

Town of Winthrop 2022 Comprehensive Plan Committee

Meeting Notes: Monday, August 14, 2023, 6:30 p.m., Public Meeting

Attending: Ted Hatch, Patricia Savory, Pat Ladd, Penny Pray, Scott Ferguson, Kristin Shumway, Elizabeth Peters

Meeting Notes

- One community member attended this session—a very supportive citizen, Steve McDermott.
- Brief committee discussions ensued.
- Discussed the speed bumps on High Street and other attempts to slow traffic. Concerts on Norcross Point were mentioned when discussing community involvement.
- We provided a brief update on the committee's progress and known chapter status.
- Because the Committee is aware of Steven's expansive knowledge of housing, we asked him several questions specific to moving forward with the existing TIF. Discussions covered:
 - Extension of the TIF for ten years.
 - Mixed use residential, mixed rate and market rate valuations.
 - Tax credits to the developer.
 - Low-income housing tax credits.
 - The Qualified Allocation Plan (QAP), which is developed by MaineHousing and is the instrument used to determine how Low-Income Housing Tax Credits (9%, 4% and State) are allocated and includes all of the scoring criteria. Historically, MaineHousing has released a new QAP every year, more recently they have released a QAP that is in effect for two years.
 - 9 percent tax credits, limited resource, competitive (70 percent).
 - 4 percent tax credits, walk in program (30 percent).
 - Affordability: A house is considered affordable if a household whose income is at or below 80 percent of the Area Median Income (AMI) can live there without spending more than 28 percent of their income on housing costs (including heat, electricity, insurance, and others). This data is specifically related to those who own their home. For rentals to be considered affordable at 80 percent of the AMI, a family should be able to live there without spending 30 percent of their income on housing expenses.
 - Downtown development has a direct positive link to affordable downtown residential housing
 - The town can establish a Housing Trust Fund that affords property purchases futuristically for buildings that can be repurposed.
 - Tax acquired properties that again can be repurposed.
- Pat L. mentioned the possibility of nine units above Subway. A developer is working with the CEO on applying for permits. (Update: Approval by CEO is dependent on the developer identifying suitable locations for residential parking for those units.)
- Pat L. also mentioned a Green Street property that is also up for multi-unit development.

Housekeeping

- Next Meeting, August 28, 6:30 p.m.