

Minutes form Sept 13, 2022

Present: Ben Yasua-Davis, Bob Earnest, Megan Dayton, Elaine Clark, Sarah Hopkins, Kel Haney, Eliza Adams, Deb Hall, Laura Summa

Agenda

Build Team Update and Discussion (20 min) – Bob Earnest
What is “Chebeague-y?” to you when it comes to housing design? Bring a photo of what is and what is not Chebeague-y. Please be specific.
Community Outreach/Fundraising Update and Discussion (20 min) – Kel Haney
Housing Policy Update and Discussion (20 min) – Megan Dayton
Other Updates
Other Business
CICA Organizational Plan Feedback
Gratitude and Adjourn

1. Build Team Update and Discussion (20 min) – Bob Earnest

The October meeting will be the annual CICA meeting.

Schoolhouse Road is currently waiting for info on working with abutters, design input

South Road survey is completed and waiting for the report, which will be available at a later date.

Discussion: How to promote ADU as an option, with many questions on how to make the option primarily as a year round rental, not for short term rentals.

From Bob on building prices:

One quote from a business for a 30x27 oversized garage with an 860 sf apartment: \$143K Does not include sitework, crane, finished inside. \$127k without a garage underneath.

Tiny house would be a similar similar price range

Other ADU sized homes will also be explored

Price range expected to be \$210-220k for an ADU - This price is for a potential budget, depending dramatically on the site and the homeowner specs.

2. What is “Chebeague-y?” to you when it comes to housing design? Bring a photo of what is and what is not Chebeague-y. Please be specific.

Chebeaguey-versus non-Chebeaguey

Greek revival was mentioned

Roof pitch was mentioned, specifically a 12 pitch roof

Type of siding: white clapboard, shingles

Examples: Summa house, East End of Chebeague Greek revival examples

Perhaps a larger cape and smaller cape could work as a duplex

For a duplex: could each unit have separate outside areas, entrances, porches....not to have shared space but clearly delineated. “Good fences make for better neighbors”

Another example: Gail and Jack Williams house, 26 South Road: Two gables at opposite ends could be promising.

Ben suggested a focus group for people from the demographic of who will benefit from living in the housing

3. Community Outreach/Fundraising Update and Discussion (20 min) – Kel Haney

It is all about the one to one relationships, the fundraising will follow. The messaging at the Recompense meeting was a collaborative effort, and Kel has ideas for next year.

Kel suggested working on developing talking points, to have clear messaging from the board.

The efforts of Cheb Housing is to support residents of the island, maintain people who already live on the island. Cheb Housing is not intended to “bring people from away.” This is balanced with providing a pathway into the community for people who want to live here.

Points to consider:

- Year round sustainability
- Community sense
- Action and results
- Credibility

The green light was given to publicly disclose for Webb property, on a small and personal scale. A community wide announcement will be forthcoming at a later date.

Messaging needs to include affordability, and examples of who on the island is seeking housing and how they will benefit.

A suggestion was made about asking people who are in need of housing to allow their names be used as an example.

HUD and Maine Housing monies will not allow a criteria of people limited to residents of the island, the process needs to be open to people eligible. Suggestion made to spend less time on “who this is for” and more on what we are going to do and when it will happen.

Chebeague Housing is about keeping the culture of the island alive, and an opportunity to make a generational difference.

Phase 1 is rental, with perhaps followed by a pilot of ADU, and phase 2 could be home ownership and possibly a housing trust.

People who want to work and live on the island really need to be a part of the narrative.

Megan suggests something for the Island Council Calendar, as a way to engage the community. Eliza will write and submit an article.

Kel suggested brainstorming to identify phase 1, phase 2 and perhaps into a phase 3? Possibly with a timeline.

Kel appealed for help with communication, and any ideas of people in the community who could help. Names were mentioned for help.

Eliza will write up a narrative for the Council monthly newsletter about the survey.

Build Team members are Bob and Sarah

Housing Policy (formerly Governance) : Laura, Megan, Elaine and Eliza

The housing policy project team develops processes for housing projects at the direction of the Board. This may include projects such as forming criteria for potential applicants or developing an island housing trust.

“Current Responsibilities

Develop a fair and equitable process for determining house awardees, including honoring the guidelines offered by funders by organizations such as MaineHousing.

Research existing island housing covenants, island housing portfolios, housing trusts. Develop methods and criteria that will work best on Chebeague to retain housing in CHG housing stock.

Develop procedures and regulations for maintaining, retaining and managing the residences.

Determine the enforcement procedures for housing regulations.”

How will the housing policy team intersect with the ADU? What will be the best way to work cooperatively with the ADU pilot program?

People need to have ideas and options

Policy: how can we, how should we: lock pilot projects as a way to build for year round rental instead of short term rentals.

What would it look like to collaborate with homeowners to build ADU? Can usage be restricted to year round rentals?

Planning board and code officer have asked for proposals

Mark P. from Genesis Fund can be most helpful to develop ADU pilot projects, perhaps participate when having policy conversations.

Minutes submitted by E. Adams