





ENHANCING HOUSING DIVERSITY IN CAPE ELIZABETH

A Path Forward

Barriers to Housing Diversity

-  Restrictive, low-density land use regulations
-  Limited supply of development sites
-  High land costs
-  Divided public opinion



Target Populations

- Cost-burdened workforce residents
- Cost-burdened senior residents
- Workers who commute to town from elsewhere
- Adult children living with parents
- New moderate-income households, 24-44 years old
- New workforce households



Housing Creation Goals

AMBITIOUS

450 new affordable housing units by 2032
10% of housing stock will be affordable

MODERATE

200 new affordable housing units by 2032
5% of housing stock will be affordable

STATUS QUO

5 new affordable housing units by 2032
1% of housing stock will be affordable

Strategies

1

Set goals, foster public support, and build capacity



2

Align town's regulatory policies to encourage diverse housing production



3

Identify sites and provide infrastructure



4

Develop partnerships



5

Implement projects and ensure long-term affordability

