

Draft Whereas statements
Town Center Affordable Housing Amendments

- The Town has held 19 meetings and workshops*, including a Planning Board public hearing on April 20, 2021 and a Town Council public hearing on September 13, 2021;
- The 2019 Comprehensive Plan, adopted by the Town Council on July 8, 2019 includes the following Housing Goals:
 - The town should promote a diversity of housing types to accommodate residents of all age groups and household sizes.
 - The town should increase the amount of affordable housing through methods that minimize administrative burdens on town administration.
- Projects like Dunham Court include a substantial public benefit by expanding the diversity of housing stock and creating the first affordable rental housing in 50 years;
- The Town Center Plan adopted by the Town Council on October 6, 2014 includes the following Vision and Goals:
 - Vision: To create an identifiable, vibrant town center that includes mixed retail uses for residents and visitors, a safe and inviting pedestrian and bicycle environment, a common meeting place, visual vitality, and linkages to the town's open space and nearby residential neighborhoods.
 - Goal: Primary Commercial Area: Support the Town Center as the primary location for new commercial development in Cape Elizabeth and encourage a modest amount of small-scale, mixed use development.
 - Goal: Gathering Places: Create a town green and encourage small commercial establishments (such as coffee shops or restaurants) that provide opportunities for community members to come together.
- The Dunham Court project, proposed as part of the village green subdivision, is consistent with the Town Center Plan with its inclusion in a mixed use development and adding community members that will likely support small commercial businesses located in the Town Center.
- The Town Center Affordable Housing Amendments will allow an affordable housing project such as Dunham Court to be a permissible use in portions of the Town Center District;

- The Town has received a substantial volume of public comment both in favor and opposed to the Town Center Affordable Housing Amendment, both in writing and in oral comments at meetings;

THEREFORE, motion

2-1-2021	Town Council workshop
2-8-2021	Town Council meeting
2-16-2021	Planning Board workshop
3-2-2021	Planning Board workshop
3-16-2021	Planning Board meeting
4-7-2021	Town Council workshop
4-20-2021	Planning Board meeting - Public Hearing
5-4-2021	Planning Board special meeting
5-10-2021	Town Council meeting
5-19-2021	Ordinance Committee meeting
5-20-2021	Town Council meeting
6-14-2021	Town Council meeting
6-22-2021	Town Council workshop
7-12-2021	Town Council meeting
8-2-2021	Town Council workshop
9-8-2021	Town Council workshop/TIF
9-13-2021	Town Council meeting - Public Hearing
9-29-2021	Town Council workshop
10-13-2021	Town Council meeting (pending)