

## **MDI Tomorrow Housing Summit Committee**

Notes from Planning Session May 12, 2003

Note next meeting, to continue planning, is set for Thursday, May 29 from 8-9:30 am at MDI Housing Authority, Malvern-Belmont Estates, Mt Desert Street, Bar Harbor

Present: Dave Irvin, Marla Major, Terry Kelley, Roc Caivano, Sam Coplan, Sydney Roberts Rockefeller, Keating Pepper, Cuff Train, Bill Cohen, Janet Hamel, Bev Paigen, Ron Beard

The group reviewed the housing session of the MDI Tomorrow Community Conference, which included a team presentation framing the issue of community housing and ways to reduce development costs through various techniques such as increasing density of housing within a lot, thereby protecting open space and other values, and in-fill development, that is attempting to increase housing in existing villages which have sewer and water hook-ups, and where greater density is sought as part of a neighborhood.

***Both of these strategies are consistent with the vision of MDI Tomorrow, for healthy, vibrant, year-round communities, with walkable, shopable town and village centers and rural areas that protect open-space, water, habitat and agricultural resources.***

The group noted that no specific project came out of the conference, but that there was an intent to mount a housing summit to bring key stakeholders together for similar presentations and agreement on strategies to implement land use ordinance changes making community housing easier to develop and to implement specific community housing projects. **The group envisions that specific community housing projects would be carried out by the private sector, and in partnerships that include Mount Desert Community Trust and the MDI Housing Authorities.**

**The tentative dates for the housing summit were either Wednesday, September 24 or Tuesday, September 30.** The format would be a late afternoon and early evening event, including a working soup and sandwich meal.

As noted above, the anticipated **outcomes** of the summit are:

1. To **educate** key stakeholders and the public about the community housing issue its connection to the “preferred future” outlined in the MDI Tomorrow vision
2. To **introduce** strategies for providing more community housing on MDI and the region, and to outline the current capacity to act
3. To **launch** specific community housing projects or initiatives
4. To **enlist** potential volunteers, donors, investors and developers in specific implementation strategies and projects

The **target audience** includes:

Developers  
Planning Board Members  
Other Elected and appointed town officials  
Code Enforcement officers  
Landowners  
Lenders  
Conservation organizations, land trusts  
Real estate brokers  
Legislators  
Potential homeowners, especially those who this initiative seeks to serve  
Employers concerned about attracting and retaining good employees  
Construction firms  
Potential donors and investors  
Members of chambers of commerce  
Representatives of summer residents  
Other interested citizens

The group drafted **suggestions for content** of the summit:

- Model ordinances that would result in more in-fill, and options to increase density
- Examples of tax policies and incentives for private developers
- Analysis of each town's existing housing stock and its potential to be "captured" to further community housing goals
- Models for partnerships of developers, landowners and conservation organizations
- Models of how communities have increased "in-fill" and mixed commercial and residential uses in town and village centers
- Examples of homeowner/first time buyer educational programs and materials
- Examples (local and elsewhere) of covenants that maintain housing "affordability" in perpetuity (or where sales put money back into a community housing pool)

*The group began to organize into subcommittees to decide how to present the "content pieces". Further work will be needed to give clear outlines to each subcommittee and to enlist organizational and business staff support in preparing materials and making presentations.*