

Brooksville Housing Committee Minutes

June 15, 2022

The meeting was called to order in the Townhouse at 7:00 PM and conducted in person and by Zoom connection.

Members Present (P) or Attending by Zoom (Z):

Bruce Stahnke, Chair (P) Grace Ackles (P), Alan Currie (P) Matt Freedman (P), Annie Guppy (P), Shy McElravey (P), Mike McMillen (P) Chris Raphael (P), Robyn Wardell (P), David Zachow (P)

Minutes: The minutes were reviewed and accepted without corrections.

Goals: Discussion of possible committee goals was continued and was wide ranging:

- Information was offered about Bar Harbor/MDI experiences with affordable housing. The Bar Harbor Housing Commission was created and has built, renovated and offered mortgage assistance with a focus on workforce housing. A Contract is signed with the home buyer requiring at least one resident to be actively working on MDI along with restrictions on the sale of the property.
- The Vesper St development in Portland done by Avesta Corp was discussed as a possible approach.
- Creation of an online forum to share information about different housing concepts.
- Seasonal housing imbalance in Brooksville with a high number of unoccupied buildings.
- The need to preserve farmland while allowing limited perimeter development/infill.
- Discussion of the location of old Town roads which might allow access to undeveloped interior parcels and acreage. Tax maps showing old roads will be investigated as to whether they have been abandoned or still exist as a Town ROW.
- What are ways the committee can interact with landowners and potential donors was discussed.
- The importance of a Regional approach and the possible formation of a Regional non-profit were discussed.

Dropbox: A brief discussion of dropbox and how it can be used took place. When ever any document is placed in the Group's dropbox all group members will receive e-mail notification.

Habitat for Humanity: They are doing various project in the region. Chris will contact HFH Ellsworth to get an update on their current activities.

Pennisula League of Towns: David Zachow will contact Ben Astbury for an update on how often they are meeting and their current activities and how they might be relevant to our work.

Islesboro Community Development Corporation: This was offered as a potential model to learn from. An outline of their goals and activities was read. Copies will be dropboxed.

Blue Hill Heritage Trust: They are very engaged with local landowners and have a deep knowledge of local land availability and potential donors. Bruce will contact them to see what ways the Committee might interact and share information.

Regional Housing Fair: Investigate or plan a gathering/fair with a focus on the issue young people are facing regarding affordable housing. This would be an opportunity to share information and contacts with a wider group.

North Brooksville School Site: Matt has attempted to contact the parcel owner and will continue to investigate.

Meeting adjourned at 8:34PM

Respectfully submitted: David Zachow

Brooksville Housing Committee Minutes

May 18, 2022

The meeting was called to order in the Townhouse at 7:00 PM and conducted in person, Due to a technology issue a Zoom connection was unable to be established for remote attenders.

Members Present (P) or Attending by Zoom (Z):

Bruce Stahnke, Chair (P) Alan Currie (P) , Chris Raphael (P), Matt Freedman (P), Annie Guppy (P),
David Zachow (P)

Minutes: The minutes were reviewed and accepted without corrections.

Appointment of Secretary: A volunteer for the position of Secretary who responsibilities were to record and maintain minutes of the meetings. David Zachow volunteered.

DropBox: A brief review of Dropbox and how it works was made. All committee members are requested to create an account to access committee information.

Goals: There was a discussion of possible committee goals.

- It is important to have a stated goal which is concise and clear.
- Do we build houses for ownership or build rental housing. Who will own or manage them.
- Are we attempting to build additional housing units or just shift availability.
- Who is this housing for?

Penninsula League of Towns: Bruce spoke with Scott Miller of Blue Hill about this group and workforce housing.

Maine Housing Authority: There is a program with \$20 million for meeting rural housing needs. The focus is on building rental housing in the 5-18 unit range for low to moderate income workers. Zero interest forgivable loans are being offered by MHA to communities who will build these units but time is of the essence. It was decided to ask the Penninsula Tomorrow Group for technical assistance and help.

Island Workforce Housing (IWF): Jim Fisher, Deer Isle Town Manager stopped in and spoke about IWF. The group has benefited by members who have specialized skills related to housing such as site planning and financials. Hiring a Housing Consultant to do an Assessment and prepare a Report was a useful investment IWF made to identify locations and funding sources. The cost was approximately \$20K. Working with Downeast Community Partners was suggested. The Screening process was also identified as being very important for the success of the program.

Regional Housing Committee: Joining together with other Peninsula communities to form a Joint Committee was suggested.

North Brooksville School Site: The former 2.5 acre school site was discussed as a potential location for a housing. Matt will investigate.

Meeting adjourned at 8:30PM

Respectfully submitted: David Zachow

Brooksville Housing Committee Minutes

May 10, 2023

The meeting was called to order in the Townhouse at 7:00 PM and conducted in person and by Zoom.

Members Present (P) or Attending by Zoom (Z):

Bruce Stahnke, Chair (P) John Gray, Selectboard (Z) Chris Raphael (P) Annie Guppy (P) Mike McMillen (P) David Zachow (P) Matt Freedman (P) Allan Curry (P) Jan Eakins (P)

Minutes: The minutes of April 19th 2023 were approved

New Member: Jan Eakins was welcomed as a member in the Committee. (Thanks to Allan for telling her about the Committee)

AGENDA ITEMS:

Peninsula Housing Task Force:

There was a general discussion of the PHTF, whether it still is meeting and how often. Some Peninsula Towns have seeming dropped out of participation (Deer Isle & Stonington) Others (Castine, BH) have not been participating. Brooksville making a presentation to the PHTF of what we have been working on with a focus on ADU's was suggested. Bill Cohen has indicated he wants to invite Dick Campbell (Orrington) who is on the State Legislature Housing Committee to come and speak to PHTF about housing issues before the Committee. David will contact Bill Cohen to see when that meeting will take place and have Brooksville put on Agenda to make a presentation at the same time. A late June or July meeting is likely.

ADU's & Intergenerational Housing

Some discussion areas included:

What is the role of Government.

How do you get people to the table

Education, what format

Finance/Banking

Applying for Grants

Jan shared some of her wide ranging work experience especially regarding experience Tax Increment Financing (TIF) projects. Jan also offered to assist the Committee with Communication.

There was an agreement that we should meet again later this month to continue discussion of what the presentation to PHTF would be. The following tasks were assigned:

Mike: Planning Grant Availability

Alan: USDA funding for projects and video

Matt: Talk to Bobby Gray

Annie: Area Agency on Aging; Housing Consultant & Kip Leaches Trust

David: Communicate with Bill and PHTF

Jan: Will make an exploration of TIF's in Maine

NEXT STEPS:

Next Meeting May 31st 7PM

Meeting adjourned. 8:35PM

Respectfully submitted: David Zachow

Brooksville Housing Committee

Meeting minutes from meeting on 4-29-2022

Present: Matt Freedman (MF), Annie Guppy (AG), David Zachow (DZ), Allan Currie (AC), Chris Raphael (CR), John Gray (JG), Mike McMillen (MM), Bruce Stahnke (BS), Robyn Wardell (RW) (by Zoom)

Not present: Shy McElravey (SE), Jeremy Jackson (JJ)

	Item	Complete by	Responsibility
1	Goals for the work of the committee were discussed and will continue to be worked on by the committee.	Date not set	Committee as a whole
2	It will benefit our efforts to reach out to other entities for collaboration, funding, or information. The following are specific items that were discussed		
2a	Partnering with other towns such as Blue Hill, Penobscot, and Sedgwick	Date not set	BS
2b	Peninsula Tomorrow – climate related resources	Date not set	AG
2c	Genesis Fund – Loans and financing	Date not set	
2d	Maine Community Foundation – Start-up capital. Need due dates and available grants	Date not set	MM
2e	Island Institute – Technical support	Date not set	AG
2f	Conservation Trusts – for potential land	Date not set	
2g	Locating abandoned rights of way – potential land	Date not set	MM & JG
2h	Island Workforce Housing – how did they do it	Date not set	MF
2i	Healthy Peninsula – Partnering somehow	Date not set	AC
3	Any new units will need to be managed well, who are potential management firms, what are their criteria, what can we learn from them	Date not set	
4	Can units be created without needing to build them – payment vouchers or unused structures	Date not set	CR
5	A Dropbox will be set-up for the repository of information	5-4-22	BS
6	Next meeting 5-18-22 at 7:00 PM at Townhouse	5-18-22	

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Members Present (P) or Attending by Zoom (Z):

Bruce Stahnke, Chair (P) John Gray, Selectboard (Z) Chris Raphael (P) Annie Guppy (P) Mike McMillen (P) David Zachow (P)

Minutes: The minutes of Sept 21st 2023 were reviewed and accepted without corrections.

AGENDA ITEMS:

Peninsula Housing Task Force:

There has been an ongoing discussion on what type of structure to form and it is unclear what that would be and how many Towns would participate. It is very important for Towns to have a stake so they will be able to have families in their community and schools. There is still a need for a regional housing assessment to be done. Possibly the State will lead on that.

State Initiatives:

Maine has allocated \$50 million towards affordable housing of which \$10 million is now available for the production of housing. Implementation is unclear but familiar players like Avesta will surely be involved. Mike knows the former CEO and will contact him for additional information and insights.

STR's & ADU's

There was a discussion about STR's & ADU's. Stonington is proposing an Ordinance to control their proliferation. Bruce passed around a copy of a slide deck of the proposed ordinance and will put it on Dropbox. If the Stonington Ordinance passes it will probably drive STR buyers and investor to surrounding Towns, distorting the local market as has happened on MDI with Bar Harbor. According to State law, while there may be limitations on ADU's they cannot be outlawed.

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Intergenerational Housing Group:

Mike lead a discussion of an aging in place model where older homeowners with too much space build an ADU to live in and then rent/lease out their house to a young family. Mike will write up a 1 page description of his idea which has great promise for a town like Brooksville.

Habitat for Humanity of Waldo County:

Chris has been to Rockland and see Habitat's work where they are building 10 multi-family housing units. He has spoken with Executive Dir Tia Anderson about their programs and she has offered to come and speak to the group about Habitat's activities. Supposedly Hancock County Habitat is building a home on Mines Road but this needs to be investigated further.

NEXT STEPS:

Invite the following people to speak to the group:

1. Linda Nelson; Stonington Economic Dev Dir
2. HCPC: Avril ? newly hired Planner
3. Tia Anderson, Habitat for Humanity

Bruce talked about all the information we have collected needing some type of computer based accessible and categorized repository which anyone could easily access. Posting documents/info on dropbox does not meet the need. Some of the potential categories were; Abstract, Source, Financial \$, People involved, Where; state or local. Etc.

Bruce asked for a volunteer to take on this task. Annie said she would consider it.

Meeting adjourned. 8:35PM

Respectfully submitted: David Zachow