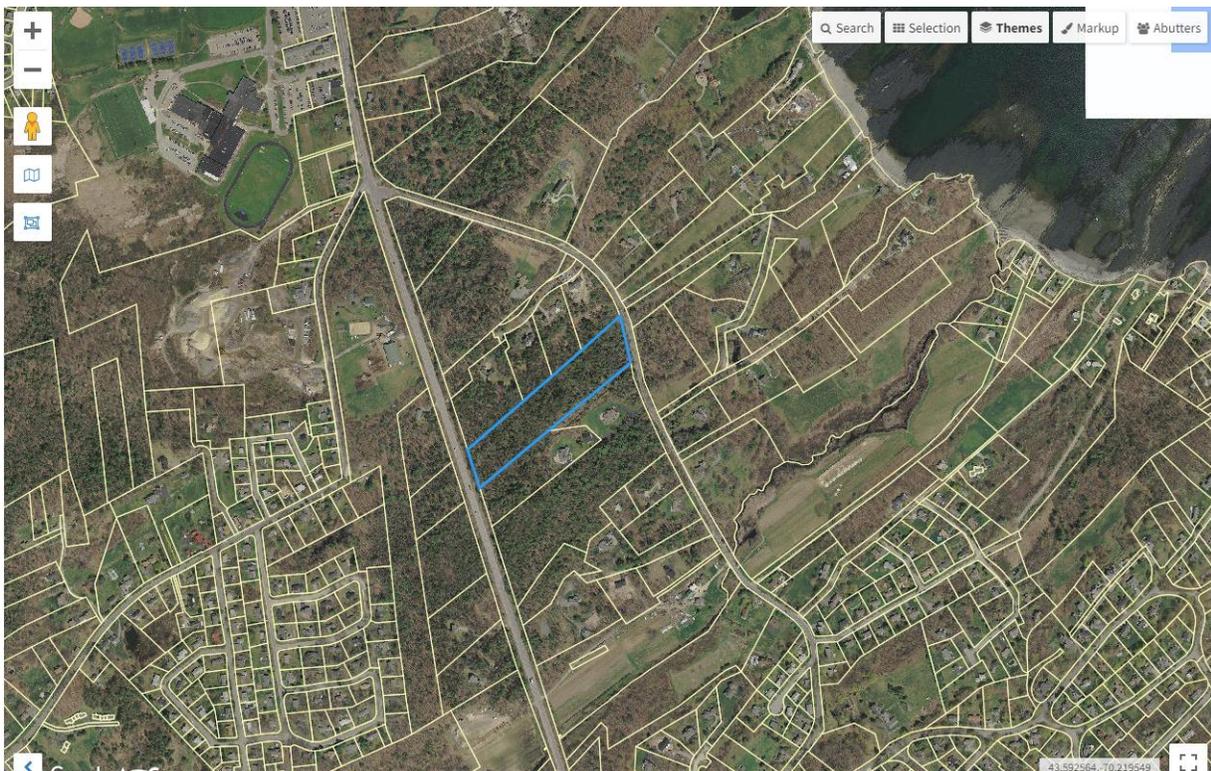


Affordable Housing on Town Owned Property

This concept envisions the Town of Cape Elizabeth developing a small affordable housing subdivision which would provide 30 –50 single family homes in a 50+ age neighborhood. The subdivision would be built on a Town-owned lot which has no deed restrictions. As much as possible, the concept follows ideas and recommendations included in the three volumes of the Affordable Housing Study provided by the Town.

The Lot:



This lot been owned by the Town of Cape Elizabeth since 1964, and is named “Davis Woods” on the town’s MapGeo website. According to the lot deed, there are no deed restrictions that would inhibit using this lot for affordable housing (see appendix 1). The lot is 5.2 acres, measures 242 x 1180 feet, is currently zoned RA, and is located approximately 0.5 miles from the IGA in the Town Center.



As shown in the photo above, the lot is completely forested allowing for visual buffers from the homes located near the lot. In fact, if the visual tree buffers were maintained, the neighborhood would not be visible from either Old Ocean House road or Ocean House road. There are no visible culverts which run under Old Ocean House road, indicating that is very unlikely that storm water enters the lot from land on the east side of Old Ocean House road. This concept proposes that the entrance road to the subdivision enters on Old Ocean House road rather than Ocean House Road.

Development Concept.

This concept proposes that the Town of Cape Elizabeth function as the developer of this affordable housing subdivision, without involving any private developers. The advantages to this concept are as follows:

- the home costs are much more likely to be “affordable” since no profit will come from developing the subdivision. From a business perspective, providing homes that are affordable runs counter to the needs of a private developer, while the Town can view the development as a “non-profit” enterprise. Indeed, since the homes will be sold to private buyers after construction, this entire project may not cost the Town any money since all costs of development will be covered by the sale of the homes.
- being the developer allows the town complete control of the design, construction and specifications of the homes and lot included in the subdivision allowing a “Cape” feel to be incorporated into the project.
- if the Town were to make broad zoning changes to encourage private developers to develop this lot, there is no guarantee that any developers will come forward, thwarting the Town’s effort to provide affordable housing. The Town acting as developer would guarantee that at least some number of affordable homes would be provided in Cape Elizabeth.
- Developing this subdivision by the town allows the town to present this effort as an “Affordable Homes Initiative”, improving the probability of gaining public support, which we have learned is critical to moving forward.

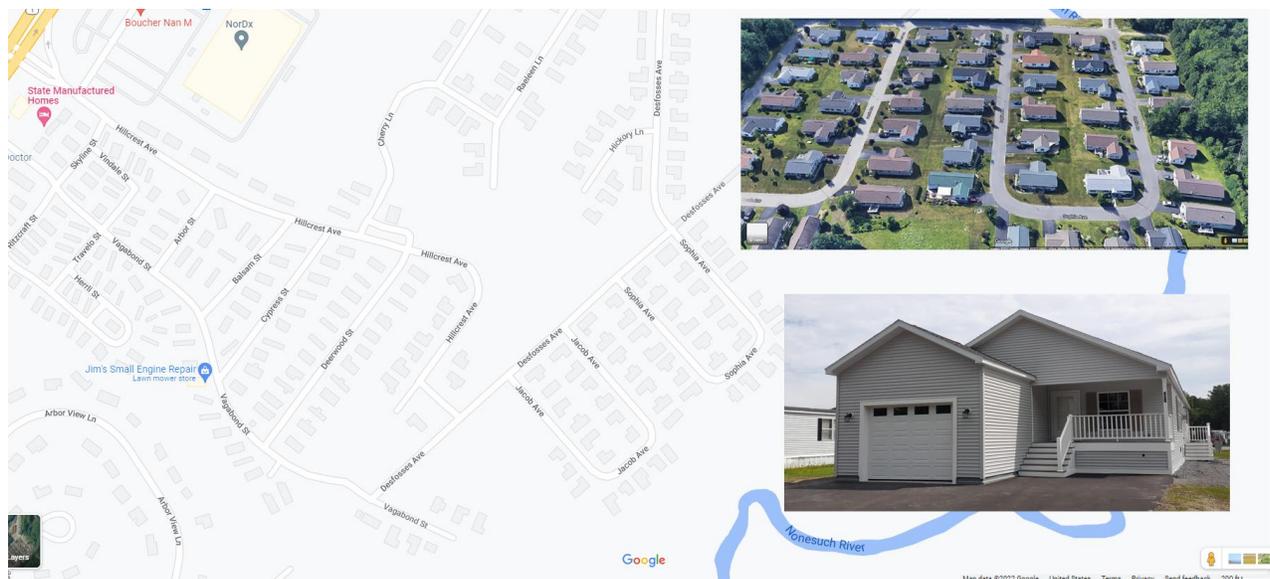
- As outlined in the Volume 3 Affordable Housing document, towns acting as developers is very common, and with a number of grant sources to fund town-based development.

Affordable housing subdivision concepts.

The Volume 3, Strategy Development document provided by Camoin Associates, provides several alternatives for affordable home subdivision designs. The current concept focuses on the “Clustered Cottage” concept shown in the Volume 3 report. The concept is based on small (1000 – 1500 sq ft) homes located on small lots. The use of small lots allows for more concentrated development with more homes per acre.

There are several local developments which utilize this “Clustered Cottage” concept.

1. State Manufactured Homes HillCrest 55+ community



The HillCrest 55+ community has over 100 1 – 2 bedroom homes of about 1200 ft.sq., located on small lots. This subdivision has been very successful over the years. Homes are priced in the range of \$250 - \$300,000 and the subdivision has a current waiting list of over 200

applicants. The subdivision exclusively utilizes manufactured “modular” homes constructed by several regional companies.

2. Willow Brook, Bridgton, ME 55+ community

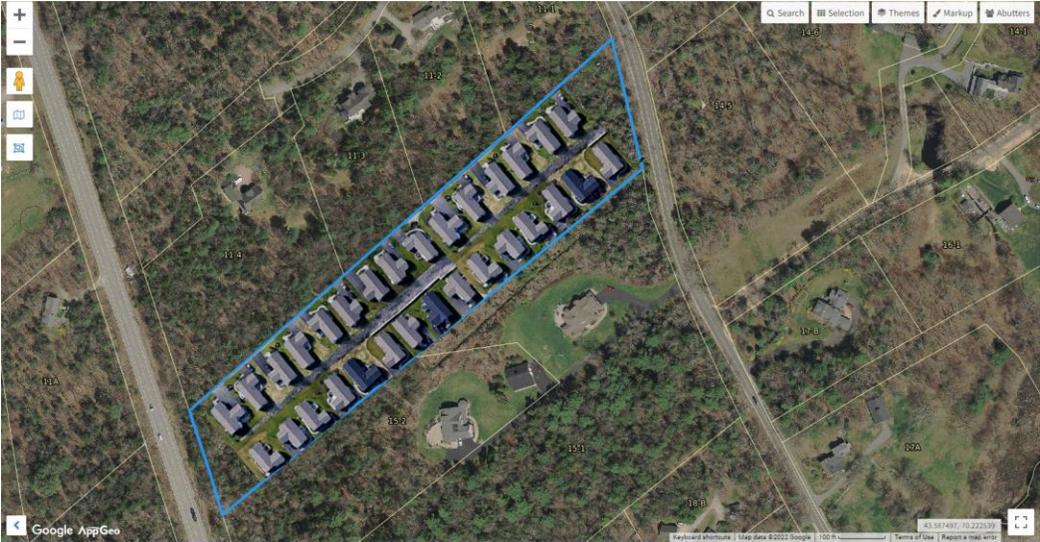


This subdivision has been built by Bridgton-based Maine ECO homes over several years. Since Maine ECO Homes builds many types of buildings in Bridgton area, these homes are all stick-built.

Davis Woods Lot design concepts

The photo below shows what the Davis Woods lot would look like with small homes built on individual lots. The homes shown were created by “copying and pasting” homes from the State Manufactured Homes HillCrest 55+ subdivision in Scarborough at the same scale as the lot. The lot would contain 30 two and three bedroom homes on small lots.

Note the forested” buffer” areas between this subdivision and neighboring homes and Old Ocean House and Ocean House roads.



The photo below shows a combination subdivision which includes both single unit homes and condominiums.



Because of the higher density of condominiums, the total number of homes shown above is about 50. The row of condominiums was cut and pasted from Colonial Village.

Use of manufactured homes.

The primary advantages of utilizing manufactured or modular homes in this subdivision are cost, time-frame of delivery and simplicity of managing a single vendor to source the homes.

According to one local manufacturer, costs for 2 bedroom homes in the of 1200 ft sq would be in the range of \$200,000 delivered and set up on a foundation. The site work including pouring foundations would be extra, but would certainly allow the homes to be sold for under \$300,000.

Since manufactured homes are constructed in an enclosed factory, more than one shift of work can be accomplished per day, resulting in a faster build rate than with a stick-built home, particularly when one considers Maine winters.

There are many manufactured / modular home builders in Maine and New Hampshire. Modern manufactured homes are high quality utilizing advanced manufacturing methods, with a vast selection of design and exterior materials. Identifying one or more manufacturer would simplify the process of home selection and creating business agreements.

All site work of utilities, excavation, road building, and foundation preparation would occur independent of the modular home manufacturing, by local companies known to the town. This would allow the town to act as general contractor in a simple, multiple-step process.

Providing additional Affordable homes.

If the Town were to proceed with this concept, acting as the developer, it would allow the town to gain experience as a developer, and to continue in this role for other small affordable subdivisions. For example, the town could locate and contact local property owners to purchase or encourage the donation of land for a Cape Elizabeth Affordable Housing Town initiative. Deeds could be written allowing such purchased or donated land for strict affordable housing use.