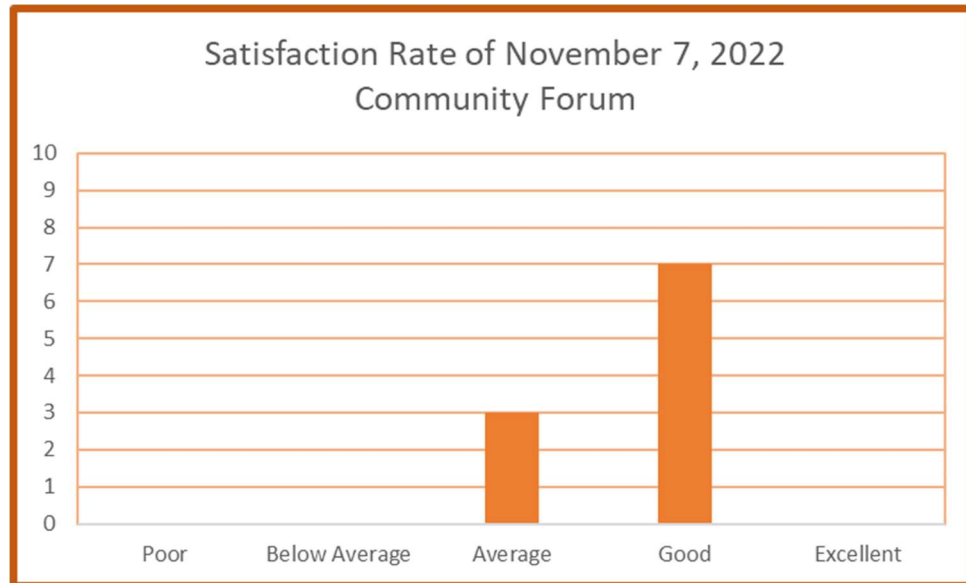


Ad-Hoc Housing Diversity Study Committee Community Forum on LD2003 & Housing Strategies Evaluations – November 7, 2022

1. Rate of the session.



2. What did you like most about this session?

- Explanation of the details of LD2003 and description of housing types.
- The data provided. (x2)
- The collaboration amongst attendees. (x2)
- The discussion. (x2)
- The ability to voice our opinions.
- Slide presentation.
- The breaking into groups. (x3)
- The location of venue.
- The opportunity.
- References to places I know as examples.
- The education of the citizens.

3. What did you like least about this session?

- Still not clear about the impact of LD2003, but probably no one is yet. I'd love to understand how far LD2003 on its own would take Cape.
- Assumptions re LD2003...after committees are challenging the law...Maine Municipal Association is challenging the law. Why aren't we walking about that option? (x2)
- Table set-up in the room.
- The talking over one another. (x2)
- Too much info/intro going over LD2003.
- Time management
- Share the info and then allow questions so as not slow the process.

4. What do you suggest is done differently in the future to make these sessions more useful or enjoyable?

- Providing examples in Cape of housing types being discussed.
- Sometime you may wish to have an explicit discussion about parking – parking is the enemy of density. Density is what is needed.
- Balance the discussion.
- Continue to have participants from the community to speak!
- Little more control over simultaneous conversations.
- Small sessions/breakout groups worked well. Gets everyone participating.
- Some technology to allow for “chat” or “comments” earlier.
- More info sent out, less time reading slides, more time in groups.

5. Which types of affordable housing options did you like the most? Why?

- Those promoting density; rental options; infill lots to support starter homes.
- Most dense. Most centered – leads to vibrant walkable Town Center; ones that leads to increased density in existing neighborhoods; ones that promote/enable more rental housing.
- Non-apartment; non-large, multi-story.
- Duplex and single cottage style with plenty of space in between.
- Cluster housing for seniors.
- All except big box 3-4 story apartments.
- Duplex/triplex; attached townhomes; more multiplex; garden; ADU for neighborhoods like Elizabeth Park, Upper Brentwood; creation of housing trust; re-purpose town building and underutilized lots
- Garden apartments; cluster cottages; attached townhomes; multiplex.
- Depends on location; garden apartments in Town Center.

6. Which types of affordable housing options did you like the least? Why?

- Large land tract development. I feel larger developments will drift to be less dense than desirable.
- Large apartments. (x3) – 3-4 levels units. They are not appealing, and esthetics are important in a small town. You tend to lose the feel of the “small town”. Not in keeping with the rural character of the town.
- Clustered cottages – do not like the development.
- Mansion seems least desirable and single family.

7. How would you like to be engaged by the Ad-Hoc Housing Diversity Study Committee in the future?

- Public meetings; website; opt-in email list/distribution
- Make meeting recordings and auto transcripts available.
- Public notice and via CETV
- Continue to keep the public engaged.
- Occasionally attend meetings.
- Answer questionnaires; public forum
- Tape all committee meetings.
- More meetings; neighborhood based meetings; handouts; signs like they do for school sports
- Come to meetings; get information or emails; do surveys; stay informed.

8. Do you have any additional comments that you would like to share with the committee?

- We need to have a thoughtful plan that provides enough of a “buffer zone” with plenty of trees, shrubs, etc.
- Avoid raising taxes (real estate) to deliver solution.
- Conversation limited to families or seniors. There were no conversation about other populations: disabled, town employees, workforce housing, other area employers – farmworkers, SMCC, Hannaford.
- Why is the only growth area Town Center – what about around cookie jar/border South Portland?
- Let’s get clear on a goal – are we going full force 400 unites or moderate 200 unites and build from there – its obvious we need to make changes. Show the density currently and current projects like Woodland Commons, Starboard Drive, Oakhurst and how zoning rules to be changed to allow these types of developments today.