



**Cynthia Dill** <cynthia@dillesquire.com>

Sat, Mar 4,  
8:47 AM (1  
day ago)

to HDSC

Good morning, Housing Diversity Committee Members. The following is a letter I sent to the Cape Courier regarding Community Housing for your information. Thank you for your work and please let me know if you have any questions.

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Dear Editor,

Are you interested in the proposed location of Community Housing? Join me for a site walk on Saturday, March 18, 2023 at 9 am in the dirt parking lot for the Town Farm Trail on Spurwink Avenue. We will cross the road and hike on the Greenbelt Trail for approximately 1 mile on moderate terrain. Everyone is welcome.

"Community Housing" is housing for families with low and moderate income on public land left to the town by Thomas Jordan for the purpose of helping people. It is achievable because we do not have to go through the tortuous process of amending the Cape Elizabeth Zoning Ordinance to succeed. Instead, we simply apply the local and state laws as written to land we collectively own to benefit the public good using the democratic process and resources at hand. There is no need to create special rules for special projects.

On a 10 acre minimum lot in the RA Zone where Community Housing is proposed to be located, Multiplex Housing is an allowed use, therefore no variance is needed. Applying the density bonus for an "affordable housing development" pursuant to the new state law known as LD 2003, we can decide as a community to develop a project of starter homes, rentals or senior living - or some combination thereof - and make a substantial and creative contribution to the housing problem. A cooperative might be part of the mix.

What we need is a feasibility study to locate hopefully 10 acres of suitable land within the larger parcel. Please support the Housing Diversity Committee to undertake such a study. Questions? [dillesquire@gmail.com](mailto:dillesquire@gmail.com)

Thank you.

Cynthia Dill