

**Cumberland Housing Task Force
August 9, 2022, Meeting Minutes
6:30 p.m. Town Council Chambers**

DRAFT

Members present: Robert Vail, Council Liaison, Mark Segrist, Council Liaison, James Broder, Lu Gallaudet, Mark Lapping, Katie Magoun, Justin Wood, Gail Witherill.

Members absent: Eben Sweetser, Brian Cashin, Rick Doane, Betsey Harding.

Staff present: Carla Nixon, Town Planner; Staff Absent: Christina Silberman, Administrative Assistant.

Carla Nixon, Town Planner, opened the meeting and stated that the first item on the agenda is approval of the minutes for the July 26, 2022, meeting. Lu Gallaudet asked if the committee would be using Roberts Rules of Order. Councilor Segrist offered to continue the meeting using Roberts Rules of Order. A motion to approve the minutes was made by Mark Lapping and seconded by Gail Witherill. The vote was unanimous of members present.

Councilor Segrist stated that the second item of the agenda is election of chair and vice chair. Bob Vail moved to nominate James Broder as chair and Lu Gallaudet as vice chair. Gail Witherill provided a second to the motion. The vote was unanimous of members present.

Mr. Broder took over the meeting and stated that all senior housing done to date has been high end. Ms. Nixon stated that three of the past projects were not high end: Cumberland Meadows Senior Housing, Drowne Road School Apartments and the 96 apartment units on Route 1.

Mark Lapping stated that the committee should start of with knowing what type of community we have. He stated that housing for teachers, firefighters, etc. was needed. That was the "sweet point" to be looking at.

Lu Gallaudet suggested that the committee be provided with background data. She asked that Ms. Nixon provide a list of previous affordable housing projects that the Town either developed or facilitated.

Chairman Broder stated that HUD's Section 202 offers funding for low income elderly. The appropriation this year is for 1100 units. He asked Gail Witherill about the feasibility of the Cumberland Congregational Church partnering with the Retirement Housing Foundation (which has used HUD funds in the past and has an affiliation with the United Church of Christ which is associated with Cumberland Congregational Church) on low income housing for the elderly. Ms. Witherill said she would look into it.

Lu Gallaudet stated that the types of housing could include:

- Low Income: Ownership or rental.

- Affordable workforce housing.
- Senior assisted living.
- Housing for homeless.
- Immigrant/asylum seekers.
- Subsidized ownership.

Mark Lapping suggested the committee look at co-housing developments such as the one in Brunswick where different ages lived together.

Ms. Nixon suggested that in order to create more affordable “units” (without designating the projects/units as being one type only, such as senior housing) that long-term affordability was important and that it seems that doing projects on Town-owned land would be one way to do that.

Mark Segrist shared an idea that the Town could relocate the Little League field on Drowne Road to the new brush dump area and use that land to develop affordable housing.

Mark stated that the Community Survey results had been tabulated and that many residents supported the creation of affordable housing, especially for seniors.

Ms. Nixon summarized what she believed to be the “action items” in preparation for the next meeting:

1. Chairman Broder to gather information on specific state and/or federal programs with funding for affordable housing.
2. Gail to explore the Congregational Church option.
3. Ms. Nixon to provide a list of existing and proposed affordable housing projects.
4. Everyone to review the Housing Chapter of the Comprehensive Plan.
5. Ms. Nixon will try to get the survey report out to the committee, asap.

The committee adjourned at 8:50 p.m.