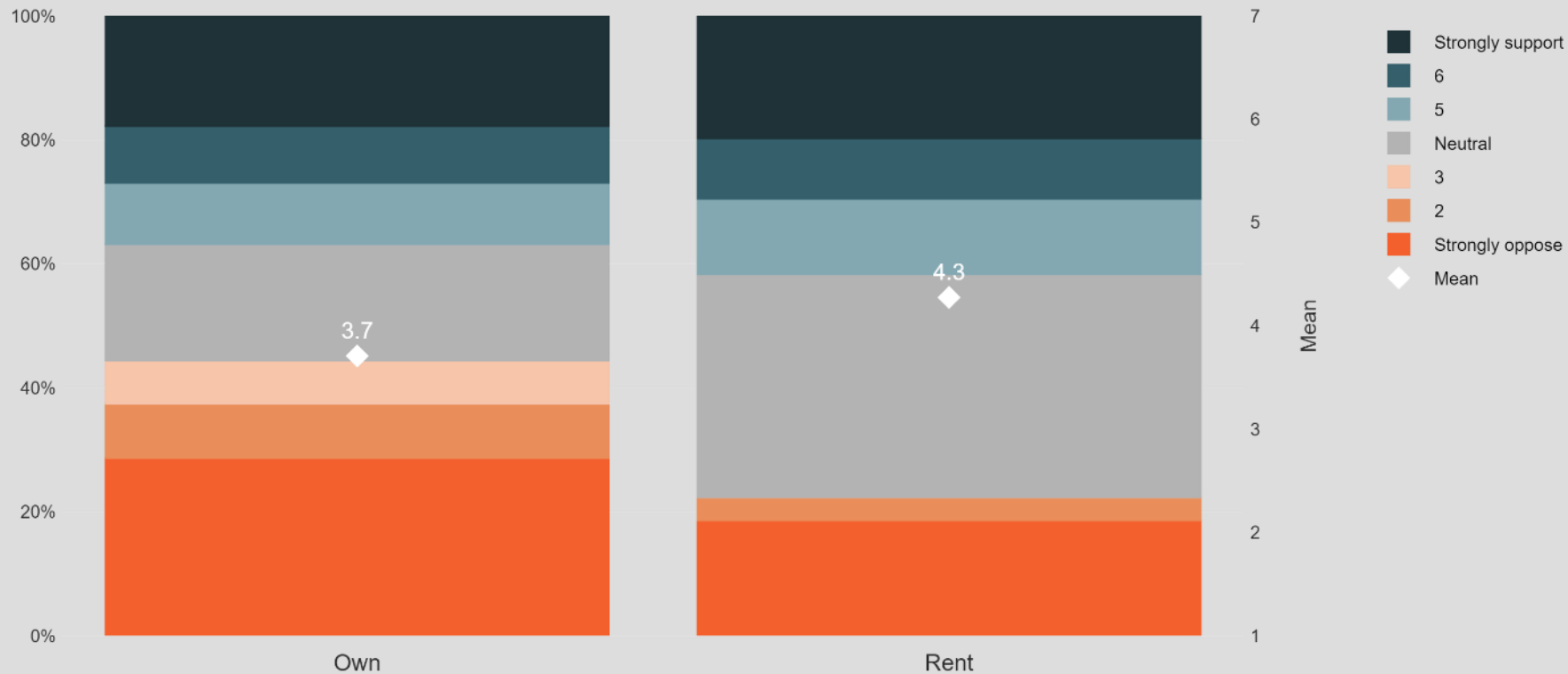
- Residents age 35-44, owners of small properties, and those currently living in an apartment are most supportive of housing development in the Town Center. Over one-half (52%) of residents who have lived in Cape Elizabeth less than 5 years strongly support this measure.



Compare by...	
Demographics	Age
	Years Lived in CE
	Children in HH Seniors in HH
Housing Characteristics	Dwelling Type
	Ownership
	Property Size
	ADU Status
Income	Household income
	Housing Burden

# Support for housing development on Gull Crest

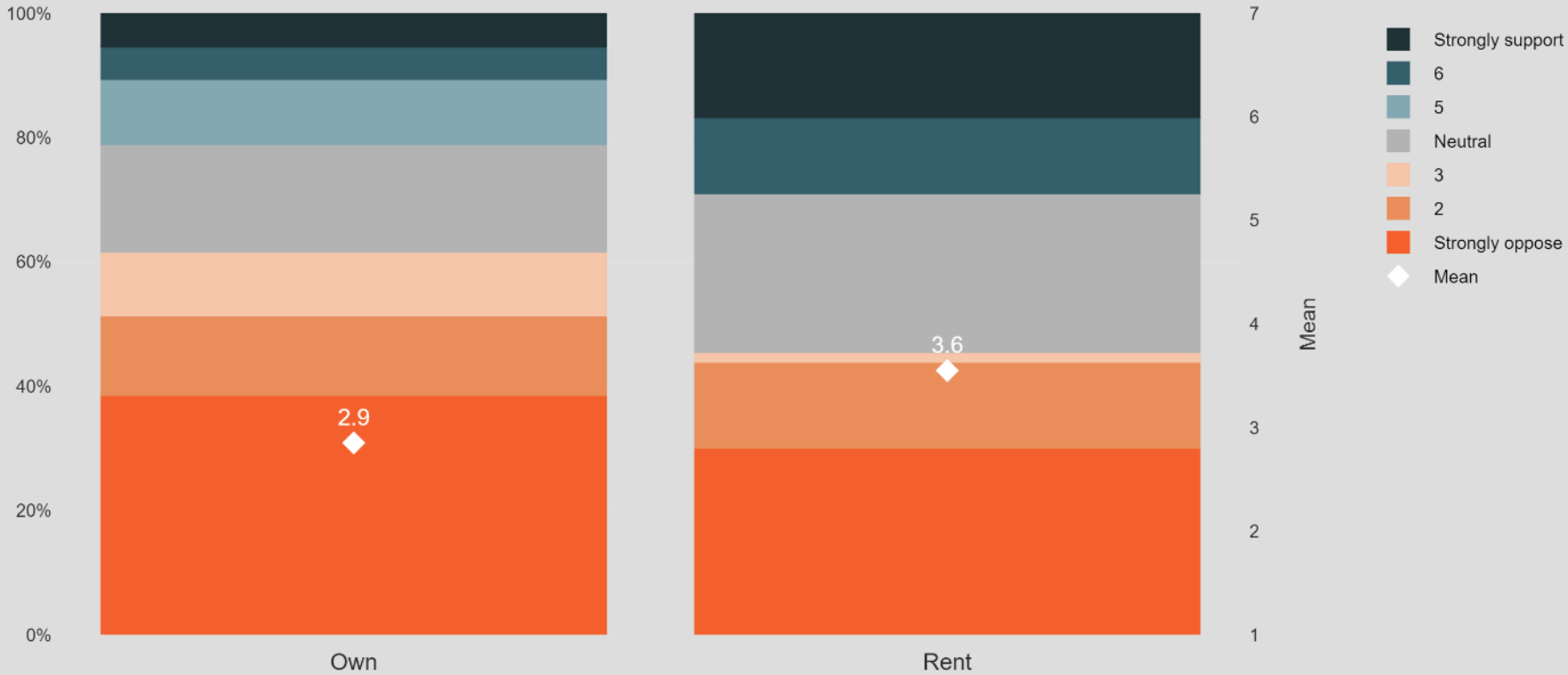
- Home-owners and residents living on smaller properties (< 0.5 acre) were less likely to support this. Residents currently living in an apartment were more likely to support this.



Compare by...	
Demographics	Age
	Years Lived in CE
	Children in HH Seniors in HH
Housing Characteristics	Dwelling Type
	Ownership
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Income	Household income
	Housing Burden

# Support for housing development on town owned land that is currently used as recreational space

- Nearly nine out of ten households with children oppose housing development on town recreational space. Residents currently living in an apartment were more likely to support this measure.

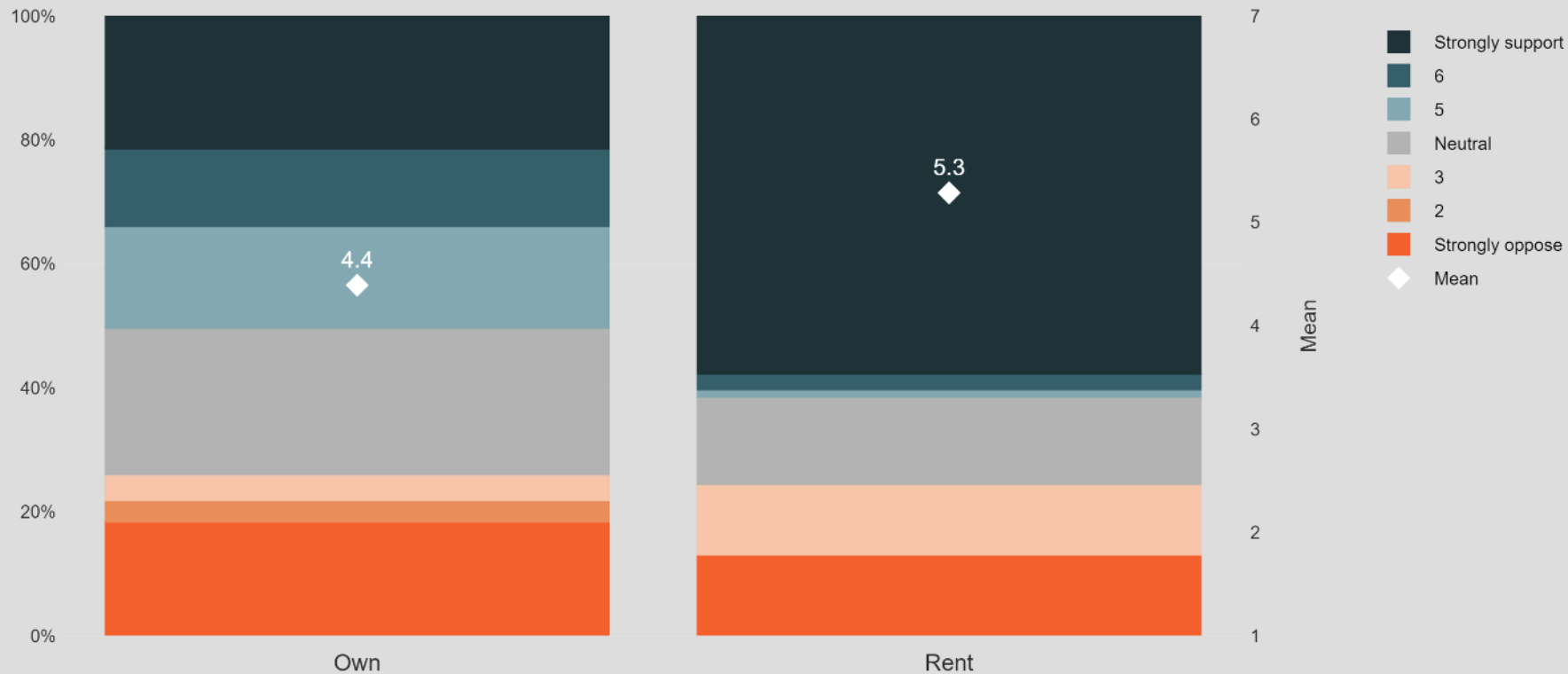


Compare by...	
Demographics	Age
	Years Lived in CE
	Children in HH Seniors in HH
Housing Characteristics	Dwelling Type
	Ownership
	Property Size
	ADU Status
Income	Household income
	Housing Burden



# Support for housing development on *other* town owned land

- 6 out of 10 residents age 18-34 support housing development on *other* town owned land. Newer residents and those currently living in a duplex, townhome, or apartment are more likely to support this measure.



Compare by...	
Demographics	Age
	Years Lived in CE
	Children in HH Seniors in HH
Housing Characteristics	Dwelling Type
	Ownership
	Property Size
	ADU Status
Income	Household income
	Housing Burden

# Support for Town Center development

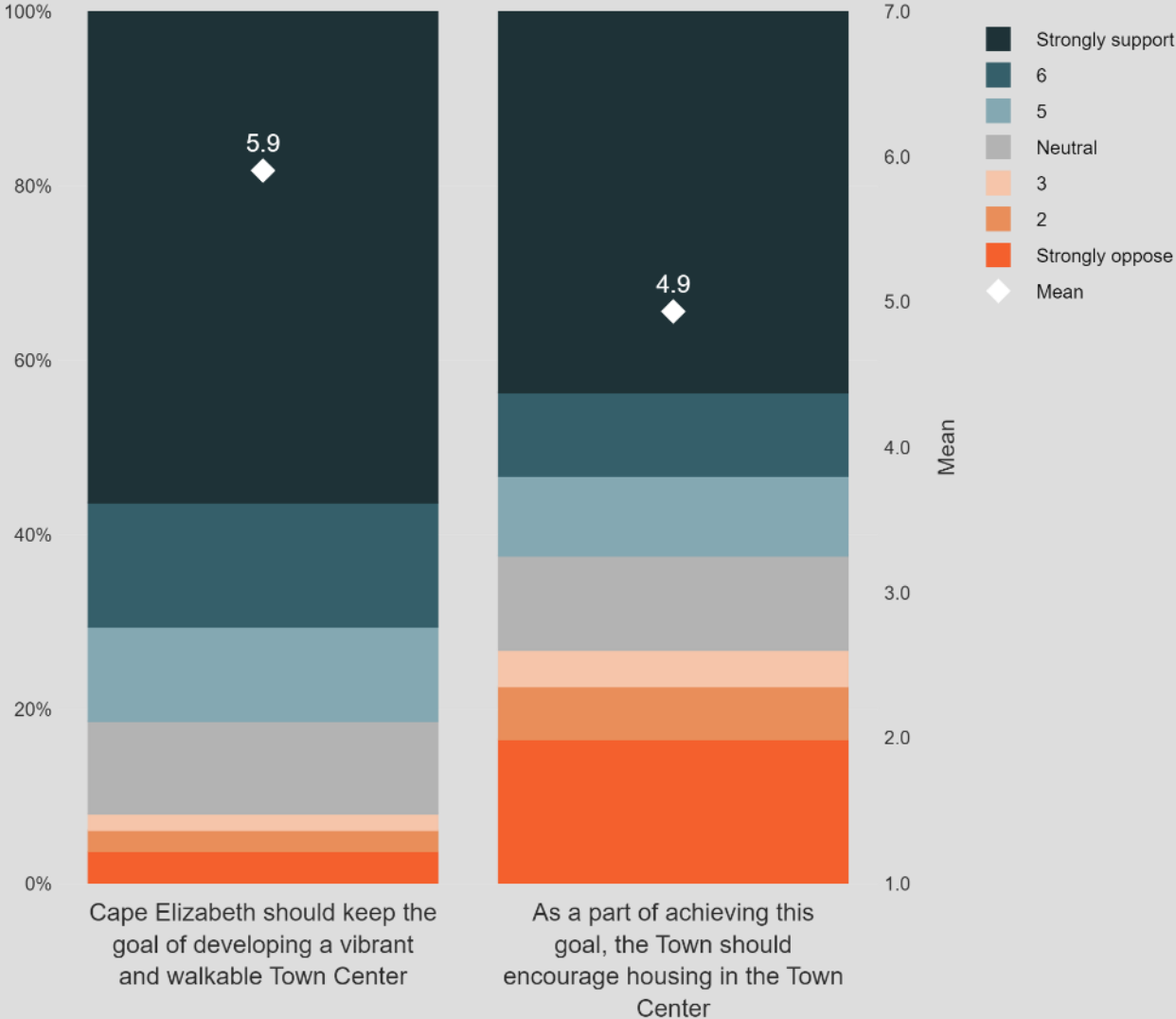
Residents are highly supportive of developing a vibrant and walkable Town Center, with over one half of residents strongly supporting this measure. Less than 1 in 10 residents oppose this goal.

6 in 10 residents are in support of the Town encouraging housing in the Town Center to achieve this goal. 3 in 10 residents oppose the idea of developing housing in the Town Center.

Residents were asked to indicate the positives and negatives they associate with housing development in the Town Center.

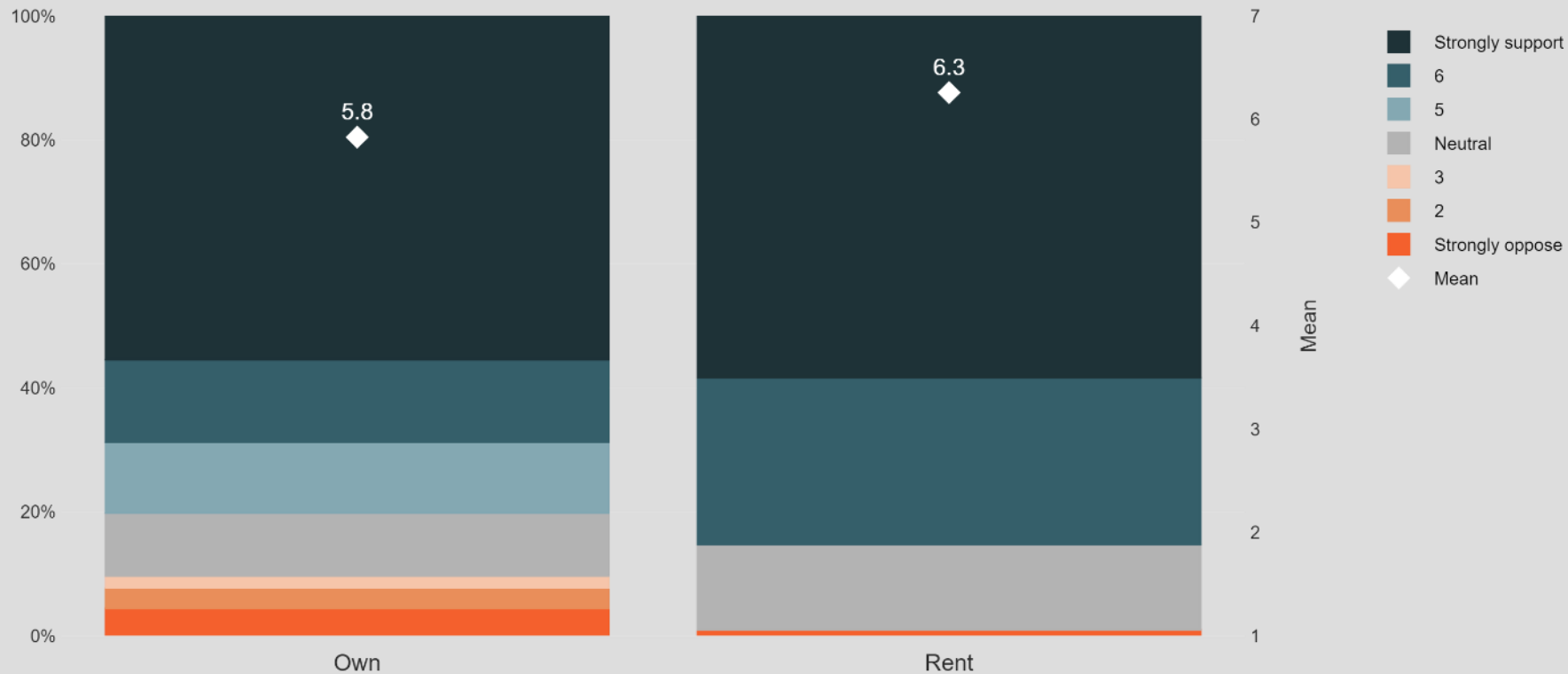
**Positives:** Two thirds of residents associate Town Center housing development with walkability, more foot traffic for businesses, potential for housing, and a more robust tax base.

**Negatives:** Slightly less than half of residents expressed concerns having to do with the scale, height, and aesthetic of new development, as well as parking and traffic concerns.



# Cape Elizabeth should keep the goal of developing a vibrant and walkable Town Center

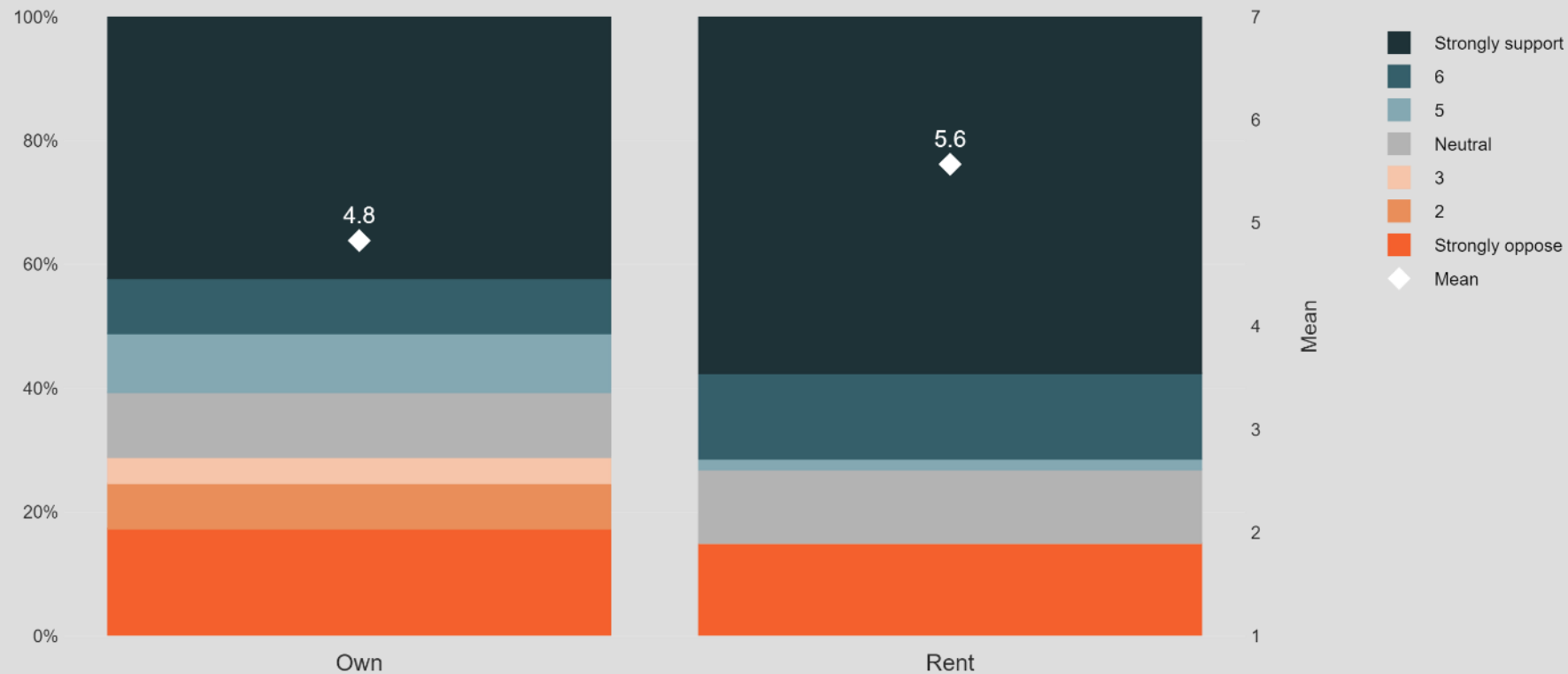
- There is a high level of support for this measure, which is consistent across most demographics, However, newer residents were more likely to *strongly* support this measure.



Compare by...	
Demographics	Age
	Years Lived in CE
	Children in HH Seniors in HH
Housing Characteristics	Dwelling Type
	Ownership
	Property Size
	ADU Status
Income	Household income
	Housing Burden

# As a part of achieving this goal, the Town should encourage housing in the Town Center

- New residents, renters, and those currently living in a duplex, townhome, or apartment were more likely to support this.



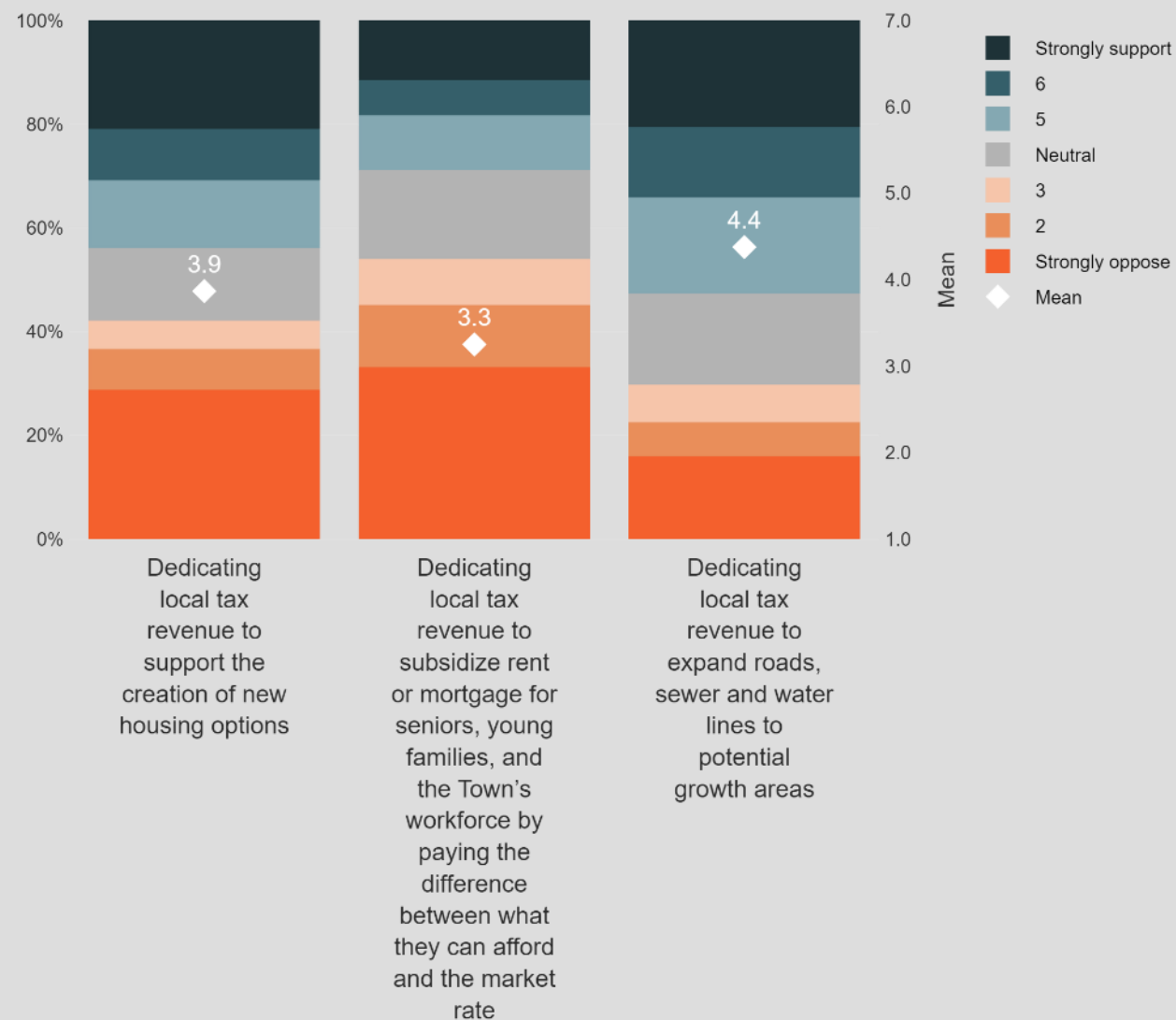
Compare by...	
Demographics	Age
	Years Lived in CE
	Children in HH
	Seniors in HH
Housing Characteristics	Dwelling Type
	Ownership
	Property Size
	ADU Status
Income	Household income
	Housing Burden

# Dedicating Tax Revenue...

Of these three questions relating to town finances, dedicating local tax revenue to expand utility lines to potential growth areas had the highest level of support, with one half of residents supporting this measure.

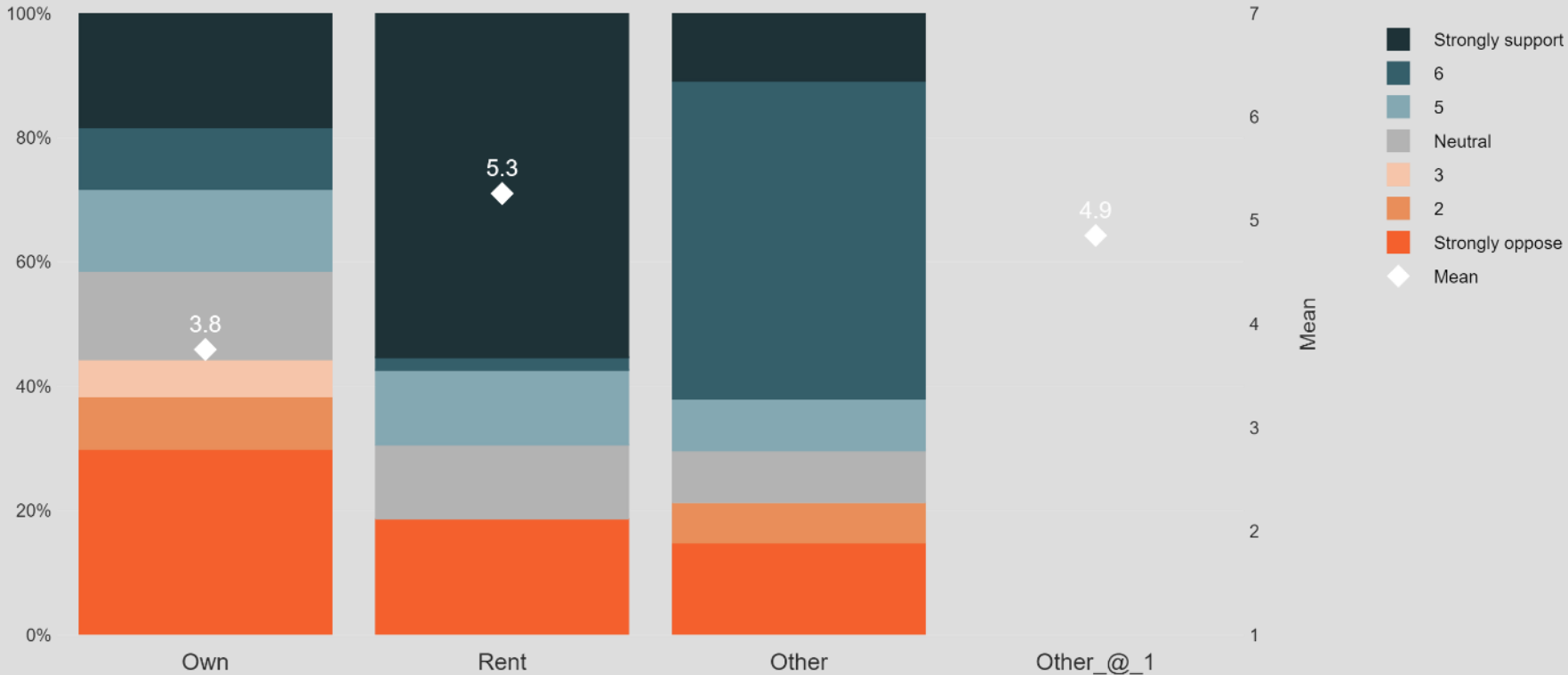
Dedicating local tax revenue to support the creation of new housing options appears to be a polarizing measure, with roughly equal proportions of residents in support and opposition.

Over half of residents oppose using local tax revenue for direct rent and mortgage subsidies.



# Dedicating local tax revenue to support the creation of new housing options

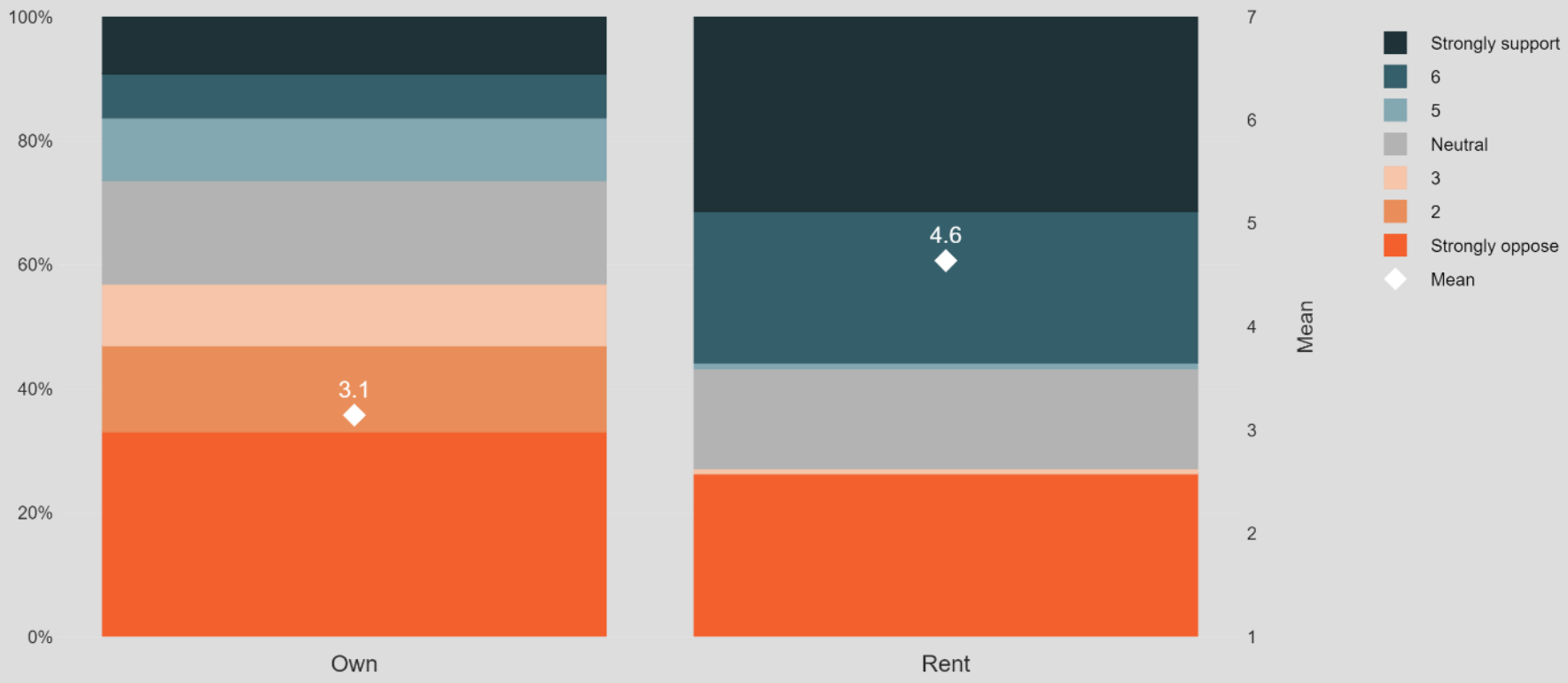
- New residents, renters, those living in an apartment, and residents age 18-34 were more likely to support this measure.



Compare by...	
Demographics	Age
	Years Lived in CE
	Children in HH Seniors in HH
Housing Characteristics	Dwelling Type
	Ownership
	Property Size
	ADU Status
Income	Household income
	Housing Burden

# Dedicating local tax revenue to subsidize rent or mortgage for seniors, young families, and the Town's workforce by paying the difference between what they can afford and the market rate

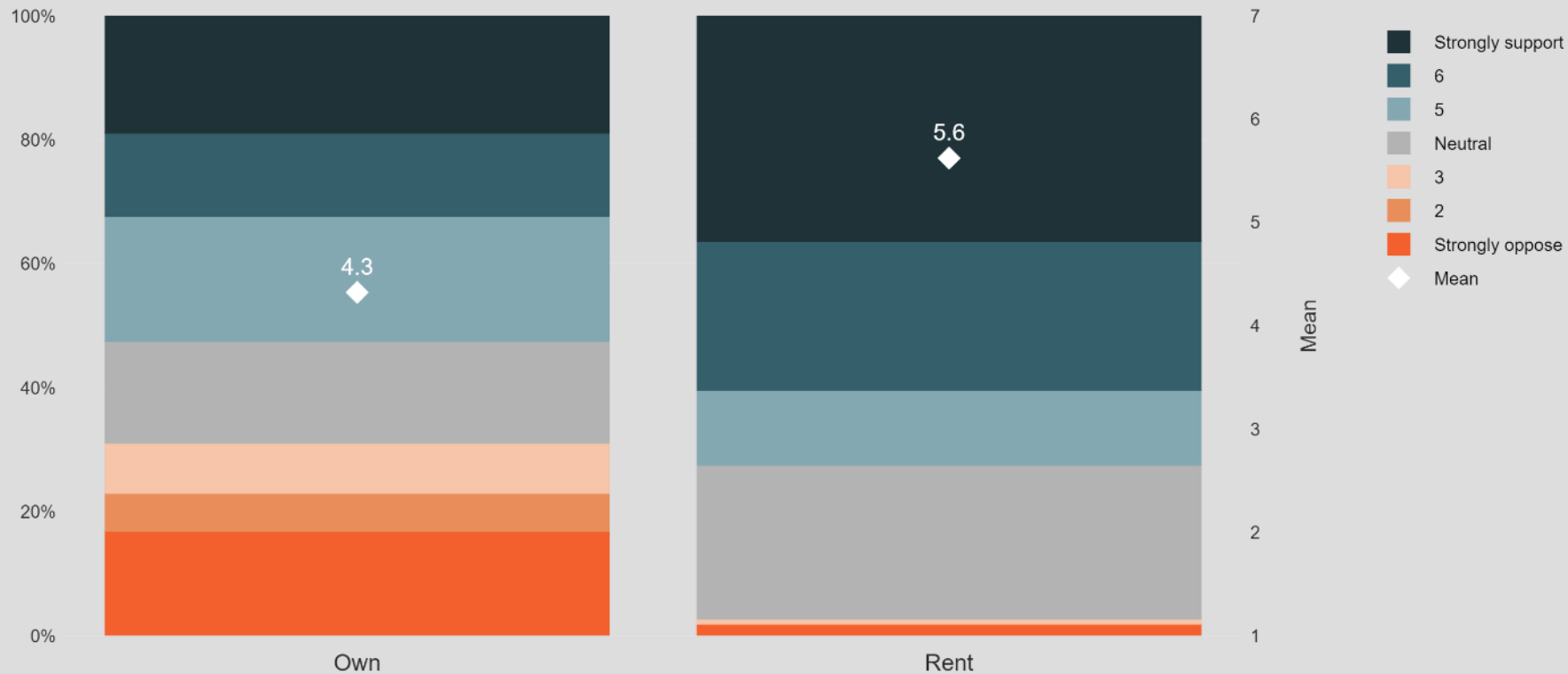
- Renters, residents under the age of 44, those living in an apartment, and households earning less than \$50k were more likely to support this measure.



Compare by...	
Demographics	Age
	Years Lived in CE
	Children in HH Seniors in HH
Housing Characteristics	Dwelling Type
	Ownership
	Property Size
	ADU Status
Income	Household income
	Housing Burden

# Dedicating local tax revenue to expand roads, sewer and water lines to potential growth areas

- Residents age 18-34 and households earning less than \$50k were more likely to support this measure.



Compare by...	
Demographics	Age
	Years Lived in CE
	Children in HH
	Seniors in HH
Housing Characteristics	Dwelling Type
	Ownership
	Property Size
	ADU Status
Income	Household income
	Housing Burden

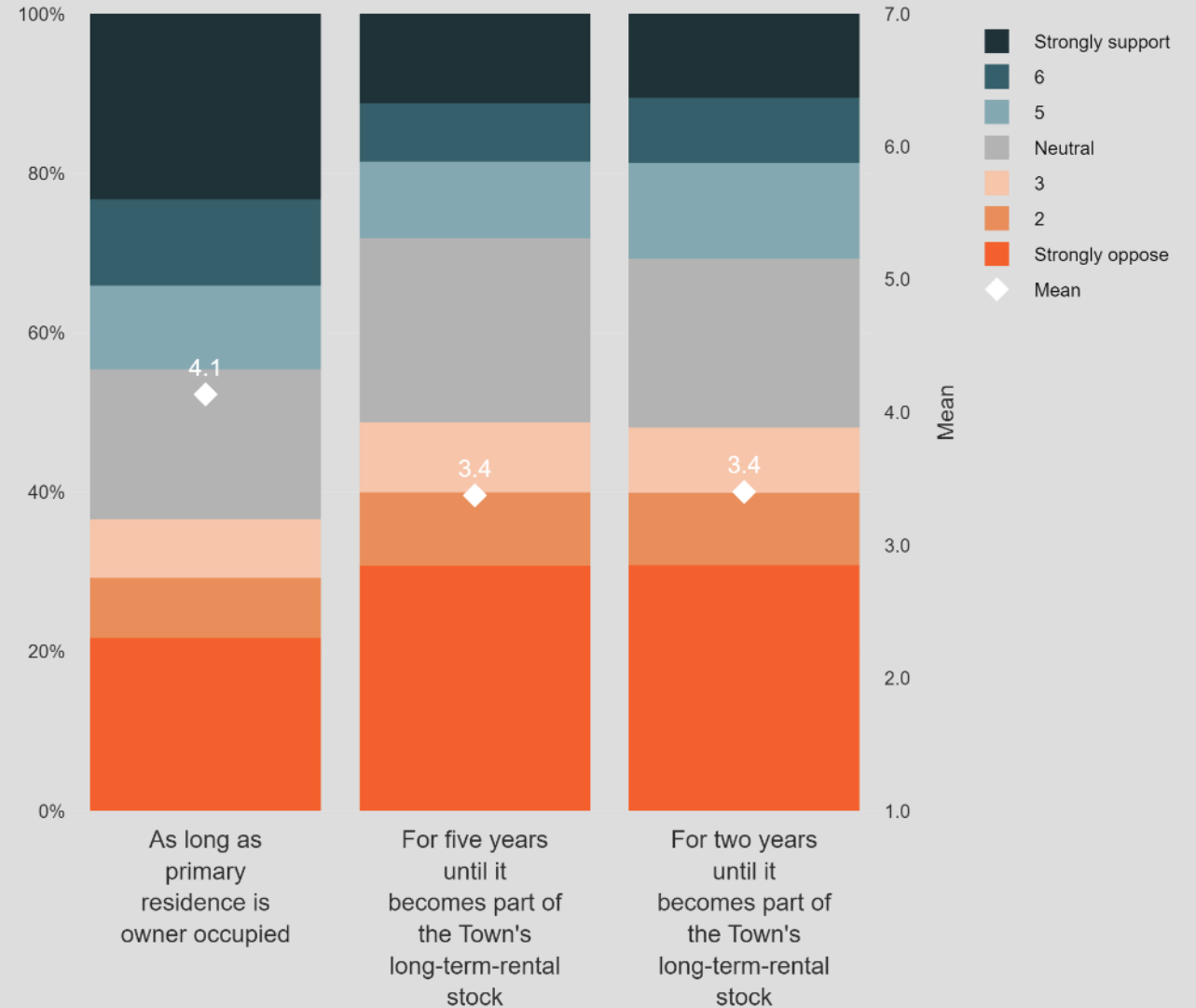


# Accessory Dwelling Units

Nearly one half of residents support the Town allowing the use of ADUs as short term rentals, as long as the primary residence is owner occupied. One third of residents oppose this measure.

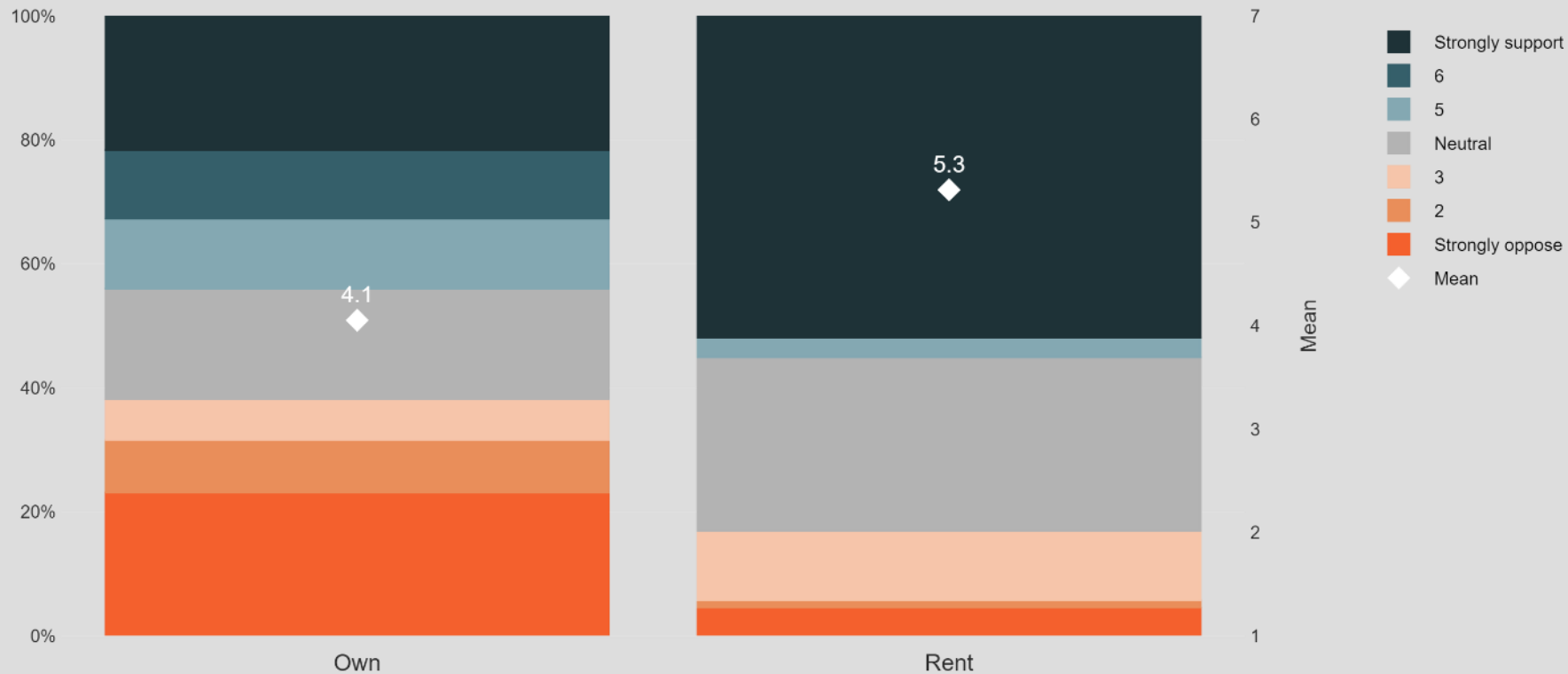
One half of residents oppose an ADU policy that implements a 2-5 year restriction on short term rentals, after which the ADU must become a part of the Towns' long-term rental stock.

The two *and* five year short-term-rental restrictions garnered similar levels of support and opposition. There were no statistically significant differences in the mean rating or distribution of responses for these two questions.



# Support for allowing the use of Accessory Dwelling Units (ADUs) as short-term rentals, as long as the primary residence is owner occupied.

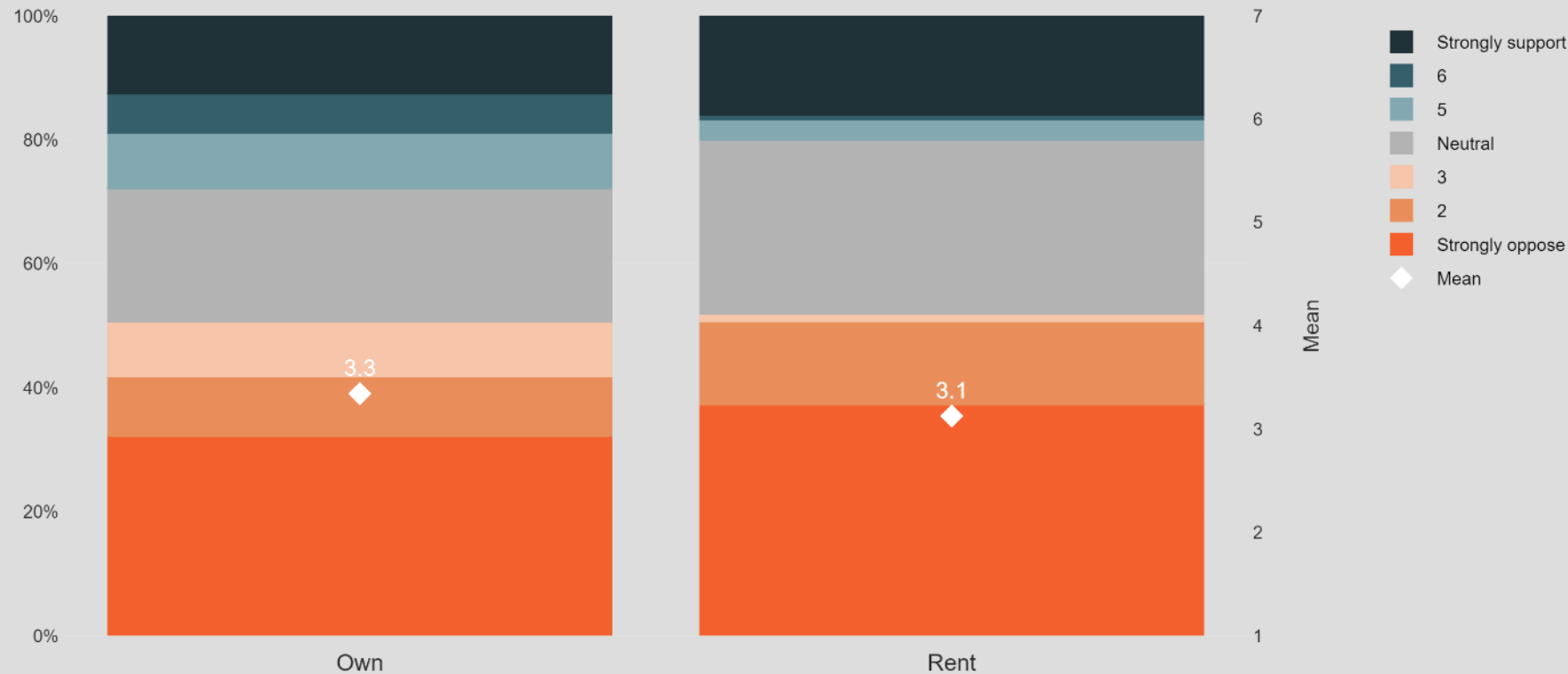
- Younger residents, new residents, households with children, those living in an apartment, renters, and those who currently have an ADU or are considering building one are more likely to support this measure.



Compare by...	
Demographics	Age
	Years Lived in CE
	Children in HH Seniors in HH
Housing Characteristics	Dwelling Type
	Ownership
	Property Size
	ADU Status
Income	Household income
	Housing Burden

Support for allowing owners to make ADUs available as short-term rentals for a five-year period to recoup building costs, after which the ADU must become a part of the Town's long-term-rental stock? (As long as the primary residence is owner occupied).

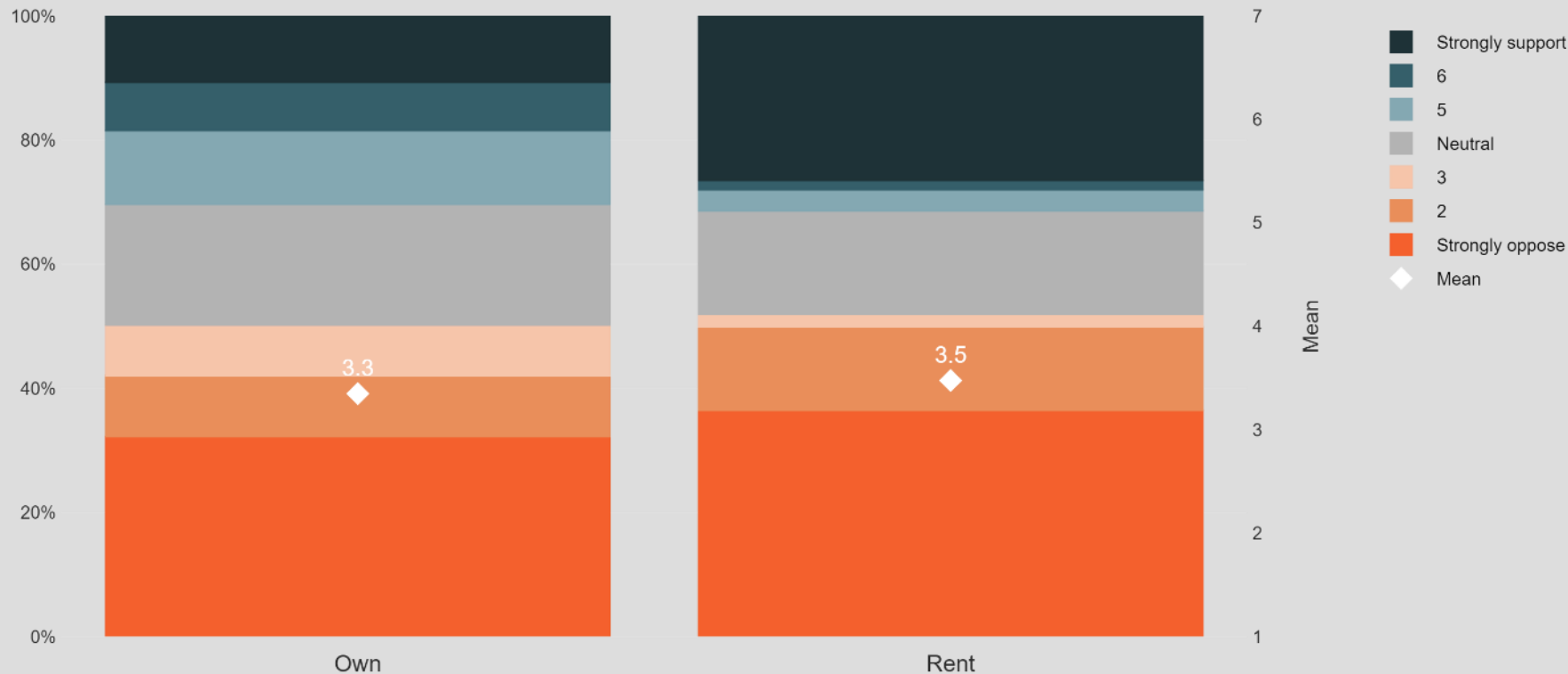
- Newer residents are more likely to support this. Interestingly, renters and owners oppose this measure equally.



Compare by...	
Demographics	Age
	Years Lived in CE
	Children in HH Seniors in HH
Housing Characteristics	Dwelling Type
	Ownership
	Property Size
	ADU Status
Income	Household income
	Housing Burden

# Support for allowing owners to make ADUs available as short-term rentals for a two-year period to recoup building costs, after which the ADU must become a part of the Town's long-term-rental stock? (As long as the primary residence is owner occupied).

- Residents age 18-34 are the most polarized on this measure, with the greatest proportion in strong opposition *and* strong support, compared to older age groups. One half of new residents support this measure, compared to about one-quarter of residents who have lived in the area longer. However, the proportion of residents who strongly oppose this is consistent across length-of-residency brackets.

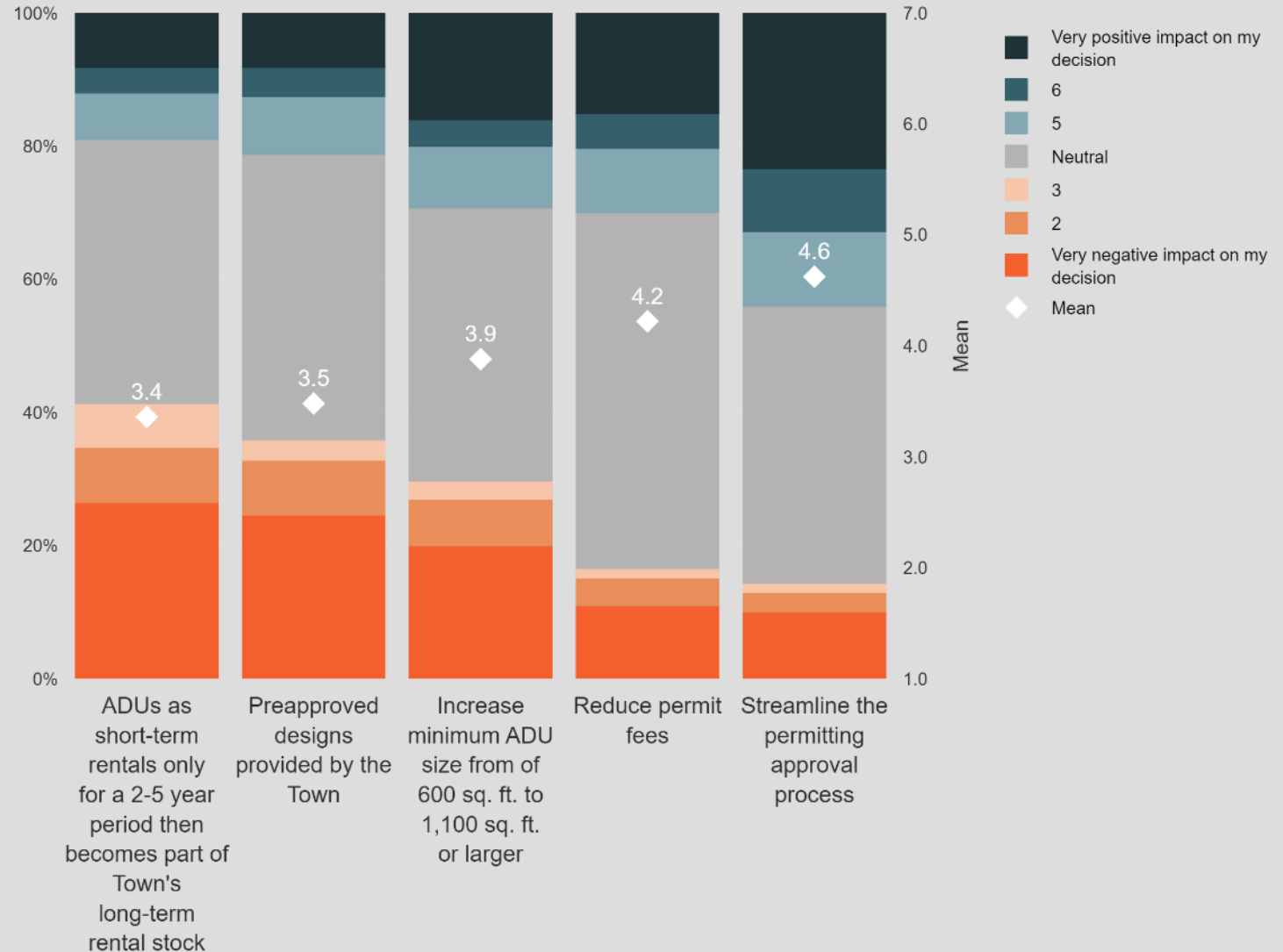


Compare by...	
Demographics	Age
	Years Lived in CE
	Children in HH Seniors in HH
Housing Characteristics	Dwelling Type
	Ownership
	Property Size
	ADU Status
Income	Household income
	Housing Burden

# How would the following impact your decision to built an ADU?

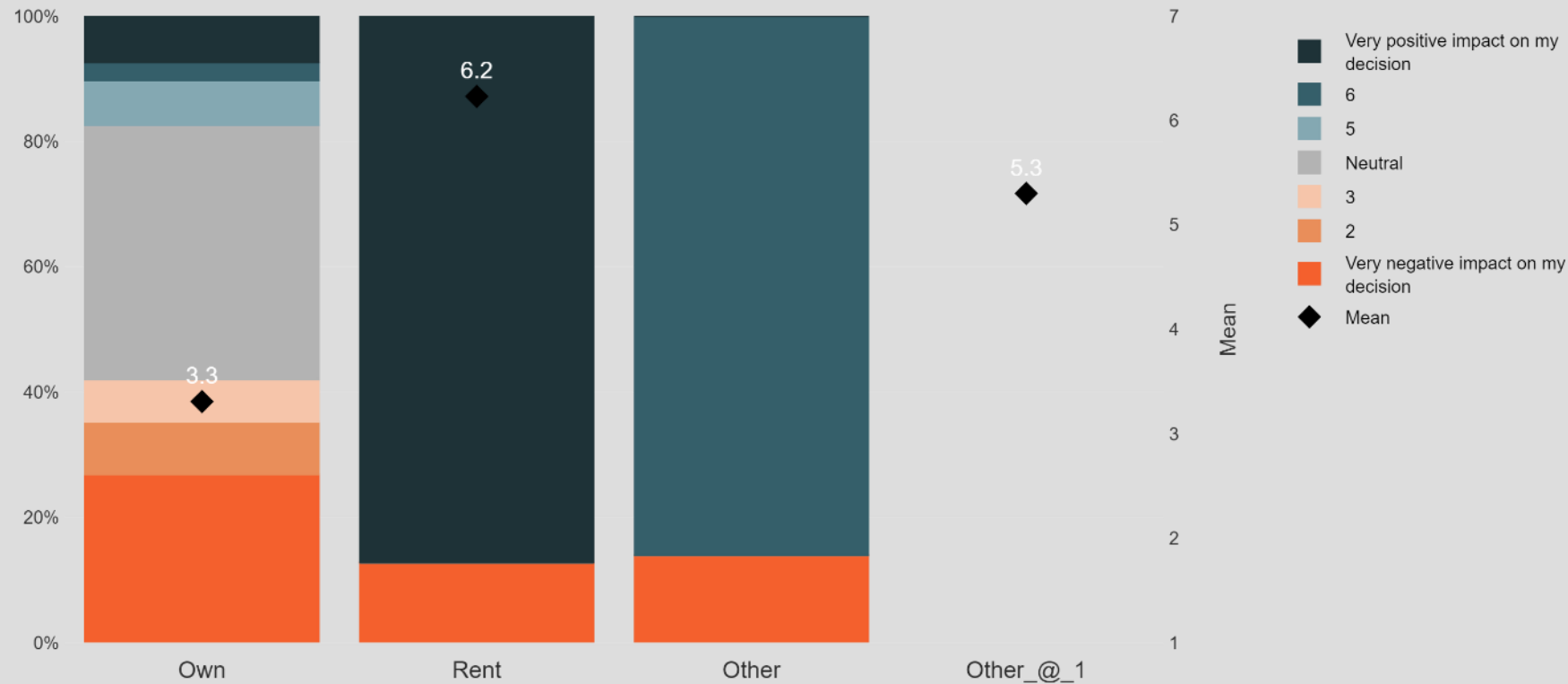
[Asked only of those who previously indicated "No but I have considered it or am interested in it" or "No, I am not interested in having an ADU on my property."]

The largest proportion of residents were neutral when asked how five possible actions would affect their decision to build an ADU. Pre-approved designs and and 2-5 year short-term-rental restriction were the least popular, while reducing permit fees and streamlining the approval process are more likely to have a positive impact on a resident's decision to build an ADU.



"The Town allows owners to make ADUs available as short-term rentals only for a 2-5 year period in order to recoup building costs. After this period of time, the ADU must become a part of the Town's long-term rental stock."

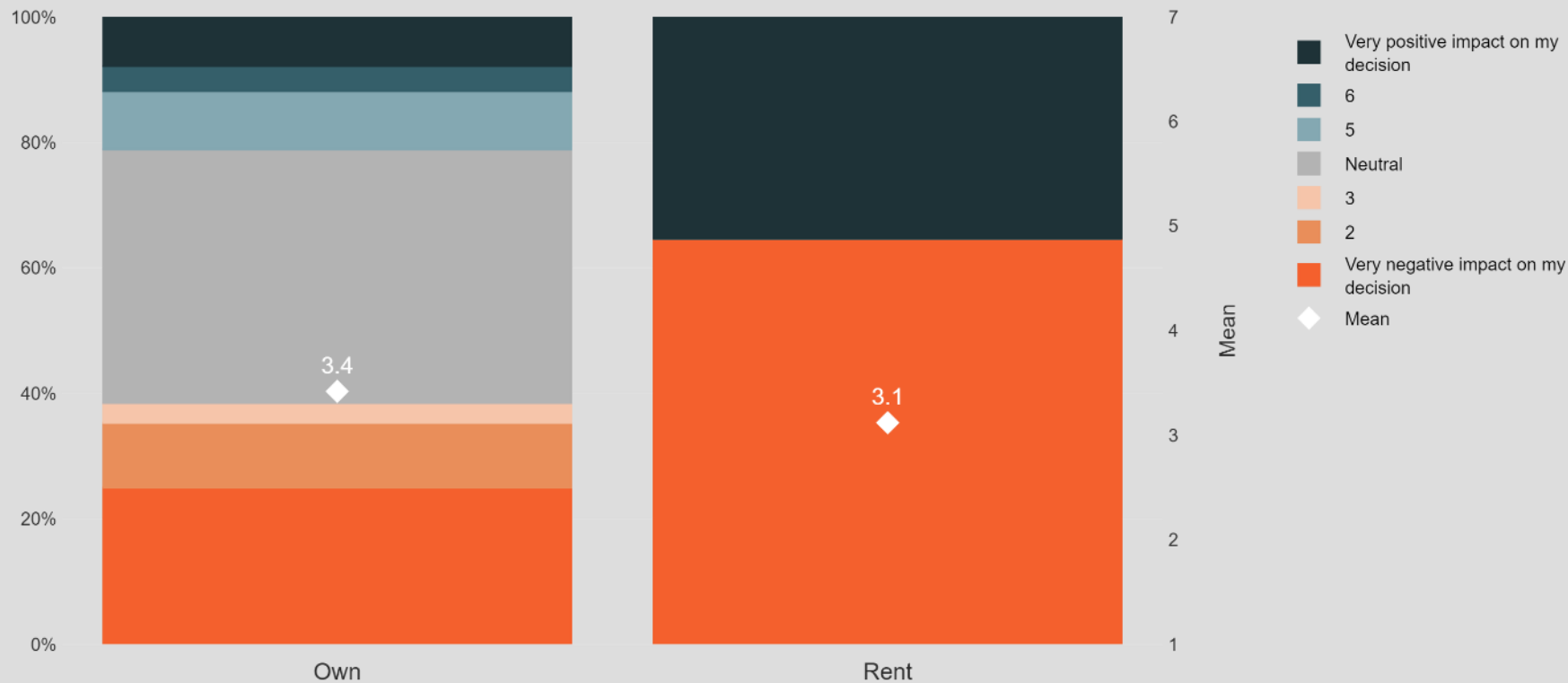
- This measure would positively influence one-third of residents who are currently interested in building an ADU.
- This measure is not likely to sway those who are *not* interested in having an ADU on their property.



Compare by...	
Demographics	Age
	Years Lived in CE
	Children in HH Seniors in HH
Housing Characteristics	Dwelling Type
	Ownership
	Property Size
	ADU Status
Income	Household income
	Housing Burden

# "Pre-approved designs provided by the Town."

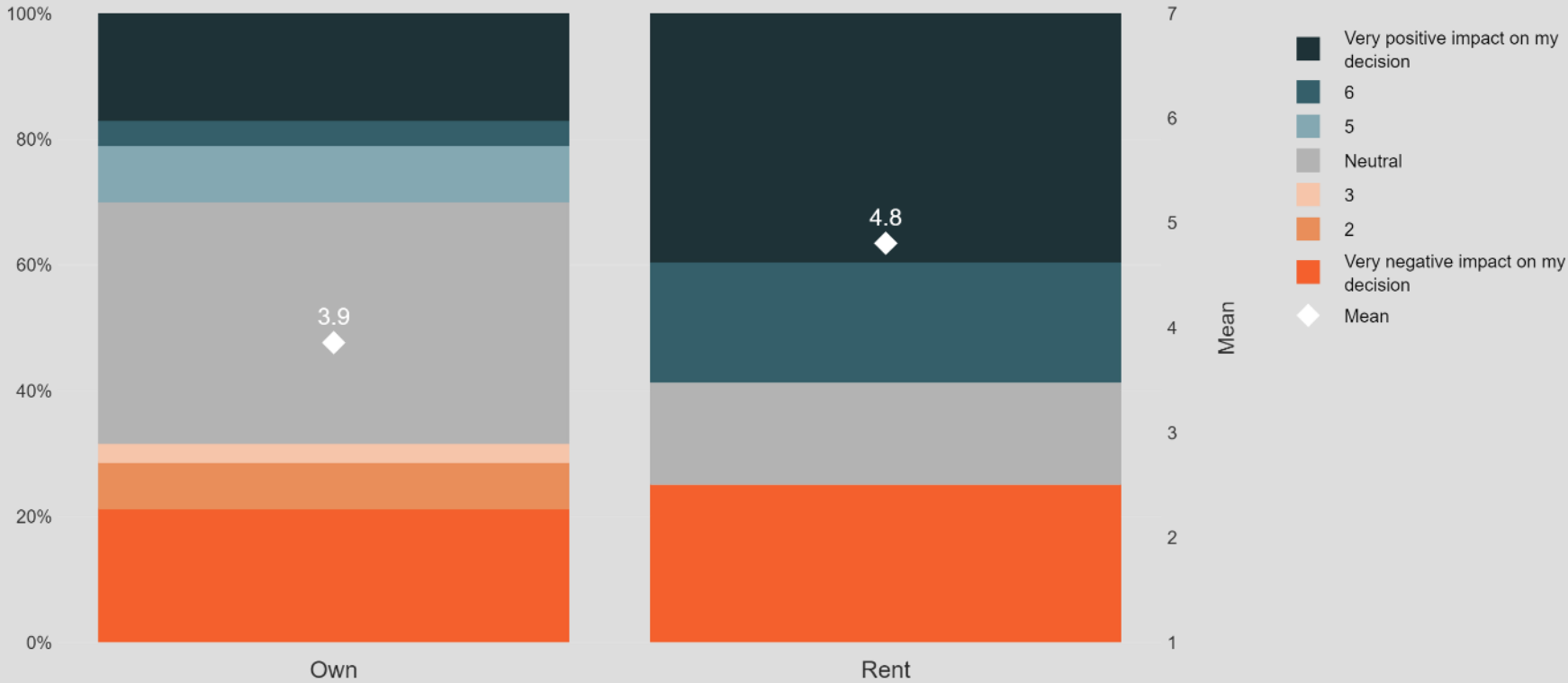
- This measure would positively influence 4 out of 10 residents who are currently interested in building an ADU.
- This measure is not likely to sway those who are *not* interested in having an ADU on their property.



Compare by...	
Demographics	Age
	Years Lived in CE
	Children in HH Seniors in HH
Housing Characteristics	Dwelling Type
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Income	Household income
	Housing Burden

# "Increase size of ADU from the current minimum of 600 sq. ft. to 1,100 sq. ft. or larger (depending on the size of the primary residence)."

- This measure would positively influence one-half of residents who are currently interested in building an ADU.
- This measure would positively influence less than 2 out of 10 residents who are *not* interested in having an ADU on their property.

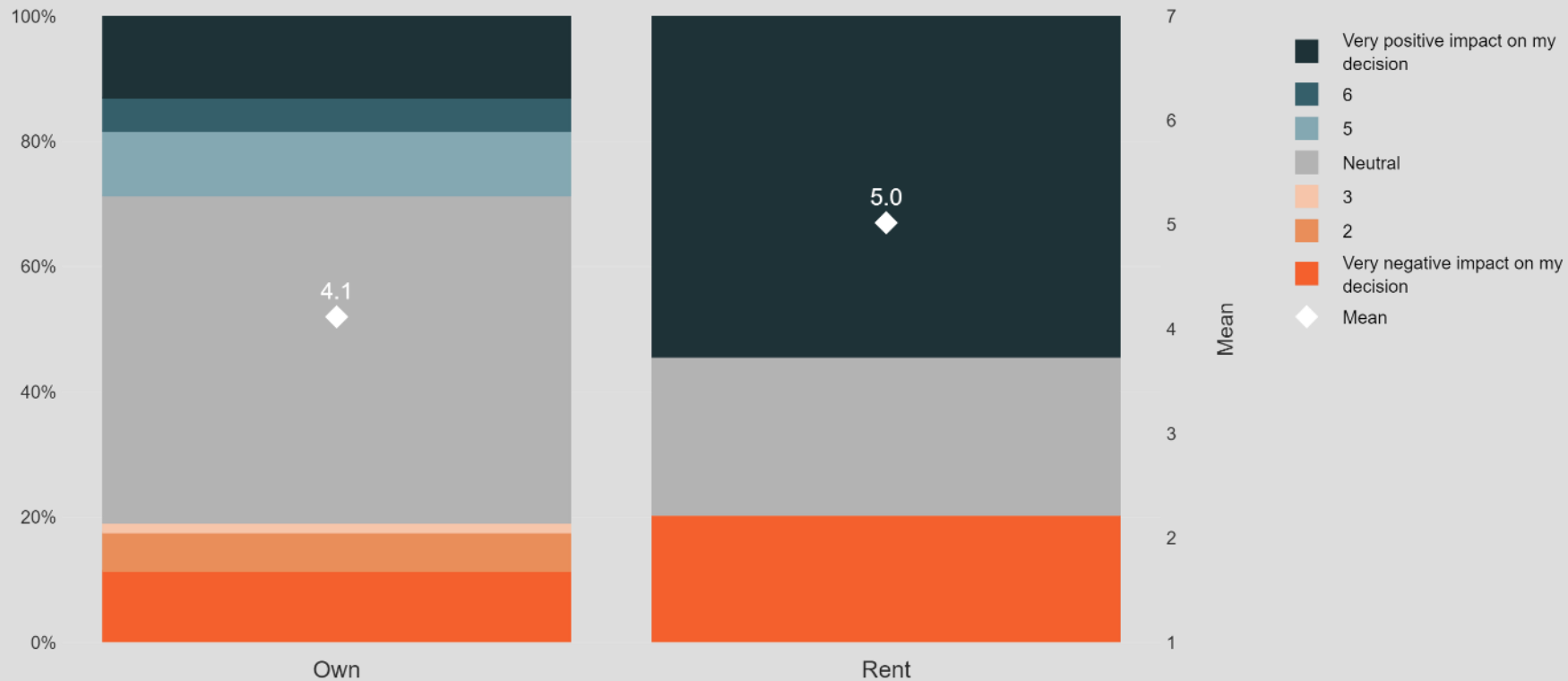


Compare by...	
Demographics	Age
	Years Lived in CE
	Children in HH Seniors in HH
Housing Characteristics	Dwelling Type
	Ownership
	Property Size
	ADU Status
Income	Household income
	Housing Burden



# "Reduce permit fees."

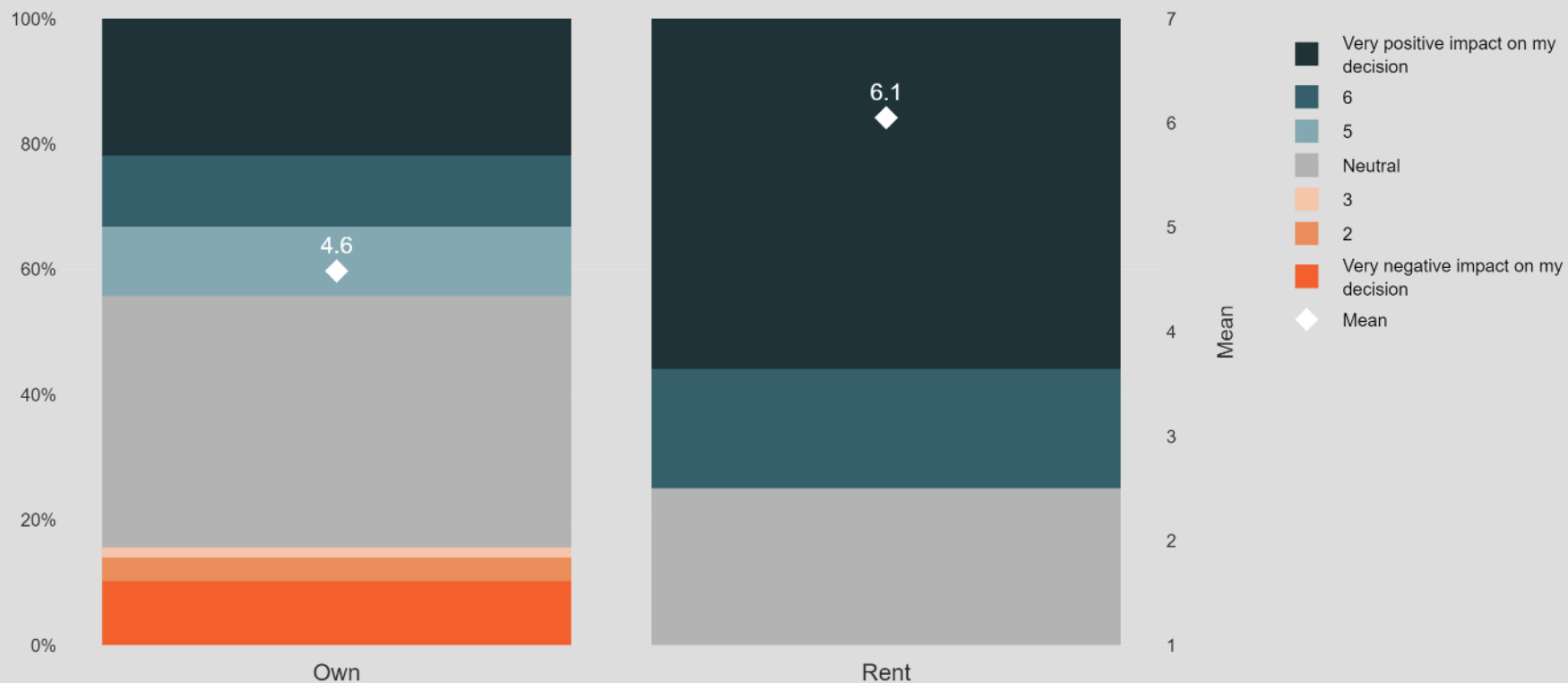
- This measure would positively influence one-half of residents who are currently interested in building an ADU.
- This measure would positively influence less than 2 out of 10 residents who are *not* interested in having an ADU on their property.



Compare by...	
Demographics	Age
	Years Lived in CE
	Children in HH Seniors in HH
Housing Characteristics	Dwelling Type
	Ownership
	Property Size
	ADU Status
Income	Household income
	Housing Burden

# "Streamline the permitting approval process."

- This measure would positively influence nearly 8 out of 10 of residents who are currently interested in building an ADU.
- This measure would positively influence 3 out of 10 residents who are *not* interested in having an ADU on their property.

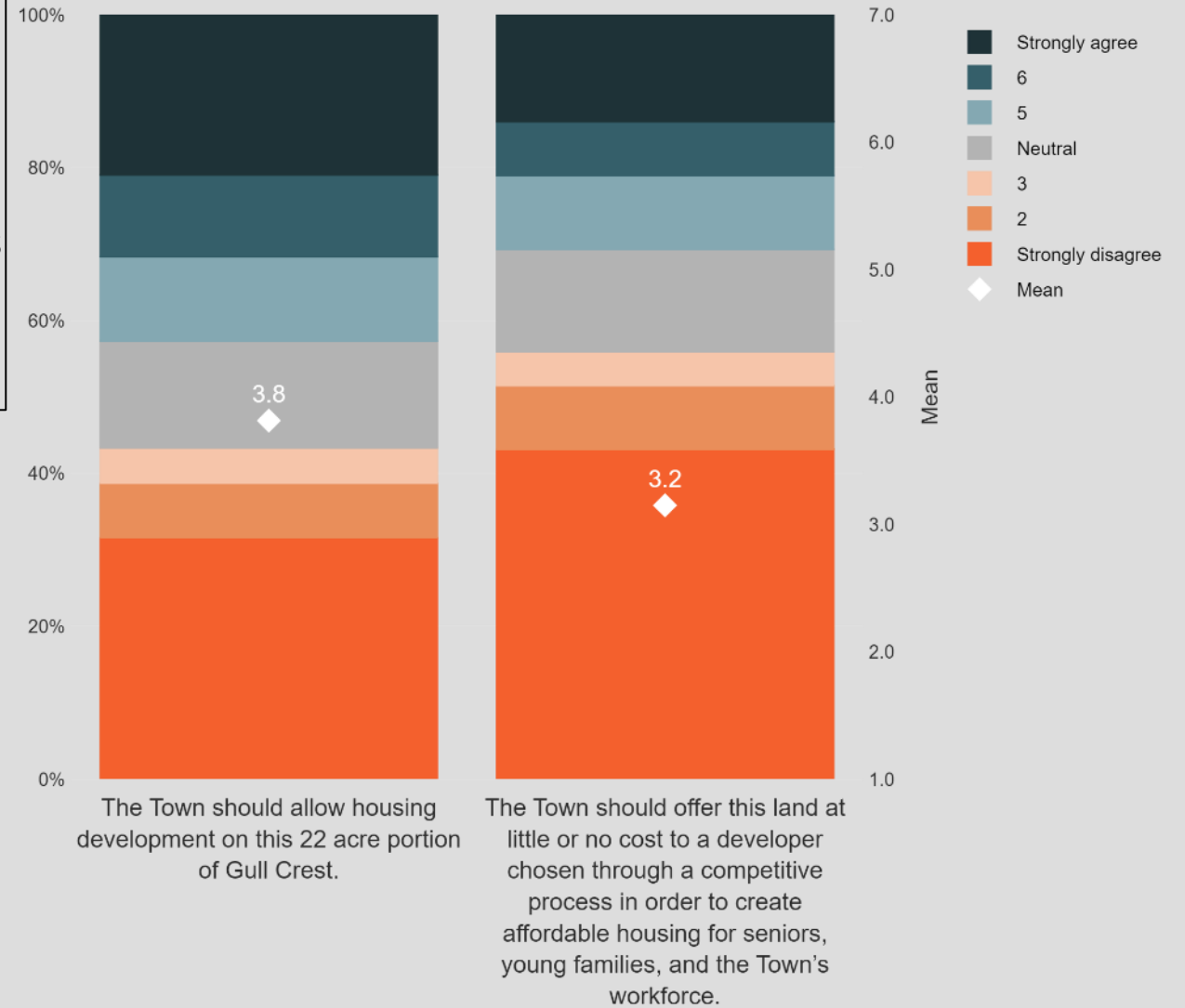


Compare by...	
Demographics	Age
	Years Lived in CE
	Children in HH Seniors in HH
Housing Characteristics	Dwelling Type
	Ownership
	Property Size
	ADU Status
Income	Household income
	Housing Burden

# Gull Crest Development

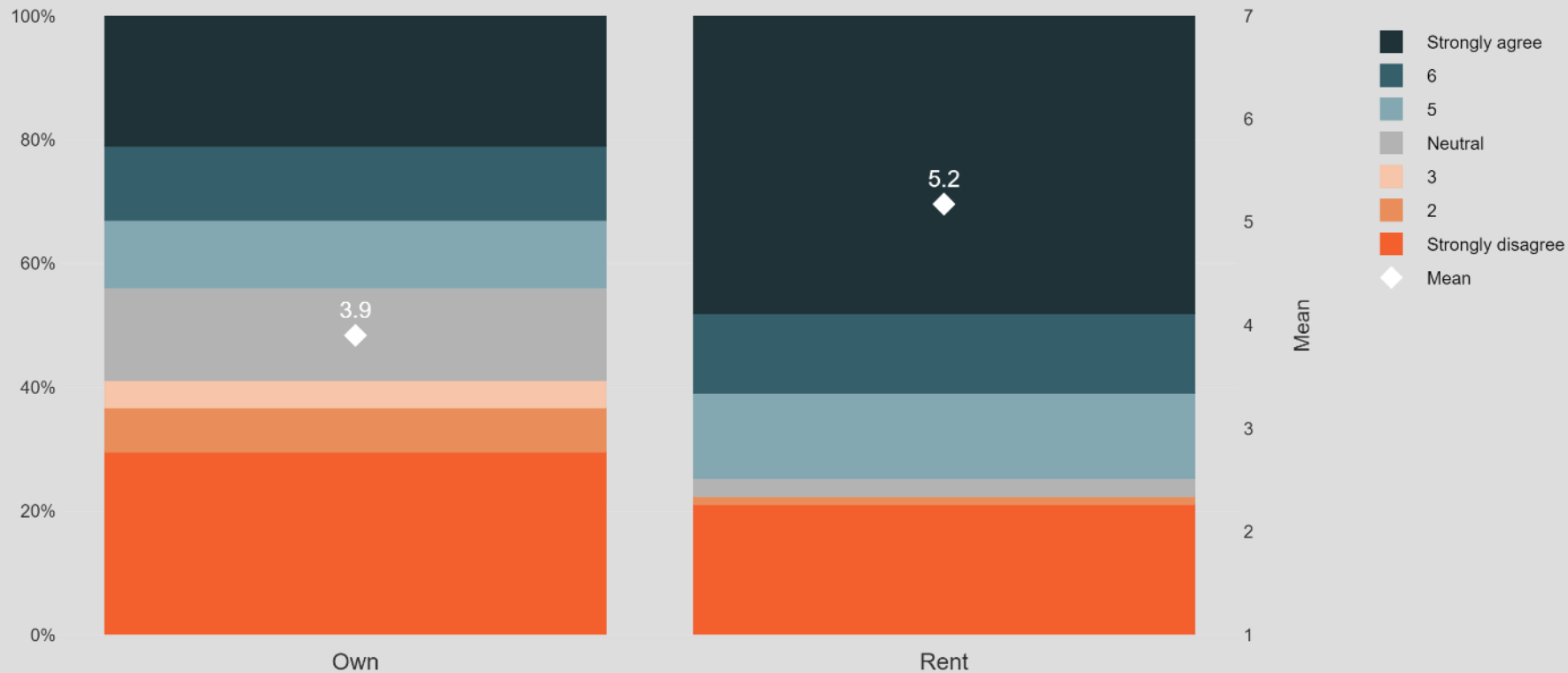
Housing development on Gull Crest appears to be a polarizing measure, with nearly half of residents in agreement and 4 in 10 residents in opposition. One third of residents *strongly oppose* this measure, and one quarter *strongly support* it.

There is significantly more opposition when it comes to offering this land at little or no cost to a developer, with one half of residents opposing this measure, and one third supporting it.



# "The Town should allow housing development on this 22 acre portion of Gull Crest."

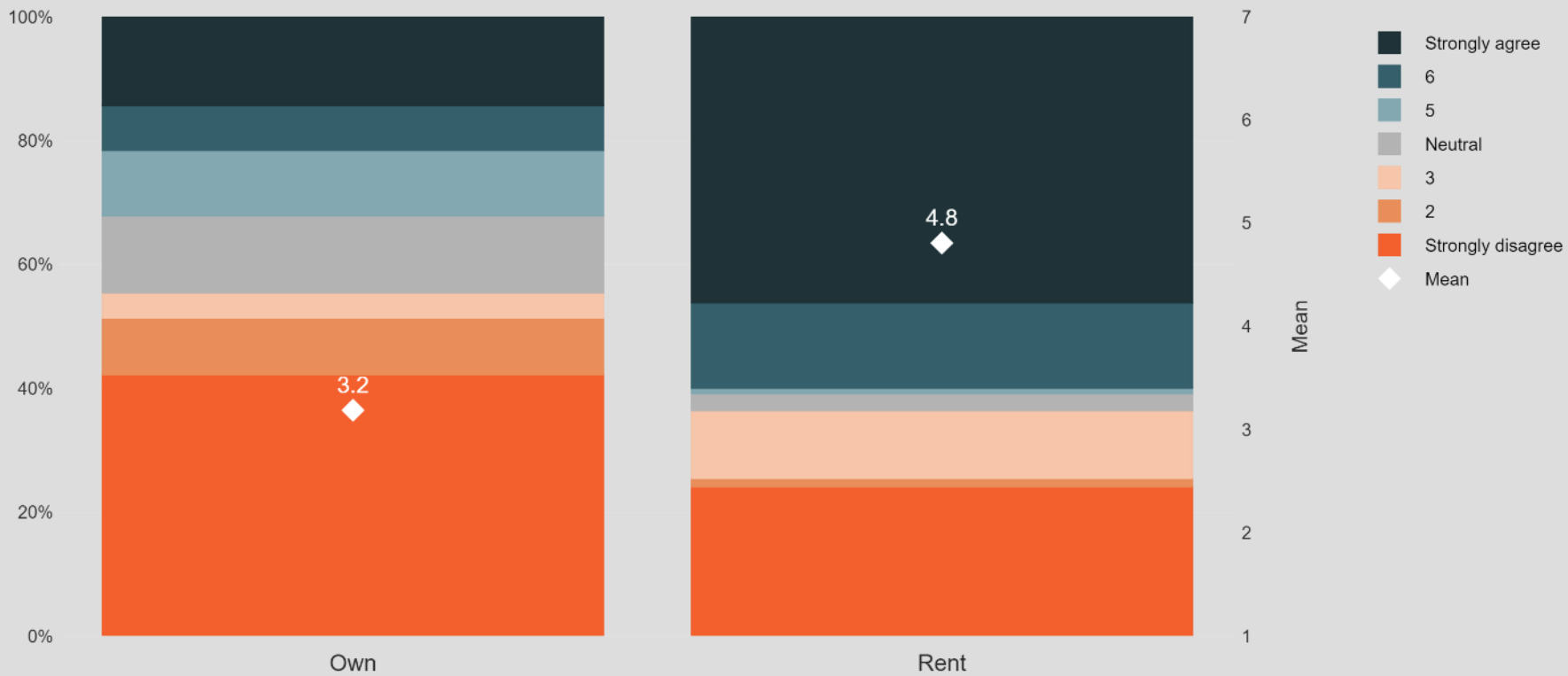
- Newer residents, those currently living in an apartment, renters, young residents (age 18-34) and seniors (65+) are more likely to support this measure.



Compare by...	
Demographics	Age
	Years Lived in CE
	Children in HH Seniors in HH
Housing Characteristics	Dwelling Type
	Ownership
	Property Size
	ADU Status
Income	Household income
	Housing Burden

# "The Town should offer this land at little or no cost to a developer chosen through a competitive process in order to create affordable housing for seniors, young families, and the Town's workforce."

- Residents age 18-34 are most polarized on this measure, with one-third in strong agreement, and one third in strong disagreement. Newer residents are more likely to agree than longer-term residents, although nearly half disagree. One half of renters agree with this.



Compare by...	
Demographics	Age
	Years Lived in CE
	Children in HH Seniors in HH
Housing Characteristics	Dwelling Type
	Ownership
	Property Size
	ADU Status
Income	Household income
	Housing Burden

# Neighborhood Preferences

The survey included a special exercise to better understand what features residents prioritize when considering their ideal neighborhood based on a specific set of criteria. Respondents were prompted to *“Think about the kind of Town you would like to live in today and in the future. Given the options provided, which of these most closely matches your ideal?”* Then they were presented with a series of neighborhood designs based on five attributes with different options for each attribute. The attributes and options were:

## Density

- **Low Density:** Sparsely populated with large lots, featuring one single-family home per 2 or more acres of land.
- **Medium Density:** Mix of single-family homes, townhomes, and duplexes, with a balance of spaciousness and housing diversity.
- **Upper Medium Density:** Mix of single-family homes, townhomes, condos, and apartments, providing a range of housing options with some moderately dense areas.
- **Higher Density:** Predominantly townhomes, condos, and apartments, with limited single-family homes, creating a denser living environment.

## Affordability

- **No affordability requirements:** Housing prices set entirely by market demand, without any government incentives or financial support.
- **Affordability requirements, without Town subsidy:** Housing affordability measures are in place, but the Town does not subsidize with local tax revenue.
- **Affordability requirements with Town subsidy:** Housing affordability measures are in place, and the Town funds them exclusively with local tax revenue.
- **Affordability requirements with Town and non-Town subsidy:** Housing affordability measures are in place, and the Town funds them with local tax revenue and utilizes non-Town subsidies or resources.

## Location

- **Expansion:** New developments are concentrated in designated growth areas outside existing neighborhoods, resulting in expansion.
- **Balance of densification and expansion:** Add density within established neighborhoods and expand into growth areas.
- **Densification:** New development occurs within existing neighborhoods by developing underutilized or vacant spaces, without expanding into new areas.

## Business Mix

- **Residential only:** All neighborhoods exclusively zoned for residential purposes, with no businesses within walking distance.
- **Light business mix:** Mostly residential properties with some local businesses, including small retail stores, cafes, restaurants with limited seating, and municipal services within walking distance.
- **Medium business mix:** A mix of residential spaces and a variety of commercial establishments, including restaurants, shops, offices, and other businesses within walking distance.

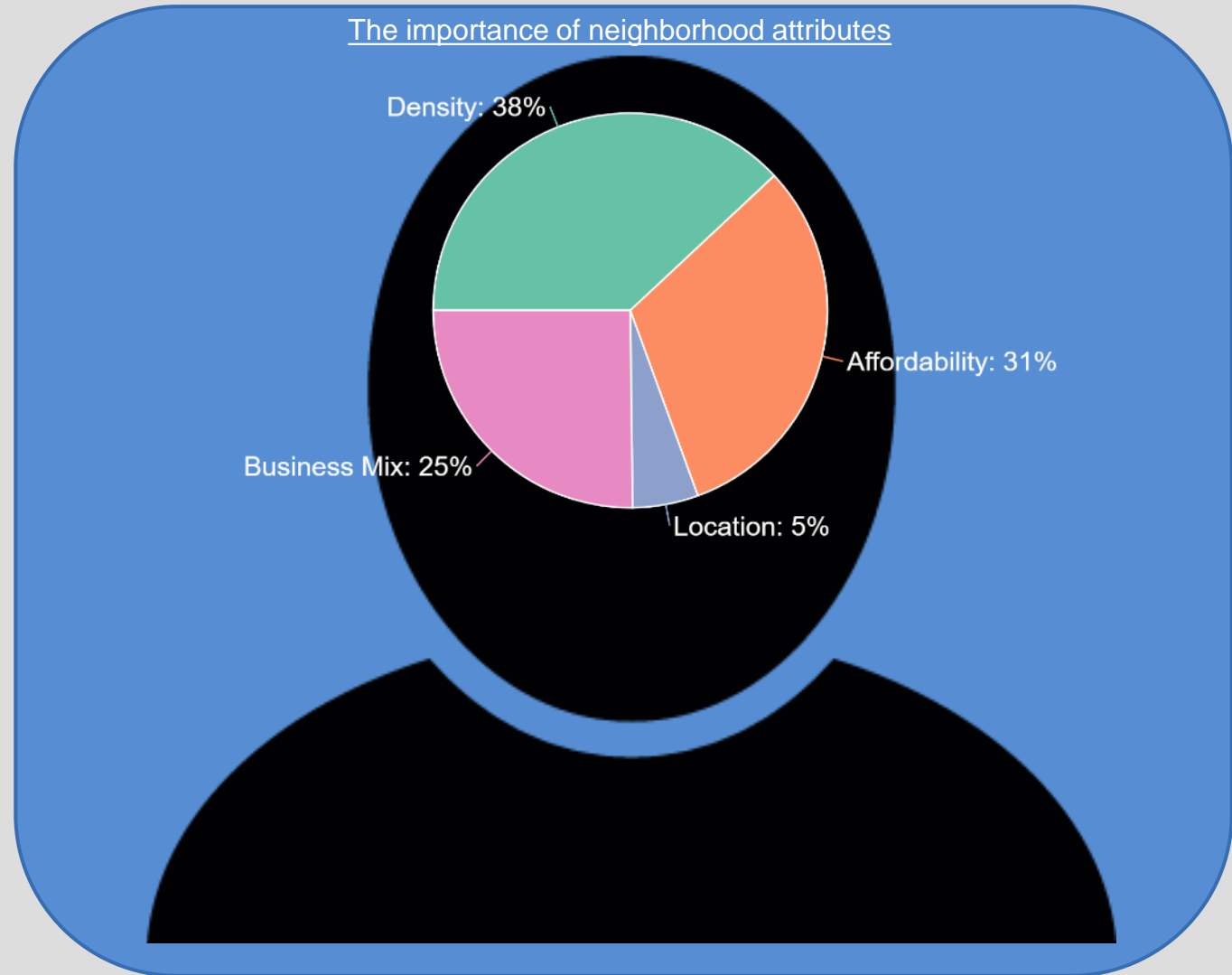
By analyzing the choices people made we can gain insights into which attributes are most important to people and the preferred option within each attribute. This exercise also allows us to look at different neighborhood types and understand who they appeal to.

# The Importance of Individual Neighborhood Attributes

In any decision, people look at a set of criteria and decide which are necessities, which are unacceptable, and which are flexible. By presenting a set of attributes in different combinations the survey exercise is able to assign an “importance score” to each attribute.

The “importance score” represents the amount of weight each attribute has in a person’s decision making. Together, the individual importance scores of each attribute add up to 100%.

Let’s take a look at the average Cape Elizabeth resident (to the right). Given the set of attributes included in the survey exercise, we see that 38% of their decision regarding their “ideal neighborhood” will be based on density housing. Thirty one percent of their decision will be based on the type and source of affordable housing available, and 25% of their decision is based on the mix of businesses available in their neighborhood.



# Overall Preferences

The majority of residents express a preference for neighborhoods with a variety of housing options, mixing single family homes with townhomes, duplexes, and other options to maintain Cape Elizabeth as an affordable and attractive place to live. Over two-thirds prefer to increase housing types and density of existing neighborhoods. There is also a strong preference to develop a plan for implementing affordable requirements, specifically by creating affordability measures that do not rely on Town subsidies. Finally, nearly all residents would prefer to see some sort of mixed-use neighborhoods with a variety of small businesses near-by. This is only sustainable with greater density.

### Density Preferences

Low Density Medium Density Upper Medium Density Higher Density



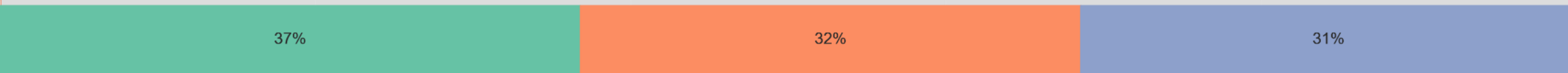
### Affordability Preferences

No affordability requirements Affordability requirements, without Town subsidy Affordability requirements with Town subsidy Affordability requirements with Town and non-Town subsidy



### Preferences for Location for New Housing

Expansion Balance of densification and expansion Densification



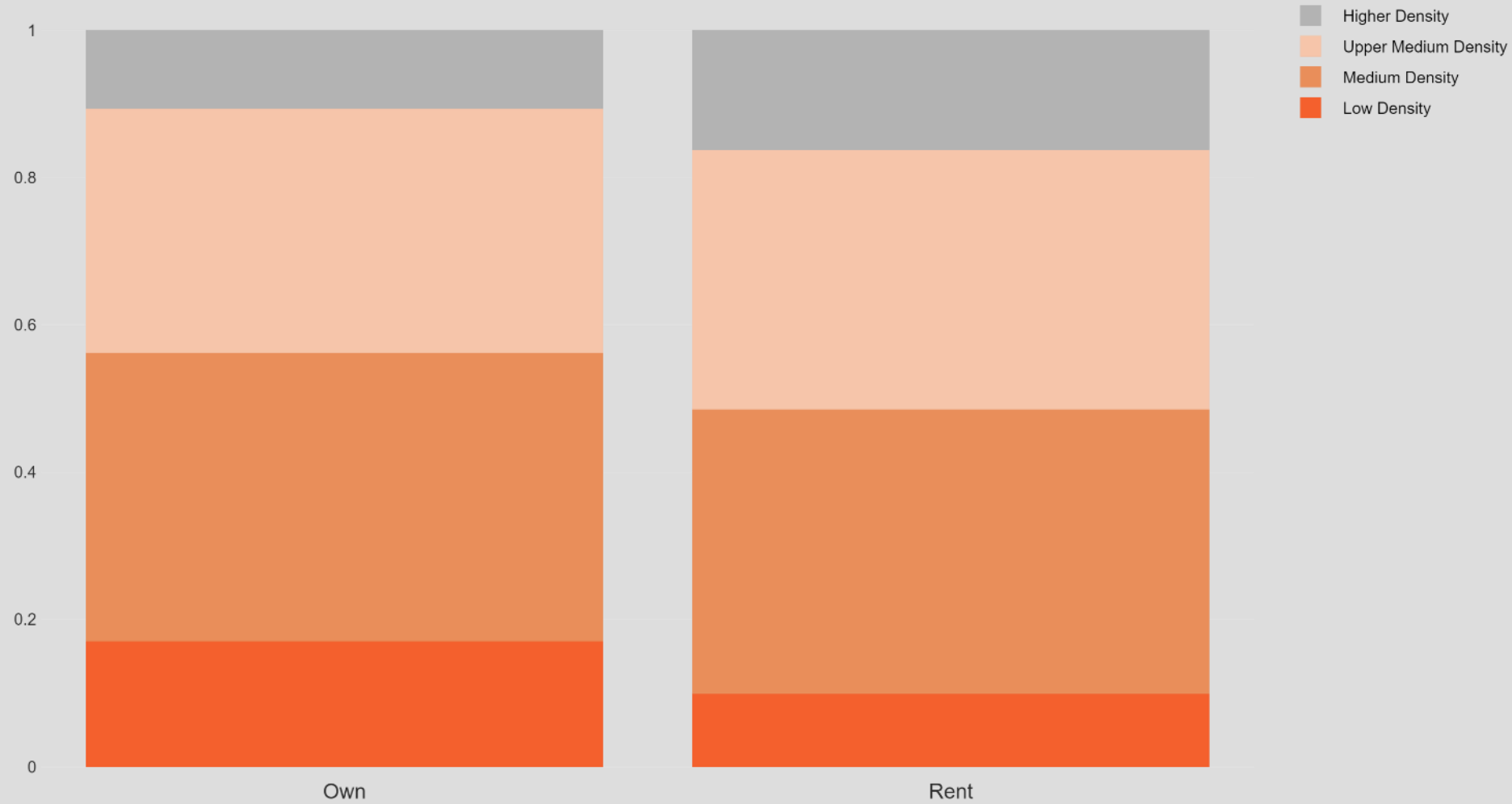
### Preferred Mix of Businesses

Residential only Light business mix Medium business mix



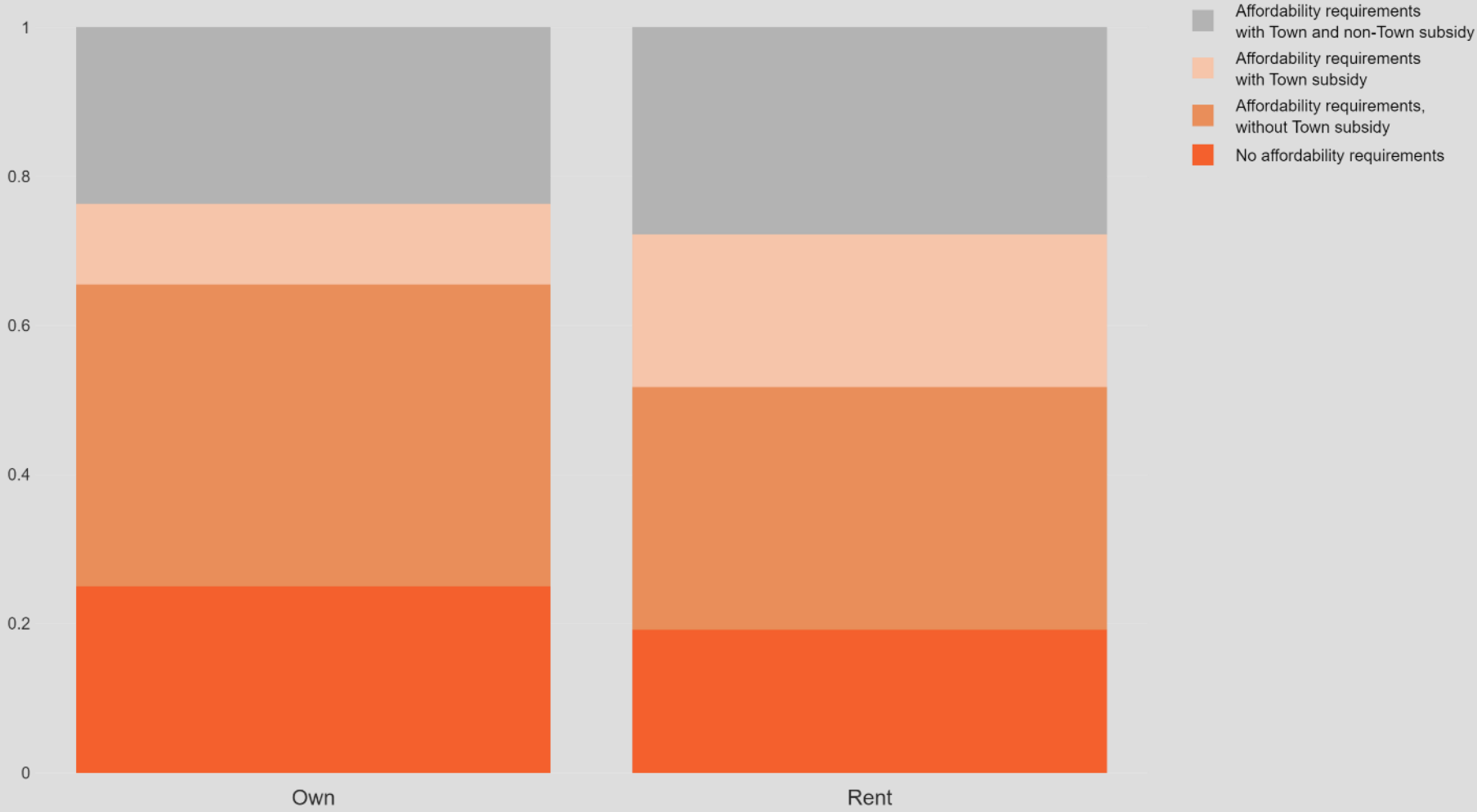


# Density Preference Compared



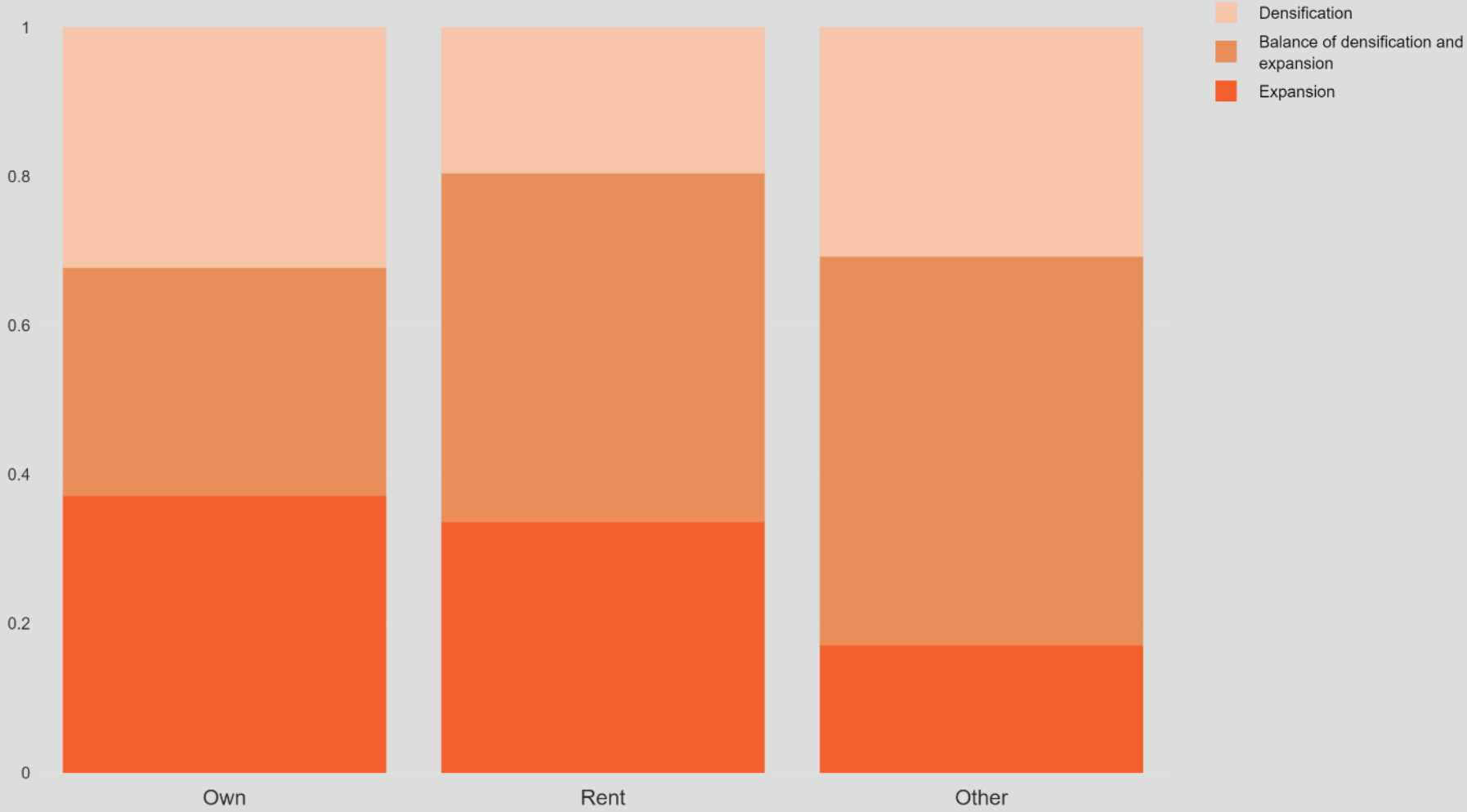
Compare by...	
Demographics	Age
	Years Lived in CE
	Children in HH Seniors in HH
Housing Characteristics	Dwelling Type
	Ownership
	Property Size
	ADU Status
Income	Household income
	Housing Burden

# Affordability Preferences Compared



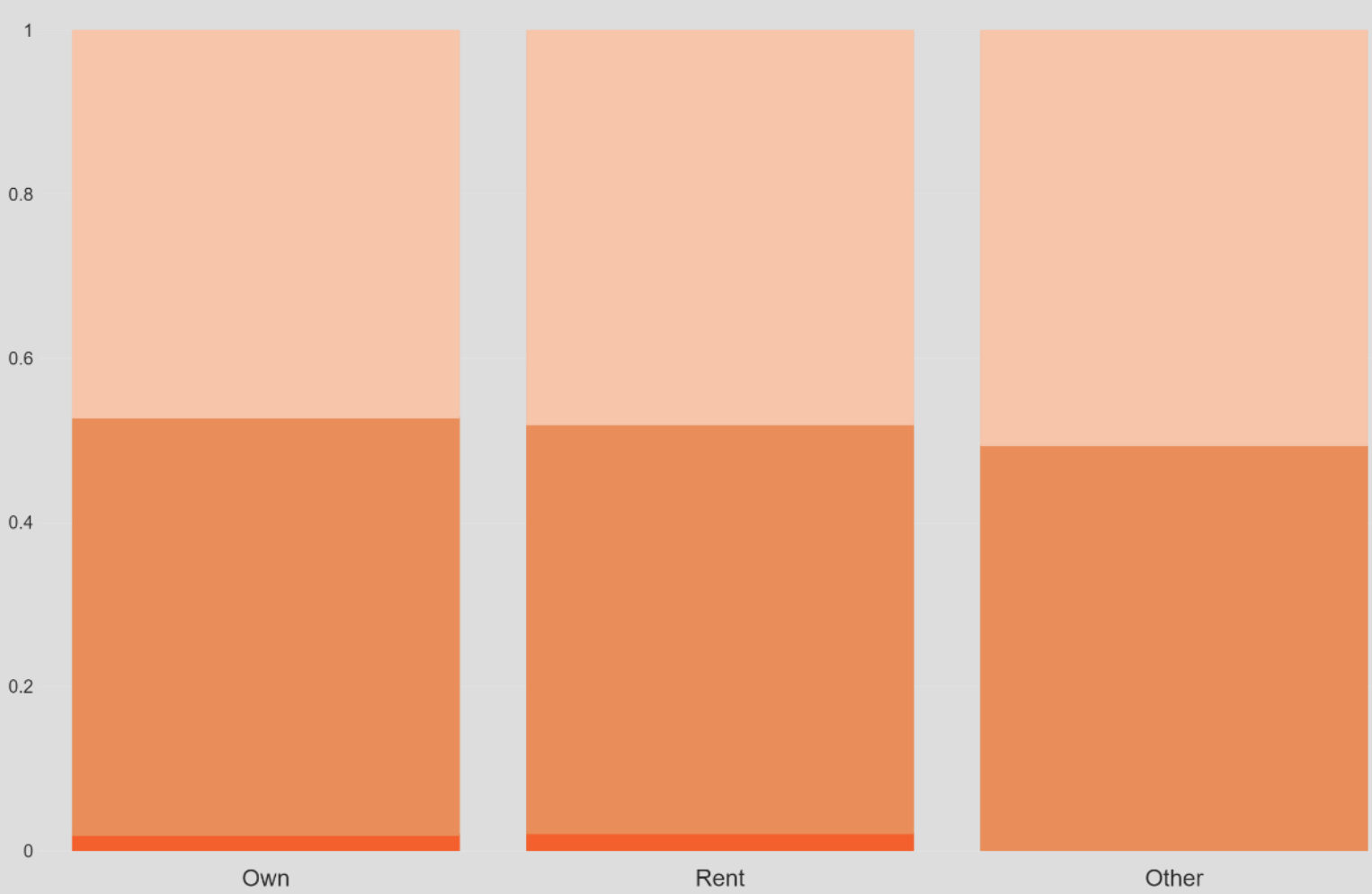
Compare by...	
Demographics	Age
	Years Lived in CE
	Children in HH Seniors in HH
Housing Characteristics	Dwelling Type
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# Location Preferences Compared



Compare by...	
Demographics	Age
	Years Lived in CE
	Children in HH Seniors in HH
Housing Characteristics	Dwelling Type
	Ownership
	Property Size
	ADU Status
Income	Household income
	Housing Burden

# Business Mix Preferences Compared



- Medium business mix
- Light business mix
- Residential only

Compare by...	
Demographics	Age
	Years Lived in CE
	Children in HH Seniors in HH
Housing Characteristics	Dwelling Type
	Ownership
	Property Size
	ADU Status
Income	Household income
	Housing Burden

# Popularity of Neighborhood Types

Survey results were used to develop a model comparing resident preferences for three scenarios. By a large majority, residents prefer a neighborhood with variety of housing, small businesses, with non-subsidized affordability measures. The model identifies a strong preference for neighborhoods with increased density and a variety of housing that also includes small businesses. Additionally, residents have a clear preference for the Town to take action on housing affordability.

## The Status Quo



Sparsely populated with large lots, featuring one single-family home per 2 or more acres of land.



All neighborhoods exclusively zoned for residential purposes, with no businesses within walking distance.



Housing prices set entirely by market demand, without any government incentives or financial support.



New developments are concentrated in designated growth areas outside existing neighborhoods, resulting in expansion.

13%

## Mixed Market Rate



Mix of single-family homes, townhomes, and duplexes, with a balance of spaciousness and housing diversity.



Mostly residential properties with some local businesses, including small retail stores, cafes, restaurants with limited seating, and municipal services within walking distance.



Housing prices set entirely by market demand, without any government incentives or financial support.



Add density within established neighborhoods and expand into growth areas.

23%

## Mixed with Affordability Measures



Mix of single-family homes, townhomes, and duplexes, with a balance of spaciousness and housing diversity.



Mostly residential properties with some local businesses, including small retail stores, cafes, restaurants with limited seating, and municipal services within walking distance.



Housing affordability measures are in place, but the Town does not subsidize with local tax revenue.



Add density within established neighborhoods and expand into growth areas.

64%



## Demographic Banner Tables

# There is a need to broaden the types of housing available in Cape Elizabeth

Average	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
There is a need to broaden the types of housing available in Cape Elizabeth	4.7	4.9	4.7	4.5	5.0	5.3 ↑	4.3 ↓	4.8	4.9	4.2	4.9	4.7	5.0

Column %	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
Strongly disagree	10%	14%	22% ↑	18%	13%	9%	25% ↑	16%	14%	14%	16%	18% ↑	12% ↓
2	17%	10%	3% ↓	10%	6%	6%	11%	7%	9%	19% ↑	7% ↓	8%	9%
3	4%	3%	5%	4%	6%	4%	2%	5%	6%	5%	5%	4%	6%
Neutral	12%	12%	10%	13%	12%	16%	9%	9%	13%	15%	11%	12%	11%
5	8%	8%	13%	10%	10%	10%	11%	12%	9%	7%	10%	11%	9%
6	7%	11%	8%	14%	11%	12%	8%	11%	11%	21% ↑	9% ↓	10%	12%
Strongly agree	41%	42%	40%	32% ↓	42%	44%	33%	40%	40%	20% ↓	41% ↑	37%	42%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

# There is a need for the Town to Have More Housing at a Variety of Price Points

Average	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
There is a need for the Town to have more housing at a variety of price points	5.3	5.2	5.0	4.8	5.1	5.5 ↑	4.5 ↓	5.3	5.1	4.7	5.1	5.0	5.2
Column %	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
Strongly disagree	7%	12%	19% ↑	14%	11%	5% ↓	23% ↑	12%	11%	13%	13%	14% ↑	10% ↓
2	11%	5%	2% ↓	8%	7%	7%	9%	4%	7%	6%	7%	6%	7%
3	0% ↓	7%	5%	5%	6%	5%	2%	5%	6%	11% ↑	4% ↓	4%	6%
Neutral	18%	8%	8%	13%	9%	15%	7%	8%	11%	15%	10%	11%	10%
5	8%	13%	13%	13%	11%	8%	15%	12%	12%	14%	12%	12%	12%
6	4%	11%	9%	11%	12%	7%	8%	13%	11%	7%	10%	9%	12%
Strongly agree	51%	44%	44%	36% ↓	43%	53%	36%	46%	42%	35%	44%	43%	43%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

There is a need for the Town to have more housing at a variety of price points by BANNER - Respondent Demographics

Filter: Filter - Complete; Weight: Weight; sample size = from 18 to 34; effective sample size = 771 (90%); 95% confidence level

Cape Elizabeth Housing Study

Dashboard questions or want your own? Contact Nathan Wiggin at [Nathan.Wiggin@ReconMR.com](mailto:Nathan.Wiggin@ReconMR.com)



# There is a need the Town to have more homeownership opportunities for people with different incomes

Average	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
There is a need for the Town to have more homeownership opportunities for people with different incomes	5.5	5.2	4.9	4.8 ↓	5.2	5.5	4.8	5.2	5.1	4.7	5.1	5.0	5.2

Column %	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
Strongly disagree	7%	8%	19% ↑	14%	11%	9%	16%	13%	10%	10%	12%	13%	10%
2	8%	9%	2% ↓	8%	5%	3%	11%	4%	6%	10%	6%	6%	6%
3	0%	4%	3%	4%	5%	3%	1%	3%	5% ↑	7%	3%	3%	4%
Neutral	13%	12%	11%	14%	10%	14%	9%	11%	13%	19%	11%	12%	12%
5	9%	8%	16%	12%	12%	12%	13%	12%	11%	10%	12%	12%	12%
6	12%	17%	9%	14%	11%	10%	13%	15%	12%	16%	12%	13%	12%
Strongly agree	50%	42%	40%	34% ↓	45%	50%	37%	41%	42%	28%	43%	41%	44%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

# There is a need the Town to have more rental opportunities for people with different incomes

Average	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
There is a need for the Town to have more rental opportunities for people with different incomes	4.5	5.0	4.7	4.6	5.0	5.2 ↑	4.5	4.9	4.7	4.3	4.8	4.7	5.0
Column %	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
Strongly disagree	19%	12%	21%	16%	13%	11%	26% ↑	15%	14%	17%	16%	18% ↑	12% ↓
2	8%	11%	4%	9%	6%	6%	7%	3% ↓	9% ↑	10%	7%	8%	7%
3	9%	3%	6%	5%	6%	3%	2% ↓	10%	6%	12%	5%	6%	6%
Neutral	9%	7%	10%	16% ↑	12%	10%	8%	13%	13%	6%	12%	11%	12%
5	11%	15%	9%	8%	13%	16%	10%	8%	11%	15%	11%	10%	12%
6	3%	11%	9%	13%	8%	7%	10%	10%	9%	12%	9%	9%	9%
Strongly agree	40%	40%	41%	33%	41%	47%	37%	40%	37%	26%	40%	38%	41%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

# Importance of More Housing Options Affordable to Seniors Who Wish to Downsize

Average	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
Cape Elizabeth seniors who want to downsize their	5.6	5.0 ↓	5.0 ↓	5.4	5.5 ↑	5.5	5.0 ↓	5.3	5.4	5.1	5.3	5.2 ↓	5.6 ↑
Column %	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
Not at all important	0% ↓	5%	11% ↑	5%	4%	2%	9% ↑	9% ↑	3% ↓	4%	6%	6%	4%
2	4%	8%	5%	4%	3%	3%	4%	4%	5%	7%	4%	6% ↑	2% ↓
3	0%	7% ↑	3%	4%	4%	3%	5%	1%	4%	9% ↑	3% ↓	4%	3%
Neutral	17%	18%	16%	16%	14%	19%	23% ↑	13%	13%	8%	16%	18%	13%
5	24%	18%	19%	17%	17%	13%	15%	20%	21%	24%	18%	18%	19%
6	23%	13%	12%	16%	17%	27% ↑	10% ↓	18%	14%	23%	15%	16%	16%
Extremely important	32%	31%	35%	38%	42%	32%	34%	36%	40%	25%	38%	33% ↓	43% ↑
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Cape Elizabeth seniors who want to downsize their housing by BANNER - Respondent Demographics

Filter: Filter - Complete; Weight: Weight; sample size = from 833 to 855; total sample size = 855; 22 missing; effective sample size = 776 (91%); 95% confidence level

## Cape Elizabeth Housing Study

Dashboard questions or want your own? Contact Nathan Wiggin at [Nathan.Wiggin@ReconMR.com](mailto:Nathan.Wiggin@ReconMR.com)

# Importance of More Housing Options to Young Families Looking for a Starter Home

Average	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
Younger families looking for a starter home	5.7	5.4	5.1	5.1 ↓	5.5	5.6	5.1	5.4	5.4	5.2	5.4	5.2 ↓	5.5 ↑
Column %	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
Not at all important	0% ↓	4%	10% ↑	10% ↑	5%	3%	10%	10% ↑	5%	2%	7%	7%	5%
2	8%	5%	5%	5%	3%	4%	4%	2%	6%	9%	4%	6% ↑	2% ↓
3	0%	3%	3%	6%	4%	2%	5%	2%	4%	5%	4%	3%	4%
Neutral	9%	13%	13%	12%	14%	16%	16%	11%	11%	9%	13%	12%	13%
5	25%	21%	17%	17%	15%	15%	15%	15%	22% ↑	25%	17%	18%	18%
6	18%	11%	17%	15%	17%	17%	12%	21%	14%	21%	15%	15%	16%
Extremely important	40%	41%	36%	36%	42%	43%	38%	38%	38%	29%	40%	37%	42%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Younger families looking for a starter home by BANNER - Respondent Demographics

Filter: Filter - Complete; Weight: Weight; sample size = from 833 to 855; total sample size = 855; 22 missing; effective sample size = 776 (91%); 95% confidence level

# Importance of More Housing Options to the Town's Workforce

Average	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
The Town's workforce	5.6	5.4	5.3	5.3	5.5	5.8 ↑	5.4	5.4	5.3	5.0	5.5	5.4	5.5

Column %	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
Not at all important	3%	5%	10% ↑	6%	6%	2% ↓	8%	8%	6%	4%	6%	6%	6%
2	4%	7%	4%	6%	2% ↓	1%	5%	3%	6%	10% ↑	4% ↓	6% ↑	2% ↓
3	0%	3%	2%	5% ↑	3%	2%	3%	2%	4%	4%	3%	3%	3%
Neutral	20%	14%	14%	10%	14%	17%	12%	14%	14%	22%	13%	14%	14%
5	8%	10%	13%	17%	15%	11%	10%	18%	14%	12%	14%	13%	15%
6	18%	14%	13%	17%	18%	18%	17%	13%	17%	17%	16%	15%	19%
Extremely important	45%	46%	45%	38%	42%	49%	45%	42%	40%	32%	44%	43%	41%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

The Town's workforce by BANNER - Respondent Demographics

Filter: Filter - Complete; Weight: Weight; sample size = from 833 to 855; total sample size = 855; 22 missing; effective sample size = 777 (91%); 95% confidence level

# Level of support for increasing housing in neighborhood

Average	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
Level of support for increasing housing in neighborhood	4.2	4.4	4.3	4.3	4.6	4.5	4.3	4.4	4.4	3.6 ↓	4.5 ↑	4.3	4.6

Column %	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
Strongly oppose	34%	24%	27%	24%	17% ↓	21%	27%	25%	22%	36% ↑	22% ↓	27% ↑	18% ↓
2	7%	9%	5%	6%	8%	9%	6%	5%	7%	9%	7%	6%	8%
3	0% ↓	3%	7%	8%	8%	4%	3%	10% ↑	6%	4%	6%	5%	7%
Neutral	5%	12%	11%	12%	13%	12%	12%	7%	12%	11%	11%	11%	12%
5	5%	6%	9%	7%	9%	5%	8%	6%	10%	7%	8%	7%	9%
6	12%	11%	9%	14%	16%	8%	13%	12%	15%	11%	13%	11%	15%
Strongly support	38%	36%	32%	29%	30%	40%	31%	34%	29%	21%	33%	32%	32%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

# Level of support for increasing housing throughout Cape Elizabeth

Average	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
Level of support for increasing housing throughout Cape Elizabeth	5.1	5.1	4.9	4.8	5.1	5.4	4.8	4.9	5.0	4.8	5.0	4.9	5.1

Column %	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
Strongly oppose	16%	11%	16%	15%	10% ↓	8%	15%	16%	12%	11%	13%	15%	10%
2	9%	10%	4%	5%	6%	9%	10%	3% ↓	6%	10%	6%	7%	5%
3	0% ↓	3%	7%	10% ↑	6%	3%	3%	7%	7%	6%	6%	5%	7%
Neutral	8%	11%	11%	9%	10%	7%	9%	12%	10%	14%	10%	9%	11%
5	5%	12%	11%	13%	16% ↑	11%	12%	9%	14%	12%	13%	11%	15%
6	13%	13%	10%	13%	14%	14%	14%	14%	12%	17%	12%	12%	14%
Strongly support	48%	41%	41%	35%	38%	48%	37%	39%	38%	30%	41%	40%	38%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

# Reducing lot size to allow homes to be built on smaller lots than currently allowed.

Average	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
Reducing lot size to allow homes to be built on smaller lots than currently allowed.	4.0	4.6	4.4	4.4	4.5	4.6	4.3	4.5	4.4	4.1	4.4	4.4	4.5
Column %	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
Strongly oppose	34%	16%	24%	23%	18%	21%	28%	21%	20%	20%	22%	24%	18%
2	6%	9%	3%	6%	6%	4%	5%	3% ↓	8% ↑	14%	5%	6%	6%
3	5%	3%	6%	4%	5%	1% ↓	3%	8% ↑	5%	1%	5%	4%	6%
Neutral	10%	18%	14%	9% ↓	19% ↑	19%	7% ↓	16%	14%	16%	14%	13%	16%
5	0% ↓	11%	13%	13%	12%	10%	18% ↑	11%	10%	13%	11%	11%	12%
6	11%	8%	8%	15%	13%	15%	6% ↓	12%	12%	14%	11%	11%	11%
Strongly support	34%	35%	31%	28%	26%	30%	33%	30%	30%	21%	31%	30%	30%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%



# Reducing the minimum buildable lot size in Cape Elizabeth to 5,000 sq. ft. (approximately 1/8 acre)

Average	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
Reducing the minimum buildable lot size in Cape Elizabeth to 5,000 sq. ft. 2	4.1	4.4	4.0	3.9	3.9	4.3	3.8	4.2	4.0	3.9	4.0	4.0	4.0

Column %	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
Strongly oppose	34%	18%	26%	28%	22%	22%	29%	22%	24%	22%	25%	27%	22%
2	5%	8%	7%	9%	11%	5%	10%	7%	10%	5%	9%	7% ↓	12% ↑
3	6%	6%	10%	6%	10%	4%	8%	12%	7%	13%	7%	8%	8%
Neutral	10%	20%	17%	13%	17%	21%	13%	14%	16%	24%	15%	15%	17%
5	0% ↓	8%	8%	11%	9%	11%	7%	7%	8%	10%	8%	8%	8%
6	11%	6%	6%	12%	11%	10%	7%	12%	9%	7%	10%	9%	10%
Strongly support	34%	32%	26%	21%	20% ↓	28%	25%	25%	25%	20%	26%	26%	23%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

# I am comfortable with the existing housing density in Cape Elizabeth over all

Average	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
I am comfortable with the existing housing density in Cape Elizabeth over all	4.3	4.2	4.8 ↑	4.5	4.4	4.2	4.5	4.5	4.5	4.9 ↑	4.4 ↓	4.5	4.3

Column %	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
Strongly disagree	16%	13%	8%	8%	7%	10%	11%	8%	9%	5%	10%	10%	9%
2	9%	11%	9%	11%	11%	11%	13%	10%	9%	7%	11%	9%	12%
3	0% ↓	8%	6%	12% ↑	10%	7%	8%	6%	9%	7%	8%	7%	10%
Neutral	33%	28%	23%	22%	28%	34%	19% ↓	30%	25%	21%	27%	27%	26%
5	4%	10%	11%	11%	14%	11%	8%	9%	13%	9%	11%	9%	13%
6	16%	10%	16%	13%	13%	12%	13%	10%	15%	28% ↑	12% ↓	13%	14%
Strongly agree	21%	20%	27%	23%	17%	15%	27%	26%	19%	22%	21%	24%	18%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

# I am comfortable with the existing housing density in my neighborhood

Average	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
I am comfortable with the existing housing density in my neighborhood	4.9	5.3	5.8 ↑	5.6	5.5	5.2	5.5	5.6	5.5	5.5	5.5	5.4	5.6

Column %	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
Strongly disagree	13% ↑	6%	1%	2%	2%	8%	7%	1% ↓	3%	6%	4%	5%	3%
2	5%	4%	3%	3%	3%	2%	5%	1%	4%	2%	4%	4%	3%
3	0%	4%	2%	4%	5%	1%	3%	3%	4%	3%	3%	3%	4%
Neutral	28%	17%	16%	18%	18%	25%	13%	24%	17%	14%	19%	19%	18%
5	4%	14%	12%	12%	11%	15%	8%	12%	10%	16%	10%	12%	9%
6	16%	18%	21%	20%	20%	14%	19%	18%	23% ↑	21%	19%	18%	22%
Strongly agree	34%	36%	45%	42%	41%	35%	45%	42%	39%	39%	40%	40%	41%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

# Support for housing development on other town owned land

Average	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
Housing development on other town owned land	5.0	4.2	4.1	4.1	4.5	4.8	4.3	4.4	4.3	3.8	4.4	4.2 ↓	4.7 ↑

Column %	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
Strongly oppose	20%	18%	22%	20%	13% ↓	16%	21%	17%	18%	25%	17%	22% ↑	12% ↓
2	0%	6%	3%	7% ↑	3%	3%	2%	4%	4%	9% ↑	3% ↓	5%	2%
3	4%	4%	5%	3%	6%	4%	4%	4%	6%	6%	5%	4%	5%
Neutral	11%	24%	26%	26%	26%	17%	27%	23%	26%	24%	24%	22%	27%
5	8%	19%	17%	15%	18%	19%	15%	20%	14%	8%	17%	15%	18%
6	12%	6% ↓	11%	14%	14%	8%	10%	14%	13%	10%	12%	11%	13%
Strongly support	43% ↑	21%	17%	15% ↓	20%	33% ↑	22%	18%	19%	17%	22%	21%	22%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

# Support for housing development on town owned land that is currently used as recreational space

Average	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
Housing development on town owned land that is currently used as recreational space	3.1	2.8	2.5 ↓	2.8	3.1 ↑	2.9	2.8	2.8	2.9	2.3 ↓	2.9 ↑	2.7 ↓	3.1 ↑

Column %	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
Strongly oppose	37%	39%	45%	43%	33% ↓	35%	40%	38%	40%	46%	38%	43% ↑	32% ↓
2	10%	8%	14%	12%	13%	13%	11%	12%	12%	12%	12%	11%	14%
3	3%	17% ↑	14%	10%	10%	12%	13%	11%	9%	22% ↑	10% ↓	12%	9%
Neutral	27%	19%	10% ↓	15%	22%	19%	16%	19%	19%	13%	19%	17%	21%
5	8%	10%	11%	9%	10%	10%	10%	13%	9%	6%	10%	8%	12%
6	7%	2%	4%	4%	6%	7%	2%	3%	6%	0%	5%	4%	5%
Strongly support	7%	6%	2% ↓	7%	6%	4%	7%	3%	6%	2%	6%	5%	7%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

# Support for housing development on Gull Crest

Average	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
Housing development on Gull Crest	3.8	3.5	3.1 ↓	3.7	4.1 ↑	3.8	3.5	3.3 ↓	3.9	3.8	3.7	3.4 ↓	4.1 ↑

Column %	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
Strongly oppose	33%	30%	39% ↑	28%	19% ↓	26%	30%	34%	26%	27%	28%	33% ↑	21% ↓
2	8%	12%	12%	9%	8%	4% ↓	10%	11%	11%	6%	10%	10%	9%
3	3%	6%	6%	10%	6%	4%	7%	8%	7%	5%	7%	7%	6%
Neutral	19%	21%	17%	18%	22%	32% ↑	20%	17%	17%	28%	19%	20%	20%
5	3%	11%	12%	10%	13%	16%	8%	11%	9%	11%	11%	10%	11%
6	9%	4%	5%	9%	12% ↑	5%	10%	8%	10%	4%	9%	7%	11%
Strongly support	24%	15%	9% ↓	16%	18%	13%	14%	11%	21% ↑	19%	16%	13% ↓	22% ↑
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

# Support for housing development in the Town Center

Average	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
Housing development in the Town Center	4.7	5.5 ↑	5.3	4.7	4.9	5.4	4.9	5.0	4.9	4.9	5.0	5.0	4.9

Column %	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
Strongly oppose	20%	8% ↓	14%	21% ↑	16%	9%	22%	18%	16%	10%	17%	17%	15%
2	9%	3%	5%	3%	5%	7%	3%	3%	5%	10%	4%	5%	5%
3	4%	4%	1%	3%	6%	2%	6%	2%	5%	7%	4%	3%	6%
Neutral	8%	11%	9%	11%	12%	14%	2% ↓	10%	13%	13%	10%	9%	13%
5	8%	15%	10%	12%	11%	10%	14%	15%	9%	11%	11%	12%	10%
6	4%	7%	10%	11%	11%	6%	8%	8%	12%	8%	10%	8%	11%
Strongly support	46%	51%	50%	38%	38% ↓	52%	45%	44%	41%	41%	44%	45%	40%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

# As a part of achieving this goal, the Town should encourage housing in the Town Center

Average	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
As a part of achieving this goal, the Town should encourage housing in the Town Center	4.9	5.3	5.2	4.7	4.9	5.5 ↑	4.8	4.9	4.8	4.7	5.0	4.9	5.0
Column %	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
Strongly oppose	22%	9% ↓	16%	21%	15%	5% ↓	23%	17%	18%	17%	16%	18%	14%
2	8%	8%	4%	5%	7%	12% ↑	5%	3%	5%	10%	6%	6%	6%
3	0%	4%	3%	5%	6% ↑	3%	4%	6%	4%	7%	4%	3% ↓	6% ↑
Neutral	9%	11%	9%	12%	12%	5% ↓	8%	11%	14% ↑	8%	11%	11%	11%
5	4%	12%	9%	10%	10%	10%	6%	11%	9%	9%	9%	8%	11%
6	4%	9%	11%	10%	12%	10%	9%	9%	11%	12%	9%	9%	11%
Strongly support	53%	48%	49%	38%	39%	55% ↑	45%	43%	40%	37%	44%	45%	41%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%



# Cape Elizabeth should keep the goal of developing a vibrant and walkable Town Center

Average	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
Cape Elizabeth should keep the goal of developing a vibrant and walkable Town Center	5.8	6.3 ↑	6.1	5.8	5.8	6.4 ↑	6.0	5.9	5.7 ↓	5.9	5.9	6.0	5.8
Column %	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
Strongly oppose	9%	3%	3%	2%	3%	1% ↓	4%	5%	3%	1%	4%	3%	4%
2	5%	0%	1%	3%	3%	0%	1%	1%	5% ↑	7%	2%	2%	3%
3	0%	2%	1%	3%	3%	1%	1%	2%	2%	4%	2%	2%	2%
Neutral	8%	9%	10%	14%	11%	10%	11%	9%	11%	10%	11%	10%	11%
5	5%	5% ↓	12%	13%	13%	6%	10%	13%	11%	7%	11%	10%	12%
6	12%	13%	13%	17%	15%	11%	11%	15%	16%	11%	15%	14%	15%
Strongly support	61%	68% ↑	60%	48% ↓	52%	71% ↑	62%	54%	51% ↓	59%	56%	59%	52%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

# Dedicating local tax revenue to expand roads, sewer and water lines to potential growth areas

Average	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
Dedicating local tax revenue to expand roads, sewer and water lines to potential growth areas	4.6	4.4	4.2	4.1	4.5	4.5	4.4	4.5	4.3	3.8	4.4	4.2 ↓	4.7 ↑
Column %	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
Strongly oppose	18%	14%	18%	19%	13%	12%	18%	14%	17%	23%	16%	19% ↑	12% ↓
2	0% ↓	6%	10%	8%	7%	7%	7%	7%	6%	11%	6%	7%	5%
3	8%	9%	6%	7%	7%	8%	7%	3% ↓	9%	6%	7%	8%	7%
Neutral	16%	21%	17%	18%	16%	19%	15%	22%	16%	13%	18%	19%	16%
5	15%	17%	17%	20%	21%	22%	17%	15%	19%	27%	18%	17%	21%
6	19%	10%	10%	12%	16%	9%	14%	14%	14%	7%	14%	13%	15%
Strongly support	24%	23%	23%	16%	19%	22%	22%	23%	18%	13%	21%	18%	24%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

# Dedicating local tax revenue to subsidize rent or mortgage for seniors, young families, and the Town's workforce by paying the difference between what they can afford and the market rate

Average	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
Dedicating local tax revenue to subsidize rent or mortgage for seniors, young families.													
Column %	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
Strongly oppose	29%	26%	38%	39%	31%	25%	38%	32%	35%	38%	33%	37% ↑	28% ↓
2	16%	9%	15%	12%	10%	8%	12%	15%	13%	10%	12%	11%	13%
3	8%	15% ↑	7%	6%	10%	14%	8%	8%	8%	19% ↑	8% ↓	9%	9%
Neutral	8%	13%	16%	19%	22% ↑	11% ↓	18%	19%	19%	8% ↓	18% ↑	13% ↓	24% ↑
5	9%	13%	8%	9%	12%	16%	9%	7%	11%	12%	10%	10%	11%
6	14%	6%	7%	4%	6%	13% ↑	4%	5%	6%	5%	7%	8%	5%
Strongly support	16%	17% ↑	10%	11%	8% ↓	13%	11%	14%	9%	8%	12%	12%	10%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

# Dedicating local tax revenue to support the creation of new housing options

Average	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
Dedicating local tax revenue to support the creation of new housing options	4.4	4.1	3.9	3.5 ↓	3.8	4.3	3.7	3.9	3.8	3.5	3.9	3.8	4.0

Column %	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
Strongly oppose	28%	24%	29%	35% ↑	27%	22%	34%	28%	29%	35%	28%	32% ↑	24% ↓
2	4%	6%	9%	9%	8%	7%	6%	10%	8%	8%	8%	8%	8%
3	0% ↓	5%	6%	6%	7%	7%	4%	6%	6%	1%	6%	4% ↓	7% ↑
Neutral	11%	19%	11%	12%	16%	15%	14%	14%	13%	18%	14%	13%	16%
5	8%	15%	17%	12%	13%	14%	12%	11%	15%	19%	13%	13%	13%
6	12%	7%	7%	9%	12%	4% ↓	13%	6% ↓	13% ↑	3%	11%	9%	11%
Strongly support	35% ↑	24%	22%	16%	16% ↓	31% ↑	17%	26%	16% ↓	16%	21%	21%	20%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Support for allowing owners to make ADUs available as short-term rentals for a two-year period to recoup building costs, after which the ADU must become a part of the Town's long-term-rental stock? (As long as the primary residence is owner occupied )

Average	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
For two years until it becomes part of the Town's long-term-rental stock	3.3	3.7	3.6	3.2	3.3	3.9	3.5	3.2	3.3	3.5	3.4	3.5	3.3
Column %	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
Strongly oppose	46%	26%	27%	34%	27%	30%	27%	34%	33%	29%	31%	32%	29%
2	11%	5%	7%	9%	11%	5%	11%	7%	10%	10%	9%	8%	11%
3	0% ↓	7%	9%	10%	11% ↑	6%	8%	9%	9%	8%	8%	7%	10%
Neutral	3% ↓	28% ↑	24%	20%	25%	20%	23%	24%	19%	22%	21%	20%	23%
5	8%	10%	15%	14%	11%	11%	13%	12%	12%	11%	12%	12%	12%
6	8%	9%	9%	7%	8%	7%	10%	7%	9%	7%	8%	8%	8%
Strongly support	23% ↑	14%	9%	6%	7% ↓	21% ↑	8%	7%	9%	14%	10%	13% ↑	6% ↓
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Support for allowing owners to make ADUs available as short-term rentals for a five-year period to recoup building costs, after which the ADU must become a part of the Town's long-term-rental stock? (As long as the primary residence is owner occupied )

Average	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
For five years until it becomes part of the Town's long-term-rental stock	3.2	3.7	3.6	3.1	3.3	3.8	3.5	3.1	3.3	3.6	3.4	3.4	3.3
Column %	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
Strongly oppose	46%	28%	25%	34%	27%	29%	27%	34%	32%	30%	31%	32%	29%
2	11%	7%	9%	9%	10%	6%	11%	9%	10%	7%	9%	9%	10%
3	0% ↓	5%	10%	11%	12% ↑	5%	6%	12%	10%	6%	9%	7% ↓	12% ↑
Neutral	10%	27%	26%	22%	26%	24%	26%	22%	21%	28%	23%	22%	25%
5	0% ↓	9%	12%	12%	11%	9%	12%	10%	9%	6%	10%	9%	10%
6	9%	10%	9%	6%	6%	4%	8%	7%	9%	4%	8%	8%	6%
Strongly support	23% ↑	14%	10%	7% ↓	8%	23% ↑	11%	7%	9%	19%	10%	13%	8%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

# Support for allowing the use of Accessory Dwelling Units (ADUs) as short-term rentals, as long as the primary residence is owner occupied.

Average	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
As long as primary residence is owner occupied	4.6	4.6 ↑	4.1	3.9	3.9 ↓	4.6	4.4	3.7 ↓	4.0	4.6	4.1	4.2	4.0

Column %	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
Strongly oppose	21%	15%	24%	27%	20%	20%	19%	27%	22%	11% ↓	23% ↑	22%	21%
2	4%	4%	5%	10%	11% ↑	5%	3% ↓	10%	9%	7%	8%	7%	9%
3	4%	6%	9%	5%	10%	5%	7%	8%	8%	6%	8%	6%	9%
Neutral	16%	20%	20%	15%	21%	11% ↓	24%	16%	20%	26%	18%	19%	19%
5	8%	14%	5% ↓	12%	12%	14%	10%	12%	9%	17%	10%	11%	10%
6	3%	10%	14%	12%	11%	12%	15%	8%	10%	9%	11%	11%	11%
Strongly support	42% ↑	29%	23%	19%	16% ↓	32%	22%	18%	22%	25%	23%	25%	20%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

# Pre-approved designs provided by the Town

Average	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
Preapproved designs provided by the Town	3.4	3.7	3.6	3.5	3.3	4.0 ↑	3.6	3.4	3.3	3.9	3.4	3.6 ↑	3.2 ↓

Column %	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
Very negative impact on my decision	21%	20%	23%	27%	28%	15%	26%	26%	26%	15%	26%	22%	29%
2	19%	3% ↓	8%	7%	9%	3%	6%	12%	10%	4%	9%	7%	11%
3	0%	3%	2%	3%	5%	0%	1%	3%	5% ↑	4%	3%	2%	5%
Neutral	40%	59% ↑	41%	42%	37%	54%	41%	40%	42%	47%	43%	47% ↑	36% ↓
5	8%	8%	13%	6%	9%	14%	10%	6%	7%	20% ↑	8% ↓	9%	8%
6	0%	3%	5%	7%	4%	1%	7%	3%	5%	0%	5%	4%	5%
Very													



The Town allows owners to make ADUs available as short-term rentals only for a 2-5 year period in order to recoup building costs. After this period of time, the ADU must become a part of the

Town's long term rental stock 1

Average	AgeCategory					QTenure 2				Children in household		Senior in household	
	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
The Town allows owners to make ADUs available as short-term													
	AgeCategory					QTenure 2				Children in household		Senior in household	
Column %	18 to 34	35 to 44	45 to 54	55 to 64	65 or older	Less than 5 years	5 to less than 10 years	10 to less than 20 years	20 years or more	Children in household	No children	No seniors	Senior in household
Very negative impact on my decision	21%	18%	21%	34% ↑	32%	27%	26%	24%	26%	22%	27%	25%	28%
2	27% ↑	1% ↓	4%	9%	9%	1% ↓	5%	9%	11%	2%	9%	6%	12%
3	0%	6%	9%	5%	9%	1%	11%	5%	8%	9%	6%	5%	9%
Neutral	21%	56% ↑	45%	35%	36%	40%	42%	50%	35%	45%	39%	41%	37%
5	0%	8%	9%	10%	5%	10%	6%	7%	7%	9%	7%	8%	4%
6	11%	1%	4%	2%	4%	4%	2%	3%	5%	0%	4%	4%	4%
Very													



## Property Characteristics Banner Tables

























































The Town allows owners to make ADUs available as short-term rentals only for a 2-5 year period in order to recoup building costs. After this period of time, the ADU must become a part of the

### Town's long-term rental stock 1

Average	dwellingType				ownership			propertySize						aduCurrent					
	Single-family home	Duplex / townhome / condominium	Apartment	Other	Own	Rent	Other	Less than ¼ acre	¼ acre to less than ½ acre	½ acre to less than 1 acre	1 to less than 2 acres	2 acres or larger	I don't know	Yes	Currently in the process of permitting or building an ADU	No, but I have considered it or am interested in it	No, I am not interested in having an ADU on my property	No not	
The Town allows owners to make ADUs available as short-																			
Column %	dwellingType				ownership			propertySize						aduCurrent					
	Single-family home	Duplex / townhome / condominium	Apartment	Other	Own	Rent	Other	Less than ¼ acre	¼ acre to less than ½ acre	½ acre to less than 1 acre	1 to less than 2 acres	2 acres or larger	I don't know	Yes	Currently in the process of permitting or building an ADU	No, but I have considered it or am interested in it	No, I am not interested in having an ADU on my property	No not	
Very negative impact on my decision	27%	17%	0%	NaN	27%	13%	14%	29%	24%	30%	26%	23%	28%	NaN	NaN	18% ↓	32% ↑		
2	8%	0%	0%	NaN	8%	0%	0%	1% ↓	11%	10%	6%	8%	0%	NaN	NaN	5%	10%		
3	7%	0%	0%	NaN	7%	0%	0%	4%	7%	7%	6%	8%	0%	NaN	NaN	10% ↑	5% ↓		
Neutral	40%	27%	0%	NaN	41%	0%	0%	41%	38%	36%	46%	43%	64%	NaN	NaN	33% ↓	44% ↑		
5	7%	5%	100%	NaN	7%	0%	0%	10%	6%	6%	7%	8%	8%	NaN	NaN	10% ↑	5% ↓		
6	4%	0%	0%	NaN	3% ↓	0%	86% ↑	1%	8% ↑	1% ↓	2%	3%	0%	NaN	NaN	8% ↑	1% ↓		

# Pre-approved designs provided by the Town

Average	dwellingType				ownership			propertySize						aduCurrent			
	Single-family home	Duplex / townhome / condominium	Apartment	Other	Own	Rent	Other	Less than ¼ acre	¼ acre to less than ½ acre	½ acre to less than 1 acre	1 to less than 2 acres	2 acres or larger	I don't know	Yes	Currently in the process of permitting or building an ADU	No, but I have considered it or am interested in it	No, I am not interested in having an ADU on my property
Preapproved designs provided by the Town	3.4	4.8	4.0	NaN	3.5	3.6	4.4	4.1 ↑	3.4	3.3	3.6	3.4	3.3	NaN	NaN	3.9 ↑	3.2 ↓

Column %	dwellingType				ownership			propertySize						aduCurrent			
	Single-family home	Duplex / townhome / condominium	Apartment	Other	Own	Rent	Other	Less than ¼ acre	¼ acre to less than ½ acre	½ acre to less than 1 acre	1 to less than 2 acres	2 acres or larger	I don't know	Yes	Currently in the process of permitting or building an ADU	No, but I have considered it or am interested in it	No, I am not interested in having an ADU on my property
Very negative impact on my decision	25%	21%	0%	NaN	25%	57%	0%	15% ↓	22%	35% ↑	19%	24%	28%	NaN	NaN	21%	27%
2	8%	0%	0%	NaN	8%	0%	0%	9%	11%	5%	11%	4%	0%	NaN	NaN	6%	10%
3	3% ↓	13% ↑	0%	NaN	3%	0%	0%	3%	3%	2%	0%	8% ↑	11%	NaN	NaN	5%	2%
Neutral	44%	14%	100%	NaN	43%	0%	86%	43%	46%	32% ↓	52%	49%	53%	NaN	NaN	33% ↓	49% ↑
5	9%	0%	0%	NaN	9%	0%	0%	7%	6%	14% ↑	8%	9%	0%	NaN	NaN	14% ↑	5% ↓
6	5%	0%	0%	NaN	5%	0%	0%	5%	5%	5%	3%	1%	0%	NaN	NaN	7% ↑	3% ↓



# Income Banner Tables

# There is a need to broaden the types of housing available in Cape Elizabeth

Average	HHIncome						housingBurden Categories Excl prefer not to say					
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% to less than 50%	50% to less than 75%	75% or more
There is a need to broaden the types of housing available in Cape Elizabeth	5.2	4.7	5.1	5.4 ↑	4.6	5.0	5.8	5.2	4.5 ↓	4.9	4.9	6.4

Column %	HHIncome						housingBurden Categories Excl prefer not to say					
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% to less than 50%	50% to less than 75%	75% or more
Strongly disagree	17%	17%	12%	11%	19%	13%	7%	9%	22% ↑	8%	13%	0%
2	3%	10%	8%	5%	17%	7%	4%	9%	6%	13%	7%	11%
3	5%	7%	4%	4%	1%	3%	5%	4%	4%	5%	9%	0%
Neutral	7%	11%	12%	8%	5%	12%	5%	11%	12%	13%	13%	0%
5	8%	7%	10%	10%	11%	15%	10%	11%	13%	17%	8%	0%
6	7%	11%	8%	14%	10%	14%	7%	13%	8%	8%	7%	0%
Strongly agree	53%	38%	47%	49%	38%	37%	63%	44%	34%	37%	42%	89% ↑
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

There is a need to broaden the types of housing available in Cape Elizabeth by BANNER - Income

Filter: Filter - Complete; Weight: Weight; sample size = from 535 to 671; total sample size = 855; 320 missing; effective sample size = 658 (98%); 95% confidence level

## Cape Elizabeth Housing Study

Dashboard questions or want your own? Contact Nathan Wiggin at [Nathan.Wiggin@ReconMR.com](mailto:Nathan.Wiggin@ReconMR.com)

# There is a need for the Town to Have More Housing at a Variety of Price Points

Average	HHIncome						housingBurden Categories Ex			
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% tha
There is a need for the Town to have more housing at a variety of price points	5.2	5.0	5.2	5.6 ↑	4.7	5.2	5.5	5.6 ↑	4.7 ↓	

Column %	HHIncome						housingBurden Categories Ex			
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% tha
Strongly disagree	16%	12%	9%	11%	16%	10%	7%	5% ↓	20% ↑	
2	3%	7%	9%	3% ↓	9%	7%	0%	4%	4%	
3	2%	4%	4%	5%	8%	5%	14%	7%	4%	
Neutral	7%	12%	9%	5%	8%	9%	5%	7%	12%	
5	17%	14%	12%	7%	12%	12%	15%	12%	15%	
6	7%	11%	7%	11%	5%	15%	11%	15% ↑	9%	
Strongly agree	48%	40%	49%	58% ↑	42%	43%	49%	50%	36% ↓	
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	

There is a need for the Town to have more housing at a variety of price points by BANNER - Income

Filter: Filter - Complete; Weight: Weight; sample size = from 535 to 671; total sample size = 855; 320 missing; effective sample size = 678 (101%); 95% confidence level

## Cape Elizabeth Housing Study

Dashboard questions or want your own? Contact Nathan Wiggin at [Nathan.Wiggin@ReconMR.com](mailto:Nathan.Wiggin@ReconMR.com)



# There is a need the Town to have more homeownership opportunities for people with different incomes

Average	HHIncome						housingBurden Categories Ex			
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% tha
There is a need for the Town to have more homeownership opportunities for people with different incomes	5.3	5.2	5.2	5.6	4.8	5.2	5.9	5.5	4.9	

Column %	HHIncome						housingBurden Categories Ex			
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% tha
Strongly disagree	14%	11%	9%	10%	18%	9%	0%	6% ↓	16% ↑	
2	3%	5%	8%	4%	8%	7%	0%	6%	5%	
3	2%	3%	3%	3%	4%	3%	16% ↑	2%	4%	
Neutral	5%	9%	15%	9%	10%	11%	5%	12%	11%	
5	23% ↑	16%	7% ↓	5% ↓	7%	15%	15%	15%	11%	
6	2% ↓	14%	9%	15%	7%	16%	7%	16%	12%	
Strongly agree	50%	41%	49%	54%	44%	39%	58%	44%	40%	
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	

There is a need for the Town to have more homeownership opportunities for people with different incomes by BANNER - Income  
 Filter: Filter - Complete; Weight: Weight; sample size = from 535 to 671; total sample size = 855; 320 missing; effective sample size = 678 (101%); 95% confidence level

## Cape Elizabeth Housing Study

Dashboard questions or want your own? Contact  
 Nathan Wiggin at [Nathan.Wiggin@ReconMR.com](mailto:Nathan.Wiggin@ReconMR.com)

# There is a need the Town to have more rental opportunities for people with different incomes

Average	HHIncome						housingBurden Categories Ex			
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% tha
There is a need for the Town to have more rental opportunities for people with different incomes	5.2	4.4 ↓	5.1	5.4 ↑	4.7	4.9	5.7	5.0	4.5	

Column %	HHIncome						housingBurden Categories Ex			
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% tha
Strongly disagree	14%	20%	14%	12%	20%	11%	7%	13%	23% ↑	
2	3%	9%	6%	3%	6%	10%	5%	5%	6%	
3	2%	6%	5%	4%	9%	7%	0%	8%	5%	
Neutral	11%	14%	10%	8%	6%	9%	14%	14%	9%	
5	16%	9%	10%	10%	10%	14%	10%	7%	16%	
6	6%	9%	6%	14%	10%	12%	7%	9%	7%	
Strongly agree	48%	33% ↓	49%	49%	39%	38%	58%	45%	34%	
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	

There is a need for the Town to have more rental opportunities for people with different incomes by BANNER - Income  
 Filter: Filter - Complete; Weight: Weight; sample size = from 535 to 671; total sample size = 855; 320 missing; effective sample size = 659 (98%); 95% confidence level

## Cape Elizabeth Housing Study

Dashboard questions or want your own? Contact  
 Nathan Wiggin at [Nathan.Wiggin@ReconMR.com](mailto:Nathan.Wiggin@ReconMR.com)

# Importance of More Housing Options Affordable to Seniors Who Wish to Downsize

Average	HHIncome						housingBurden Categories Excl prefer not to say					
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% to less than 50%	50% to less than 75%	75% or more
Cape Elizabeth seniors who want to downsize their housing	5.7	5.7	5.3	5.6	5.3	5.2	5.9	5.4	5.3	5.3	5.3	6.7

Column %	HHIncome						housingBurden Categories Excl prefer not to say					
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% to less than 50%	50% to less than 75%	75% or more
Not at all important	7%	2% ↓	6%	3%	4%	6%	0%	4%	4%	1%	6%	0%
2	0%	5%	3%	4%	6%	6%	0%	9%	6%	5%	1% ↓	0%
3	4%	2%	2%	3%	1%	5%	5%	3%	2%	3%	2%	0%
Neutral	14%	11%	19%	13%	15%	11%	12%	8% ↓	21%	25%	20%	11%
5	11%	19%	22%	14%	22%	18%	20%	18%	18%	17%	21%	0%
6	7%	18%	12%	20%	18%	21%	11%	21%	11%	17%	13%	0%
Extremely important	56%	44%	36%	43%	34%	32%	53%	37%	38%	32%	37%	89% ↑
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Cape Elizabeth seniors who want to downsize their housing by BANNER - Income

Filter: Filter - Complete; Weight: Weight; sample size = from 535 to 671; total sample size = 855; 320 missing; effective sample size = 663 (99%); 95% confidence level

## Cape Elizabeth Housing Study

Dashboard questions or want your own? Contact Nathan Wiggin at [Nathan.Wiggin@ReconMR.com](mailto:Nathan.Wiggin@ReconMR.com)

# Importance of More Housing Options to Young Families Looking for a Starter Home

Average	HHIncome						housingBurden Categories Ex			
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% tha
Younger families looking for a starter home	5.6	5.4	5.5	5.7	5.3	5.2	6.2 ↑	5.5	5.2	

Column %	HHIncome						housingBurden Categories Ex			
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% tha
Not at all important	7%	4%	6%	4%	3%	6%	0%	2%	9% ↑	
2	0%	5%	4%	4%	10%	7%	0%	8%	3%	
3	2%	3%	3%	1%	3%	5%	0%	4%	5%	
Neutral	12%	11%	9%	14%	10%	10%	16%	5% ↓	13%	
5	22%	24%	18%	11% ↓	21%	16%	5%	20%	22%	
6	8%	15%	16%	18%	11%	21%	26%	19%	13%	
Extremely important	48%	38%	44%	48%	41%	35%	53%	42%	36%	
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	

Younger families looking for a starter home by BANNER - Income

Filter: Filter - Complete; Weight: Weight; sample size = from 535 to 671; total sample size = 855; 320 missing; effective sample size = 657 (98%); 95% confidence level

## Cape Elizabeth Housing Study

Dashboard questions or want your own? Contact Nathan Wiggin at [Nathan.Wiggin@ReconMR.com](mailto:Nathan.Wiggin@ReconMR.com)

# Importance of More Housing Options to the Town's Workforce

Average	HHIncome						housingBurden Categories Excl pre			
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% to less than 50%
The Town's workforce	5.3	5.7	5.5	5.9 ↑	5.4	5.3	6.3 ↑	5.4	5.3	5.9

Column %	HHIncome						housingBurden Categories Excl pre			
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% to less than 50%
Not at all important	12%	3%	9% ↑	3%	5%	5%	0%	4%	7%	2%
2	3%	5%	3%	1% ↓	7%	7%	4%	5%	7%	3%
3	5%	3%	0% ↓	1%	2%	5% ↑	5%	3%	3%	4%
Neutral	5%	12%	12%	11%	21%	12%	0%	17%	9%	1%
5	15%	12%	13%	15%	8%	15%	9%	15%	17%	1%
6	12%	21%	15%	19%	10%	15%	16%	18%	16%	2%
Extremely important	47%	45%	47%	50%	47%	41%	66% ↑	38%	40%	4%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

The Town's workforce by BANNER - Income

Filter: Filter - Complete; Weight: Weight; sample size = from 535 to 671; total sample size = 855; 320 missing; effective sample size = 650 (97%); 95% confidence level

## Cape Elizabeth Housing Study

Dashboard questions or want your own? Contact Nathan Wiggin at [Nathan.Wiggin@ReconMR.com](mailto:Nathan.Wiggin@ReconMR.com)

# Level of support for increasing housing in neighborhood

Average	HHIncome						housingBurden Categories Excl prefer not to say					
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% to less than 50%	50% to less than 75%	75% or more
Level of support for increasing housing in neighborhood	4.7	4.5	4.6	5.1 ↑	4.4	4.3	5.3	4.6	4.2	4.3	4.6	6.3

Column %	HHIncome						housingBurden Categories Excl prefer not to say					
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% to less than 50%	50% to less than 75%	75% or more
Strongly oppose	18%	24%	17%	12% ↓	28%	25%	16%	24%	28%	19%	17%	11%
2	5%	5%	7%	9%	5%	6%	0%	3%	7%	10%	7%	0%
3	12%	5%	7%	8%	2%	2%	4%	3%	5%	9%	11% ↑	0%
Neutral	9%	8%	16% ↑	6%	14%	11%	14%	11%	9%	13%	12%	0%
5	4%	13%	6%	5%	6%	12%	5%	7%	11%	8%	10%	0%
6	14%	7% ↓	13%	15%	7%	19% ↑	5%	17% ↑	9%	13%	8%	0%
Strongly support	38%	37%	34%	46% ↑	37%	24% ↓	55%	34%	31%	27%	35%	89% ↑
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Level of support for increasing housing in neighborhood by BANNER - Income

Filter: Filter - Complete; Weight: Weight; sample size = from 534 to 670; total sample size = 855; 321 missing; effective sample size = 668 (100%); 95% confidence level

# Level of support for increasing housing throughout Cape Elizabeth

Average	HHIncome						housingBurden Categories Excl prefer not to say					
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% to less than 50%	50% to less than 75%	75% or more
Level of support for increasing housing throughout Cape Elizabeth	5.1	4.9	5.3	5.6 ↑	5.0	5.1	5.5	5.1	4.7	5.1	5.2	6.3

Column %	HHIncome						housingBurden Categories Excl prefer not to say					
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% to less than 50%	50% to less than 75%	75% or more
Strongly oppose	15%	17%	10%	7%	14%	12%	11%	15%	19%	8%	11%	11%
2	7%	4%	5%	5%	6%	5%	0%	2%	6%	11%	3%	0%
3	4%	6%	2%	6%	5%	5%	5%	6%	6%	2%	7%	0%
Neutral	5%	6%	12%	9%	14%	9%	14%	8%	9%	12%	9%	0%
5	9%	18% ↑	11%	5% ↓	10%	13%	5%	9%	10%	13%	16%	0%
6	9%	7% ↓	14%	13%	9%	23% ↑	15%	18%	10%	14%	12%	0%
Strongly support	50%	42%	45%	56% ↑	42%	33% ↓	50%	42%	38%	39%	42%	89% ↑
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Level of support for increasing housing throughout Cape Elizabeth by BANNER - Income

Filter: Filter - Complete; Weight: Weight; sample size = from 534 to 670; total sample size = 855; 321 missing; effective sample size = 686 (102%); 95% confidence level

## Cape Elizabeth Housing Study

Dashboard questions or want your own? Contact Nathan Wiggin at [Nathan.Wiggin@ReconMR.com](mailto:Nathan.Wiggin@ReconMR.com)

# Reducing lot size to allow homes to be built on smaller lots than currently allowed.

Average	HHIncome						housingBurden Categories Excl prefer not to say					
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% to less than 50%	50% to less than 75%	75% or more
Reducing lot size to allow homes to be built on smaller lots than currently allowed.	4.1	4.1	4.9	5.0	4.5	4.4	4.9	4.7	4.0 ↓	4.2	4.8	2.0

Column %	HHIncome						housingBurden Categories Excl prefer not to say					
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% to less than 50%	50% to less than 75%	75% or more
Strongly oppose	23%	29% ↑	16%	14%	20%	19%	11%	22%	29%	23%	18%	0%
2	5%	5%	4%	4%	17% ↑	6%	5%	5%	9%	3%	5%	100%
3	7%	4%	5%	9% ↑	0%	3%	0%	2%	3%	7%	6%	0%
Neutral	28% ↑	18%	13%	11%	3% ↓	20%	21%	15%	13%	20%	12%	0%
5	3%	6% ↓	12%	8%	15%	15%	17%	5%	13%	9%	9%	0%
6	12%	11%	12%	13%	11%	15%	27% ↑	15%	5% ↓	14%	9%	0%
Strongly support	23%	29%	38%	41%	34%	22% ↓	20%	36%	28%	23%	41%	0%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Reducing lot size to allow homes to be built on smaller lots than currently allowed. by BANNER - Income

Filter: Filter - Complete; Weight: Weight; sample size = from 476 to 602; total sample size = 855; 379 missing; effective sample size = 604 (100%); 95% confidence level

## Cape Elizabeth Housing Study

Dashboard questions or want your own? Contact Nathan Wiggin at [Nathan.Wiggin@ReconMR.com](mailto:Nathan.Wiggin@ReconMR.com)



# Reducing the minimum buildable lot size in Cape Elizabeth to 5,000 sq. ft. (approximately 1/8 acre)

Average	HHIncome						housingBurden Categories Excl prefer not to say					
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% to less than 50%	50% to less than 75%	75% or more
Reducing the minimum buildable lot size in Cape Elizabeth to 5,000 sq. ft. 2	3.8	3.8	4.5	4.6	4.3	4.1	3.8	4.3	3.7	4.0	4.5	2.0

Column %	HHIncome						housingBurden Categories Excl prefer not to say					
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% to less than 50%	50% to less than 75%	75% or more
Strongly oppose	23%	30% ↑	18%	17%	20%	20%	16%	24%	32%	22%	22%	0%
2	8%	10%	9%	9%	7%	8%	5%	5%	12%	11%	5%	100%
3	23% ↑	5%	4%	8%	13%	7%	14%	8%	3% ↓	14% ↑	6%	0%
Neutral	15%	13%	18%	15%	11%	20%	34% ↑	13%	13%	11%	14%	0%
5	0%	7%	7%	6%	11%	14% ↑	16%	8%	9%	7%	9%	0%
6	11%	11%	8%	11%	7%	13%	5%	14%	3% ↓	14%	8%	0%
Strongly support	20%	23%	36%	34%	31%	17% ↓	9% ↓	28%	27%	21%	35%	0%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Reducing the minimum buildable lot size in Cape Elizabeth to 5,000 sq. ft. by BANNER - Income

Filter: Filter - Complete; Weight: Weight; sample size = from 476 to 602; total sample size = 855; 379 missing; effective sample size = 600 (100%); 95% confidence level

## Cape Elizabeth Housing Study

Dashboard questions or want your own? Contact Nathan Wiggin at [Nathan.Wiggin@ReconMR.com](mailto:Nathan.Wiggin@ReconMR.com)

# I am comfortable with the existing housing density in my neighborhood

Average	HHIncome						housingBurden Categories Excl prefer not to say					
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% to less than 50%	50% to less than 75%	75% or more
I am comfortable with the existing housing density in my neighborhood	4.8	5.2	5.4	5.3	5.5	5.7	5.8	5.6	5.4	5.5	5.6	1.7

Column %	HHIncome						housingBurden Categories Excl prefer not to say					
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% to less than 50%	50% to less than 75%	75% or more
Strongly disagree	15%	4%	6%	4%	4%	3%	0%	2%	5%	3%	7%	89% ↑
2	8%	8% ↑	3%	2%	3%	1%	0%	1% ↓	3%	6%	4%	0%
3	6%	4%	2%	4%	1%	3%	0%	2%	3%	2%	5%	0%
Neutral	14%	19%	17%	23%	21%	22%	25%	24%	19%	17%	10% ↓	0%
5	4%	10%	12%	15%	11%	9%	12%	11%	13%	16%	4% ↓	0%
6	19%	19%	23%	17%	24%	17%	25%	19%	20%	14%	19%	0%
Strongly agree	36%	36%	37%	34%	36%	46%	39%	41%	37%	43%	51%	11%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

I am comfortable with the existing housing density in my neighborhood1 by BANNER - Income

Filter: Filter - Complete; Weight: Weight; sample size = from 534 to 670; total sample size = 855; 321 missing; effective sample size = 624 (93%); 95% confidence level

## Cape Elizabeth Housing Study

Dashboard questions or want your own? Contact Nathan Wiggin at [Nathan.Wiggin@ReconMR.com](mailto:Nathan.Wiggin@ReconMR.com)

# I am comfortable with the existing housing density in Cape Elizabeth over all

Average	HHIncome						housingBurden Categories Excl prefer not to say					
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% to less than 50%	50% to less than 75%	75% or more
I am comfortable with the existing housing density in Cape Elizabeth over all	3.7	4.4	4.1	4.3	4.6	4.6	4.0	4.6	4.5	4.6	4.6	1.7

Column %	HHIncome						housingBurden Categories Excl prefer not to say					
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% to less than 50%	50% to less than 75%	75% or more
Strongly disagree	23%	10%	14%	9%	9%	7%	0%	7%	11%	9%	11%	89% ↑
2	15%	13%	11%	11%	12%	10%	17%	10%	10%	10%	8%	0%
3	10%	9%	8%	9%	5%	6%	10%	6%	6%	7%	8%	0%
Neutral	20%	22%	27%	29%	22%	30%	43%	29%	22%	23%	25%	0%
5	8%	8%	14%	13%	12%	11%	22%	13%	11%	17%	7%	0%
6	5%	15%	9%	13%	21%	11%	4%	11%	16%	7%	16%	0%
Strongly agree	19%	23%	17%	16%	20%	24%	5% ↓	24%	23%	26%	25%	11%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

I am comfortable with the existing housing density in Cape Elizabeth over all1 by BANNER - Income

Filter: Filter - Complete; Weight: Weight; sample size = from 534 to 670; total sample size = 855; 321 missing; effective sample size = 636 (95%); 95% confidence level

## Cape Elizabeth Housing Study

Dashboard questions or want your own? Contact Nathan Wiggin at [Nathan.Wiggin@ReconMR.com](mailto:Nathan.Wiggin@ReconMR.com)

# Support for housing development in the Town Center

Average	HHIncome						housingBurden Categories Excl prefer not to say					
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than \$250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% to less than 50%	50% to less than 75%	75% or more
Housing development in the Town Center	4.1 ↓	4.7 ↓	5.5	5.6 ↑	4.7	5.3	5.1	5.1	5.0	4.9	5.2	4.0 ↓

Column %	HHIncome						housingBurden Categories Excl prefer not to say					
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than \$250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% to less than 50%	50% to less than 75%	75% or more
Strongly oppose	22%	20%	12%	9%	21%	11%	20%	16%	18%	17%	13%	0%
2	0%	6%	1% ↓	5%	8%	4%	0%	2%	4%	6%	4%	0%
3	14% ↑	8%	3%	1% ↓	5%	2%	0%	3%	5%	1% ↓	10% ↑	0%
Neutral	22%	8%	11%	7%	8%	10%	15%	10%	8%	10%	5%	100% ↑
5	13%	10%	11%	15%	3% ↓	15%	0%	14%	10%	21% ↑	10%	0%
6	7%	14%	5% ↓	9%	12%	10%	23% ↑	11%	10%	4% ↓	8%	0%
Strongly support	21% ↓	35% ↓	57% ↑	54%	44%	48%	42%	44%	44%	42%	50%	0%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Housing development in the Town Center by BANNER - Income

Filter: Filter - Complete; Weight: Weight; sample size = from 535 to 671; total sample size = 855; 320 missing; effective sample size = 683 (102%); 95% confidence level

## Cape Elizabeth Housing Study

Dashboard questions or want your own? Contact Nathan Wiggan at [Nathan.Wiggan@ReconMR.com](mailto:Nathan.Wiggan@ReconMR.com)

# Support for housing development on Gull Crest

Average	HHIncome						housingBurden Categories Excl prefer not to say					
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than \$250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% to less than 50%	50% to less than 75%	75% or more
Housing development on Gull Crest	3.7	4.4 ↑	3.5	3.6	3.3	3.5	3.5	3.7	3.6	3.8	3.5	3.7

Column %	HHIncome						housingBurden Categories Excl prefer not to say					
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than \$250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% to less than 50%	50% to less than 75%	75% or more
Strongly oppose	25%	20%	27%	23%	39%	31%	21%	29%	29%	23%	34%	11%
2	8%	5% ↓	12%	17% ↑	9%	6%	5%	9%	11%	9%	7%	0%
3	5%	8%	7%	8%	5%	4%	18%	8%	5%	7%	7%	0%
Neutral	30%	14%	25%	17%	16%	25%	35%	18%	19%	25%	19%	89% ↑
5	10%	11%	7%	13%	6%	14%	10%	8%	11%	19% ↑	6%	0%
6	5%	12%	8%	10%	12%	8%	0%	10%	7%	3% ↓	15%	0%
Strongly support	16%	29% ↑	14%	12%	14%	11%	10%	18%	17%	15%	11%	0%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Housing development on Gull Crest by BANNER - Income

Filter: Filter - Complete; Weight: Weight; sample size = from 535 to 671; total sample size = 855; 320 missing; effective sample size = 668 (100%); 95% confidence level

## Cape Elizabeth Housing Study

Dashboard questions or want your own? Contact Nathan Wiggin at [Nathan.Wiggin@ReconMR.com](mailto:Nathan.Wiggin@ReconMR.com)

# Support for housing development on town owned land that is currently used as recreational space

Average	HHIncome						housingBurden Categories Excl prefer not to say					
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% to less than 50%	50% to less than 75%	75% or more
Housing development on town owned land that is currently used as recreational space	3.4	3.1	2.9	2.8	2.6	2.9	3.2	2.9	2.8	2.7	2.7	3.7

Column %	HHIncome						housingBurden Categories Excl prefer not to say					
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% to less than 50%	50% to less than 75%	75% or more
Strongly oppose	26%	34%	36%	33%	49% ↑	37%	26%	34%	47% ↑	37%	43%	11%
2	10%	14%	12%	13%	9%	11%	19%	12%	8%	16%	11%	0%
3	10%	5% ↓	12%	20% ↑	4% ↓	13%	12%	13%	8%	20% ↑	12%	0%
Neutral	32%	21%	18%	18%	20%	19%	17%	21%	13%	9%	16%	89% ↑
5	7%	12%	12%	9%	7%	9%	7%	13%	6%	9%	9%	0%
6	7%	7%	6%	6%	4%	2% ↓	16% ↑	4%	8%	3%	6%	0%
Strongly support	9%	8%	4%	2%	6%	7%	4%	4%	10% ↑	5%	2%	0%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Housing development on town owned land that is currently used as recreational space by BANNER - Income

Filter: Filter - Complete; Weight: Weight; sample size = from 535 to 671; total sample size = 855; 320 missing; effective sample size = 650 (97%); 95% confidence level

## Cape Elizabeth Housing Study

Dashboard questions or want your own? Contact Nathan Wiggin at [Nathan.Wiggin@ReconMR.com](mailto:Nathan.Wiggin@ReconMR.com)

# Support for housing development on other town owned land

Average	HHIncome						housingBurden Categories Excl prefer not to say					
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than \$250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% to less than 50%	50% to less than 75%	75% or more
Housing development on other town owned land	4.5	4.5	4.5	4.8	4.2	4.4	4.8	5.0 ↑	4.2	4.3	4.4	6.3

Column %	HHIncome						housingBurden Categories Excl prefer not to say					
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than \$250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% to less than 50%	50% to less than 75%	75% or more
Strongly oppose	15%	16%	15%	14%	21%	18%	16%	11%	23% ↑	13%	16%	11%
2	12% ↑	4%	3%	1%	7%	4%	0%	2% ↓	6%	6%	7%	0%
3	6%	9%	2%	3%	6%	4%	0%	4%	2%	6%	8%	0%
Neutral	14%	21%	29%	29%	19%	23%	17%	24%	21%	34% ↑	16%	0%
5	16%	12%	18%	14%	13%	20%	22%	11%	14%	15%	15%	0%
6	10%	9%	16%	12%	13%	15%	37% ↑	17%	11%	7%	18%	0%
Strongly support	28%	30%	18%	29%	22%	17%	9%	31%	23%	20%	20%	89% ↑
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Housing development on other town owned land by BANNER - Income

Filter: Filter - Complete; Weight: Weight; sample size = from 535 to 671; total sample size = 855; 320 missing; effective sample size = 666 (99%); 95% confidence level

## Cape Elizabeth Housing Study

Dashboard questions or want your own? Contact Nathan Wiggin at [Nathan.Wiggin@ReconMR.com](mailto:Nathan.Wiggin@ReconMR.com)

# Cape Elizabeth should keep the goal of developing a vibrant and walkable Town Center

Average	HHIncome						housingBurden Categories Excl prefer not to say					
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% to less than 50%	50% to less than 75%	75% or more
Cape Elizabeth should keep the goal of developing a vibrant and walkable Town Center	5.8	5.6	6.1	6.3 ↑	5.8	6.2	5.7	5.8	5.9	5.9	5.9	6.7

Column %	HHIncome						housingBurden Categories Excl prefer not to say					
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% to less than 50%	50% to less than 75%	75% or more
Strongly oppose	3%	9% ↑	2%	2%	2%	2%	7%	10% ↑	2%	1%	2%	0%
2	2%	1%	2%	1%	7%	2%	0%	1%	3%	3%	1%	0%
3	4% ↑	0%	0%	0%	5% ↑	1%	5%	1%	2%	1%	3%	0%
Neutral	12%	13%	9%	6%	9%	8%	9%	8%	15%	8%	12%	11%
5	13%	14%	12%	10%	9%	9%	5%	8%	8%	19%	13%	0%
6	11%	16%	13%	19%	7% ↓	16%	28%	15%	13%	20%	15%	0%
Strongly support	54%	47% ↓	60%	62%	62%	63%	46%	57%	57%	48%	54%	89%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Cape Elizabeth should keep the goal of developing a vibrant and walkable Town Center by BANNER - Income

Filter: Filter - Complete; Weight: Weight; sample size = from 534 to 670; total sample size = 855; 321 missing; effective sample size = 663 (99%); 95% confidence level

## Cape Elizabeth Housing Study

Dashboard questions or want your own? Contact Nathan Wiggin at [Nathan.Wiggin@ReconMR.com](mailto:Nathan.Wiggin@ReconMR.com)



# As a part of achieving this goal, the Town should encourage housing in the Town Center

Average	HHIncome						housingBurden Categories Excl prefer not to say					
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% to less than 50%	50% to less than 75%	75% or more
As a part of achieving this goal, the Town should encourage housing in the Town Center	4.7	4.7	5.4	5.6 ↑	4.7	5.2	5.2	5.1	4.9	4.8	5.1	6.8

Column %	HHIncome						housingBurden Categories Excl prefer not to say					
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% to less than 50%	50% to less than 75%	75% or more
Strongly oppose	23%	19%	13%	10%	22%	11%	11%	15%	21%	17%	14%	0%
2	5%	6%	3%	3%	9%	8%	9%	3%	3%	8%	4%	0%
3	5%	6%	2%	3%	3%	4%	0%	5%	6%	1% ↓	6%	0%
Neutral	7%	11%	8%	9%	6%	10%	10%	13%	7%	13%	12%	0%
5	8%	9%	13%	8%	6%	11%	10%	10%	9%	12%	9%	11%
6	14%	7%	6% ↓	11%	12%	14%	16%	10%	10%	11%	8%	0%
Strongly support	38%	42%	55%	56%	43%	44%	44%	45%	44%	39%	48%	89%
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

As a part of achieving this goal, the Town should encourage housing in the Town Center by BANNER - Income  
 Filter: Filter - Complete; Weight: Weight; sample size = from 534 to 670; total sample size = 855; 321 missing; effective sample size = 693 (103%); 95% confidence level

# Dedicating local tax revenue to support the creation of new housing options

Average	HHIncome						housingBurden Categories Excl prefer not to say					
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% to less than 50%	50% to less than 75%	75% or more
Dedicating local tax revenue to support the creation of new housing options	4.0	4.2	4.0	4.4	3.8	3.9	4.6	4.2	3.6	3.6	4.1	6.3

Column %	HHIncome						housingBurden Categories Excl prefer not to say					
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% to less than 50%	50% to less than 75%	75% or more
Strongly oppose	29%	26%	27%	19%	33%	25%	12%	24%	37% ↑	27%	28%	11%
2	8%	7%	3% ↓	5%	7%	14% ↑	14%	10%	5%	10%	4%	0%
3	7%	4%	5%	8%	4%	4%	0%	3%	8% ↑	7%	2%	0%
Neutral	11%	12%	22% ↑	15%	14%	8% ↓	5%	12%	9%	19%	15%	0%
5	10%	11%	13%	15%	12%	20%	37% ↑	15%	11%	19%	16%	0%
6	2%	13%	14%	10%	10%	9%	10%	9%	7%	2% ↓	13%	0%
Strongly support	33%	26%	16%	28%	21%	20%	21%	26%	22%	16%	22%	89% ↑
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Dedicating local tax revenue to support the creation of new housing options by BANNER - Income

Filter: Filter - Complete; Weight: Weight; sample size = from 535 to 671; total sample size = 855; 320 missing; effective sample size = 679 (101%); 95% confidence level

## Cape Elizabeth Housing Study

Dashboard questions or want your own? Contact Nathan Wiggin at [Nathan.Wiggin@ReconMR.com](mailto:Nathan.Wiggin@ReconMR.com)

# Dedicating local tax revenue to subsidize rent or mortgage for seniors, young families, and the Town's workforce by paying the difference between what they can afford and the market rate

Average	HHIncome						housingBurden Categories Excl prefer not to say					
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% to less than 50%	50% to less than 75%	75% or more
Dedicating local tax revenue to subsidize rent or mortgage for seniors, young families, and the Town's workforce by paying the difference between what they can afford and the market rate	4.1	3.5	3.5	3.8	3.2	3.0 ↓	3.6	3.3	3.3	3.2	3.5	6.3

Column %	HHIncome						housingBurden Categories Excl prefer not to say					
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% to less than 50%	50% to less than 75%	75% or more
Strongly oppose	31%	29%	28%	22%	36%	32%	26%	25%	40% ↑	31%	34%	11%
2	5%	13%	11%	12%	13%	17%	5%	15%	7% ↓	15%	10%	0%
3	4%	4% ↓	10%	8%	9%	17% ↑	7%	14%	8%	10%	4% ↓	0%
Neutral	12%	23%	19%	20%	12%	11% ↓	30%	17%	14%	16%	19%	0%
5	10%	9%	17%	12%	11%	7%	22%	13%	8%	10%	14%	0%
6	7%	8%	7%	13%	7%	5%	0%	6%	7%	7%	7%	0%
Strongly support	31% ↑	14%	10%	14%	12%	10%	11%	10%	16%	10%	14%	89% ↑
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Dedicating local tax revenue to subsidize rent or mortgage for seniors, young families, and the Town's workforce by paying the difference between what they can afford and the market rate by BANNER - Income

Filter: Filter - Complete; Weight: Weight; sample size = from 535 to 671; total sample size = 855; 320 missing; effective sample size = 655 (98%); 95% confidence level

## Cape Elizabeth Housing Study

Dashboard questions or want your own? Contact Nathan Wiggin at [Nathan.Wiggin@ReconMR.com](mailto:Nathan.Wiggin@ReconMR.com)

# Dedicating local tax revenue to expand roads, sewer and water lines to potential growth areas

Average	HHIncome						housingBurden Categories Excl prefer not to say					
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% to less than 50%	50% to less than 75%	75% or more
Dedicating local tax revenue to expand roads, sewer and water lines to potential growth areas	4.7	4.5	4.6	4.7	4.5	4.4	4.8	4.4	4.3	4.3	4.8	6.3

Column %	HHIncome						housingBurden Categories Excl prefer not to say					
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% to less than 50%	50% to less than 75%	75% or more
Strongly oppose	12%	16%	14%	11%	19%	13%	16%	14%	17%	15%	14%	11%
2	3%	5%	6%	5%	5%	7%	10%	4%	6%	12% ↑	2%	0%
3	16%	6%	5%	9%	7%	8%	0%	6%	8%	6%	7%	0%
Neutral	18%	20%	18%	17%	6% ↓	16%	0%	23%	19%	14%	18%	0%
5	11%	17%	18%	19%	25%	24%	32%	23%	19%	22%	15%	0%
6	7%	13%	19%	14%	15%	13%	16%	13%	12%	15%	13%	0%
Strongly support	33%	23%	20%	24%	23%	18%	27%	16%	20%	16%	31%	89% ↑
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Dedicating local tax revenue to expand roads, sewer and water lines to potential growth areas by BANNER - Income

Filter: Filter - Complete; Weight: Weight; sample size = from 535 to 671; total sample size = 855; 320 missing; effective sample size = 551 (82%); 95% confidence level

## Cape Elizabeth Housing Study

Dashboard questions or want your own? Contact Nathan Wiggin at [Nathan.Wiggin@ReconMR.com](mailto:Nathan.Wiggin@ReconMR.com)

# Support for allowing the use of Accessory Dwelling Units (ADUs) as short-term rentals, as long as the primary residence is owner occupied.

Average	HHIncome						housingBurden Categories Excl prefer not to say					
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% to less than 50%	50% to less than 75%	75% or more
As long as primary residence is owner occupied	4.0	4.1	4.4	4.6	4.4	4.2	3.9	3.6 ↓	4.2	5.0 ↑	4.1	6.5

Column %	HHIncome						housingBurden Categories Excl prefer not to say					
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% to less than 50%	50% to less than 75%	75% or more
Strongly oppose	23%	21%	22%	17%	18%	16%	25%	28%	21%	12% ↓	23%	0%
2	8%	6%	6%	5%	2%	13% ↑	0%	13% ↑	5%	6%	6%	0%
3	11%	8%	4% ↓	11%	10%	6%	10%	9%	6%	8%	9%	11%
Neutral	21%	25%	17%	16%	20%	18%	27%	10% ↓	24% ↑	11%	20%	0%
5	2%	11%	10%	8%	10%	15%	7%	14%	10%	14%	11%	0%
6	8%	7% ↓	9%	11%	21% ↑	14%	20%	10%	8%	12%	6%	0%
Strongly support	26%	22%	31%	33%	18%	19%	10%	15% ↓	26%	38% ↑	26%	89% ↑
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

As long as primary residence is owner occupied by BANNER - Income

Filter: Filter - Complete; Weight: Weight; sample size = from 535 to 671; total sample size = 855; 320 missing; effective sample size = 682 (102%); 95% confidence level

## Cape Elizabeth Housing Study

Dashboard questions or want your own? Contact Nathan Wiggin at [Nathan.Wiggin@ReconMR.com](mailto:Nathan.Wiggin@ReconMR.com)

Support for allowing owners to make ADUs available as short-term rentals for a five-year period to recoup building costs, after which the ADU must become a part of the Town's long-term-rental stock? (As long as the primary residence is owner occupied.)

Average	HHIncome						housingBurden Categories Excl prefer not to say					
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% to less than 50%	50% to less than 75%	75% or more
For five years until it becomes part of the Town's long-term-rental stock	3.9	3.4	3.4	3.7	3.8	3.6	2.9	3.4	3.3	3.5	3.4	6.3

Column %	HHIncome						housingBurden Categories Excl prefer not to say					
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% to less than 50%	50% to less than 75%	75% or more
Strongly oppose	31%	29%	30%	21%	28%	26%	30%	31%	29%	31%	32%	11%
2	8%	10%	10%	9%	3%	11%	5%	10%	12%	11%	8%	0%
3	6%	6%	6%	12% ↑	9%	7%	21%	8%	8%	9%	10%	0%
Neutral	17%	26%	26%	24%	24%	23%	40%	15%	28%	16%	22%	0%
5	5%	10%	8%	14%	10%	12%	0%	16% ↑	10%	7%	8%	0%
6	2%	12%	7%	8%	9%	7%	0%	10%	2% ↓	13%	12%	0%
Strongly support	31% ↑	7% ↓	12%	11%	16%	14%	5%	9%	12%	13%	9%	89% ↑
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

For five years until it becomes part of the Town's long-term-rental stock by BANNER - Income

Filter: Filter - Complete; Weight: Weight; sample size = from 535 to 671; total sample size = 855; 320 missing; effective sample size = 657 (98%); 95% confidence level

Support for allowing owners to make ADUs available as short-term rentals for a two-year period to recoup building costs, after which the ADU must become a part of the Towns long-term-rental stock? (As long as the primary residence is owner occupied.)

Average	HHIncome						housingBurden Categories Excl prefer not to say					
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% to less than 50%	50% to less than 75%	75% or more
For two years until it becomes part of the Town's long-term-rental stock	4.0	3.4	3.4	3.8	3.7	3.6	2.8	3.6	3.3	3.4	3.3	6.3

Column %	HHIncome						housingBurden Categories Excl prefer not to say					
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% to less than 50%	50% to less than 75%	75% or more
Strongly oppose	22%	28%	31%	24%	29%	28%	30%	32%	31%	31%	33%	11%
2	14%	10%	10%	4%	5%	11%	10%	9%	12%	10%	7%	0%
3	6%	7%	8%	14% ↑	9%	3% ↓	16%	6%	8%	8%	10%	0%
Neutral	18%	25%	22%	19%	23%	23%	38%	13% ↓	22%	21%	22%	0%
5	9%	13%	11%	16%	7%	15%	7%	14%	12%	8%	12%	0%
6	0%	9%	9%	10%	17% ↑	7%	0%	12%	3% ↓	12%	10%	0%
Strongly support	30% ↑	8%	10%	13%	10%	14%	0%	13%	13%	10%	7%	89% ↑
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

For two years until it becomes part of the Town's long-term-rental stock by BANNER - Income

Filter: Filter - Complete; Weight: Weight; sample size = from 535 to 671; total sample size = 855; 320 missing; effective sample size = 595 (89%); 95% confidence level

**Cape Elizabeth Housing Study**

Dashboard questions or want your own? Contact Nathan Wiggin at [Nathan.Wiggin@ReconMR.com](mailto:Nathan.Wiggin@ReconMR.com)

The Town allows owners to make ADUs available as short-term rentals only for a 2-5 year period in order to recoup building costs. After this period of time, the ADU must become a part of the Town's long-term rental stock.<sup>1</sup>

Average	HHIncome						housingBurden Categories Excl prefer not to say					
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% to less than 50%	50% to less than 75%	75% or more
The Town allows owners to make ADUs available as short-term rentals only for a 2-5 year period in order to recoup	3.0	3.6	3.1 ↓	3.8	3.6	3.7	3.6	3.9 ↑	3.3	3.3	3.4	NaN
Column %	HHIncome						housingBurden Categories Excl prefer not to say					
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% to less than 50%	50% to less than 75%	75% or more
Very negative impact on my decision	45% ↑	23%	33% ↑	15%	24%	16%	14%	15% ↓	29%	32%	36%	NaN
2	8%	7%	12%	6%	2%	10%	17%	7%	8%	8%	4%	NaN
3	7%	10%	5%	5%	8%	6%	0%	4%	6%	7%	7%	NaN
Neutral	17% ↓	38%	33%	47%	45%	46%	54%	47% ↑	40%	27%	28%	NaN
5	0%	4%	3% ↓	15% ↑	9%	9%	0%	10%	5%	16% ↑	3%	NaN
6	0%	5%	7%	3%	6%	3%	7%	5%	3%	1%	10%	NaN
Very positive impact on my decision	22%	13%	7%	8%	6%	11%	8%	12%	9%	9%	13%	NaN
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	NaN

Business questions or want your own contact Nathan Wiggin at [Nathan.Wiggin@RecosMR.com](mailto:Nathan.Wiggin@RecosMR.com)



# Pre-approved designs provided by the Town

Average	HHIncome						housingBurden Categories Excl prefer not to say					
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% to less than 50%	50% to less than 75%	75% or more
Preapproved designs provided by the Town	2.3 ↓	3.3	3.3	3.9	3.5	3.9	4.0	3.7	3.4	3.5	3.4	NaN

Column %	HHIncome						housingBurden Categories Excl prefer not to say					
	Less than \$50,000	\$50,000 to less than \$100,000	\$100,000 to less than \$150,000	\$150,000 to less than \$200,000	\$200,000 to less than 250,000	\$250,000 or more	Less than 10%	10% to less than 25%	25% to less than 33%	33% to less than 50%	50% to less than 75%	75% or more
Very negative impact on my decision	50% ↑	32%	26%	17%	27%	13% ↓	15%	22%	25%	25%	30%	NaN
2	12%	9%	9%	7%	6%	10%	8%	11%	9%	15%	4%	NaN
3	7%	2%	4%	4%	2%	3%	0%	4%	3%	2%	2%	NaN
Neutral	27%	35%	47%	42%	36%	52%	58%	40%	46%	24% ↓	46%	NaN
5	0%	8%	5%	15%	18% ↑	6%	0%	4%	7%	21% ↑	6%	NaN
6	0%	7%	2%	6%	2%	7%	0%	8%	4%	9%	3%	NaN
Very positive impact on my decision	4%	8%	8%	9%	9%	9%	19%	13%	6%	4%	9%	NaN
NET	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	NaN

## Cape Elizabeth Housing Study

Preapproved designs provided by the Town by BANNER - Income

Dashboard questions or want your own? Contact

Filter: Filter - Complete: Weight: Weight: sample size = from 325 to 415: total sample size = 855: 530 missing: effective sample size = 405 (98%): 95% confidence level

Nathan Wiggin at [Nathan.Wiggin@ReconMR.com](mailto:Nathan.Wiggin@ReconMR.com)



Banner - Website vs. ABS

# There is a need to broaden the types of housing available in Cape Elizabeth

Average	Website	ABS	NET
There is a need to broaden the types of housing available in Cape Elizabeth	5.0	4.7	4.8

Column %	Website	ABS	NET
Strongly disagree	14%	17%	16%
2	7%	10%	8%
3	5%	4%	5%
Neutral	13%	11%	12%
5	9%	11%	10%
6	10%	11%	10%
Strongly agree	43%	36%	39%
NET	100%	100%	100%

There is a need to broaden the types of housing available in Cape Elizabeth  
by Website vs. ABS

Filter: Filter - Complete; Weight: Weight; sample size = 855; effective sample  
size = 607 (71%); 95% confidence level

# There is a need for the Town to Have More Housing at a Variety of Price Points

Average	Website	ABS	NET
There is a need for the Town to have more housing at a variety of price points	5.2	5.0	5.1

Column %	Website	ABS	NET
Strongly disagree	10% ↓	15% ↑	13%
2	8%	5%	7%
3	5%	5%	5%
Neutral	9%	12%	11%
5	12%	12%	12%
6	11%	9%	10%
Strongly agree	45%	42%	43%
NET	100%	100%	100%

There is a need for the Town to have more housing at a variety of price points by Website vs. ABS

Filter: Filter - Complete; Weight: Weight; sample size = 855; effective sample size = 619 (72%); 95% confidence level

# There is a need the Town to have more homeownership opportunities for people with different incomes

Average	Website	ABS	NET
There is a need for the Town to have more homeownership opportunities for people with different incomes	5.2	5.1	5.1

Column %	Website	ABS	NET
Strongly disagree	11%	13%	12%
2	7%	5%	6%
3	4%	4%	4%
Neutral	11%	13%	12%
5	13%	11%	12%
6	11%	14%	12%
Strongly agree	43%	41%	42%
NET	100%	100%	100%

There is a need for the Town to have more homeownership opportunities for people with different incomes by Website vs. ABS  
 Filter: Filter - Complete; Weight: Weight; sample size = 855; effective sample size = 610 (71%); 95% confidence level

# There is a need the Town to have more rental opportunities for people with different incomes

Average	Website	ABS	NET
There is a need for the Town to have more rental opportunities for people with different incomes	4.9	4.7	4.8

Column %	Website	ABS	NET
Strongly disagree	15%	17%	16%
2	7%	7%	7%
3	4%	7%	6%
Neutral	12%	11%	11%
5	11%	11%	11%
6	11%	8%	9%
Strongly agree	40%	38%	39%
NET	100%	100%	100%

There is a need for the Town to have more rental opportunities for people with different incomes by Website vs. ABS

Filter: Filter - Complete; Weight: Weight; sample size = 855; effective sample size = 610 (71%); 95% confidence level

# Importance of More Housing Options Affordable to Seniors Who Wish to Downsize

Average	Website	ABS	NET
Cape Elizabeth seniors who want to downsize their housing	5.4	5.2	5.3

Column %	Website	ABS	NET
Not at all important	5%	6%	5%
2	5%	4%	4%
3	4%	3%	4%
Neutral	15%	16%	16%
5	14% ↓	21% ↑	18%
6	17%	15%	16%
Extremely important	40%	34%	37%
NET	100%	100%	100%

Cape Elizabeth seniors who want to downsize their housing by Website vs. ABS  
 Filter: Filter - Complete; Weight: Weight; sample size = 855; effective sample size = 612 (72%); 95% confidence level

# Importance of More Housing Options to Young Families Looking for a Starter Home

Average	Website	ABS	NET
Younger families looking for a starter home	5.3	5.3	5.3

Column %	Website	ABS	NET
Not at all important	5%	7%	6%
2	5%	4%	5%
3	3%	4%	4%
Neutral	14%	12%	13%
5	19%	17%	18%
6	16%	16%	16%
Extremely important	38%	40%	39%
NET	100%	100%	100%

Younger families looking for a starter home by Website vs. ABS

Filter: Filter - Complete; Weight: Weight; sample size = 855; effective sample size = 622 (73%); 95% confidence level



# Importance of More Housing Options to the Town's Workforce

Average	Website	ABS	NET
The Town's workforce	5.5	5.4	5.4

Column %	Website	ABS	NET
Not at all important	6%	6%	6%
2	5%	3%	4%
3	3%	3%	3%
Neutral	12%	15%	14%
5	12%	15%	14%
6	14%	18%	16%
Extremely important	46%	40%	43%
NET	100%	100%	100%

The Town's workforce by Website vs. ABS

Filter: Filter - Complete; Weight: Weight; sample size = 855; effective sample size = 608 (71%); 95% confidence level

# Level of support for increasing housing in neighborhood

Average	Website	ABS	NET
Level of support for increasing housing in neighborhood	4.5	4.3	4.4

Column %	Website	ABS	NET
Strongly oppose	22%	25%	24%
2	6%	8%	7%
3	6%	6%	6%
Neutral	12%	10%	11%
5	7%	9%	8%
6	13%	13%	13%
Strongly support	34%	30%	32%
NET	100%	100%	100%

Level of support for increasing housing in neighborhood by Website vs. ABS

Filter: Filter - Complete; Weight: Weight; sample size = 854; total sample size = 855; 1 missing; effective sample size = 613 (72%); 95% confidence level

# Level of support for increasing housing throughout Cape Elizabeth

Average	Website	ABS	NET
Level of support for increasing housing throughout Cape Elizabeth	5.1	4.9	5.0

Column %	Website	ABS	NET
Strongly oppose	11%	15%	13%
2	8%	5%	6%
3	5%	6%	6%
Neutral	10%	10%	10%
5	12%	13%	12%
6	12%	13%	13%
Strongly support	41%	38%	40%
NET	100%	100%	100%

Level of support for increasing housing throughout Cape Elizabeth by Website vs. ABS

Filter: Filter - Complete; Weight: Weight; sample size = 854; total sample size = 854; 1 missing; effective sample size = 611 (72%); 95% confidence level

# Reducing lot size to allow homes to be built on smaller lots than currently allowed.

Average	Website	ABS	NET
Reducing lot size to allow homes to be built on smaller lots than currently allowed.	4.5	4.3	4.4

Column %	Website	ABS	NET
<b>Strongly oppose</b>	22%	22%	22%
<b>2</b>	5%	7%	6%
<b>3</b>	4%	6%	5%
<b>Neutral</b>	15%	14%	15%
<b>5</b>	10%	12%	11%
<b>6</b>	10%	13%	11%
<b>Strongly support</b>	34%	27%	30%
<b>NET</b>	100%	100%	100%

Reducing lot size to allow homes to be built on smaller lots than currently allowed. by Website vs. ABS

Filter: Filter - Complete; Weight: Weight; sample size = 773; total sample size = 859; 82 missing; effective sample size = 580 (75%); 95% confidence level

# Reducing the minimum buildable lot size in Cape Elizabeth to 5,000 sq. ft. (approximately 1/8 acre)

Average	Website	ABS	NET
Reducing the minimum buildable lot size in Cape Elizabeth to 5,000 sq. ft. 2	4.2	3.9	4.0

Column %	Website	ABS	NET
Strongly oppose	25%	25%	25%
2	8%	9%	9%
3	5% ↓	10% ↑	8%
Neutral	15%	16%	16%
5	9%	8%	8%
6	10%	9%	9%
Strongly support	28%	23%	25%
NET	100%	100%	100%

Reducing the minimum buildable lot size in Cape Elizabeth to 5,000 sq. ft.  
by Website vs. ABS

Filter: Filter - Complete; Weight: Weight; sample size = 773; total sample  
size = 855; 82 missing; effective sample size = 600 (78%); 95% confidence  
level

# I am comfortable with the existing housing density in Cape Elizabeth over all

Average	Website	ABS	NET
I am comfortable with the existing housing density in Cape Elizabeth over all	4.3	4.6	4.4

Column %	Website	ABS	NET
Strongly disagree	12%	7%	10%
2	11%	10%	10%
3	9%	8%	8%
Neutral	25%	28%	26%
5	11%	10%	11%
6	10% ↓	16% ↑	13%
Strongly agree	21%	21%	21%
NET	100%	100%	100%

I am comfortable with the existing housing density in Cape Elizabeth over all1 by Website vs. ABS

Filter: Filter - Complete; Weight: Weight; sample size = 854; total sample size = 854; 1 missing; effective sample size = 608 (71%); 95% confidence level

# I am comfortable with the existing housing density in my neighborhood

Average	Website	ABS	NET
I am comfortable with the existing housing density in my neighborhood	5.4	5.5	5.5

Column %	Website	ABS	NET
Strongly disagree	5%	4%	4%
2	4%	3%	3%
3	4%	3%	3%
Neutral	20%	18%	19%
5	10%	11%	11%
6	18%	21%	19%
Strongly agree	40%	40%	40%
NET	100%	100%	100%

I am comfortable with the existing housing density in my neighborhood1 by Website vs. ABS

Filter: Filter - Complete; Weight: Weight; sample size = 854; total sample size = 854; 1 missing; effective sample size = 613 (72%); 95% confidence level

# Support for housing development on other town owned land

Average	Website	ABS	NET
Housing development on other town owned land	4.4	4.4	4.4

Column %	Website	ABS	NET
Strongly oppose	19%	18%	18%
2	2% ↓	5% ↑	4%
3	5%	5%	5%
Neutral	24%	24%	24%
5	16%	16%	16%
6	13%	11%	12%
Strongly support	21%	22%	22%
NET	100%	100%	100%

Housing development on other town owned land by Website vs. ABS  
 Filter: Filter - Complete; Weight: Weight; sample size = 855; effective  
 sample size = 622 (73%); 95% confidence level



# Support for housing development on town owned land that is currently used as recreational space

Average	Website	ABS	NET
Housing development on town owned land that is currently used as recreational space	2.9	2.8	2.8

Column %	Website	ABS	NET
Strongly oppose	40%	38%	39%
2	10%	14%	12%
3	10%	12%	11%
Neutral	19%	17%	18%
5	10%	10%	10%
6	6%	4%	5%
Strongly support	6%	5%	6%
NET	100%	100%	100%

Housing development on town owned land that is currently used as recreational space by Website vs. ABS

Filter: Filter - Complete; Weight: Weight; sample size = 855; effective sample size = 608 (71%); 95% confidence level

## Support for housing development on Gull Crest

Average	Website	ABS	NET
Housing development on Gull Crest	3.6	3.7	3.7

Column %	Website	ABS	NET
Strongly oppose	31%	26%	28%
2	10%	9%	10%
3	6%	7%	7%
Neutral	16% ↓	23% ↑	20%
5	12%	10%	11%
6	7%	10%	9%
Strongly support	19%	14%	16%
NET	100%	100%	100%

Housing development on Gull Crest by Website vs. ABS  
 Filter: Filter - Complete; Weight: Weight; sample size = 855; effective  
 sample size = 610 (71%); 95% confidence level

# Support for housing development in the Town Center

Average	Website	ABS	NET
Housing development in the Town Center	5.0	4.9	5.0

Column %	Website	ABS	NET
Strongly oppose	16%	16%	16%
2	5%	5%	5%
3	3%	5%	4%
Neutral	10%	11%	11%
5	10%	12%	11%
6	10%	9%	9%
Strongly support	45%	42%	44%
NET	100%	100%	100%

Housing development in the Town Center by Website vs. ABS  
 Filter: Filter - Complete; Weight: Weight; sample size = 855; effective  
 sample size = 603 (71%); 95% confidence level

# As a part of achieving this goal, the Town should encourage housing in the Town Center

Average	Website	ABS	NET
As a part of achieving this goal, the Town should encourage housing in the Town Center	5.0	4.9	4.9

Column %	Website	ABS	NET
Strongly oppose	15%	18%	17%
2	7%	6%	6%
3	4%	4%	4%
Neutral	11%	10%	11%
5	9%	10%	9%
6	9%	10%	10%
Strongly support	45%	43%	44%
NET	100%	100%	100%

As a part of achieving this goal, the Town should encourage housing in the Town Center by Website vs. ABS

Filter: Filter - Complete; Weight: Weight; sample size = 854; total sample size = 854; 1 missing; effective sample size = 616 (72%); 95% confidence level

# Cape Elizabeth should keep the goal of developing a vibrant and walkable Town Center

Average	Website	ABS	NET
Cape Elizabeth should keep the goal of developing a vibrant and walkable Town Center	5.9	5.9	5.9

Column %	Website	ABS	NET
Strongly oppose	4%	4%	4%
2	2%	3%	2%
3	2%	2%	2%
Neutral	10%	11%	11%
5	13%	9%	11%
6	15%	14%	14%
Strongly support	56%	56%	56%
NET	100%	100%	100%

Cape Elizabeth should keep the goal of developing a vibrant and walkable Town Center by Website vs. ABS

Filter: Filter - Complete; Weight: Weight; sample size = 854; total sample size = 854; 1 missing; effective sample size = 612 (72%); 95% confidence level

# Dedicating local tax revenue to expand roads, sewer and water lines to potential growth areas

Average	Website	ABS	NET
Dedicating local tax revenue to expand roads, sewer and water lines to potential growth areas	4.2	4.5	4.4

Column %	Website	ABS	NET
Strongly oppose	18%	15%	16%
2	7%	6%	7%
3	9%	6%	7%
Neutral	16%	19%	18%
5	17%	19%	19%
6	15%	13%	14%
Strongly support	18%	22%	20%
NET	100%	100%	100%

Dedicating local tax revenue to expand roads, sewer and water lines to potential growth areas by Website vs. ABS

Filter: Filter - Complete; Weight: Weight; sample size = 855; effective sample size = 610 (71%); 95% confidence level

# Dedicating local tax revenue to subsidize rent or mortgage for seniors, young families, and the Town's workforce by paying the difference between what they can afford and the market rate

Average	Website	ABS	NET
Dedicating local tax revenue to subsidize rent or mortgage for seniors, young families, and the Town's workforce by paying the difference between what they can afford and the market rate	3.1	3.3	3.3

Column %	Website	ABS	NET
Strongly oppose	35%	32%	33%
2	11%	13%	12%
3	10%	8%	9%
Neutral	16%	18%	17%
5	11%	10%	11%
6	6%	7%	7%
Strongly support	10%	12%	11%
NET	100%	100%	100%

Dedicating local tax revenue to subsidize rent or mortgage for seniors, young families, and the Town's workforce by paying the difference

between what they can afford and the market rate by Website vs. ABS

Filter - Complete; Weight: Weight; sample size = 855; effective

sample size = 610 (71%); 95% confidence level

## Cape Elizabeth Housing Study

Dashboard questions or want your own? Contact

Nathan Wiggin at [Nathan.Wiggin@ReconMR.com](mailto:Nathan.Wiggin@ReconMR.com)

# Dedicating local tax revenue to support the creation of new housing options

Average	Website	ABS	NET
Dedicating local tax revenue to support the creation of new housing options	3.9	3.8	3.9

Column %	Website	ABS	NET
Strongly oppose	29%	29%	29%
2	8%	8%	8%
3	5%	6%	6%
Neutral	12%	16%	14%
5	12%	14%	13%
6	12%	8%	10%
Strongly support	22%	20%	21%
NET	100%	100%	100%

Dedicating local tax revenue to support the creation of new housing options by Website vs. ABS

Filter: Filter - Complete; Weight: Weight; sample size = 855; effective sample size = 610 (71%); 95% confidence level



Support for allowing owners to make ADUs available as short-term rentals for a two-year period to recoup building costs, after which the ADU must become a part of the Town's long-term-rental stock? (As long as the primary residence is owner occupied.)

Average	Website	ABS	NET
For two years until it becomes part of the Town's long-term-rental stock	3.6	3.3	3.4

Column %	Website	ABS	NET
Strongly oppose	28%	33%	31%
2	7%	10%	9%
3	8%	8%	8%
Neutral	22%	20%	21%
5	12%	12%	12%
6	11% ↑	6% ↓	8%
Strongly support	11%	10%	10%
NET	100%	100%	100%

For two years until it becomes part of the Town's long-term-rental stock by Website vs. ABS

Filter: Filter - Complete; Weight: Weight; sample size = 855; effective sample size = 608 (71%); 95% confidence level

Support for allowing owners to make ADUs available as short-term rentals for a five-year period to recoup building costs, after which the ADU must become a part of the Town's long-term-rental stock? (As long as the primary residence is owner occupied.)

Average	Website	ABS	NET
For five years until it becomes part of the Town's long-term-rental stock	3.5	3.3	3.4

Column %	Website	ABS	NET
<b>Strongly oppose</b>	28%	33%	31%
<b>2</b>	9%	9%	9%
<b>3</b>	8%	10%	9%
<b>Neutral</b>	25%	22%	23%
<b>5</b>	9%	10%	10%
<b>6</b>	10% ↑	5% ↓	7%
<b>Strongly support</b>	12%	11%	11%
<b>NET</b>	100%	100%	100%

For five years until it becomes part of the Town's long-term-rental stock by Website vs. ABS

Filter: Filter - Complete; Weight: Weight; sample size = 855; effective sample size = 610 (71%); 95% confidence level

# Support for allowing the use of Accessory Dwelling Units (ADUs) as short-term rentals, as long as the primary residence is owner occupied.

Average	Website	ABS	NET
As long as primary residence is owner occupied	4.2	4.1	4.1

Column %	Website	ABS	NET
Strongly oppose	22%	22%	22%
2	6%	9%	8%
3	6%	8%	7%
Neutral	20%	18%	19%
5	10%	11%	11%
6	14% ↑	8% ↓	11%
Strongly support	22%	24%	23%
NET	100%	100%	100%

As long as primary residence is owner occupied by Website vs. ABS  
 Filter: Filter - Complete; Weight: Weight; sample size = 855; effective  
 sample size = 614 (72%); 95% confidence level

## Pre-approved designs provided by the Town

Average	Website	ABS	NET
Preapproved designs provided by the Town	3.6	3.4	3.5

Column %	Website	ABS	NET
Very negative impact on my decision	22%	26%	25%
2	7%	9%	8%
3	4%	2%	3%
Neutral	43%	43%	43%
5	9%	8%	9%
6	6%	3%	4%
Very positive impact on my decision	9%	7%	8%
NET	100%	100%	100%

Preapproved designs provided by the Town by Website vs. ABS

Filter: Filter - Complete; Weight: Weight; sample size = 524; total sample size = 855; 331 missing;  
effective sample size = 398 (76%); 95% confidence level

The Town allows owners to make ADUs available as short-term rentals only for a 2-5 year period in order to recoup building costs. After this period of time, the ADU must become a part of the

Town's long-term rental stock 1

Average	Website	ABS	NET
The Town allows owners to make ADUs available as short-term rentals only for a 2-5 year period in order to recoup building costs. After this period of time, the ADU must become a part of the Town's long-term rental stock.	3.4	3.3	3.4

Column %	Website	ABS	NET
Very negative impact on my decision	27%	26%	27%
2	6%	10%	8%
3	5%	8%	7%
Neutral	42%	38%	40%
5	7%	7%	7%
6	6%	2%	4%
Very positive impact on my decision	7%	9%	8%
NET	100%	100%	100%

The Town allows owners to make ADUs available as short-term rentals only for a 2-5 year period in order to recoup building costs. After this period of time, the ADU must become a part of the Town's

long-term rental stock. by Website vs. ABS

### Cape Elizabeth Housing Study

ReconMR - Complete; Weight: Weight; sample size = 524; total sample size = 855; 331 missing;

effective sample size = 408 (78%); 95% confidence level

Dashboard questions or want your own? Contact

Nathan Wiggin at [Nathan.Wiggin@ReconMR.com](mailto:Nathan.Wiggin@ReconMR.com)

# 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

# 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

## **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 goal of 450 affordable homes over 10 years is flexible and up for debate.
2. **Community Support:** Community members supported a more diverse community and efforts to build housing for target groups. 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:** The committee and community 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:** Lumio systems, community forums, surveys, neighborhood meetings, focus groups, and public input in committee meetings.
6. **Seniors:** Creating 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? The community 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: Density allowances must increase and lot size requirements must decrease to allow for affordable units to be built. Currently 10 acres are needed to build 3 units or more. An example was given that 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: The community 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 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: 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: Community members expressed support for using in-fill lots to build starter, single family homes. There is 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: There is mixed support for multi-family apartments. There is more support for 3 story structures and some support for four story structures. The

committee and community understand that some sort of multi-family apartments will be likely be needed to meet arbitrary goals set forth.

16. Attracting Business: Some community members expressed a desire for a more robust business district in town.
17. Tax Incentives: State and federal tax incentives could be utilized by developers if the zoning were adjusted. 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 groups raised transportation as an issue for lower income residents. The need for a car is the reality when living in Cape Elizabeth as public transportation does not exist and there is not a commercial district to support the needs of residents.
20. Affordable Housing Goals vs. Reality: 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: 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 recommend and offered to be emailed to the committee.
23. Small neighborhoods built around play grounds and other immunities.
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.

# Comments on Housing Types Photos and Small Group Summaries

May 1, 2023 Community Forum  
HDSC  
Cape Elizabeth, Maine



# Hobstone Homes



## Comments:

- Like
- Too dense
- Yes
- Like
- Don't like because it is not walkable. Density is ok, and happy to have more density. Basically no because we have a lot of this.
- Yes
- No
- Like the design and landscaping.
- Like, has a community feel.
- Too much pavement.
- Yes
- Like the density especially if close to town center.
- Yes, it has a lot of open and common space.
- No, too dense for me.



# Oakhurst



## Comments:

- OK
- Yes
- Like
- Too dense for me, I live in (CE) for space.
- No, too crowded.
- Like
- Yes, good place for single family
- No, too crowded
- Yes, love this area!
- Too dense
- I like this best of all, mixed sizes, good density, but could be more. Could be more walkable.
- Like, prefer a denser development to my own (Brentwood)
- Like



# Cape Colonial Village



## Comments:

- Like, community feel. Mya be too small for some families.
- Like
- Yes, even more density.
- Like, more dense and smarter use of greenspace.
- No
- Yes
- Yes
- Like the density, and could be more dense. Would be happy to see a second story. Development is quite walkable.
- Like the scale and some open space, opportunity for private spaces.
- Too dense for me, no.
- Like

# Great Pond Drive



## Comments:

- No
- Like
- No, too dense
- Like
- Yes
- Like
- Dislike, lack of apparent amenities, private spaces, etc.
- No
- No
- Like density especially if close to town center.
- Multi unit housing is good for forming a sense of community. It would be good if walking distance from good public and green space.
- Like the density, like the height, cant tell if it is walkable.
- Too dense for me, I would not liv here.
- Yes, could be more dense.
- Yes, but these buildings are unremarkable from the outside and could be more attractive.

# Cottage Farm Road



## Comments:

- Way too dense for me.
- Proximity to south Portland allows for car free access to Portland bus services. Overall, very good side walks. This higher density is good.
- Better like your neighbors.
- Yes
- What is missing here is small apartments buildings, which I support. Good entry point for new residents.
- Like
- Yes, jealous of sidewalks. Variation on housing types.
- Yes
- Too dense
- Like
- Very dense
- Ok- how do the residents feel about it?
- Like
- Looks walkable, I like it. Density is good but could be more with more height.

# Other individual comments

- There is lack discussion about apartment options.
- Like the diversity of housing types of various interests. Increase density and surround with open space.
- The goal should be make 75% of the existing housing complaint.

# Small Group Summaries

- Redevelopment of the town buildings into housing. IE: Old school, historic buildings. Transportation is needed from Town Center.
- Need more sidewalks and walkability.
- Like older neighborhoods.
- Comprehensive zoning vs. spot zoning is needed.
- Use a modern example like The Downs.
- If done right this wont jeopardize the feel.
- There is a lot of space but zoning must be looked at.
- Create spaces that have access to transportation.
- Apartments should be considered.
- Create zoning changes that does not cause developers coming in and ruining the look and feel of CE.
- Diversify types and increase density.
- Keep open spaces with the density.
- Create design standards for affordable and work force and multiplex housing.
- Concerns about traffic were raised.
- Consider using in-fill lots.
- Concern about changing CE so much that it becomes unrecognizable.
- Use TIFF and all other sources to support work.
- Create housing near town center that is connected to business and transportation.
- Street parking is concern for residents.



# Cape Elizabeth Housing Diversity Discussion Forum

## Final Report



Prepared by

**VIEWSHED**  
Judy Colby-George  
October 30, 2023

**Do you think that housing diversity (including affordability, size, & type of housing) is important in maintaining or improving your community? Why? Or why not?**



**Main Ideas:**

- Majority of people who commented said that housing diversity was important to them.
- There was a question about the meaning of the question, the reality that zoning and the free market control what can and will be done.
- The need for different housing throughout ones lifespan and the gains to community by having people with a variety of skills and incomes included.





**If the town were to encourage greater housing diversity, would you like to address the needs of a particular population: 1st time home buyers, young families, town workers, workforce, seniors? Why?**

Encouraging      Opposed  
   Structures  
Comprehensive Plan Identified  
Units      Town  
                 Greater Developer

**Main Ideas:**

- Should focus on the groups identified in the comprehensive plan. This includes downsizing seniors, workforce housing, and new families.
- Don't be too specific about who or what, so that developers are willing to work with us
- Town should encourage a variety of housing types. But, the town should not decide who lives in a house once it is built.

**If the town were to encourage greater housing diversity, would you like to see the focus be on rental units or units to own? Why?**



**Main Ideas:**

- Most respondents felt that the town should focus on rental units first and then consider adding units to own later.
- Some felt that a mix of rentals and units to own should be considered.

**If the town were to encourage greater housing diversity, would you like to see greater density allowed in the Town Center? Another location? Why? Or why not?**



**Main Ideas:**

- Most respondents felt that greater density in the town center area made the most sense.
- Some thought it could be extended slightly outside the town center. But should be walkable/bikeable to the schools and shops in the town center.
- There was some discussion about the amount of services available in the town center, not being very large the services are limited.
- One person felt that there is little space for development to occur on throughout the town.



**If the town were to encourage greater housing diversity, should the town extend public infrastructure (water, sewer, public transportation) to accommodate greater density in specific locations?**

**Why? Or why not?**

Cost Infrastructure  
Developer Housing  
Town Tax Diversity

**Main Ideas:**

- There was unanimous agreement in this discussion that the developer should absorb the cost of extending utilities, not the town.
- There was some discussion of working with developers rather than against them when they come to town to work on a project but still having them absorb the cost of infrastructure improvements.

**If the town were to decide to move forward with actively encouraging housing diversity and affordability, would you prefer that the town donate existing town owned land, use taxpayer funds, or some other form of fiscal support? Why? Or why not?**

A word cloud in blue ink. The central text is "TAX TOWN Build" in a large, bold, sans-serif font. Surrounding this central text are various words in a smaller, handwritten-style font, including: "Existing", "Current", "Favor", "Financial", "Support", "View", "Available", "Owned", "Plan", "Diversity", "Land", "Developers", "Home", and "Revenue".

**Main Ideas:**

- Donating town owned land that is not needed for other things is a good idea.
- Be more supportive of developers when they come with proposals.





# Appendix A

## Discussion Forums



**Cape Elizabeth Housing Diversity Public Forum  
Memberships (69)**

**Individual Comments (94 comments made, 1 comment withdrawn)**

Title	Comments
<b>Importance of Housing Diversity (6 Response)</b>	<p>Yes, because in diversity there is greater opportunity to learn from others whose life circumstances may be different from ours and add value to our sense of community.</p>
	<p>Absolutely vital. My self centered feelings are: Reason 1. Housing needs for all of us change throughout our lifespan and we need a diversity of housing in order to stay. The type of housing we prefer and can afford changes based on age, ability to work, type of employment, location of employment, family size, physical needs, the addition or subtraction of family members, etc. Currently, we have a significant percentage of retired folk who want to age in place that live in larger homes, and have high home equity and lower income, with little appropriate housing to downsize into. We have many families with children that would love to live here but can't afford 700k for a small fixer upper. Without a diversity of housing stock to choose from it's difficult to enter and make a long term life in Cape Elizabeth. 2. I want amazing humans with a wide variety of educational/professional backgrounds as neighbors and want them to raise their children here. Our best neighborhoods were built before the tightening of regulations in the 1990's and wouldn't pass planning laws today. There are many skills and fields that enrich and are of extremely high value, but don't pay hundreds of thousands per year. Musicians, artists, counselors, teachers, contractors, writers, farmers, painters, small business owners, etc. I want to ensure our town policies consider the generous and highly invested individuals that work in our schools and for our town. One example comes to mind, our town is greatly enriched by having our extraordinary long term Pond Cove school counselor and her family in our community. We all win when individuals and families like her's live here.</p>
	<p>Thanks for your well thought out and nuanced comment!</p>
	<p>Appreciate this comment, thank you!</p>
	<p>Yes, diversity enriches any community.</p>
	<p>I think there's a lot of subjectivity in the question. What does it mean to "improve" a community? I'd expect a lot of different answers. I don't have a definitive answer to this question. Our current zoning allows and restricts the types of housing that can be built in Cape Elizabeth. No matter the zoning, a developer/builder will need to make money, and there will be demand for the structure.</p>
<b>Hurdles for Housing Diversity (19 Responses)</b>	<p>Lack of public transportation to diverse social services network in Portland area. Procuring land that is acceptable to the CE population. Public perceptions that housing affordability and diversity will have negative impacts on the community.</p>
	<p>I worry that the policy changes won't reach the people I want it to; current residents, people who work in town, and attracting young working families. I worry that the changes will primarily serve a cohort of individual adults who qualify for Section 8 with no local ties and be used by wealthy people to build more McMansion rentals as they winter in Florida. I am not opposed to a section 8 adult cohort but it is separate and secondary to solving the housing diversity and affordability in town. I also think the devil is in the details regarding increased density.</p>
	<p>Perhaps the biggest hurdle is simply cost. With property taxes increasing and the looming tax increase to pay for any new school construction, building housing that is affordable seems unlikely to me. Not to even mention the valuations existing Cape housing goes for today.</p>
	<p>Thank you for this comment. We have heard the rough cost of a new housing unit is about \$300,000, plus if infrastructure is needed another \$75,000 per unit for that (roads, water, sewer, etc.) If public funds (property taxes) or private funds (for example, sales of federal tax credits) were available to offset those costs, and new tax revenue were generated for the town, do you think those could potentially make development more affordable to those who would live there?</p>
	<p>Thanks! All of these I think are great points.</p>
	<p>Thanks for this comment! Would love to at a high level get your thoughts if you'd share on maybe high level thoughts on density...do you think our existing zoned density is best? Or what is actually in place and built in town today? Or would you potentially support density in a range of current neighborhoods in town (Elizabeth Park/Oakhurst/Colonial Village) were new construction geared toward the groups you identify above (current residents/people who work in town/young families)?</p>
	<p>Thank you all for taking the time to come in and think about these topics! We value each piece of feedback from the community, and deeply appreciate the time and thought everyone has given and is giving to this topic.</p>
	<p>Been thinking a lot about your excellent questions. Thank you for your response. I live in Brentwood and the homes are equidistant to eachother. If someone plopped a home between my neighbors home and mine, I think that would feel intrusive and a violation of the housing pattern. But if my neighbor added an ADU or built a small one in their yard or even expanded their home into a duplex, those would feel okay to me. I think because they maintain the neighborhood pattern of distance between homes. I see Elizabeth park and colonial village the same way. If there is room to expand these neighborhoods in a new direction or build second/third floors that would be awesome, but its hard for me to see plunking in new homes between what exists. Oakhurst's housing pattern is less homogeneous and I can envision the addition if homes in portions that would again, stay within the denser patterns of whats there now. We used to live on Eastman road and always wished for more density there, many neighbors voiced that wish too. Part of Eastman has homes on an acre then it gets more sparse on 2+ acre lots. The development on that road doesn't have much pattern, has modest homes (not sprawling farms), and could easily accomodate more imo. Somehow, eastman meadows duplexes were built for retirees who mostly winter in Florida. We could use similar development for families in that area. Alexander road off eastman is quite under developed and I believe residents would agree. I also think there is high value in developing on a side road instead of adding more homes on narrow high speed roads like mitchell and eastman. I think neighborhoods like cross hill and broad cove could accomodate some duplexes too. Thanks so much!</p>
	<p>I am unclear about your comment. If Cape were to subsidize low cost housing through taxation, would that not make Cape MORE unaffordable for more people? Not sure how federal tax credits are private funds. If my tax burden increases not sure how that helps. Taking more from me to subsidize any housing dos not seem like a good path.</p>
	<p>Sorry I wasn't clear...I differentiated between using property taxes to fund potential solutions or using private incentives like federal tax credits - federal credits are sold to investors who then fund housing creation, so they are a private form of financing, and don't impact property taxes (or if they do, it would be to lower them because of the new taxable value created.) In either case the housing created would be deed restricted to be affordable to those living in said housing. Certainly the cost of local subsidy would make property taxes higher to some extent, the question is really are the trade-offs (teachers being able to live in town, seniors able to downsize if they want to) worth whatever cost that might be - and of course speaking in the hypothetical for someone that trade-off might be worth \$0, for some maybe a 0.5% tax increase is palatable, for others more.</p>

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**Individual Comments (94 comments made, 1 comment withdrawn)**

Title	Comments
<p><b>Hurdles for Housing Diversity (19 Responses)</b></p>	<p>I've been thinking, why are we zoned to increase density in areas that are already the most dense, lowest income, and with poorly built housing? The homes in Brentwood and Elizabeth park were built quick and cheap. I believe Elizabeth park homes were intended to be temporary. Why don't we reduce the 2+ acres per home in stonegate, for example? I worry our regulations are protecting our McMansion neighborhoods with huge homes and lots and doubling down on squeezing together areas with more families and less money? This policy in practice= rich get richer and poor get poorer. Stonegate (as one example) could easily accomodate increased density while maintaining its privacy and character. Why not incentivize those huge homes homeowners to create duplexes as they age in place? Why instead, are we looking at increased density in areas with lots 1/4 acre or less? (I don't mean this directed at the housing committee or any person, I understand its how our zoning laws have developed over time. But maybe we should rethink them).</p> <p>What if we allowed any existing home in town over 3000sf to make itself into a duplex? Or any smaller home to build on (to at least 3000sf) into a duplex? To me that option encompasses many win/wins. Home appearance and neighborhood continuity are maintained, many people who are housing rich (not income rich) can increase their income, our rental and housing stock is increased, and its done from the ground up. We would have to figure how to split ownership so you don't have 1 very expensive duplex rental property but 2 more affordable homes. I'd highly encourage this as part of diversifying our housing. I think it important to clarify only duplexes that maintain the single home appearance/feel (because I anticipate that would concern neighbors).</p> <p>NIMBY.</p> <p>Please make sure your comments are substantive, not personal, and not name calling. This forum is for encouraging adult discussion amongst members of the Cape Elizabeth community.</p> <p>A Public Apology. My intent in using the term, NIMBY (Not In My BackYard), was to answer the question posed (What are the greatest hurdles to supporting housing diversity and affordability in Cape Elizabeth?) and not to be pejorative. I apologize for using the term without a substantive response explaining my use of the term, which usually carries a negative connotation. Here is what I should have added: There may be value in recognizing the concept, the ramifications on public discourse, and the varied motivations that might be at the core of opposition to change, whatever that change might be and in whatever community. Two links that might be of interest with regard to the term and its impact on discourse and decision making follow. The first is from The Atlantic and the second is a recent scholarly article describing how NIMBYism was a barrier to housing and social mix in San Francisco. The latter in particular points out impact on public hearings.  <a href="https://www.theatlantic.com/business/archive/2011/08/is-nimby-a-bad-word/243874/">https://www.theatlantic.com/business/archive/2011/08/is-nimby-a-bad-word/243874/</a>  <a href="https://www.theatlantic.com/business/archive/2011/08/is-nimby-a-bad-word/243874/href=https://www.ncbi.nlm.nih.gov/pmc/articles/PMC8149917/">https://www.theatlantic.com/business/archive/2011/08/is-nimby-a-bad-word/243874/href=https://www.ncbi.nlm.nih.gov/pmc/articles/PMC8149917/</a> <a href="https://www.ncbi.nlm.nih.gov/pmc/articles/PMC8149917/">https://www.ncbi.nlm.nih.gov/pmc/articles/PMC8149917/</a>            Again, my apologies. I hope that the above comment is constructive and is received in the positive manner intended.</p> <p>Thanks for all of this. I didn't take your first comment in context as derogatory toward any particular individual, but I deeply appreciate the thoughtfulness of your reply here as well as the links to these other resources.</p> <p>Trying to solve all issues with housing. Is it for diversity? families? Local workers such as police, fire, teachers? Downsizing so empty nesters move out? We need clarity of who it is for and then we can tackle how and where</p> <p>Some zoning regulations are a barrier. Several of our most desirable (and quite beautiful) neighborhoods are more dense than newer ones, which have had to conform to regulations requiring larger lot sizes and larger set-backs. Oakhurst, for example, would not be able to be built today. My neighborhood has larger required lot sizes and set-backs than Oakhurst, but it is not any nicer. The primary difference seems to be simply more grass on larger lots, less housing for people. So... I would like to see us reduce minimum lot sizes, reduce minimum set-backs, at least to what our historical neighborhoods have. Also, I would like mixed-use buildings to be permitted more widely. Here is a piece illustrating a highly desirable Sarasota, Florida neighborhood that does not conform to the current zoning. - with lots of photos  <a href="https://www.strongtowns.org/journal/2023/2/21/a-century-old-neighborhood-provides-a-model-for-the-present-day?apcid=0062ed9d8e3aad1e37dd7700">https://www.strongtowns.org/journal/2023/2/21/a-century-old-neighborhood-provides-a-model-for-the-present-day?apcid=0062ed9d8e3aad1e37dd7700</a>  <a href="https://www.strongtowns.org/journal/2023/2/21/a-century-old-neighborhood-provides-a-model-for-the-present-day?apcid=0062ed9d8e3aad1e37dd7700">https://www.strongtowns.org/journal/2023/2/21/a-century-old-neighborhood-provides-a-model-for-the-present-day?apcid=0062ed9d8e3aad1e37dd7700</a></p> <p>I know from the documentation compiled by Camoin Associates that there isn't a lot of available acreage to support new development. Current zoning regulations are also a limitation, but that is by design...to maintain a rural/agrarian feel to Cape Elizabeth. Significantly changing zoning regulations in zones already developed would not likely be well received by those living in those zones. When people choose a place to live, they account for the "as is" environment in their decision - changing a zone significantly seems unfair. I think new zoning regulations for undeveloped areas might help with options for really dense housing.</p>
<p><b>Housing diversity for whom? (6 Responses)</b></p>	<p>We should create housing to meet the needs identified in the Comprehensive Plan, i.e. downsizing seniors, our local workforce and new families - AND the housing should welcome kids! Thanks.</p> <p>No, if a developer were ever willing to work with us for affordable housing, we should consider the proposal. Getting too specific could discourage development. focus on audiences identified in our comprehensive plan</p> <p>Thank you for your comment!</p> <p>Thank you for your comment, this is helpful feedback.</p> <p>I'm not opposed to the town "encouraging" different types of housing structures that might appeal to a greater set of demographically diverse folks, but having the town qualify (choose) who gets to buy or live in such homes I would be opposed to. I think "encouragement" will necessarily have to take the form of greater density of housing units per square foot of land area - which means smaller units and tower structures.</p>
<p><b>Types of units: Rental or Ownership? (13 Responses)</b></p>	<p>I would prefer a focus on rental units as that presents the greater need to the most people in my opinion.</p> <p>Rental units should be top priority in the short term, affordable ownership is also an issue long term</p> <p>Both!!</p> <p>I would start with rental as a priority though eventually affordable ownership could be a long-term goal. There was an excellent article in the New York Times Magazine on May 23, 2023 citing Vienna as a model in this regard (by Francesca Mari - if you have a subscription, see <a href="https://www.nytimes.com/2023/05/23/magazine/vienna-social-housing.html?smid=nytcore-ios-share&amp;referringSource=articleShare">https://www.nytimes.com/2023/05/23/magazine/vienna-social-housing.html?smid=nytcore-ios-share&amp;referringSource=articleShare</a> <a href="https://www.nytimes.com/2023/05/23/magazine/vienna-social-housing.html?smid=nytcore-ios-share&amp;referringSource=articleShare">https://www.nytimes.com/2023/05/23/magazine/vienna-social-housing.html?smid=nytcore-ios-share&amp;referringSource=articleShare</a> affordable rental units</p>

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**Individual Comments (94 comments made, 1 comment withdrawn)**

Title	Comments
<b>Types of units: Rental or Ownership? (13 Responses)</b>	Thank you for sharing, what you shared shows an interesting model.
	Thank you for your feedback, we appreciate your participation. Would you like to elaborate on why you see rentals as where the focus should be?
	rentals allow for more diverse socioeconomic groups to move here
	I'd like to see a mix of rental/ownership, but to start, I think focusing on rentals is a higher priority.
	Rental should be the priority. Housing prices are up, mortgage rates are up and building costs are up. Which means greater down payment requirements and higher monthly costs. This at a time when the Millennial generation is falling behind. Buying housing is more and more unaffordable. Just look at what condos are selling for in Maxwell Woods and other developments. They are often at or above the median CE price of \$700,000. Frankly we need apartments, and higher density as that reduces cost per unit and hence more affordable
	Rentals are a priority.
	Choosing between the two, my bias would be towards "units to own" because generally homeowners would tend to have a more vested financial interest in the running of the town. A mix of the two I think would be better than just rental units.
	I consider rentals to be the highest priority.
<b>Density Options (17 Response)</b>	I would definitely like to see more density in the Town Center. That would make it more possible to residents to get to the local shops! The Town Center needs some work and this might help. Thank you
	Uh, what local shops? Can't buy clothes, household goods, etc. Shops open and shut with regularity. The prior developer wanted a pass on having retail space per town code because it would be too hard to find retailers. While I agree the town center is an available area, lack of services and transportation might make it difficult for residents.
	See my comments on the design thread. I favor higher density and forward looking design learning from Europe
	Town center as well as another location would be great. We need more tax revenue to effectively support our schools.
	I agree, but the incremental tax revenue depends on what you build for. If we are trying to attract families and more kids for the school given that we spend \$20k per year per student affordable family housing may not cover the additional costs as lower value properties pay circa \$6k in tax
	so true but not sure these numbers account for economies of scale. For any of us with friends or family looking for housing, it's clear we need more. Also, with the majority of our voting population over 65, we need housing to attract younger people for the long term viability of Cape.
	I really appreciate all of your comments here and on the POD. One thing maybe to consider is the average cost per student is pretty high, but the marginal cost (the actual cost to educate a single extra student) probably isn't that same number. Certainly municipal finance is a much broader and nuanced thing than all of this, but if the broader point is using housing to expand the tax base, I definitely think that's a worthwhile point to consider.
	I agree, and any tax base increase helps, but in many ways it does not move the needle. If we had 50 affordable housing units valued at \$300,000 each that would be \$15 million of new tax base and at the current mil rate of circa \$20 that would be \$300k per year in new tax revenues. Less than 1% of the town budget
	town center would be ideal, but other areas of town could work as well
	If a person 1) doesn't have a car, 2) needs routine services and 3) doesn't have someone that can drive them; they probably won't choose to live in the center of Cape Elizabeth. Plenty of low-income people don't fit that description.
	I agree. My response was in reply to a person who felt Town Center offered lots of services/ shopping, which I maintain it does not.
	I live in East Brentwood, outside the official town center. I would like to encourage greater density in the town center, and even further... to areas that are easily walkable to the town center, due to access to schools, library, IGA, CVS, pool, Community Center, a couple of eateries. Greater density would support more amenities in the town center and more interactions with people in a downtown that has some "third spaces" and character. I was lucky to move here when I did; I could not afford it now, by a long shot. There are other areas, like near the South Portland line and the amenities there, that would be good places for greater density. Young people are willing to spend more to live in walkable places; <a href="https://www.planetizen.com/news/2023/07/124384-survey-says-us-homebuyers-especially-gen-z-want-walkable-neighborhoods">https://www.planetizen.com/news/2023/07/124384-survey-says-us-homebuyers-especially-gen-z-want-walkable-neighborhoods</a> <a href="https://www.planetizen.com/news/2023/07/124384-survey-says-us-homebuyers-especially-gen-z-want-walkable-neighborhoods">https://www.planetizen.com/news/2023/07/124384-survey-says-us-homebuyers-especially-gen-z-want-walkable-neighborhoods</a> I believe greater density near amenities will improve, not
	Definitely town center. With the installation of sidewalks, it makes it much easier for those to make use of the services there and hopefully increase traffic to new and existing businesses.
	They didn't state "lots." I agree that the town center would benefit from more services and shopping. However, even though the town center doesn't have stores with all of the products a person might want, the following are within very easy walking distance of my neighborhood: IGA, CVS, independently-owned coffee shop and take-out/eat-in restaurant, tutoring center, two dental practices, acupuncture/physical therapy/urgent care, library, schools, town hall, public pool, lumber/yard supplies, and more. Just a bit further from me are additional places that I have accessed by walking or biking: three local farms, an auto mechanic, and tons of wooded trails. Living near the town center is not terribly likely to enable a person to go car-less at this point, but it definitely opens up the possibility of a family downsizing by one car, especially with the growth in use of ebikes.
	At the end of the day there is limited space for new development of any density. On the South Portland border there is not really space. Town center has space and there is Gull Crest/ Transfer station area. Town Farm and Jordan farm are subject to conservation easements. Outside of other conserved land that leaves Sprague land, Maxwell farms strawberry fields, Alewife Brook farm and land on 77 South of town center, pretty much all of which is in private hands who do not appear to want to sell
	I encourage affordable density building, in the Town Center. People could easily live with 1 car, or no car. The necessities from IGA & CVS would be easily walkable, as well as the Library, Town Hall, Police/Rescue, Community Services, and all 3 schools & playing fields.
	The Town Center or any undeveloped area would likely be the more agreeable candidates for greater housing density projects, but would require significant zoning changes. I think these areas would more easily accommodate such zoning changes, but be difficult to get in place. Significant zoning changes I think seem to run into, what I think are diametrically opposed visions of Cape Elizabeth - rural/agrarian vs small urban/city environments.

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Title	Comments
<p><b>Design Options (12 Responses)</b></p>	<p>I lived in Europe for nearly 20 years and i think that instead of focusing on maintaining character we should be forward looking. Maintaining character as a lens can allow all sorts of objections to development. Is character people? Architectural? Socio-Economic? i recommend people look at some of the things in Scandinavia, such as this award winning 66 unit project in Denmark which i could see at the landfill overlooking Town Farm <a href="https://architizer.com/blog/practice/details/big-dortheavej-residence/amp/">https://architizer.com/blog/practice/details/big-dortheavej-residence/amp/</a> Or this urban village project: <a href="https://www.forbes.com/sites/yjeanmundelsalle/2022/12/02/the-urban-village-project-from-denmark-makes-the-case-for-more-affordable-and-sustainable-living/">https://www.forbes.com/sites/yjeanmundelsalle/2022/12/02/the-urban-village-project-from-denmark-makes-the-case-for-more-affordable-and-sustainable-living/</a> <a href="https://www.forbes.com/sites/yjeanmundelsalle/2022/12/02/the-urban-village-project-from-denmark-makes-the-case-for-more-affordable-and-sustainable-living/">https://www.forbes.com/sites/yjeanmundelsalle/2022/12/02/the-urban-village-project-from-denmark-makes-the-case-for-more-affordable-and-sustainable-living/</a> I think another Maxwell woods type of development goes in the wrong direction and is backward looking I also suggest that people drive by the new Piper Shores Meadows and see how attractive a larger modern apartment building can be. Time for a bold statement that is forward looking</p> <p>Let the developer decide. It's in their best interest to create attractive housing. The more we micromanage, the less interested builders are in our town.</p> <p>developers seek to Maximize profit. Look at the designs for the Town Square that was rejected and maxwell woods. Uninteresting. Part of this is our planning office</p> <p>maybe interesting is not the highest priority; who has the market cornered on good taste. Ensuring quality construction for safe, healthy, and efficient living seems a priority to me.</p> <p>Respectfully, the current "character of the community" is empty lots, empty storefronts, giant single-family homes, inhabited by people who can afford a median home sale price of \$700,000. A prudent observer might call us rich, white, old and exclusive. A better question might be: what steps would ensure development that will the character of the community?</p> <p>I thought Nathan Stanton's design was lovely.</p> <p>The article you posted above states, To build Dortheavej Residence, BIG stacked prefabricated modules on top of one another in a repeated pattern, only high enough to match the height of the surrounding buildings in the area. According to BIG, the historical Copenhagen neighborhood is characterized by car repair shops and other industrial buildings from the 1930s, 40s, and 50s; therefore, to build any higher would prove out of sync with the existing vernacular." I think having the height of proposed buildings in Cape fit the surrounding area seems to have been thrown to the wolves when it comes to low income housing, it shouldn't. Integrating low income building's height with other local structures is primary to this successful European design.</p> <p>a few things on this. First, low height given lack of available space in Cape means low density and not much housing. The Copenhagen housing height-wise is not much more than the original town center plan. A lot of this is aesthetics. I find the low rise maxwell woods and starboard village highly unattractive and depressing. If that is what we think of as the towns character, I think we can do better. I strongly encourage you to look at the large new building at Piper Shores Meadows and how something like that could be at the GullCrest landfill site. If we say low rise, low density i think we are saying we don't want much affordable housing. We need to be thinking out of the box</p> <p>Low income housing has heartbrakingly low satisfaction reported by residents. One consistently reported reason is lack of privacy. They don't want to raise their children in a 4th floor high rise sardine can apartment anymore then we do. Low income housing is first and foremost about future residents; not appearance, not european modernity, not the financiers, and certainly not advocating highest density. I suggest we look at the density of housing each of us chose for ourselves and use that as a guidepost for ideal low income housing, and come as close to that as we can. I believe people mean well, but much of our town discussion is about ourselves. Our discussion is led so far about 1. packing em in "density" 2. what we want it to look like 3. where we want it located (next to the dump or high rise in downtown with zero yard) and 4. density and location to get 100% financing. Reminds me of the saying, "You know, farming looks mighty easy when your plow is a pencil, and you're a thousand miles from the corn field." Same is true for helping low income people. I beg you and others to turn the discussion from our perspective- to theirs.</p> <p>Just want to point out that we are talking about Affordable Housing which is different from Low Income Housing. I also wanted to address "density". Most of the neighborhoods in Cape Elizabeth could not be built today because the dwellings were built on smaller (more dense) lots. Around 1995, zoning ordinances started requiring larger lot sizes ( such as 20,000 Sq. Ft. or 1/2 acre) for single family residences. Most established neighborhoods, such as Oakhurst could not be built today because many of the lot sizes there are 1/4 acre or about 10,000 sq. Ft. So, building on 1/4 acre lots yields a higher density than building on 1/2 acre lots. When people talk about the need for higher density, it pretty much means being permitted to build dwellings on smaller lots, which was the practice in Cape Elizabeth historically. It is estimated that 75% of all dwellings in Cape Elizabeth do not conform to todays zoning requirements.</p> <p>Now that's not really accurate (related to density). When people talk about "density" related to affordable or low income housing they are often advocating to have it build as densely as possible. The suggestion to have a colonial village type neighborhood built in Gull crest was met overwhelmingly with it not being dense enough. When we talk about affordable and low income housing, proposals are for them to be much more dense than we ourselves live in. Tom's example above is European prefab apartments placed on top of each other. The European developer was careful to have height requirements similar to surrounding buildings but Tom, like the vast majority of our conversation, wants it higher and more dense than even his own example. In your response you completely ignored my point. I am aware of all the information you felt the need to explain in your second paragraph. Our affordable and low income discussion is very focused on us, what we think, and what we want. Or it's focused on how to please investors and developers so we can get money for the building.</p> <p>(cont.) Why aren't we discussing who our future residents are, who are we targeting, how would and where would they like to live, would cape be a good fit for them, how much income do they have, how large are their families or is it only individuals, at which income cut offs would we help different populations, what would be their priorities for housing? We know investors want individual apartments high rises to maximize profit, we know those against Dunham Court still want to house everyone at Gull Crest even after the reality of a report which does not support building there, we know from town surveys that residents most want to build housing for families, our town plan identifies families, local workers, and aging in place as housing priority populations. Talk about all over the place! I'd recommend we create a housing trust with the goal of providing affordable housing with the highest quality of life possible for residents, as they define it. I'd also recommend the housing diversity committee interview residents and tour Cape Colonial Village to find out how residents feel about living there, how it's built, it's density, etc. Then take a trip to the East Bayside low income family housing units and talk to every resident they can about what they like, don't like, what works and doesn't work. The experts are the residents. You are missing a huge piece, and the single most important piece of information.</p>



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Title	Comments
<b>Design Options (12 Responses)</b>	I think the character of the community will unavoidably change with greater density housing. I think introducing greater density housing in the Town Center and undeveloped areas would limit the immediate impact on most current citizens, but over time the character of the Cape Elizabeth community will change as I expect there would be "pressure" to modify zoning laws in currently well developed zones. (The State of Maine, via last year's LD2003 will already allow some impact on the character of the community. Whether it's the whole town community or a neighborhood community.)
<b>Extending Public Infrastructure (6 Comments)</b>	<p>I am not in favor of the town expending money for infrastructure. With a school proposal and tax re-evaluation pending we are already facing potentially large tax increases. Would we drive out current residents in the name of housing diversity?</p> <p>Thanks for the comment - really helpful for the housing diversity study committee to see different residents' appetite for these kinds of trade-offs.</p> <p>If a developer ever expresses interest in adding housing to our town, Like Stanton Corp, let's be more supportive; let them incur the infrastructure cost; let's work with them to make the development profitable; a win/win. We have too many expenses to be funding infrastructure for housing.</p> <p>I agree with others...the cost of extending public infrastructure to a new development should be baked into the cost of the project and paid for by the developers and their subsequent customers (not the town of CE).</p> <p>This software is so difficult to use I will no longer participate. The software won't even let me respond!</p> <p>Cost is always a consideration. Getting a private developer to do this is always preferable. We are already over tax burdened. Having said that more homes would attract business; add to our tax base.</p>
<b>Fiscal Support (6 Responses)</b>	<p>Developers which build diversity housing have tax deferral and other financial tools available. The Szanton Company plan is a template.</p> <p>I would not be in favor of any financial support from the town.</p> <p>If we've got existing town owned land that is not necessary for the comprehensive plan- then it should be allocated. How else do we build our community?</p> <p>Reading all of these comments - thank you for sharing and helping the committee to understand how you view these key trade-offs, and your view of how Town assets should or should not be made available.</p> <p>I totally agree. Let's be supportive of a developer's efforts vs being obstructionary. Unfortunately, developers may not be interested in our town for awhile. We have a reputation for blocking change.</p> <p>I think leveraging town owned land would be the most acceptable approach to the town "chipping in" on encouraging housing diversity. This would turn land not currently contributing to town revenue into a revenue source. I would not favor raising taxes on existing homeowners to subsidize homes for others...it's getting very expensive to live here. I'm aware that there are town residents already cost burdened and worried about being able to stay in their current home with an extraordinary bump in tax increases (school buildings work) already on the horizon. If there are people willing to "chip in" voluntarily, I suppose the town could collect that money into an account specifically for such support.</p>
<b>Other ideas for Housing Diversity (7 Responses)</b>	<p>Consider supporting an organization like habitat for humanity (full disclosure; I'm a board member) or a for profit developer who has an interest in building a development in our town. We have to be willing to make it a "win-win" for the organization or developer; not waste their time if we are unwilling to make concessions that make the project feasible.</p> <p>I have been thinking about this for a couple of days. I am not sure, other than massive subsidies, there is anything Cape can do that would make housing affordable. The reasons are first, Cape residents have a very high income. So they mostly can afford higher cost housing. Next Cape has a very high cost of living rating. From a google search:</p> <p>The cost of living in Cape Elizabeth, Maine is the highest in the United States and the highest in Maine, while median household income ( <a href="https://www.census.gov/data.html">https://www.census.gov/data.html</a> ) in Cape Elizabeth is \$127,363 which is the highest in the United States and the highest in Maine.</p> <p>I think the problem is any subsidies from the town might result in increased taxes which make the town less affordable and drives out families on the financial edge.</p> <p>I don't support housing diversity for its own sake. I think market forces, which continue to make Cape a more expensive place to live simply are not going away.</p> <p>Thanks for this comment and for your ongoing participation in the conversation. Part of the survey is trying to get an understanding of community sentiment around just this - local taxpayer willingness to provide subsidies versus other incentives. Virtually all affordable housing creation in Maine is NOT done with local subsidies - most is completed with non-economic incentives or the use of federal, state, and private funding. A good recent example is a mixed-income development in Old Orchard Beach, which used no local subsidy. This is a good example of the way most new different style of housing has been and is being created in our state, in this case specifically targeting seniors who did not have safe and affordable rental options in town. Properties like this not only don't cost local taxpayers anything, they serve local residents and help reduce taxes by increasing the tax base and increasing state funding for education. As to the support of housing diversity for the sake of enabling the less wealthy among our town to live here, we certainly appreciate and respect that opinion and again thank you for participating in the conversation. <a href="https://www.mainehousing.org/news/news-detail/2023/05/04/milliken-heights-celebrates-grand-opening">https://www.mainehousing.org/news/news-detail/2023/05/04/milliken-heights-celebrates-grand-opening</a> <a href="https://www.mainehousing.org/news/news-detail/2023/05/04/milliken-heights-celebrates-grand-opening">https://www.mainehousing.org/news/news-detail/2023/05/04/milliken-heights-celebrates-grand-opening</a></p> <p>Thanks for this comment and for also being involved in the various other threads here on Loomio. One thing the committee has heard (and which is also a recommendation of the Housing Diversity Study) is the need to be open to partnering with organizations such as Habitat and with experts in the creation of housing, some of whom are also private firms risking their capital in development. Appreciate the suggestion that some level of flexibility is important.</p>

**Cape Elizabeth Housing Diversity Public Forum  
Memberships (69)**

**Individual Comments (94 comments made, 1 comment withdrawn)**

Title	Comments
<p align="center"><b>Other ideas for Housing Diversity (7 Responses)</b></p>	<p>In my view there are 6 elements to making affordable housing work: (1) sufficient land, (2) a zoning/building approval process that has a high likelihood of a successful outcome, (3) regulation, (4) combination of low building costs and finance costs (including subsidies), (5) increased density (which lowers cost) and (6) removing politics as to size and location. Applying these to Cape;Land- Cape has limited land availability and what is available and privately owned has a higher value to developers and owners as high end housing. So Town land could be critical. This could involve some radical thinking. For example incorporate Town Hall, Community Center, police and fire in one complex either on School Property or the landfill freeing up town center land for more dense town center housing. Zoning/Building approval. The recent experiences with the Szanton proposal, Lumbery and conditions with the Cape Integrated building show a long and uncertain process. We need to streamline the process, limit referenda ability to overturn and limit conditions to make positive outcomes more likely. I cant understand why any developer would even try after the last round. Regulation-Many communities require developers if high end housing to do a percentage of low income housing to get permits. We could do the same. Building cost and finance. Standardization is key to lower costs. In Europe and elsewhere there are more factory built and modular housing options that cost less rather than doing another Starboard (cont.) On finance the town has a lower borrowing rate than the private sector, so it begs the question of whether the town should own, finance and manage. Density. We have limited land and higher density is cheaper. The town center proposal wanted to lift the max heigh from 35 to 46 ft for higher density which in the grand scheme of things is nothing but people went ballistic. The town landfill proposal looks like another Starboard village which does not have enough density. Others on this thread have opposed apartments because it may not be what people want. I was infrastructure investment for years and people often asked me what we wanted in investment. I joked that my wife and I were looking for a house and what we wanted was Versailles, we wanted it a 20 minute walk from our office and we wanted to pay \$500,000. If anything about the current housing market tells us it is that people are will to pay top dollar for even the most modest CE neighborhoods. I think there will be an appetite for more dense housing. Removing politics. Perhaps like is done in some states with independent redistricting commissions or nationally with the military base closing commissions, the Town could take politics out by delegating authority to an independent siting a design commission of local citizens and local experts who are not politicians and so the council does not have to debate. so in the end it is not what else can CE do, but how can it get these 6 factors in line to have the greatest chance of success</p> <p>And, I respect that you have a different view.</p> <p>Thank you for this (and your other) very detailed comments, including specific suggestions. The committee is discussing all of these in some way, perhaps with the exception of the complete removal of politics. Unfortunately state law requires certain things to remain in the purview of elected officials with a means of citizen petition. One thing I wanted to address is the concept of inclusionary zoning (requiring some level of affordability with market rate development). Cape already requires this, but in a limited basis and right now ONLY for for-sale homes (not rentals) and only in the residential zones. That said, expansion of that concept is certainly on the table. Again, thank you, and like all comments we're taking this all to heart as we develop specific policy recommendations to expand housing diversity.</p>
<p align="center"><b>Survey (1 Response)</b></p>	<p>I would have liked to see more questions that addressed balancing housing development and conservation. Do we have enough conservation land? If land that is not ecologically significant is conserved, should a portion of taxes on that land go to a housing fund? Also would have liked to see more questions regarding climate change and energy efficiency, which will be key to community resiliency, stability, and affordability in the future. Lastly, would have liked to see questions regarding governance and housing policy. Asking which if any cities/towns people think are doing a good job with housing policy and why; who they think is in charge of housing policy in town, if we think we have the necessary capacity to carry out any agreed upon housing policy, and if we think we have the necessary resources/capacity to support future residents of any affordable housing development and at what scale?</p>

Town-Owned Land Parcels					
R020130	Conservation land	Ocean House Rd	open space	5.25	
R02013A	Conservation land	Ocean House Rd	open space	2	
R03003A10	Conservation land	34 Alewife Cove	open space	0.53	
R03017C	Conservation land	6 Whale Back Way	open space	4.63	
R03017D	Conservation land	5 Whale Back Way	open space	0.63	
R04009	Conservation land	Eastman Rd	open space	1.3	
R04049B	Winnick Woods	Sawyer Rd	open space	70	
R0501	Gull Crest	21 Dennison Dr	active use	263.65	
R050110	Town Farm	Spurwink Ave	open space	150	
R06008	Spurwink Church	533 Spurwink Ave	active use	23	
U01002	Fire station	550 Shore Rd	active use	0.11	
U02063	Cliff House Beach Park	Sea View Ave	open space	0.26	
U03094	Conservation land	Ocean House Rd	open space	0.17	
U03096	Conservation land	Ocean View Rd	open space	0.09	4,000
U03097	Conservation land	Ocean View Rd	open space	0.18	8000
U03099	Conservation land	Ocean View Rd	open space	0.12	2,200
U03100	Conservation land	Ocean House Rd	open space	0.48	
U03110	Conservation land	Forest Rd	open space	0.47	20,480
U031110	Conservation land	Forest Rd	open space	1.1	
U03125	Conservation land	Stonybrook Rd	open space	0.23	9,578
U04022	Old well	Ivie Rd		0.05	
U06018	Conservation land	Locksley Rd	open space	37	
U06018C	Conservation land	Locksley Rd	open space	0.48	
U06089	Plaisted Park	Shore Rd	open space	2.2	
U06089A	Plaisted Park	Shore Rd	open space	1.3	
U08010D	Conservation land	0 Shore Rd	open space	1.1	
U11017	Town hall lot	320 Ocean House Rd	active use	2	
U19006B	Conservation land	Hampton Rd	open space	3	
U20007C	Fowler Rd curve	Fowler Rd	ped safety	0.18	
U21002	Community Center	343 Ocean House Rd	active use	1.2	
U21012	School/lib/pol/fire	6 Scott Dyer Rd	active use	101.5	
U21042	Sewer line	Longfellow Drive	active use	0.44	
U21064	Corner lot	Longfellow Drive		0.16	
U23002B	Lions Field	Ocean House Rd	open space	2.25	
U23004	Tarbox Triangle	Ocean House Rd	gateway	0.17	
U24001	Lions Field	Ocean House Rd	open space	25	
U28033B	Conservation land	State Ave	open space	0.22	9,578
U28059	Queen Acres Park	State Ave	open space	0.47	
U29029	Conservation land	Spurwink Ave	open space	0.47	20,577
U29029A	Conservation land	Spurwink Ave	open space	2	
U29031	Tax acquired	46 Spurwink Ave		0.46	20,000
U29038	Conservation land	North Street	open space	1.2	

U29040	Conservation land	Stephenson St	open space	0.34	15,006
U29067	Conservation land	Ocean House Rd	open space	3	
U300070	Conservation land	Mitchell Rd	open space	0.7	
U30024A	Pump station	Mitchell. Rd	active use	0.09	
U32006	Columbus Road Park	0 Columbus Rd	open space	1	
U33073	Sewer pump station	Oakhurst Rd	active use	0.26	
U33074014	Conservation land	Abaco Dr	open space	0.39	
U35025A	Conservation land	Patricia Dr	open space	0.48	21,130
U36084	Conservation land	Roundabout Ln	open space	0.38	16,610
U36094	Conservation land	Pine Ridge Rd	open space	0.43	18,750
U38048	Sewer pump station	Running Tide Rd	active use	0.27	
U41009	small lot-power line	11 Mckenney Point		0.11	
U42001027	Conservation land	High View Rd	open space	0.57	14,600
U42001029	Conservation land	Eastfield Rd	open space	0.37	16,050
U43012	Church parking lot	0 Spurwink Ave	active use	0.58	
U48001	Fort Williams	Humphreys Rd	open space	96	
U48002	Portland Head Light	12 Captain Strout Circle	open space	1.25	
U49004	Conservation land	McAuley Rd	open space	0.47	
U51009	Conservation land	Shore Rd	open space	15.3	
U54009	Conservation land	Farms Edge Rd	open space	22.4	
U54009B	Conservation land	Elizabeth Farms Rd	open space	1.13	
U55007	Conservation land	Jordan Farm Rd	open space	8.3	
U56015	Conservation land	Hunts Point Rd	open space	13.9	
U57018	Conservation land	Rock Crest Drive	open space	26.04	
U57019	Conservation land	Rock Crest Drive	open space	8.29	
U58034	Conservation land	12 Cross Hill Rd	open space	0.58	
U58035	Conservation land	Cross Hill	open space	0.52	
U58036	Conservation land	Cross Hill Rd	open space	40	
U59035	Conservation land	Chesterwood Rd	open space	0.37	
U59036	Conservation land	Cross Hill Rd	open space	12.93	
U59037	Conservation land	Cross Hill Rd	open space	19.33	
U60021	Conservation land	Tiger Lily Ln	open space	27.78	



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# GULL CREST AFFORDABLE HOUSING FEASIBILITY REPORT

For

## Town of Cape Elizabeth

325 Ocean House Road  
Cape Elizabeth, ME 04107

Prepared by:

Sebago Technics, Inc.  
75 John Roberts Rd, Suite 4A  
South Portland, ME 04106

**JULY 2023**



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**AFFORDABLE HOUSING FEASIBILITY REPORT**  
**PROJECT DESCRIPTION**  
**GULL CREST**

**1. Executive Summary**

In response to a request by the Cape Elizabeth Town Council as to whether there is potential area to site an affordable housing development on the north end of the Town-owned Gull Crest property, Sebago Technics (Sebago) completed an Affordable Housing Feasibility Report for an approximate 22.4-acre Study Area within the Town's Gull Crest 198.5-acre property located off Spurwink Avenue. The Study Area is bounded by the Wastewater Treatment Plant and the Spurwink Marsh to the north and west and the Town's transfer station and closed landfill with a permitted future solar array to the south and east.

Sebago determined that there were no vernal pools within the Study Area and identified three areas of RP-2 wetlands along with the RP-1 Spurwink Marsh and its 250-foot resource protection buffer. Sebago also researched past DEP permits and determined that new impacts to wetlands exceeding 10,300 square feet will likely require an In Lieu Fee compensation payment beginning at \$84,500.

Sebago also researched historical plans to determine the apparent landfill solid waste boundary and its 100-foot setback. Sebago communicated with the Maine Department of Environment Protection (DEP) to determine the construction limitations associated with the former landfill setback limits related to the construction of buildings. Other physical site constraints such as sloping topography and shallow ledge conditions were also considered.

A net residential density calculation using the current Residential A (RA) District provided that 78 dwelling units could be located within the Study Area. This density increases to 196 under the 2.5 multiplier density factor included in the LD 2003 Zoning Ordinance Amendments, Affordable Housing Density Bonus. Using the same considerations, the net residential density increases from 346 to 866 dwelling units should the Town undergo a zone change to the higher allowable density Residential C (RC) District. A limiting factor of 20 dwelling units can only be allowed, however, if the proposed development is served by a dead-end roadway.

Four conceptual development options were prepared using two familiar prototype buildings (the existing Colonial Village Condominium housing model constructed throughout the Starboard Drive neighborhood and the previously proposed affordable housing multiplex building model, Dunham Court) and budgetary cost site estimates for site infrastructure improvements excluding building construction were developed for each concept. In general, the building construction costs for similar style buildings will be the same regardless of the site conditions. The construction cost estimates include a 25-percent pre-design level contingency.

- Concept 1 (Townhouse) features four, five-unit Colonial Village Condominiums for 20 total units constructed throughout the entire Study Area and served by a dead-end roadway at a budgetary cost of \$2.1M. This option has the highest infrastructure per unit costs due to the limited number of units provided.

- Concept 2 (Multifamily 1) features one, 20-unit Dunham Court style building constructed on the westerly portion of the Study Area and served by a dead-end road at a budgetary cost of \$635,000. This option provided the lowest cost of overall construction.
- Concept 3 (Multifamily 2) features one, 46-unit Dunham Court style building constructed on the westerly portion of the Study Area served by a loop road at a budgetary cost of \$720,000. Similar to the scope of Concept 2, this option provided a higher overall cost, but a lower cost per unit than Concept 2. The challenge with this concept is keeping the wetland impacts below the threshold triggering the additional In Lieu Fee compensation costs.
- Concept 4 (Mixed Models) features a building mixture of three, five-unit Colonial Village Condominiums and one, 46-unit Dunham Court style building for a total of 61 units. This concept would be constructed throughout the entire Study Area and served by a roadway and a second emergency access at a budgetary cost of \$2.3M. Similar to the Concept 1 scope, but with a higher density due to the inclusion of the Dunham Court style building, this option has the highest infrastructure cost, but a lower cost per unit than Concept 1.

Despite the reduction in available developable land due to the 100-foot setback from the closed landfill's limits of solid waste and the Cape Elizabeth Zoning Ordinance required 250-foot protection buffer for the Spurwink Marsh's Resource Protection RP-1 wetland, there appears to be land available to develop an Affordable Housing development within the Study Area at the Gull Crest property. It should be recognized that the Study Area is a challenging site to develop due to a sloping terrain over much of the site, as well as the presence of ledge and RP-2 wetlands. Therefore, although it is possible to construct a development within the Study Area, the site related costs to do so will be much higher than to develop a similar site without as many developmental limitations.

Should the Town decide to pursue this site further, the Town should consider the following items as next steps:

- Hire a qualified firm to investigate the potential impacts associated with landfill gas migration and other issues related to the nearby landfill that may affect the development of a housing development and to identify mitigation measures that may need to be implemented.
- Related to the gas migration issue and the presence of ledge at the site, hire a geotechnical firm to investigate existing soil and ledge conditions.
- Confirm the nearby Portland Water District's property limits around the Wastewater Treatment Plant.
- Hold an informational meeting with the Maine DEP and potentially the U.S. Army Corps of Engineers to determine issues related to wetland impacts and the nearby closed landfill to determine if there are regulatory concerns beyond those identified in this report that will need to be addressed as part of the Study Area's development.

## 2. Introduction

At the request of the Cape Elizabeth Town Council, Sebago Technics has prepared this affordable housing feasibility report to assess the viability of constructing an affordable housing development on the Town-owned property known as the Gull Crest property. To conduct this study, Sebago was directed to analyze a 22.4-acre portion of land within the Gull Crest parcel to evaluate the development potential of various affordable housing concepts within zoning and permitting constraints as well as physical characteristics and land cover changes. The development options that are outlined within this report have been conceptually designed to comply within applicable regulatory requirements.

## 3. Existing Conditions

**Property Information:** The Gull Crest property encompasses approximately 198.5 acres and its frontage is located on Spurwink Avenue. The parcel is identified as Lot 10 on the Town of Cape Elizabeth Tax Map R05-1. The land uses on and around the property vary:

- Existing Gull Crest Property land uses include the Town's transfer station and associated compost area; a closed landfill; a Public Safety Communications Tower, the Public Works Department facility and school bus parking; recreation trails and athletic fields; the community garden; and a seasonal-use outdoor ice rink. In addition, a recently approved future solar array is to be sited on the closed landfill.
- The existing land use in the Study Area is undeveloped woodlands with a multi-loop Nordic cross-country ski trail system that is used year-round as recreational trails.
- Nearby land uses to the Gull Crest properties feature abundant open spaces represented by the Spurwink Marsh and the Cape Elizabeth Land Trust Town Farm and Runaway Farm properties. Another abutting land use is the Town's wastewater treatment plant as owned and operated by the Portland Water District. Single-family residences are also located along the Gull Crest parcel limits, but not in the proximity of the affordable housing Study Area.

**Zoning:** The proposed property is located within Cape Elizabeth's Residence A (RA) Zoning District. Resource Protection-1, Shoreland Performance, and 100-year Floodplain overlay districts were also identified on this property. The RA District permits single family dwelling and multiplex housing as allowed uses. It should be noted that a zone change to a district allowing an increased density, such as the Residence C (RC) District, and/or the use of proposed 2.5 multiplier density factor from the LD 2003 Zoning Ordinance Amendments would allow for a greater number of housing units that the RA zone would currently allow.

**Flooding:** The Gull Crest Property at Spurwink Avenue is depicted on the flood insurance rate map (FIRM), number 2300430005C, dated effective June 19, 1985. The map indicates areas of minimal flooding and is suitable for development. It should be noted that the flood insurance rate map is a reference to flooding potential from streams and rivers and is not an indication as to whether wetlands are not present or not on the property.

**Unusable Land:** When performing a calculation of allowed density, unsuitable area is deducted to determine the net residential density. The Town of Cape Elizabeth Zoning Ordinance, Section 19-1-3, identifies unusable land as follows:

- Any portion of the site used for outside parking, streets, and site access.
- Any isolated portion of the site that is cut off from the main portion by a road, existing land use, major stream, or other physical feature.
- Any portion of the site located within a floodway or coastal high hazard area as shown on the Flood Insurance Rate Maps or Floodway Map.
- Any portion of the site regularly inundated by water, including ponds, streams, oceans, and intertidal areas.
- Land located within the RP-1 Critical Wetland District.
- Any area of one or more contiguous acres with sustained slopes of 25% or more.
- Any area of exposed bedrock.

Research into this property indicates that there are portions of land within the Study Area that meet some of the criteria of unusable land. These relevant unusable land criteria include areas within the 100-year floodway, areas identified as being within the RP-1 Critical Wetland District, and areas of contiguous slopes exceeding 25-percent for areas of more than one acre. Our desktop analysis also identified bedrock areas south of the Study Area, however during a May 15, 2023 site walk conducted by Sebago Technics personnel, several open pockets of ledge were observed throughout the property. Further investigation would need to be done to accurately identify areas of exposed bedrock to be included within the site's unusable area. For this feasibility study and its net residential calculation, it was assumed that the areas dedicated to outside parking, streets, and site access will be for the largest proposed build out concept in lieu of the alternative 15-percent reduction of the total parcel.

**Site Topography:** Generally, the site slopes rise from Spurwink Avenue with steeper slopes approaching the peak elevations of the Town's closed landfill. From the high point, drainage flows in northerly and westerly directions. The western portion of the Study Area closer to Spurwink Avenue transitions to a low point at the southwest corner of the Town's property which then directs drainage into a system of culverts along Spurwink Avenue. An isolated area in the western portion of the property has been identified as exceeding 25-percent slopes. To the northeast, the northern portion of the Study Area located to the north and northeast of the closed landfill plateaus with more gentle slopes towards the Spurwink Marsh.

The extent of the site's steeper sloping terrain is visually depicted on the Slope Map exhibit included in Appendix 2 of this report. This exhibit shows that slopes exceeding 15-percent are primarily concentrated on the areas adjacent to the west and north sides of the closed landfill.

**Ledge:** As noted in the Unusable Land section above, construction within the Study Area is anticipated to be impacted by the presence of surface ledge and ledge located at shallow depths. No geotechnical investigations were undertaken as part of this conceptual study's scope and for the purposes of establishing pre-design construction cost estimates, assumptions as to the extent of ledge removal were made.

**Public Safety Communications Tower:** This 180-foot-tall tower is located to the south of the Town's Transfer Station off Dennison Drive and to the south of the Study Area. The tower has a 225-foot tower setback that is beyond the limits to the Study Area and, therefore, will not have an impact onto the Study Area's development envelope.

**Wetlands and Vernal Pools:** In spring of 2023, Sebago Technics conducted a vernal pool assessment and a wetland delineation in the Study Area. The vernal pool assessment was conducted within the Maine Department of Environmental Protection's (DEP) mandated mapping window schedule for Southern Maine and yielded no vernal pool locations within the Study Area.

As part of the wetland survey, Sebago delineated approximately 46,500 square feet of RP-2 wetlands along the western boundary of the Study Area along Spurwink Avenue. An isolated RP-2 wetland area which was partially delineated in April 2023 by Coppi Environmental (as part of the recently designed and permitted community solar project) is located just northeast of the closed landfill. Sebago completed the delineation of this wetland's limits as part of our assessment.

In addition to these two freshwater RP-2 wetlands, an RP-1 Critical Wetland associated with the Spurwink Marsh and its associated 250-foot Resource Protection-1 Critical Wetland Buffer Overlay District was identified along the northern boundary of the Study Area. Development within the RP-1 wetland's 250-foot buffer is prohibited, so this area represents a significant constraint to the potential development area available for Affordable Housing.

Finally, Resource Protection-2 wetland areas were also identified to be located along the northern boundary of the Study Area. This RP-2 wetland complex is primarily within the RP-1 wetland's 250-foot protection buffer area so its impact on the development potential of the property is muted as the RP-1 buffer restrictions are much more restrictive and overlay this RP-2 wetland area.

For detailed information regarding the Sebago 2023 vernal pool assessment and wetland delineation, please refer to the June 20, 2023 *Wetland Delineation and 2023 Vernal Pool Study* as prepared by Sebago Technics, Inc. as included in Appendix 4 of this report.

The avoidance and minimization of impacts to these mapped wetland locations on the site will be a primary consideration in the local, state, and federal permitting review should this Affordable Housing Development move forward. From our review of past Maine DEP permits issued for the Gull Crest property, approximately 4,700 square feet of wetland impacts have occurred on the site.

Both the Maine DEP and the Army Corps of Engineers regulate wetland impacts. Although both agencies have their own policies regarding how the wetlands are regulated, both agencies currently require compensation once impacts reach a cumulative 15,000 square feet. For most projects, compensation is accomplished through an In Lieu Fee financial payment. Using the 2022/2023 DEP's In Lieu Fee Resource Compensation Rate for Cumberland County of \$5.61, an In Lieu Fee payment of \$84,150 would be applied at a 15,000 square foot impact level and the cost of the payment would escalate as more impacts occur. Therefore, impacts associated with this



project would need to be held to a maximum of approximately 10,300 square feet to avoid paying an In Lieu Fee.

A DEP Fact Sheet on the In Lieu Fee Compensation Program as well as a listing of previously issued Maine DEP Land Bureau permits for the Gull Crest is included in Appendix 5 of this report.

**Natural Habitats:** The wooded undeveloped condition of the site near protected open space is conducive to wildlife use. In order to establish potential species of concern that would arise from any permitting for wetland impacts, Sebago reviewed the U.S. Fish and Wildlife Service's iPAC database which is used as the potential impacts platform during U.S. Army Corps of Engineers permitting. This database noted the potential for Northern Long-eared Bat (endangered species), Monarch Butterfly (candidate for listing as an endangered species), Bald Eagle and Golden Eagles (Not Birds of Conservation Concern, but still considered vulnerable) and a list of several vulnerable migratory birds.

While this database identifies several species for the Study Area, it is not uncommon for sites having multiple listings of species. Of this group, the concerns associated with the Northern Long-eared Bat represents the most significant potential for impact to the development. Typically, mitigation methods have included the limiting of tree-removal during sensitive time periods.

We anticipate that the Maine Inland Fisheries and Wildlife Department, which provides input on Maine Department of Environmental Protection permits, would also share a concern as to impacts to bat species as well as the New England Cottontail Rabbit (NEC), which was raised during the permitting for the nearby Public Safety Communications Tower project. Cape Elizabeth's proactive approach in supporting the NEC population and limiting the removal of areas of dense brush which these rabbits like to use has historically enabled this concern to be resolved.

**Closed Landfill Constraints:** In addition to the previously discussed site characteristics that affect the potential development of this area within the Gull Crest property, the presence of the former landfill adjacent to the Study Area poses significant limitations as well. The Maine DEP Solid Waste Division is the regulatory agency overseeing the operation of the Town's Transfer Station and the closed landfill. The DEP Solid Waste Division was also directly involved in the permitting of the proposed solar array and the recently completed public communications tower.

To determine the limitations to development posed by the DEP Solid Waste Division, Sebago communicated with Eric Hamlin, an Environmental Specialist with the Solid Waste who is very familiar with the Cape Elizabeth Transfer Station and closed landfill. Eric cited several potential areas of concern:

- Chapter 401 (Landfill Siting, Design, and Operation) §5(B)(5) prohibits the establishment or construction of structures on top of or within 100 feet of the solid waste boundary of a landfill. Using the February 10, 1997 record drawing entitled *CDD Transfer Station and Landfill Closure* plan as prepared by Wright-Pierce Engineers & Surveyors, Sebago has added the solid waste boundary and its 100-foot boundary on our concept plans. In our discussions with Eric Hamlin, the placement of buildings is prohibited, however, roadway placement and grading are allowed. Eric did note that there is an opportunity for the Town to request a variance of the 100-foot building clear zone requirement, but he

believed that it would be unlikely that the DEP would grant such a variance for a residential development.

- One of the reasons for the 100-foot solid waste boundary offset is the potential for landfill gas (i.e., methane gas) migration. The potential for gas migration is affected by several factors such as the age of the refuse and its resultant gas generation, the presence or lack of a liner for the landfill, the integrity of the landfill cap, the permeability of the surrounding soil and presence of ledge, as well as the development's susceptibility to the effects of landfill gas migration. While the study of these factors is beyond the scope of this conceptual assessment, Eric strongly recommended that, should the development plans move forward, a qualified person investigate the landfill gas migration issue to ensure that any necessary mitigation steps are implemented so that this issue does not adversely affect the development.
- Chapter 401 also includes restrictive siting criteria relative to drinking water sources being located at least 1,000-feet from the landfill waste boundary to a water supply or well. While this standard would apply to siting of new landfills and not necessarily the siting of new water supplies to an existing landfill, the concern for potential contamination from the landfill remain valid. In order to resolve this concern, the Town should extend public water into the possible development to avoid the issue of water source contamination.
- It was also noted in our discussions with the DEP that there is a criterion regarding the placement of a new transfer station within 500-feet of an existing residence. With regards to this study scope, however, the DEP did acknowledge that this standard would not apply to the placement of new residences within 500-feet of an existing transfer station. Therefore, the proximity of the transfer station would have no restriction under DEP regulations for the siting of the potential housing units.

#### **4. Site Density**

In order to assess how many housing units would be allowed under the Town's Zoning Ordinance regulations, the developable area would need to be divided by the minimum unit density. Based on a combination of zoning and density scenarios, we compiled four different concepts for development in the event that rezoning is desired and the Zoning Amendments are adopted. The concepts are intended to incorporate Town policy discussions, explore range of options, and consider the physical constraints of the Study Area.

- A. The first option provides the least number of dwelling units, but maintains the current zoning district and its associated base density factor.
  - Residence A Zone
  - Base Density factor: 66,000 SF
  - Total Developable Area: 5,196,826 Square Feet F (119.3 Acres)
  - **Maximum Net Residential: 78 dwelling units**
- B. The second option uses the current zoning district along with the 2.5 multiplier density factor proposed in the LD 2003 Zoning Ordinance Amendments, Affordable Housing Density Bonus.

- Residence A Zone
  - Affordable Housing Multifamily Density factor: 26,400 SF
  - Total Developable Area: 5,196,826 Square Feet F (119.3 Acres)
  - **Maximum Net Residential: 196 dwelling units**
- C. The third option represents a zone change to the RC District which allows for a greater density than the Residence A zone and applying the RC District associated base density factor.
- Residence C Zone
  - Base Density factor: 15,000 SF
  - Total Developable Area: 5,196,826 Square Feet F (119.3 Acres)
  - **Maximum Net Residential: 346 dwelling units**
- D. The last option provides the largest development option, by changing the zoning to RC and using the proposed 2.5 multiplier density factor from the LD 2003 Zoning Ordinance Amendments, Affordable Housing Density Bonus.
- Residence C Zone
  - Affordable Housing Multifamily Density factor: 6,000 SF
  - Total Developable Area: 5,196,826 Square Feet F (119.3 Acres)
  - **Maximum Net Residential: 866 dwelling units**
- E. It must be emphasized that the number of units allowed for a development is also governed by the **Town's dead-end road standard**, Subdivision Ordinance Section 16-3-2.A.8.a, which **limits the allowed maximum number of units to be 20 dwelling units** for a dead-end roadway which cannot exceed 2,000 linear feet. Therefore, the number of units allowed for any of the following concept scenarios would be limited to 20 housing units unless a secondary means of access can be provided to serve the development. Of note, the secondary means of access could be restricted to emergency access only and still meet this standard.

## 5. Site Development Concepts

This study aims to provide affordable housing concept options for the Town of Cape Elizabeth based on complying with the Town's Zoning Ordinance, Subdivision Ordinance, and the proposed LD 2003 Zoning Ordinance Amendments as well as State and Federal agencies and legislation.

In order to assess the potential for affordable housing within the Gull Crest Study Area, we selected two familiar prototype buildings described below and then developed four conceptual development options utilizing these two building types in various configurations. In selecting the two prototypes, this study provides a familiar visual context so that these options can be more readily envisioned and compared. It should be recognized that should the development plan proceed; the actual buildings will be unique to the eventual developer's preference subject to the Town's review process.

**Proposed Prototype Building Models:** The four development concept options use the existing Colonial Village Condominium housing model constructed throughout the Starboard Drive neighborhood and the previously proposed affordable housing multiplex building model, Dunham Court, to depict sample housing buildings.

### Colonial Village Condominium Style Building

This building model is a combined configuration of five, (5) 1- and 2-story dwellings with garage space, as shown in Figure 1. This model is a representation of a constructed affordable housing development located north of the Study Area on Starboard Drive. This model does not offer community spaces, but more square footage per unit and lawn areas. The conceptual building footprint is approximately 6,050 square feet.



**Figure 1: Colonial Village Condominium as seen on Starboard Drive in Cape Elizabeth.**

### Dunham Court Multiplex Style Building

This multiplex building consists of an envisioned four stories and 46 dwelling units, as seen in Figure 2. This building concept could include community spaces for tenants as well as a traditional parking lot in front of the building. For the purposes of this study, it is assumed that in instances where a Dunham Court building is limited to 20 units due to the dead-end road limitations, the building footprint would remain the same, but the height of the building would be reduced to two, (2) stories. The conceptual building footprint used is approximately 11,125 square feet.



**Figure 2: Dunham Court Multiplex building as seen in “Proposal for Housing at Ocean House Commons” presented by The Szanton Company.**

**Common Development Components:** Each of the concept schemes feature the following common elements that would need to be included into the development regardless of the building type configuration.

#### Roadways

The roadways depicted in these options would be built to Town standards as dictated in the Chapter 16 – Subdivision Ordinance with roadways at a 22-foot width. The Subdivision Ordinance also limits dead-end roadways to a 2,000-foot length and the concepts comply with this limitation or a second access point is included in the concept.

Additionally, the construction cost estimates have included a hot asphalt surfaced sidewalk adjacent to the roadway with granite curbs on the radii of the roadway connections to Spurwink Avenue with concrete curbing throughout the development. We have also included the installation of street trees as a landscaping item in each option.

#### Utilities

All the study options will be served by public water via a connection to the 16-inch water line that exists in Spurwink Avenue. We have anticipated that an eight-inch water main would be required to provide domestic and fire suppression needs.

We have assumed that the potential development would also be served by public sanitary sewer. The new sanitary sewer system would need to collect the sanitary sewage from the new development and then convey it to a manhole located to the west of Spurwink Avenue to the north of the treatment plant driveway. An existing gravity sewer would then continue to convey flow from the connection point to the pump station located on the west side of the Spurwink Avenue which then pumps wastewater to the treatment plant.

Power and communication utilities will be installed underground per the Town's Subdivision Ordinance Section 16-3-2.A.8.a.b. for roadways longer than 1,000-feet. For roadways less than 1,000-feet, Section 16-3-2.A.8.b allows for roads to have overhead utilities which for this project would be beneficial for its lower installation cost and in reducing the potential for ledge removal which would also minimize this cost.

#### Stormwater Quantity Control and Quality Treatment

Local and Maine DEP permitting will require that stormwater generated from the development be controlled to pre-development estimated peak rates of runoff and water quality treatment. All provided concepts aim to generally keep the same drainage patterns across the site toward the Spurwink Marsh. In general, the most efficient methods to do so are to create wet ponds which can treat larger developed areas or to create underdrained soil filters which treat smaller developed areas which would require multiple soil filters to be implemented to treat that same area as a wet pond.

Wooded buffer areas are also favorable to treat stormwater provided that they are in upland areas, on reasonable slopes, and contain appropriate soils to encourage infiltration within the buffer. Often buffers must be implemented in tandem with a detention basin or some other means to reduce the stormwater flow rate prior to discharge into the buffer.

Given the terrain of the Study Area, it may be a challenge to site these features into the development. Further with the presence of the former landfill upgradient of the developed areas, it would be prudent (and may be required by the DEP) that an impermeable liner be installed to prohibit groundwater from entering an installed wet pond or underdrained soil filter. It should also be noted that wet ponds and soil filters require additional surface area to be constructed so additional tree removal will occur should these methods be applied to stormwater management.

Underground chamber systems are often used in constrained areas of development and, given several of the concepts will require fill to be placed, this option may be effectively used to provide stormwater control and possible treatment with the inclusion of a sand filter component unless a suitably placed wooded buffer area could be used to provide treatment in combination with the chamber system's detention capability. The main drawback with the underground chamber system and possible sand filter approach is its higher cost. To minimize the cost, it may also be possible to include a drip edge to treat all or a portion of the building(s) runoff.

Another potential stormwater management solution that is on the higher range of costs to implement would be to use a permeable pavement build up throughout the development. The buildup can be used for stormwater quantity control and treatment capacity. While the use of permeable pavement offsets the need to include traditional catch basins, storm drainage pipes, and other common stormwater management features, its higher installation costs and annual maintenance needs can make it a less desirable option.

Proprietary treatment devices approved by the DEP can also be used to treat stormwater from developed area and include products such as Focal Points, Stormtree, and Filterra units. These products typically treat small development areas and are generally a more costly solution to implement. These solutions are useful in treating challenging isolated areas that cannot be treated by more conventional solutions.

Due to the sloping topography of the site and estimated amount of fill needed for development construction, it is likely that subsurface stormwater infrastructure such as permeable pavement, subsurface chamber/sand filter, and/or roof drip edges will need to be used to reasonably detain, treat, and convey stormwater on site. It should be noted that these solutions will come at a premium in comparison to surficial stormwater features such as wet ponds and underdrained soil filter systems.

**Proposed Development Concepts:** The four development concept configurations discussed in the following section feature corresponding plan layout depictions as attached in Appendix 7 of this report. It should be noted that multiple options are available and that the following four options have been selected to provide the Town with a range of options to evaluate the potential for affordable housing within the Study Area.

Concept 1 - Townhouse:

This concept consists of 20 dwelling units utilizing four Colonial Village style buildings and 210 linear feet of retaining wall. This layout utilizes the entire width of the Study Area and the buildings would be provided by a 1,890+/- linear foot road. The access road would have one connection to Spurwink Avenue positioned at a location to minimize wetland impacts. This option provides five parking spaces per building (20 total), however under the LD 2003 Zoning Ordinance Amendments, three parking spaces per building (15 total) would be required. This building program is limited to 20 dwelling units due to the Town ordinance limitations for dead-end roadways. This option also impacts approximately 4,645 square feet of wetlands.

The length of the development footprint throughout the Study Area will increase the infrastructure needs with added costs for roadway construction, utilities installation including a sanitary sewer pump station, and the implementation of a more expanded stormwater management plan. Given the relatively large footprint required to provide for five housing units per building and the extensive infrastructure costs required to support such a development, this concept appears to be the least viable of the four options presented in this report.

Concept 2 – Multifamily 1:

Using only the westerly portion of the Study Area, this concept consists of 20 dwelling units in one Dunham Court style building. As this building program is limited to 20 dwelling units under the Town's dead-end road standard, it is anticipated that the building height would be limited to two stories. The site will be accessed through a 320+/- linear foot paved road with one connection to Spurwink Avenue and provides 13 parking spaces. This concept would alter an estimated 5,300 square feet of wetlands. As the access road is less than 1,000 linear feet in length, overhead utilities can service the new building.

This option appears to be a viable option in that its impact to wetlands appears to be below the threshold requiring compensation and its cost to construct is the least of the four scenarios studied. Its restricted dwelling unit total of 20 units makes it a challenging and comparably expensive affordable housing approach concept.

Concept 3 – Multifamily 2:

Similar to Concept 2, this concept utilizes the westerly portion of the Study Area and consists of 46 dwelling units in one Dunham Court style building. In order to comply with the dead-end roadway standard limit of 20 units, this development plan provides two connections off Spurwink Avenue totaling 540+/- linear feet in a looped paved road and provides 34 parking spaces. This concept alters 16,800 square feet of wetlands and as such may trigger the In Lieu Fee compensation payment. A 210 linear foot retaining wall will also need to be constructed to minimize the wetland impact and allow the roadway construction to be built within the property line limits.

This option appears to be a viable option although its impacts to wetlands may trigger the additional cost of an In Lieu Fee wetland compensation payment. Its restricted dwelling unit total of 46 units is over double the number of units in similar Concept 2, however, the added infrastructure costs and the potential to include an In Lieu Fee payment, also makes it a challenging and comparably expensive affordable housing approach concept.

Concept 4- Mixed Models:

This sketch consists of 61 dwelling units across three Colonial Village style buildings (five units each) and one Dunham Court style building (46 units). It additionally contains 245 linear feet of retaining wall. The main site roadway connection onto Spurwink Avenue totals 2,430+/- linear feet paved roadway. In order to increase the length of the roadway and increase the number of housing units beyond the dead-end road limit of 20 units, a secondary emergency entrance is proposed to be extended from the compost area of the Town's Transfer Station facilities. From this point, an existing road provides a connection to Dennison Drive and onto Spurwink Avenue. The new secondary emergency access would total 600+/- linear feet of gravel roadway at an 18-foot width. This concept alters 4,700 square feet of wetlands and requires that all utility services be underground.

This option provides for the greater number of dwelling units over comparable Concept 1, but is also the costliest concept to construct with the added emergency road component. For the added costs associated with additional parking and infrastructure associated with the Dunham Court style multi-story building, it is conceivable that a greater number of units could be achieved by converting one or more of the Colonial Village style buildings to a Dunham Court style building.

Refer to Appendix 7 for plan view depictions of Concepts 1, 2, 3, and 4.

## 6. Estimated Costs of Development

Estimating construction costs have become much more challenging in recent years due to supply chain issues, labor shortages, and a rapidly changing construction market. Sebago has estimated the construction costs of each concept based on past subdivision construction costs over the past few years and by applying assumptions related to the envisioned construction activity. In doing so, an order of magnitude budgetary cost has been established for the concepts and the relative cost of each concept can be readily compared with other concepts.

In consideration of the current high-level status of the conceptual plans, a 25-percent contingency has been applied to each concept estimates to arrive at a pre-design budgetary cost. This contingency can be reduced future as the design process continues and more defined information becomes available to better enable the refinement of the cost estimates.

The following costs have been developed for each concept.

Concept (Number of Units)	Total Cost	Cost per Unit
1 (20)	\$ 2,114,830	\$ 105,742
2 (20)	\$ 633,770	\$ 31,689
3 (46)	\$ 718,550	\$ 15,621
4 (61)	\$ 2,282,740	\$ 37,422

Refer to the cost summary information in presented in Appendix 1 and the Cost Estimate tabulations provided in Appendix 3 of this report.



## 7. Permitting

### Local: Town of Cape Elizabeth

Since the project will propose a residential use of more than five units, all building development plans shall be subject to a site plan amendment and major subdivision review by the Planning Board. Stormwater standards for the Town are required for any development requiring subdivision review. The project would also be subject to local resource protection permitting for any impact to RP-2 wetlands.

### State: Maine Department of Environmental Protection (MDEP)

Since the Gull Crest Property contains an existing Maine DEP Site Location of Development Act (aka, Site Law) permit, any of the proposed concept developments would require an amendment to the DEP Site Law permit. Any impacts to wetlands would also trigger the need for a Natural Resources of Protection Act (NRPA) permit. Impacts under 15,000 square feet are typically processed as a Tier 1 NRPA process with no compensation being required. Given the past wetland impacts as noted in past DEP orders for the Gull Crest parcel, the cumulative impacts may exceed 15,000 square feet and would require a Tier 2 process be followed with compensation being required. While unlikely given the anticipated scope of the concepts, cumulative impacts of over one acre (43,560 square feet) would require a Tier 3 or individual permit from the DEP.

### State: Maine Department of Transportation (MeDOT)

Developments generating over 100 passenger car equivalents during the peak hour may be required to receive a Traffic Movement Permit (TMP) from the MeDOT. The need for this permit will need to be considered should this project go forward depending on the eventual number of dwelling units proposed. An initial analysis of the potential trip generation to be anticipated from this development indicates that the need for a TMP would likely not be needed up to approximately 100 dwelling units.

### Federal: U.S. Army Corps of Engineers (Army Corps)

Any impacts to wetlands will require that a notification be filed with the Army Corps. Similar to the DEP NRPA process, the Army Corp currently requires either a Self-Notice Verification (SVN) or a Pre-Construction Notification (PCN) be prepared under the Corps' State of Maine General Permit which currently requires compensation for cumulative impacts starting at 15,000 square feet. An individual permit from the Army Corps would be required for cumulative impacts of over 1 acre (43,560 square feet). The future federal jurisdiction as to which types of wetlands fall under Army Corps review will be subject to policy interpretations resulting from a recent Supreme Court decision.

## 8. Summary and Conclusions

Despite the reduction in available developable land due to the 100-foot setback from the closed landfill's limits of solid waste and the Cape Elizabeth Zoning Ordinance required 250-foot protection buffer for the Spurwink Marsh's Resource Protection RP-1 wetland, there appears to be land available to develop an Affordable Housing development within the Study Area at the Gull Crest property. Areas narrowed due to setbacks and wetland delineations create tight constraints that limit the number of units allowed on site and not the calculated net residential density.

Additionally, compliance with the 20-unit maximum per Ordinance Section 16-3-2.A.8. for dead end roads creates the need to provide a second connection onto Spurwink Avenue or a second emergency access to provide a development with greater than 20 units. Creating a second connection onto Spurwink Avenue is challenging due to the RP-2 wetlands located along the Spurwink Avenue frontage and the potential for the development to be assessed an In Lieu Fee cumulative Gull Crest property wetland impacts exceeds 15,000 square feet.

This study considered the development of concepts featuring a Townhouse model building using the Colonial Village style buildings with five dwelling units and a multifamily Dunham Court style building with a maximum of 46 dwelling units. The following four concepts were developed for this study.

*Concept Plan 1 - Townhouse:* This plan utilizes four (4) Colonial Village style building footprints to propose 20 dwelling units contained to a road under the 2,000-foot maximum length covering the entire Study Area. This concept had a high infrastructure cost which with the minimum 20 units creates the highest anticipated cost per unit.

*Concept Plan 2 – Multifamily - 1:* Using the westerly portion of the Study Area, this plan utilizes a two-story, 20-unit Dunham Court building footprint to maximize dwelling units allowed with only one entrance from Spurwink Avenue. This concept provided the lowest cost of overall construction, but the second highest cost per unit.

*Concept Plan 3 – Multifamily - 2:* With development located in the westerly portion of the Study Area, this plan utilizes a four-story, 46-unit Dunham Court building footprint to provide more units in a smaller area. A second access road is provided to allow for the additional units, but disturbs much of the wetlands delineated along Spurwink Avenue which will need to be minimized to stay below the In Lieu Fee Payment threshold to avoid that additional cost. Similar to the scope of Concept 2, this concept contains a higher overall cost, but a lower cost per unit than Concept 2.

*Concept Plan 4 – Mixed Model:* This plan maximizes usable land in the Study Area by providing a mix of Dunham Court and Colonial Village style building footprints to achieve 61 proposed units with two entrances. To comply with the dead-end road requirements, a second emergency access is included. This concept contains the highest infrastructure cost, but a lower cost per unit than Concept 1.

It should be recognized that the Study Area is a challenging site to develop due to a sloping terrain over much of the site, as well as the presence of ledge and RP-2 wetlands. Therefore, although it is possible to construct a development within the Study Area, the site related costs

to do so will be much higher than to develop a similar site without as many developmental limitations.

Should the Town decide to pursue this site further, the Town should consider the following items as next steps:

- Hire a qualified firm to investigate the potential impacts associated with landfill gas migration and other issues related to the nearby landfill that may affect the development of a housing development and to identify mitigation measures that may need to be implemented.
- Related to the gas migration issue and the presence of ledge at the site, hire a geotechnical firm to investigate existing soil and ledge conditions.
- Confirm the nearby Portland Water District's property limits around the Wastewater Treatment Plant.
- Hold an informational meeting with the Maine DEP and potentially the U.S. Army Corps of Engineers to determine issues related to wetland impacts and the nearby closed landfill to determine if there are regulatory concerns beyond those identified in this report that will need to be addressed as part of the Study Area's development.

# **Appendix 1**

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## **Summary Table**

### Gull Crest Affordable Housing Summary Table

Concept	Description	Roadway Length Total/Unit	Site Work Cost Total /Unit	Wetland Alteration Total/Unit	Tree Clearing Area Total/Unit	Retaining Walls Total/Unit (Linear Feet)	Limiting Factor Highlights
1: Village Model	Modeled after Colonial Village, 20 townhome units down dead end road	1,890 FT	\$ 2,114,829.00	4,645 SF	260,550 SF	210 FT	<ul style="list-style-type: none"> <li>•Max. of 20 units on a dead end road</li> <li>•Road not to exceed 2,000 ft.</li> <li>•Close to 100 year floodplain</li> <li>•All utilities underground</li> </ul>
		95 FT/Unit	\$ 105,741.45	232 SF/Unit	13,028 SF/Unit	11 FT/Unit	
2: Multifamily Building	Modeled after Dunham Court, 20 multifamily units in a single building on dead end road	320 FT	\$ 633,769.00	5,300 SF	85,205 SF	0 FT	<ul style="list-style-type: none"> <li>•Max. of 20 units on a dead end road</li> </ul>
		16 FT/Unit	\$ 31,688.45	265 SF/Unit	4,260 SF/Unit	0 FT/Unit	
3: Multifamily Building with Looped Roadway	Modeled after Dunham Court, 46 multifamily units within a single building with two roadway access points	540 FT	\$ 718,548.00	16,800 SF	97,845 SF	210 FT	<ul style="list-style-type: none"> <li>•Requires more wetland alteration for second access which may require an In Lieu Fee Payment</li> </ul>
		12 FT/Unit	\$ 15,620.61	365 SF/Unit	2,127 SF/Unit	5 FT/Unit	
4: Mixed Buildings with Emergency Access Road	15 mixed townhouse units with 46 unit multifamily building with secondary emergency access road	2,430 FT	\$ 2,282,736.00	4,700 SF	315,263 SF	245 FT	<ul style="list-style-type: none"> <li>•Construction of emergency access road behind compost facility</li> <li>•Connect to existing Transfer Station access road</li> <li>•All utilities underground</li> </ul>
		40 FT/Unit	\$ 37,421.90	77 SF/Unit	5,168 SF/Unit	4 FT/Unit	

# Appendix 2

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## Maps

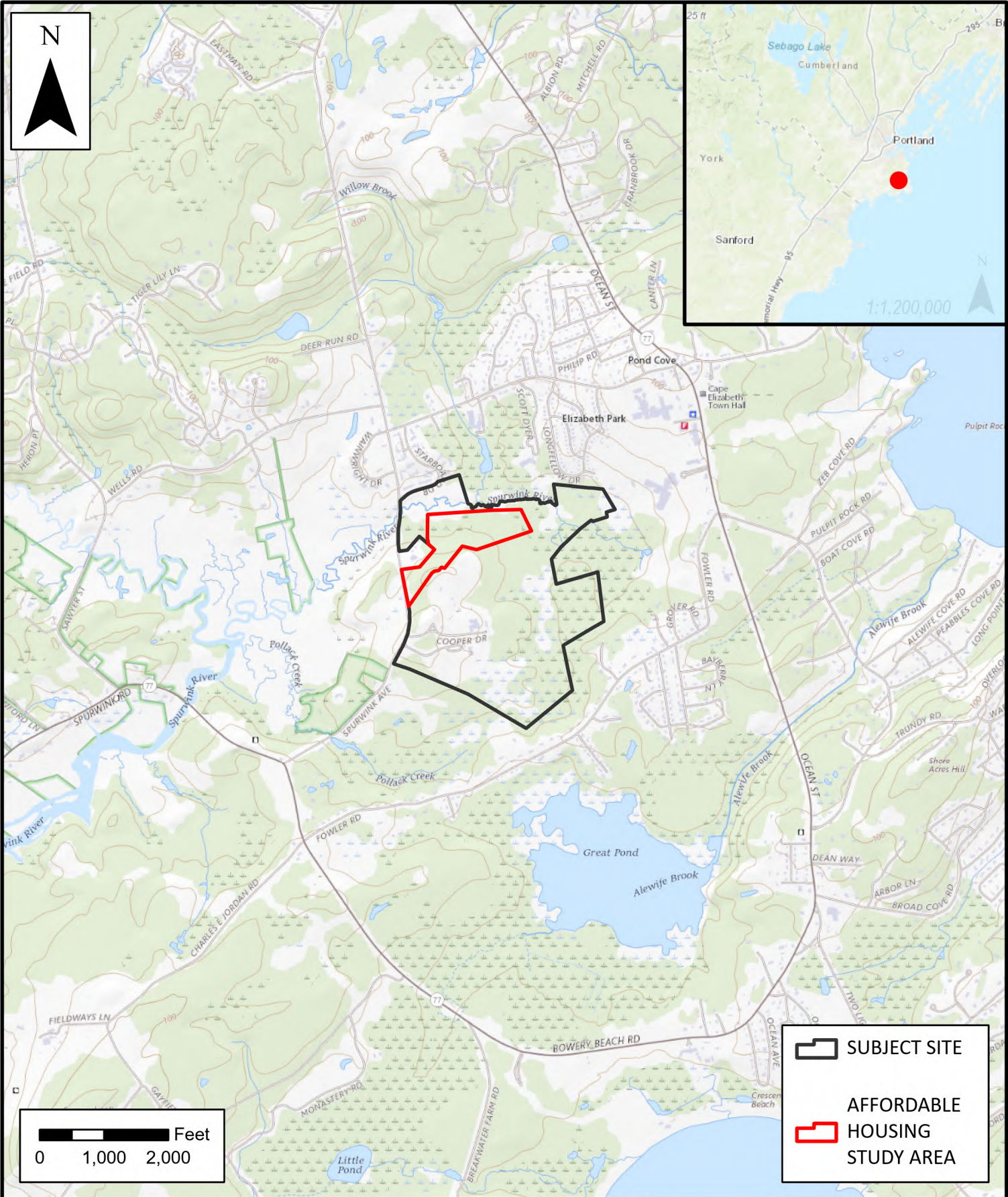
Location Map

Net Residential Density Map

Existing Conditions Plan

Slope Analysis Map





WWW.SEBAGOTECHNICS.COM  
 75 John Roberts Rd. - Suite 4A  
 South Portland, ME 04106  
 Tel. 207-200-2100

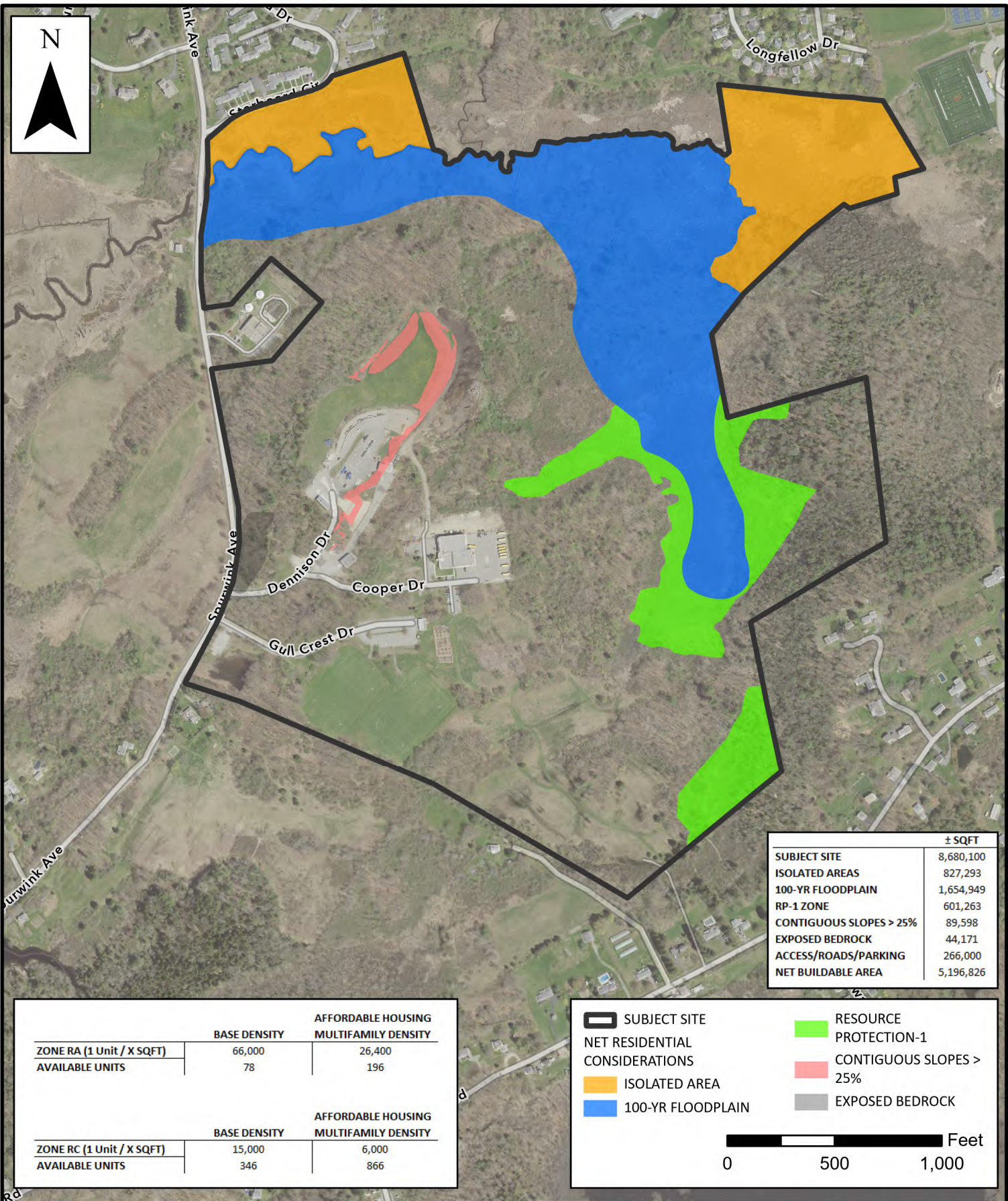
### LOCATION MAP OF GULL CREST PROPERTY

LOCATION:  
 SPURWINK AVENUE  
 CAPE ELIZABETH, MAINE

INFORMATION:  
 MAINE GEOLIBRARY  
 USGS QUADRANGLE

SCALE: 1:24,000  
 DATE: 7/5/2023





	± SQFT
SUBJECT SITE	8,680,100
ISOLATED AREAS	827,293
100-YR FLOODPLAIN	1,654,949
RP-1 ZONE	601,263
CONTIGUOUS SLOPES > 25%	89,598
EXPOSED BEDROCK	44,171
ACCESS/ROADS/PARKING	266,000
NET BUILDABLE AREA	5,196,826

	BASE DENSITY	AFFORDABLE HOUSING MULTIFAMILY DENSITY
ZONE RA (1 Unit / X SQFT)	66,000	26,400
AVAILABLE UNITS	78	196
	BASE DENSITY	AFFORDABLE HOUSING MULTIFAMILY DENSITY
ZONE RC (1 Unit / X SQFT)	15,000	6,000
AVAILABLE UNITS	346	866

SUBJECT SITE  
 NET RESIDENTIAL CONSIDERATIONS  
 ISOLATED AREA  
 100-YR FLOODPLAIN  
 RESOURCE PROTECTION-1  
 CONTIGUOUS SLOPES > 25%  
 EXPOSED BEDROCK

**Feet**  
 0                      500                      1,000

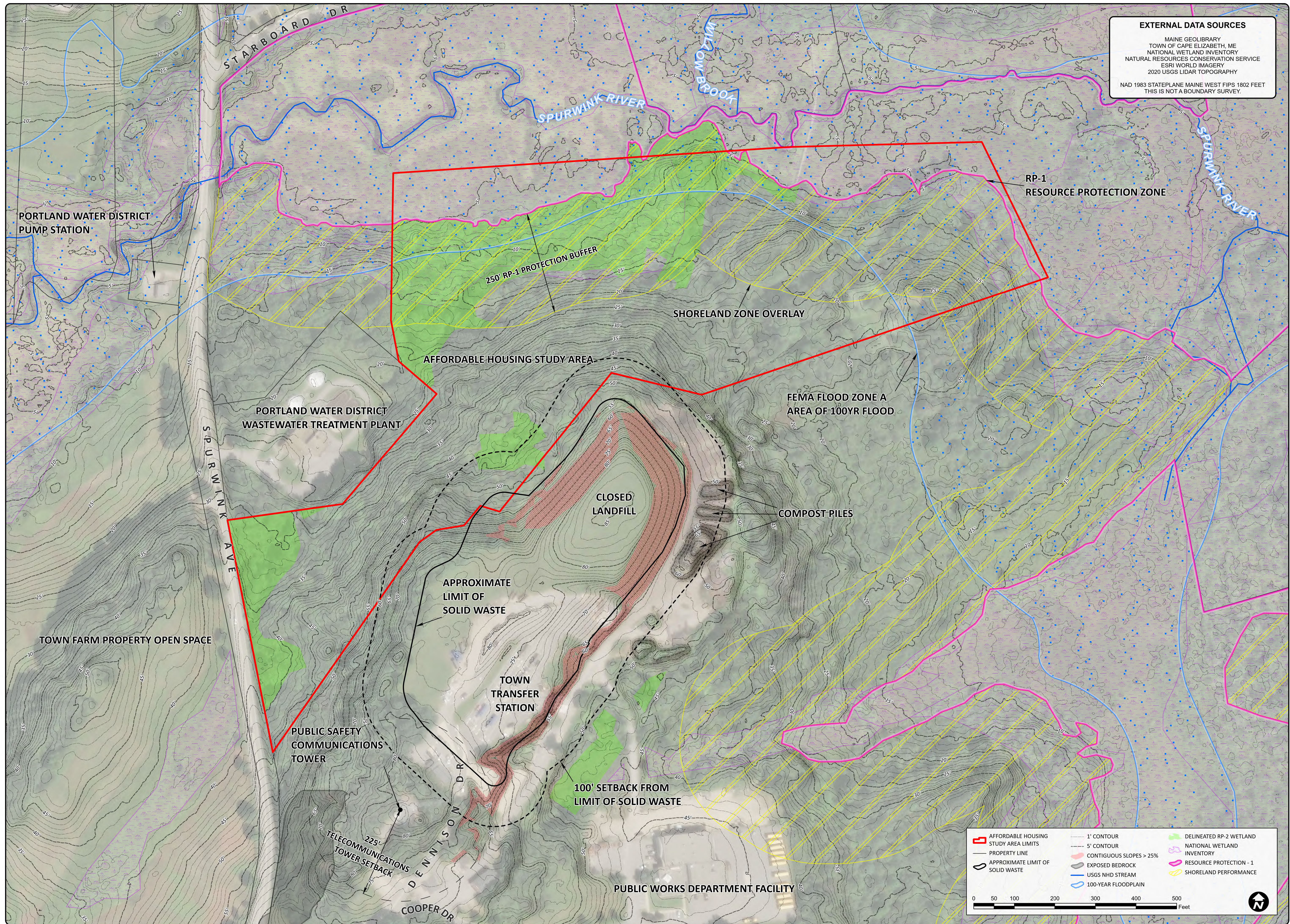
SEBAGO

TECHNICS

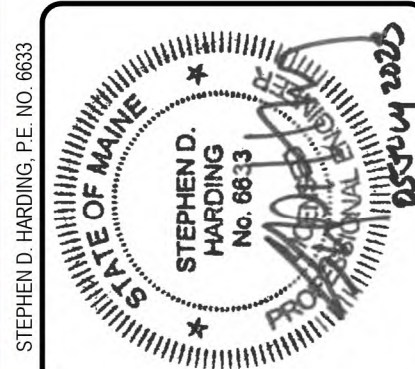
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 South Portland, ME 04106  
 Tel. 207-200-2100

<h2 style="margin: 0;">NET RESIDENTIAL CONSIDERATIONS</h2> <h3 style="margin: 0;">GULL CREST AFFORDABLE HOUSING STUDY AREA</h3>		SCALE: 1:7,200 DATE: 7/5/2023
LOCATION: SPURWINK AVENUE CAPE ELIZABETH, MAINE	INFORMATION: TOWN OF CAPE ELIZABETH, ME 2021 ORTHOREGIONAL IMAGERY	





**EXTERNAL DATA SOURCES**  
 MAINE GEOLIBRARY  
 TOWN OF CAPE ELIZABETH, ME  
 NATIONAL WETLAND INVENTORY  
 NATURAL RESOURCES CONSERVATION SERVICE  
 ESRI WORLD IMAGERY  
 2020 USGS LIDAR TOPOGRAPHY  
 NAD 1983 STATEPLANE MAINE WEST FIPS 1802 FEET  
 THIS IS NOT A BOUNDARY SURVEY.



REV.	BY	DATE	STATUS
A	SDH	07/05/2023	FOR TOWN REVIEW

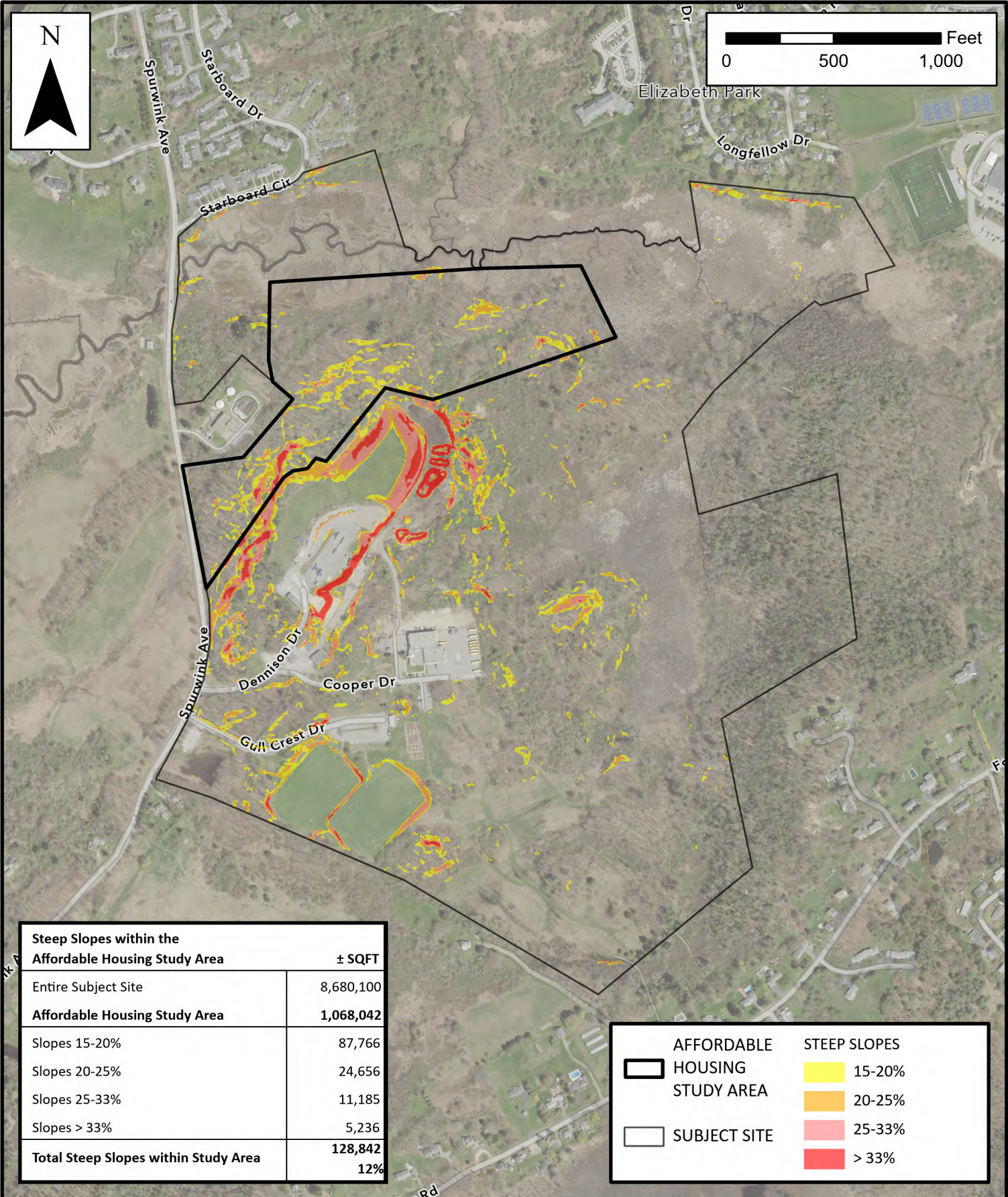
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**GULL CREST EXISTING CONDITIONS PLAN**  
 OF  
**AFFORDABLE HOUSING FEASIBILITY STUDY**  
 SPURWINK AVENUE  
 CAPE ELIZABETH, MAINE  
 FOR:  
**TOWN OF CAPE ELIZABETH**  
 320 OCEAN HOUSE ROAD  
 CAPE ELIZABETH, MAINE 04107

DESIGNED	
DRAWN	MTM/JLH
CHECKED	SDH
DATE	7/5/2023
SCALE	1" = 100'
PROJECT	20278-03





Steep Slopes within the Affordable Housing Study Area		± SQFT
Entire Subject Site		8,680,100
Affordable Housing Study Area		<b>1,068,042</b>
Slopes 15-20%		87,766
Slopes 20-25%		24,656
Slopes 25-33%		11,185
Slopes > 33%		5,236
<b>Total Steep Slopes within Study Area</b>		<b>128,842</b>
		<b>12%</b>

<b>AFFORDABLE HOUSING STUDY AREA</b>	<b>STEEP SLOPES</b>
AFFORDABLE HOUSING STUDY AREA	15-20%
SUBJECT SITE	20-25%
	25-33%
	> 33%

**SEBAGO**  
TECHNICS

WWW.SEBAGOTECHNICS.COM  
75 John Roberts Rd. - Suite 4A  
South Portland, ME 04106  
Tel. 207-200-2100

**GULL CREST SLOPE MAP**  
**AFFORDABLE HOUSING FEASIBILITY STUDY**

LOCATION:  
SPURWINK AVENUE  
CAPE ELIZABETH, MAINE

INFORMATION:  
MAINE GEOLIBRARY  
USGS QUADRANGLE

SCALE: 1:7,200  
DATE: 7/5/2023

# **Appendix 3**

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## **Cost Estimate**



**Gull Crest Feasibility Study  
Cape Elizabeth**

Item Number	Item	Unit	Unit Price *	Concept 1	Concept 2	Concept 3	Concept 4
1	Clearing & Grubbing	AC	\$ 5,500.00	\$ 36,375.00	\$ 10,758.21	\$ 12,354.17	\$ 39,805.93
2	Erosion Control	LS	\$ -	\$ 20,000.00	\$ 10,000.00	\$ 10,000.00	\$ 20,000.00
3	Common Excavation	CY	\$ 12.00	\$ -	\$ 3,960.00	\$ 108.00	\$ -
4	Rock Excavation	LS	\$ -	\$ 50,000.00	\$ 25,000.00	\$ 25,000.00	\$ 50,000.00
5	Common Borrow	CY	\$ 15.00	\$ 98,025.00	\$ 6,122.22	\$ 35,675.00	\$ 121,913.89
6	Agg Subbase Course Type D	CY	\$ 30.00	\$ 67,290.00	\$ 10,350.00	\$ 17,670.00	\$ 77,580.00
7	Agg Base Course Type A	CY	\$ 35.00	\$ 33,145.00	\$ 6,055.00	\$ 10,325.00	\$ 39,375.00
8	Hot Mix Asphalt 19.0MM	T	\$ 140.00	\$ 151,340.00	\$ 20,160.00	\$ 34,440.00	\$ 127,120.00
9	Hot Mix Asphalt 9.5MM	T	\$ 150.00	\$ 84,150.00	\$ 19,350.00	\$ 22,200.00	\$ 69,150.00
10	Granite Curbing	LF	\$ 50.00	\$ 6,000.00	\$ 6,000.00	\$ 12,000.00	\$ 6,000.00
11	Slip Form Concrete Curb	LF	\$ 12.00	\$ 45,360.00	\$ 7,320.00	\$ 13,200.00	\$ 43,680.00
12	15-Inch Diameter Storm Drain Pipe	LF	\$ 35.00	\$ 2,310.00	\$ 1,750.00	\$ 3,850.00	\$ 1,925.00
13	4-foot Diameter Catch Basin (12,000 sqft imperv)	EA	\$ 4,500.00	\$ 85,323.75	\$ 28,468.13	\$ 30,736.88	\$ 92,048.63
14	Stormwater infrastructure/management	LS	\$ -	\$ 90,000.00	\$ 60,000.00	\$ 60,000.00	\$ 90,000.00
15	Pump station	LS	\$ -	\$ 85,000.00	\$ -	\$ -	\$ 85,000.00
16	8" Sewer and Appurtenances	LF	\$ 65.00	\$ 112,125.00	\$ 66,625.00	\$ 32,500.00	\$ 112,125.00
17	Force Main	LF	\$ 50.00	\$ 35,000.00	\$ -	\$ -	\$ 35,000.00
18	Sanitary Sewer Manhole	EA	\$ 5,000.00	\$ 50,000.00	\$ 20,000.00	\$ 20,000.00	\$ 50,000.00
19	8" Water Main and Appurtenances	LF	\$ 100.00	\$ 172,500.00	\$ 102,500.00	\$ 50,000.00	\$ 172,500.00
20	Fire Hydrant	EA	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
21	Underground Power & Communications	LF	\$ 25.00	\$ 32,750.00	\$ -	\$ -	\$ 32,750.00
22	Overhead Power & Communications	LF	\$ 15.00	\$ -	\$ 5,025.00	\$ 3,750.00	\$ -
23	Transformer Pads	EA	\$ 2,000.00	\$ 8,000.00	\$ 2,000.00	\$ 2,000.00	\$ 8,000.00
24	Retaining walls	SF	\$ 85.00	\$ 124,950.00	\$ -	\$ 71,400.00	\$ 229,075.00
25	Loam, Seed, & Mulch	SY	\$ 10.50	\$ 237,219.15	\$ 75,571.65	\$ 82,629.75	\$ 258,140.40
26	Landscaping	LS	\$ -	\$ 50,000.00	\$ 5,000.00	\$ 10,000.00	\$ 50,000.00
27	Mobilization	LS	\$ -	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
	<b>Total</b>			<b>\$ 1,691,862.90</b>	<b>\$ 507,015.20</b>	<b>\$ 574,838.79</b>	<b>\$1,826,188.85</b>

<b>SUBTOTAL</b>		<b>\$ 1,691,863</b>	<b>\$ 507,015</b>	<b>\$ 574,839</b>	<b>\$ 1,826,189</b>
<b>CONTINGENCY</b>	<b>25%</b>	<b>\$ 422,965.73</b>	<b>\$ 126,753.80</b>	<b>\$ 143,709.70</b>	<b>\$ 456,547.21</b>
<b>TOTAL</b>		<b>\$ 2,114,829</b>	<b>\$ 633,769</b>	<b>\$ 718,548</b>	<b>\$ 2,282,736</b>

\*Unit prices shall be approximate and based on recent Sebago Subdivision Construction Projects

# **Appendix 4**

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## **Natural Resources Narrative**

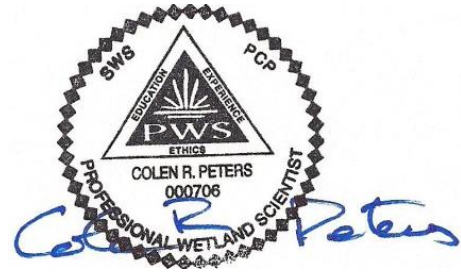
## Wetland Delineation and 2023 Vernal Pool Survey

To: Steve Harding, P.E., Project Manager

From: Cole Peters, PWS

Date: June 29, 2023

Project: 20278-02, Gull Crest, Cape Elizabeth



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### LOCATION and DESCRIPTION

As requested, a vernal pool survey and field delineation of freshwater wetland boundaries have been conducted throughout an approximately 22.4-acre portion (Site) of Town-owned property identified as Lot 10 on the Town of Cape Elizabeth assessors map R05-2. The Site is located on the east side of Spurwink Avenue, between the tidal saltmarsh of the Spurwink River on the north and the Recycling Center on the south that is accessed from Dennison Drive. The purpose of this field review was to identify environmental regulatory jurisdiction relevant to evaluating potential development options for the Site. The position of the delineated wetland boundaries is depicted on the accompanying Plan of the Site.

The Federal Emergency Management Agency (FEMA) has prepared a Flood Insurance Rate Map (FIRM) for this part of Cape Elizabeth (Community Panel Number 230043005C, effective date 6/19/1985). Part of the Site occurs in a FEMA designated 100-year floodplain (Zone A) and although a base flood elevation is not determined, the Zone A boundary generally appears to be below 15 ft NAVD. The Town of Cape Elizabeth Zoning Map (2/26/2014) identifies the area including the Site as being in the-

- Residence A District (**RA**),
- Resource Protection 1- Critical Wetland District (RP1-CW or more simply **RP1**),
- RP1 Critical Wetland Buffer Overlay District (RP1-CW Buffer Overlay or more simply **RP1MAN**)

### VERNAL POOLS

Vernal pools (**VPs**) are defined by the Maine Department of Environmental Protection (MDEP) as: “a natural, temporary to semi-permanent body of water occurring in a shallow depression that typically fills during the spring or fall and may dry during the summer. Vernal pools have no permanent inlet or outlet and no viable populations of predatory fish” (Chapter 335 §9). “Significant vernal pools” (**SVPs**) are recognized by the presence of fairy shrimp (*Eubrandhipus* spp.), or more than 40 wood frog (*Rana sylvatica*) egg masses or at least 10 blue spotted salamander (*Ambystoma laterale*) or 20 spotted salamander (*A. maculatum*) egg masses. VPs documented to be used by state-listed rare, endangered or threatened species such as Blanding’s turtles (*Emydoidea blandingii*), spotted turtles (*Clemmys guttata*), ringed boghaunter dragonflies (*Williamsoni fletcheri*, *W. interni*), Eastern ribbon snakes (*Thamnophis sauritus*), wood turtles (*Clemmys insculpta*), four-toed salamanders (*Hemidactylum scutalum*), swamp darner dragonflies (*Epiaschna heros*), and comet darner dragonflies (*Anax longipes*), are also considered to be SVPs (Ch 335 §9B 1-4).

Under the provisions of Section 404 of the federal Clean Water Act, the US Army Corps of Engineers (USACE) regulates activities in “waters of the United States” including VPs, which are defined by the USACE New England District in the State of Maine General Permit (GP, reissued on October 14, 2020). The NED definition, while very similar to MDEP’s, does not reference “natural” and does not recognize or differentiate SVPs based on number of indicator species egg masses. Instead, the GP definition states: “VPs are depressional wetland basins that typically go dry in most years and may contain inlets or outlets, typically of intermittent flow. Vernal pools range in both size and depth depending on landscape position and parent material(s). In most years, VPs support one or more of the following obligate species: wood frog (*Rana sylvatica*), spotted salamander (*Ambystoma maculatum*), blue spotted salamander (*A. laterale*) fairy shrimp (*Eubrandhipus* spp.). However, they should preclude sustainable populations of predatory fish.”

### **Method of Investigation:**

West of Penobscot Bay and south from Augusta to Fryeburg, the Maine Department of Inland Fisheries and Wildlife (MDIFW) recommends evidence of VP indicator species egg masses be observed on separate dates during periods established for wood frogs (April 10<sup>th</sup>–April 25<sup>th</sup>) and spotted salamanders (April 20<sup>th</sup>–May 10<sup>th</sup>). Potential vernal pools (PVPs) can be identified outside (before/after) the recommended survey period but are not necessarily indicative of regulatory jurisdiction. During the recommended survey periods however, VP and SVP characteristics are to be documented on MDIFW data forms and located with submeter accuracy GPS in order to identify the portion of Critical Terrestrial Habitat (CTH) within 250 ft around an SVP referred to as *Significant Vernal Pool Habitat (SVPH)*.

### **Results of Vernal Pool Survey:**

No PVPs, VPs or SVPs were observed during the April 18, 2023 Site survey specifically conducted for vernal pools. Depressions do not occur at the Gull Crest Site for ponding of surface water to a depth and duration that is suitable for the occurrence of any form of vernal pool or indicator species egg masses. A second Site survey was therefore unnecessary.

## **WETLAND DELINEATION**

Evidence indicative of wetland from three parameters – hydrology, vegetation, and soils – was used to identify and delineate the wetlands in accordance with the 1987 *US Army Corps of Engineers Wetland Delineation Manual* and the subsequent *Regional Supplement to the US Army Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region* (January 2012). With the exception of unusual or atypical situations, evidence of wetland must be exhibited by all three parameters for an area or position to be designated as wetland.

Tide range is integral to defining the boundaries of tidal or coastal wetlands, such as the saltmarsh of the Spurwink River on the north side of the Site (Photo 1). Highest Astronomical Tide (HAT), or hydrology, is used to establish the upper/landward boundary of tidal wetlands, more so than the other two parameters referenced above. Although a unique assemblage of vegetation does typify different saltmarsh zones, such as – saltwater cordgrass (*Spartina alterniflora*) across low-marsh, salt-meadow cord grass (*S. patens*) at higher elevations throughout the high-marsh, and high tide bush (*Iva frutescens*) at the landward edge – and salt marsh peat typically is the soil beneath salt marshes, the HAT elevation is widely accepted as a simpler and more meaningful means to establish the up-slope or

landward edge of salt marshes. The HAT elevation for the Spurwink River saltmarsh established by the Maine Geological Survey (MGS) and relied on by the MDEP is 6.5 ft NAVD ([https://www.maine.gov/dacf/mgs/hazards/highest\\_tide\\_line/index.shtml](https://www.maine.gov/dacf/mgs/hazards/highest_tide_line/index.shtml)). HAT is also recognized by the Town of Cape Elizabeth Zoning Ordinance and used to establish the Normal High-Water Line (Sec. 19-1-3).

Freshwater wetland boundaries at the Site were delineated with sequentially numbered pink flagging that was then located with a handheld GPS (global position system) unit capable of a submeter accuracy. Characteristics of the delineated wetland are described below.

Hydrology is considered to be the “*driving force*” of wetlands (Mitch and Gosselink, 1986) and inherently is responsible for the adaptation of certain vegetation (hydrophytes) and the development of specific soil characteristics (hydric) indicative of wetlands. At the time of the survey, evidence of freshwater wetland hydrology observed at the Site included: localized standing water, saturated soils, sediment deposits, water-stained leaves and drainage patterns indicative of wetlands.

The freshwater wetland community on the Site is dominated by red maple (*Acer rubrum*) trees (Photo 2) speckled alder (*Alnus incana*), arrowwood (*Viburnum recognitum*), meadowsweet (*Spirea latifolia*), and alder-leaved buckthorn (*Rhamnus alnifolia*) in the understory. In open areas and the herbaceous understory are: spotted touch-me-not (*Impatiens capensis*), buttercup (*Rhanunculus repens*) cinnamon (*Osmunda cinnamomea*) and sensitive ferns (*Onoclea sensibilis*) and cattail (*Typha* spp.). All of these plants are identified as “Obligate” (OBL), “Facultative Wetland” (FACW) or “Facultative” (FAC) indicators of wetland by the 2020, *National Wetland Plant List* prepared by the US Army Corps of Engineers and are therefore hydrophytes.

Dominant vegetation found throughout upland areas of the Site consists of: northern red oak (*Quercus rubra*), quaking aspen (*Populus tremuloides*), black cherry (*Prunus serotinia*), white pine (*Pinus strobus*), Tatarian honeysuckle (*Lonicera tatarica*), multiflora rose (*Rosa multiflora*), lowbush blueberry (*Vaccinium angustifolium*), hayscented fern (*Dennstaedtia punctilobula*) and wild sarsaparilla (*Aralia nudicaulis*). All of these plants are classified as “Facultative Upland” (FACU) or are not indicative of wetland and when occurring in predominance are indicative of upland.

Upslope of the salt marsh, the medium intensity soil survey prepared by the USDA Natural Resources Conservation Service (NRCS) indicates loamy fine sandy soils of the moderately well drained (MWD) Deerfield Series (DeB) series (typically referred to as the Croghan Series in Maine) occur beneath areas delineated as wetland at the Site. Although MWD soils are not classified as hydric or indicative of wetlands, NRCS notes that due to mapping scale, DeB/Croghan map units commonly include smaller areas typical of the poorly drained Naumberg (Nb) Series. When poorly drained, Nb is classified by the NRCS as a hydric soil indicative of wetlands. The Town of Cape Elizabeth Zoning Ordinance also recognizes the Naumberg Series as a hydric soil (Sec. 19-1-3).

An auger was used to evaluate near-surface soil characteristics throughout the freshwater wetland delineated at the Site. Less than 8 inches of organic soil material typically occurs in these areas over fine sand mineral soil. These characteristics are representative of hydric soil indicator criteria A12: Thick Dark Surface and are indicative of wetland.

The National Wetland Inventory (NWI) makes use of *Classification of Wetlands and Deepwater Habitats of the United States* (Cowardin et. al, 1979) to differentiate types of wetlands. With this system, freshwater wetlands are classified based on dominant plant type as: Palustrine Forested (**PFO**), Palustrine Scrub-Shrub (**PSS**), Palustrine Emergent (**PEM**), or Palustrine Unconsolidated Bottom (**PUB**).



Wetlands classified by this system as PFO or PSS are more commonly known of as swamps, whereas PEM typically represent marshes or meadows and PUB generally correspond to ponds. Palustrine, deciduous forested (PFO1) describes the freshwater wetland community (Photo 2) at the Site that borders, or is upslope of the Spurwink River saltmarsh.

## REGULATORY ASSESSMENT

Activities in and adjacent to wetlands at the Site are regulated by the MDEP under the provisions of the Natural Resources Protection Act (NRPA- 38 M.R.S.A. §§480-A to 480-HH) and associated Permit by Rule (Chapter 305), Wetland and Waterbodies Protection (Chapter 310) and Significant Wildlife Habitat (Chapter 335) Rules.

The portion of the Site below HAT elevation 6.5 ft NAVD is a “coastal wetland” (38 M.R.S.A. §§480-B (2)). As depicted on the current (February 2016) High Value Plant & Animal Habitats, Beginning with Habitat Map 2 prepared by MDIFW, “known rare, threatened or endangered species and/or associated habitats” are also identified to occur in the Spurwink River salt marsh (<https://www.maine.gov/ifw/fish-wildlife/wildlife/beginning-withhabitat/maps/pdf/Cape%20Elizabeth/Cape%20Elizabeth%20Map%202.pdf>).

Certain characteristics are also relevant to whether a wetland is regulated as a “freshwater wetland of special significance” (WOSS - Ch 310 §4A 1-8). Freshwater wetland at the Site:

- Does not contain a “critically imperiled (S1)” (Ch 310 §3F) or an “imperiled (S2)” (Ch 310 §3L) community as defined by the Natural Areas Program;
- Contains significant wildlife habitat (38 MRSA §480-B (10) mapped by MDIFW;
- Is located within 250 feet of a “coastal wetland” (38 MRSA §480-B (2));
- Is not located within 250 feet of a “great pond” (38 MRSA §465-A);
- Does not contain more than 20,000 square feet of open water or aquatic or emergent marsh vegetation;
- Is partially within a 100-year floodplain mapped by the Federal Emergency Management Agency (FEMA) (38 MRSA §480-B(2-D));
- Is not a “peatland” (Ch 310 §3P);
- Is not within 25 ft of a river, stream or brook (Ch 310 §4A (8)).

Where within 250 ft of the coastal wetland defined by 6.5 ft NAVD, or within the FEMA designated 100-year floodplain, wetlands at the Site are therefore “wetlands of special significance” (**WOSS**- Ch 310 §4A (1-8)). Beyond 250 ft from HAT, or outside the FEMA floodplain, wetlands at the Site are not a WOSS.

Activities requiring alteration of less than 4,300 sq ft wetland at the Site and not within 25 ft of the stream would be a “minor alteration” and would not require a NRPA permit (38 M.R.S.A. §480 Q (17)). Impact in excess of this but less than 15,000 sq ft would require a Tier 1 permit and a Tier 2 permit would be necessary for impacts between 15,000 sq ft and an acre (43,560 square feet). Excluding specific activities authorized by Permit by Rule (PBR - Chapter 305) provisions of the NRPA, activities exceeding one acre would require a Tier 3 permit.

Wetlands at the Site are also regulated by the US Army Corp of Engineers (USACE) as “waters of the United States” under the provisions of Section 404 of the Clean Water Act. To authorize minimal-impact activities in wetlands, including placement of fill, the Corps makes use of a General Permit (GP) for the State of Maine. Such impacts to wetlands are broken down into two permit categories under the GP based on the following area thresholds: Category 1 – less than 15,000 square feet and Category 2 – 15,000 square feet to three acres. Activities eligible for Category 1 activities can be authorized with a Self-Verification Notification (SVN) Form submitted to the Corps. Category 2 activities are reviewed in conjunction with the US Fish and Wildlife Service, and the US Environmental Protection Agency and as appropriate the National Marine Fisheries Services, and require an application and written approval from the USACE.

Activities in and near wetlands are also regulated under the Town of Cape Elizabeth Zoning Ordinance as Resource Protection (RP) Districts identified on the Official Zoning Map (effective 2014). Three RP Districts apply to the Site (Sec. 19-6-9).

The Zoning Map identifies the Spurwink River saltmarsh as a Resource Protection 1- Critical Wetland District (RP1-CW, or more simply **RP1**). An adjoining 250 ft wide, RP1 Critical Wetland Buffer Overlay District (RP 1-CW Buffer Overlay or more simply **RP1MAN**) also applies to the areas outward of the RP1 boundary. Resource Protection 2- Wetland District (RP2-WP, or more simply **RP2**) applies to delineated freshwater wetlands at the Site not designated as RP1 wetlands. As displayed on the accompanying Plan of the Site, the RP2 wetlands are generally contiguous with the edge of the RP1 Spurwink River saltmarsh and with some exceptions lie within the 250 ft wide RP 1-CW Buffer Overlay.

Two areas of RP2 wetlands are not directly connected or contiguous with the RP1 wetland. One is located south of the Portland Water District sewage treatment plant along the Spurwink Avenue Site frontage and the second occurs along the north side of the Recycling Center. As discussed above, soil and vegetation characteristics were evaluated throughout areas designated as RP2 wetland. VPD hydric soils, and “Obligate” vegetation do not occur to an extent of at least one (1) acre within the delineated Rwetland for additional areas of RP1 wetland to be within the RP2 wetland, or along the edge of the RP1 Spurwink River salt marsh.





**Photograph 1:** Westward, downstream view from the Greenbelt Trail bridge of the Spurwink River saltmarsh, with the Site in the forested area at left.



**Photograph 2:** Eastward view of the deciduous forested (PFO1) wetland –dominated by red maple trees, speckled alder and cinnamon fern– that borders the upslope side of the Spurwink River salt marsh (skyline at upper left).

## **Appendix 5**

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### **Prior Maine DEP Land Bureau Permits & DEP In Lieu Fee Compensation Fact Sheet**

<b>Gull Crest Property State Permits</b>				
<b>Development</b>	<b>Proposed Activity</b>	<b>Permit Issued</b>	<b>Permit Number</b>	<b>Date(s) Issued</b>
<i>Gull Crest Facilities</i>	Public works facility Recreation fields New nature trails	Site Location of Development	<i>#L-20017-26-A-N</i>	11/03/1999
		Spill Prevention Control and Countermeasures (SPCC) Plan	<i>#L-20017-26-B-C</i>	10/30/2000
<i>Gull Crest Property Footbridge</i>	65' footbridge over wetlands	Site Location of Development	<i>#L-20017-26-D-M</i>	08/21/2001
<i>Gull Crest Trails</i>	Modify previous permit compensation package	Site Location of Development	<i>#L-20017-26-H-M</i>	09/21/2004
		Natural Resource Protection	<i>#L-20017-4C-G-M</i>	09/21/2004
		Water Quality Certification	<i>#L-20017-26-H-M</i>	09/21/2004
	Trail System Improvements including 3,792 SF of wetland fill	Site Location of Development	<i>#L-20017-26-I-M</i>	05/30/2010
		Natural Resource Protection	<i>#L-20017-TC-J-N</i>	05/30/2010
		Water Quality Certification	<i>#L-20017-26-I-M</i>	05/30/2010
	Trail system boardwalk improvements with 905 SF of direct wetland impacts	Site Location of Development	<i>#L-20017-26-M-M</i>	10/14/2021
		Natural Resource Protection	<i>#L-29326-TE-A-N</i>	08/16/2021



# DEP FACT SHEET

## In Lieu Fee Compensation Program

January 1, 2022 – December 31, 2023

Mitigating adverse environmental impacts is an integral part of Maine’s Natural Resources Protection Act (NRPA) (38 M.R.S. §§ 480-A – 480-JJ), a regulatory program administered by the Maine Department of Environmental Protection (DEP). In general, mitigation is a sequential process of avoiding adverse impacts, minimizing impacts that cannot be practicably avoided, and then compensating for those impacts that cannot be further minimized. Both State and Federal agencies administering resource protection regulations may require appropriate and practicable compensatory mitigation as a condition of their permit approvals and authorizations.

Compensation is required to off-set an adversely affected resource function with a function of equal or greater value. If on-site or off site ecologically appropriate permittee-responsible mitigation is not

Table 1 Resource Compensation Rates		
Table 1 Resource Compensation Rates		1/1/2022 to 12/31/2023
County	Natural Resource Enhancement & Restoration Cost/ Sq. Ft.	Avg. Assessed Land Value/ Sq. ft.*
Androscoggin	\$5.05	\$0.19
Aroostook	\$4.69	\$0.02
Cumberland	\$5.05	\$0.83
Franklin	\$4.69	\$0.06
Hancock	\$4.69	\$0.23
Kennebec	\$5.05	\$0.18
Knox	\$5.05	\$0.34
Lincoln	\$5.05	\$0.32
Oxford	\$5.05	\$0.08
Penobscot	\$4.22	\$0.07
Piscataquis	\$4.69	\$0.04
Sagadahoc	\$5.05	\$0.30
Somerset	\$5.05	\$0.05
Waldo	\$5.05	\$0.10
Washington	\$4.69	\$0.03
York	\$5.05	\$0.56

\* Figures based on 2020 MRS statistical Summary

available, practicable or otherwise wholly or in part acceptable to off-set lost resource function and value, an applicant may opt to pay a fee in lieu of (ILF) a compensation project as outlined in the Natural Resources Protection Act 38 M.R.S. § 480(Z).

**The ILF compensation program was established to provide applicants with a flexible compensation option over and above traditional permittee-responsible compensation projects. The**

**applicant may choose which method of compensation is preferred for a given project.**

**The methods for resource mitigation are outlined further in the DEP Fact Sheet: *Natural Resource Compensation: Methods for Restoring Lost Function and Value.***

The ILF resource compensation rates are outlined in Table 1. In December 2021, the Department completed review of the compensation rates and identified the need for a rate adjustment in order to ensure the rates reflect the actual cost of compensation and remain consistent with the requirements



of Section 480-Z. Included in the present rates for the period January 1, 2022 through December 31, 2023 is the second half of the increase made in September 2020, which followed a seven year period without any adjustment to align the in lieu fee figures with the actual cost of compensation as required in law.

All resource compensation fees shall be calculated using the resource dependent formulas outlined below based on the rates provided in Table 1 and a resource multiplier. The resource multiplier is an adjustment factor that reflects the significance of specific resources and the Department's resource compensation ratio outlined in the Wetlands and Waterbodies Protection Rules, Chapter 310 and the Significant Wildlife Habitat Rules, Chapter 335. The resource multiplier shall be 1 except as follows:

1. A resource multiplier of 2 shall be used for:
  - a. Direct impacts to wetland areas containing at least 20,000 square feet of aquatic vegetation, emergent marsh vegetation or open water, except for artificial ponds or impoundments and areas of wetland routinely altered by anthropogenic activities such as road ditches etc;
  - b. Direct impacts to peatlands dominated by shrubs, sedges and sphagnum moss;
  - c. Direct impacts to coastal wetlands;
  - d. Direct impacts to freshwater wetland areas contained within an inland wading bird & waterfowl habitat (IWWH);
  - e. Direct & indirect impacts to a shorebird habitat and associated buffers;
  - f. Direct impacts to great ponds; and
  - g. Direct impacts to freshwater wetland areas contained within a significant vernal pool habitat.

**Note: ILF contributions received by the Department will be placed in the Maine Natural Resources Conservation Fund (MNRCF) and made available for grant awards to qualified natural resource conservation projects. The Department prefers to collect contributions into the MNRCP prior to the issuance of a Department permit; however, payment may be made a condition of a Department permit upon request by the applicant. The Department reserves the right to deny a request for conditional payment of a compensation fee based on an applicant's prior payment record.**

**Wetland Compensation Formula:**

Wetland compensation fee

(Direct wetland impact/sq. ft. x (natural resource enhancement & restoration cost/sq. ft. + avg. assessed land valuation/sq. ft.)) x (resource multiplier)

**Significant Vernal Pool Compensation Formula:**

Vernal pool compensation fee

(Direct wetland impacts within the SVP habitat/sq. ft. x (natural resource enhancement & restoration cost/sq. ft. + avg. assessed land valuation/sq. ft.)) x (resource multiplier of 2)

+

(Direct non-wetland impacts within the SVP habitat/sq. ft. x avg. assessed land valuation/sq. ft.)

[Note: Projects that directly impact a portion of a significant vernal pool aquatic habitat (the pool) must compensate for the entire significant vernal pool habitat area unless otherwise determined by the Department.]

## **Inland Wading Bird and Waterfowl (IWWH) Compensation Formula:**

### IWWH compensation fee

(Direct wetland impacts within the IWWH/sq. ft. x (natural resource enhancement & restoration cost/sq. ft. + avg. assessed land valuation/sq. ft.)) x (resource multiplier of 2)  
+  
(Direct non-wetland impacts within the IWWH/sq. ft. x avg. assessed land valuation/sq. ft.)

## **Shorebird Habitat Compensation Formula:**

### Shorebird habitat compensation fee

(Direct shorebird habitat impacts/ sq. ft. + direct shorebird habitat buffer impacts/sq. ft. + shorebird habitat zone of influence impacts/sq. ft. x (natural resource enhancement & restoration cost/sq. ft. + avg. assessed land valuation/sq. ft.) x (resource multiplier of 2)

[\*Note: The "zone of influence" includes all mapped shorebird habitat area within 300' of the proposed new pier, wharf or float. Shorebird habitat function and value is lost or highly degraded within the "zone of influence".]

**All compensation fee amounts could be directly reduced by decreasing the amount of habitat degradation associated with each project.**

For further information please contact your nearest DEP regional office, and ask to speak to the "on-call" person in the Bureau of Land Resources.

**Central Maine Regional Office**, 17 State House Station, Augusta, ME 04333-0017; Phone: (207) 287-7688 or toll-free 1-800-452-1942.

**Eastern Maine Regional Office**, 106 Hogan Road, Bangor, ME 04401; Phone: (207) 941-4570 or toll-free 1-888-769-1137.

**Northern Maine Regional Office**, 1235 Central Drive, Skyway Park; Presque Isle, ME 04769; Phone: (207) 764-0477 or toll-free 1-888-769-1053.

**Southern Maine Regional Office**, 312 Canco Road, Portland, ME 04103; Phone: (207) 822-6300 or toll-free 1-888-769-1036.



# **Appendix 6**

---

## **Maine DEP Solid Waste Bureau Correspondence**

## Madison Ala

---

**From:** Hamlin, Eric P <Eric.P.Hamlin@maine.gov>  
**Sent:** Wednesday, May 31, 2023 12:09 PM  
**To:** Kailey M. Daigle  
**Subject:** RE: Solid Waste Setbacks - Cape Elizabeth Study

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi, Kailey,

I was reviewing this email thread and our rules and realized that I neglected a couple of things:

- One is the Chapter 401 restriction that prohibits the establishment or construction of structures (generally, not just solid waste-related) on top of or within 100 feet of the solid waste boundary of a landfill. This is in Ch. 401, §5(B)(5). I think it may be possible to request a variance to that requirement, but I don't think we'd grant one for residential development.
- With respect to transfer stations, the 500 foot setback to residences only applies to residences in existence at the time the application for a transfer station is filed, but the others are not as explicit regarding timeframe. It's interesting that most of the setback requirements relate to property boundaries. There is an almost square parcel to the northwest of the transfer station (shown on our GIS map as RO5010A) that is just about 100 feet from one of the roll off cans and possibly much closer to the edge of the landfill waste boundary, but I don't know who owns that parcel, when it was created, or if a variance was requested. Otherwise the parcel in question is quite large, so unless it's subdivided there aren't any likely property line setback issues that could theoretically be created retroactively. The only setback requirement that is silent regarding property boundaries is the 100 foot setback from the waste handling area to a public road. I'd have a hard time thinking of a scenario where that wouldn't also involve a property boundary...except possibly in the case we are discussing here if the Town doesn't subdivide the parcel.

These questions are pretty interesting; I'm not aware of a scenario where someone has proposed to build residences in closer proximity to a transfer station than the 250 foot setback for those facilities handling MSW, perhaps because it doesn't come up often.

The landfill rules are pretty clear in stating that the restrictive siting criteria apply to new landfills or expansions of existing ones, so I see no issue there.

So, nothing really new here, but I had a moment to think about this a little more and wanted to provide clarification to my earlier response.

Sincerely,

Eric P. Hamlin  
Environmental Specialist  
Maine Department of Environmental Protection  
BRWM/Division of Materials Management  
Office: 207-822-6344  
Cell: 207-694-9389  
[www.maine.gov/dep](http://www.maine.gov/dep)

## Madison Ala

---

**From:** Hamlin, Eric P <Eric.P.Hamlin@maine.gov>  
**Sent:** Wednesday, June 7, 2023 11:47 AM  
**To:** Kailey M. Daigle  
**Cc:** Steve Harding  
**Subject:** RE: Cape Elizabeth Residential Study

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks, Kailey.

During our discussion this morning we also spoke about setbacks to water supplies. Chapter 401 (Landfill Siting, Design, and Operation) does include some restrictive siting criteria relative to drinking water sources (at least 1,000 feet from the landfill waste boundary to a water supply spring or well) for new landfills, although as with most of the transfer station setback requirements these would apply to the siting of new landfills and not necessarily to the siting of residential water supplies relative to an existing landfill.

That being said, there are reasons for the setback requirements that should still be considered if a water supply well is put in within 1,000 feet of the closed landfill. I'd be inclined to look at that as a rough guideline, actually, since there isn't any particular magic that happens at the 1,000 foot mark. Factors like groundwater gradient (which sometimes follows topography and may move toward streams more often than away) and the amount of water draw might be worth considering as well. I'd defer to a geologist on that, however. Our group that deals with closed landfills may have monitoring well data or other insights that may be helpful if things get to that point.

Regarding the 100 foot setback: one of the reasons for that is the potential for landfill gas migration. Based on the preliminary site plan, it appears that the development may not be much farther away than 100 feet from the waste boundary of the closed landfill. If plans move forward, I'd recommend having a qualified person check to make sure there wouldn't be landfill gas migration problems even though the development would be somewhat more than the required 100 feet.

I'll be discussing this with our division director tomorrow and if we come up with anything else I may have missed I'll let you know right away.

I appreciate your initial outreach to me, and today's meeting and the preliminary plan were helpful. Thank you.

Sincerely,

Eric P. Hamlin  
Environmental Specialist  
Maine Department of Environmental Protection  
BRWM/Division of Materials Management  
Office: 207-822-6344  
Cell: 207-694-9389  
[www.maine.gov/dep](http://www.maine.gov/dep)

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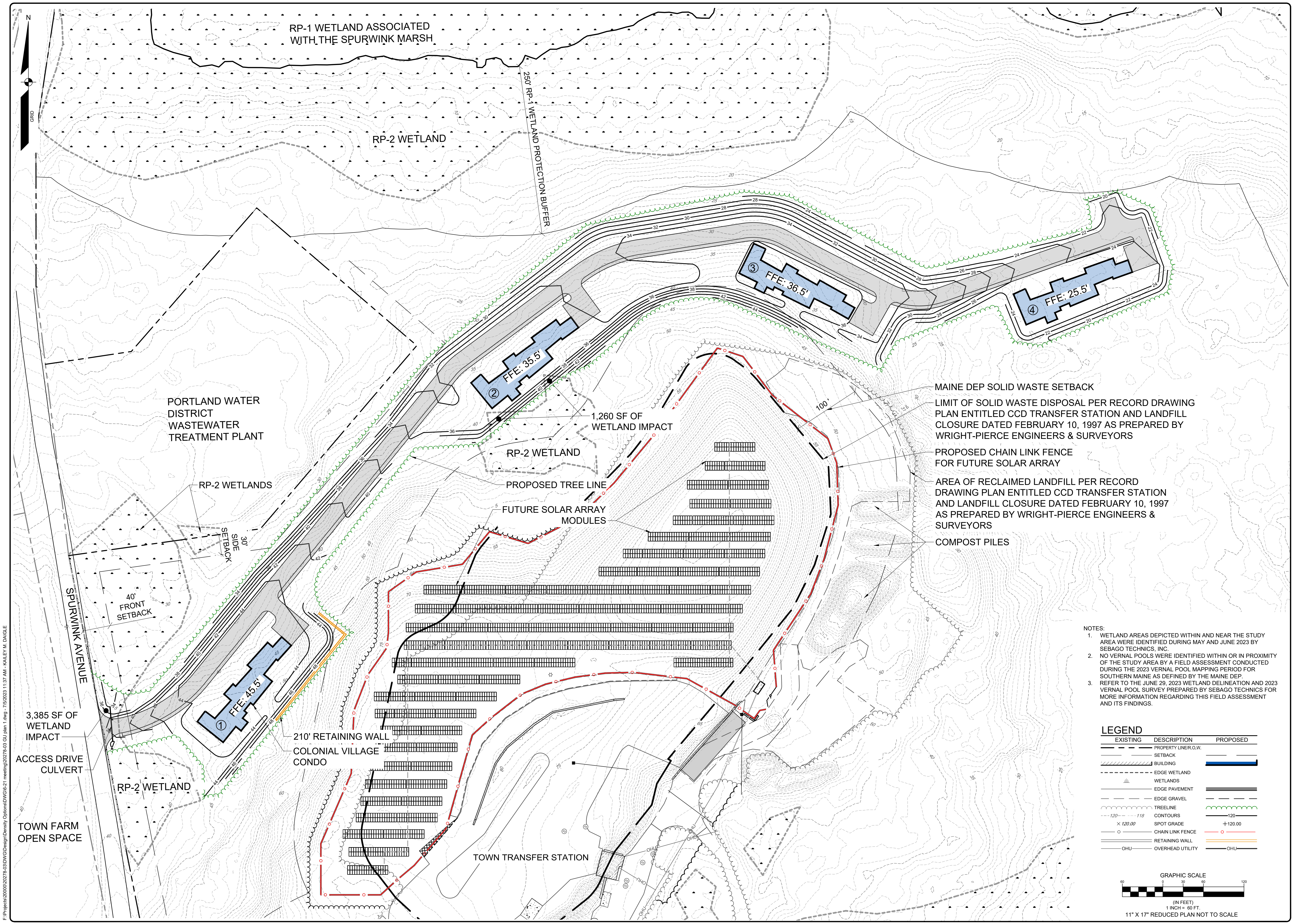
**From:** Kailey M. Daigle <kdaigle@sebagotechnics.com>  
**Sent:** Wednesday, June 7, 2023 11:11 AM  
**To:** Hamlin, Eric P <Eric.P.Hamlin@maine.gov>

# **Appendix 7**

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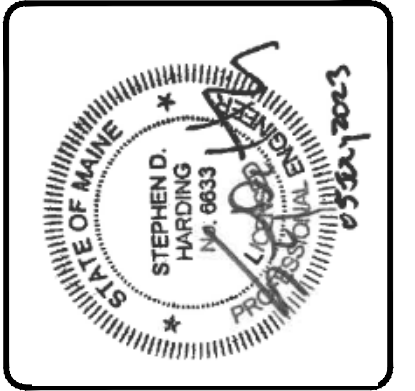
## **Development Concepts**





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**CONCEPT 1: TOWNHOUSE MODEL (20 UNITS)**  
OF:  
**AFFORDABLE HOUSING FEASIBILITY STUDY**  
GULL CREST PROPERTY - SPURWINK AVENUE  
CAPE ELIZABETH, ME  
FOR:  
**TOWN OF CAPE ELIZABETH**  
PO BOX 6280  
CAPE ELIZABETH, ME 04107

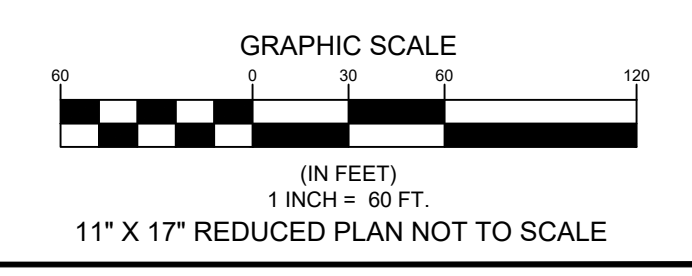
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CHECKED	KMD
DATE	06/27/2023
SCALE	1" = 60'
PROJECT	20278-03

**SHEET 1 OF 4**

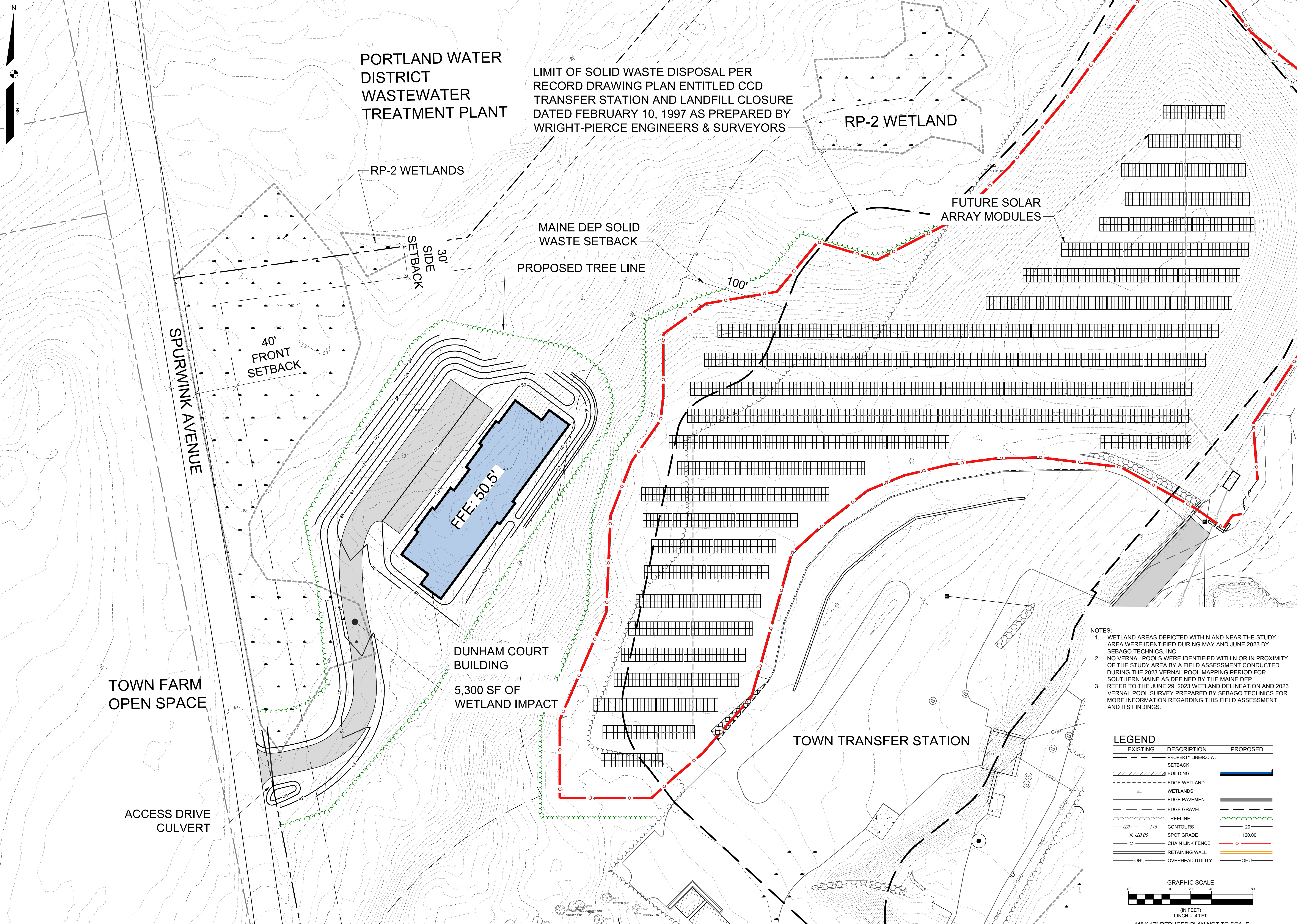
- NOTES:**
1. WETLAND AREAS DEPICTED WITHIN AND NEAR THE STUDY AREA WERE IDENTIFIED DURING MAY AND JUNE 2023 BY SEBAGO TECHINCS, INC.
  2. NO VERNAL POOLS WERE IDENTIFIED WITHIN OR IN PROXIMITY OF THE STUDY AREA BY A FIELD ASSESSMENT CONDUCTED DURING THE 2023 VERNAL POOL MAPPING PERIOD FOR SOUTHERN MAINE AS DEFINED BY THE MAINE DEP. REFER TO THE JUNE 23, 2023 WETLAND DELINEATION AND 2023 VERNAL POOL SURVEY PREPARED BY SEBAGO TECHINCS FOR MORE INFORMATION REGARDING THIS FIELD ASSESSMENT AND ITS FINDINGS.

**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE/O.W.	---
---	SETBACK	---
▨	BUILDING	▨
---	EDGE WETLAND	---
▨	WETLANDS	▨
---	EDGE PAVEMENT	---
---	EDGE GRAVEL	---
---	TREELINE	---
---	CONTOURS	---
×	SPOT GRADE	+
○	CHAIN LINK FENCE	○
---	RETAINING WALL	---
OHU	OVERHEAD UTILITY	OHU

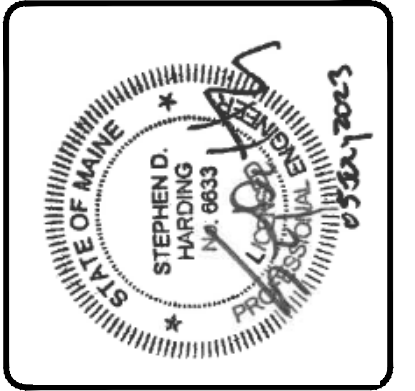






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WWW.SEBAGOTECHNICS.COM

CONCEPT 2: MULTI-FAMILY 1 (20 UNITS)  
OF:  
AFFORDABLE HOUSING FEASIBILITY STUDY  
GULL CREST PROPERTY - SPURWINK AVENUE  
CAPE ELIZABETH, ME  
FOR:  
TOWN OF CAPE ELIZABETH  
PO BOX 6280  
CAPE ELIZABETH, ME 04107

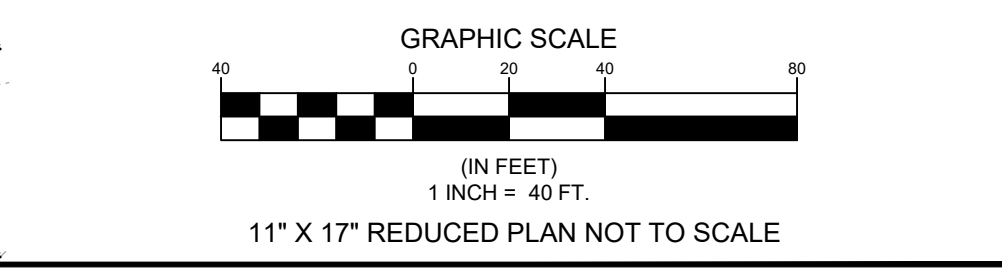
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DRAWN	MRA
CHECKED	MRA
DATE	06/27/2023
SCALE	1" = 40'
PROJECT	20278-03

SHEET 2 OF 4

- NOTES:
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  2. NO VERNAL POOLS WERE IDENTIFIED WITHIN OR IN PROXIMITY OF THE STUDY AREA BY A FIELD ASSESSMENT CONDUCTED DURING THE 2023 VERNAL POOL MAPPING PERIOD FOR SOUTHERN MAINE AS DEFINED BY THE MAINE DEP.
  3. REFER TO THE JUNE 29, 2023 WETLAND DELINEATION AND 2023 VERNAL POOL SURVEY PREPARED BY SEBAGO TECHNICS FOR MORE INFORMATION REGARDING THIS FIELD ASSESSMENT AND ITS FINDINGS.

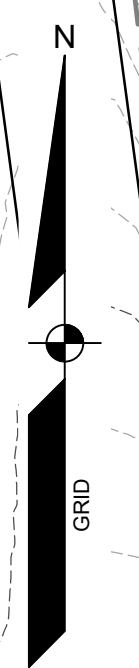
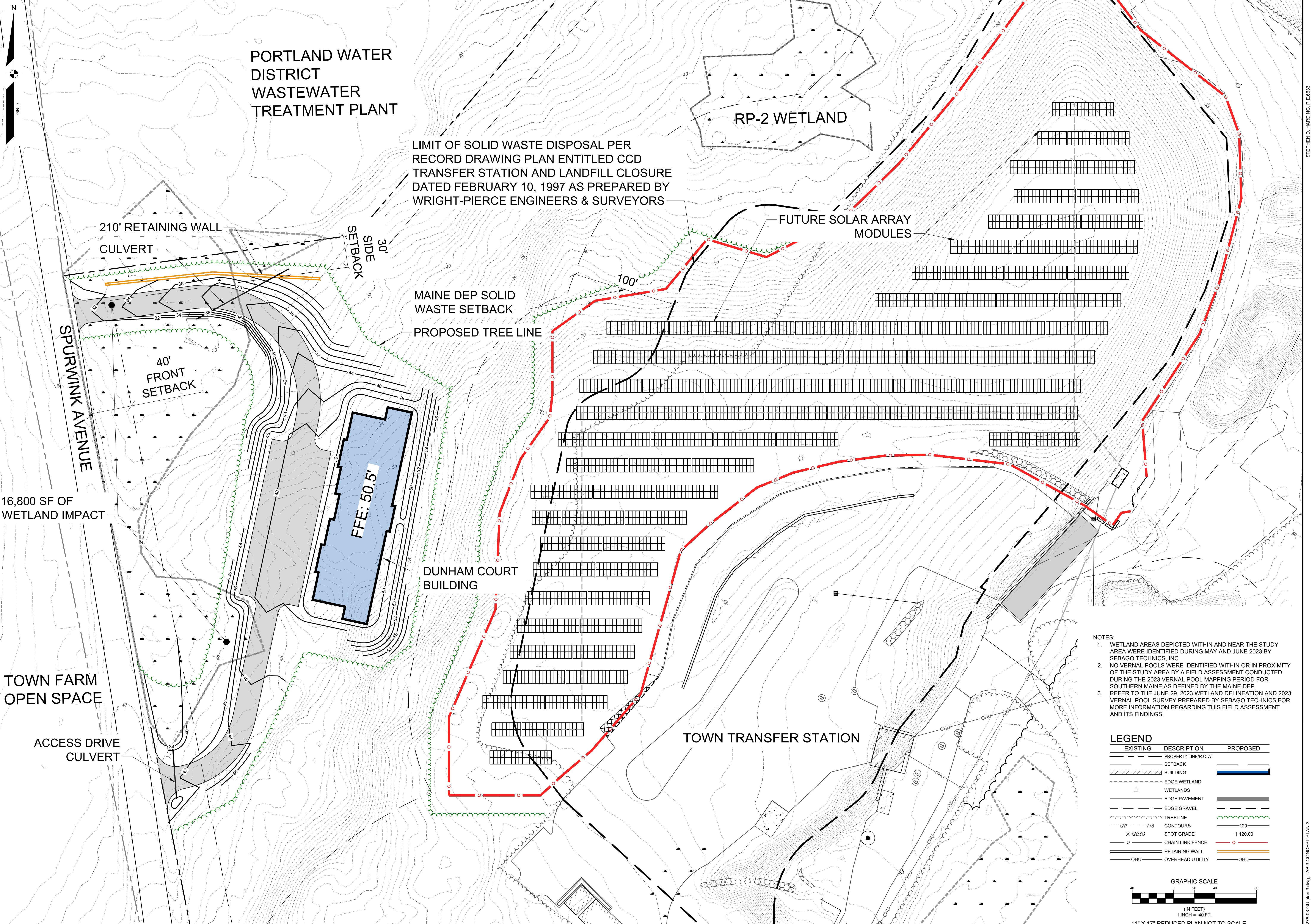
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---	SETBACK	---
---	BUILDING	---
---	EDGE WETLAND	---
---	WETLANDS	---
---	EDGE PAVEMENT	---
---	EDGE GRAVEL	---
---	TREELINE	---
---	CONTOURS	---
---	SPOT GRADE	---
---	CHAIN LINK FENCE	---
---	RETAINING WALL	---
---	OVERHEAD UTILITY	---



20278-03 GU plan 2.dwg - TAB 2 CONCEPT PLAN 2





PORTLAND WATER DISTRICT WASTEWATER TREATMENT PLANT

RP-2 WETLAND

LIMIT OF SOLID WASTE DISPOSAL PER RECORD DRAWING PLAN ENTITLED CCD TRANSFER STATION AND LANDFILL CLOSURE DATED FEBRUARY 10, 1997 AS PREPARED BY WRIGHT-PIERCE ENGINEERS & SURVEYORS

FUTURE SOLAR ARRAY MODULES

210' RETAINING WALL

CULVERT

30' SIDE SETBACK

MAINE DEP SOLID WASTE SETBACK

PROPOSED TREE LINE

40' FRONT SETBACK

FFE: 50.5'

DUNHAM COURT BUILDING

TOWN TRANSFER STATION

16,800 SF OF WETLAND IMPACT

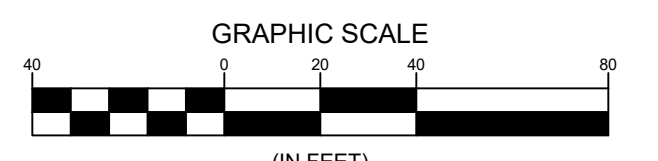
TOWN FARM OPEN SPACE

ACCESS DRIVE CULVERT

- NOTES:
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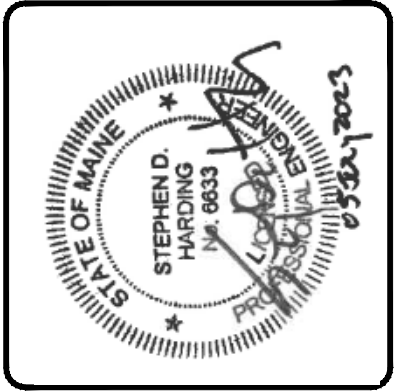
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---	SETBACK	---
▭	BUILDING	▭
---	EDGE WETLAND	---
▭	WETLANDS	▭
---	EDGE PAVEMENT	---
---	EDGE GRAVEL	---
---	TREELINE	---
---	CONTOURS	---
---	SPOT GRADE	---
○	CHAIN LINK FENCE	---
---	RETAINING WALL	---
---	OVERHEAD UTILITY	---
---		---



11" X 17" REDUCED PLAN NOT TO SCALE

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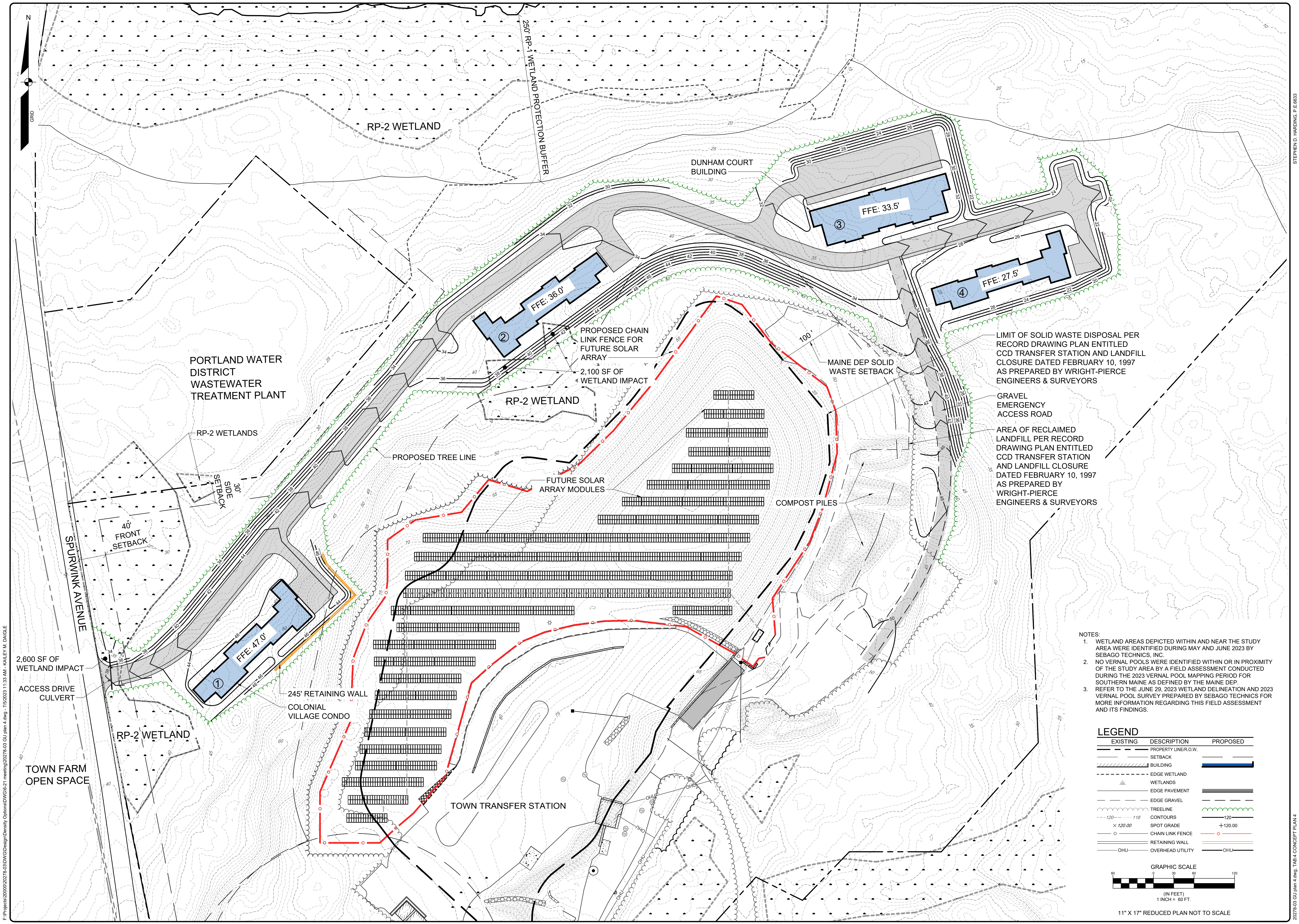
CONCEPT 3: MULTI-FAMILY 2 (46 UNITS)  
OF:  
AFFORDABLE HOUSING FEASIBILITY STUDY  
GULL CREST PROPERTY - SPURWINK AVENUE  
CAPE ELIZABETH, ME  
FOR:  
TOWN OF CAPE ELIZABETH  
PO BOX 6280  
CAPE ELIZABETH, ME 04107

DESIGNED	MRA
DRAWN	MRA
CHECKED	KMD
DATE	06/27/2023
SCALE	1" = 40'
PROJECT	20278-03

SHEET 3 OF 4

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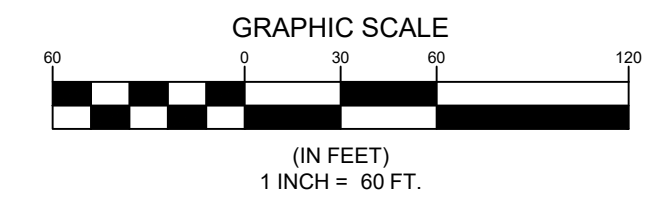


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NOTES:

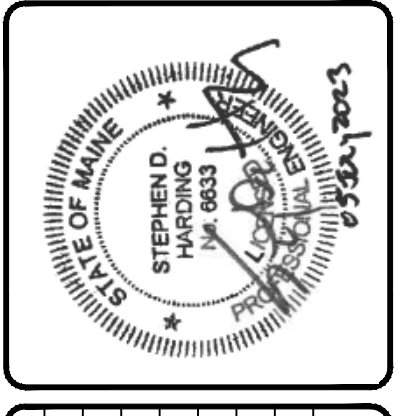
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3. REFER TO THE JUNE 29, 2023 WETLAND DELINEATION AND 2023 VERNAL POOL SURVEY PREPARED BY SEBAGO TECHNIQS FOR MORE INFORMATION REGARDING THIS FIELD ASSESSMENT AND ITS FINDINGS.

LEGEND		
EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE/R.O.W.	---
---	SETBACK	---
---	BUILDING	---
---	EDGE WETLAND	---
---	WETLANDS	---
---	EDGE PAVEMENT	---
---	EDGE GRAVEL	---
---	TREELINE	---
---	CONTOURS	---
---	SPOT GRADE	---
---	CHAIN LINK FENCE	---
---	RETAINING WALL	---
---	OVERHEAD UTILITY	---



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CONCEPT 4: MIXED MODELS (61 UNITS)  
 OF:  
 AFFORDABLE HOUSING FEASIBILITY STUDY  
 GULLFOREST PROPERTY - SPURWINK AVENUE  
 CAPE ELIZABETH, ME  
 FOR:  
 TOWN OF CAPE ELIZABETH  
 PO BOX 6280  
 CAPE ELIZABETH, ME 04107

DESIGNED	MRA
DRAWN	MRA
CHECKED	KMD
DATE	06/27/2023
SCALE	1" = 60'
PROJECT	20278-03

SHEET 4 OF 4