

CEDS COMMITTEE MEETING

Thursday, November 21, 2024

10:00 a.m.

In person at KVCOG- 17 Main Street, Fairfield, ME 04937

[Zoom Link](#) for those unable to attend in person

AGENDA

1. Introductions
2. Guest Speaker: Laura Mitchell, Maine Housing Coalition
(At the 8/15/24 meeting, the Housing Crisis was again discussed as a continued barrier to meeting several of other CEDS goals)
3. Approval of Minutes: 08/15/24
4. Round Table Discussion-CEDS Action Plan
What do you see in your respective industries that are moving in the right direction and what is being met with roadblocks?
[Link](#) to CEDS Document and The 8 Action Items
 - a. Industry Clusters (page 30)
 - b. Entrepreneurship and Innovation (page 33)
 - c. Workforce Development and Higher Education (page 35)
 - d. Access to Capital (page 37)
 - e. Infrastructure (page 39)
 - f. Environment (page 41)
 - g. Leadership (page 44)
 - h. Resiliency (page 45)
5. Next Meeting Agenda Items/Topics/Guest
(Next Meeting Date: 02-20-24)
6. Other Business
7. Adjournment

CEDS COMMITTEE MEETING
DRAFT MINUTES
Thursday, August 15, 2024
10:00 a.m.
17 Main Street, Fairfield, ME 04937

1. Attendance

In person:

Jessie Cyr, KVCOG & Joel Greenwood, KVCOG
Erin Benson, Central Western Maine Workforce Development Board
Kimberly Lindlof, Central Maine Growth Council
Tenley Skolfield, Main Street Skowhegan

Via Zoom:

Celeste Banda, Main Street Skowhegan
Kristina Cannon, Main Street Skowhegan
Jean Dempster, New Ventures Maine
Brian Eng, Developer
Christian Savage, Somerset Economic Development Corporation
Patric Moore, Main Street Skowhegan

Presenter:

Kirk Bellevance, Senior Transportation Director
Kennebec Valley Community Action Program (KVCAP)

2. Presentation by Kennebec Valley Community Action Program

Kirk Bellavance, Senior Transportation Director at the Kennebec Valley Community Action Program (KVCAP) gave an informative overview of the work they do, and the programs offered. He spoke about the potential changes to the Penquis contract with Mainecare and the possible effects that it will have on KVCAP Transportation services and our region, noting that 85% of the trips KVCAP performs are for Mainecare members. He discussed how a shortage of drivers and vehicles affects all of the programs they offer, and specifically the change in services for their General Public Transportation Program called KV Van has moved from flexible routes to a demand response model. Kirk noted this new model has changed how services are offered, and specifically how the changes impacted the Skowhegan/Madison route. To learn more about any of the programs, you can go to <https://www.kvcap.org/>. The contact information for Kirk Bellevance is 207-859-1680 or kbellavance@kvcap.org

3. Approval Of Minutes

K. Lindlof, MOVED, E. Benson SECONDED, to approve the 5/16/24 minutes as written. MOTION PASSED UNANIMOUSLY.

4. Other Business

K. Lindlof MOVED, E. Benson SECONDED, to add to the agenda under “Other Business”, Consideration of adding a significant “Transformative Project” to the Action Plan within Chapter 4, Entrepreneurship and Innovation. MOTION to add this to the agenda PASSED UNANIMOUSLY.

Members received a written summary of “The Kitchen at 185” project in their packet and Kim Lindlof reviewed the significance of this project for the region, and the need for a commercial kitchen space for small culinary businesses in the region. Upon completion of discussion, K. Lindlof MOVED, E. Benson SECONDED, to add “The Kitchen at 185” as a Transformative Project into the Action Plan within Chapter 4- Entrepreneurship and Innovation of the 2022-2-27 Kennebec Valley CEDS. MOTION PASSED UNANIMOUSLY by those in attendance and via zoon.

Note: Votes in favor via email received from M. Lindley and J. Hewitt on 8/27/24.

5. Review and Discussion Regarding the Status of Identified Projects

The lack of housing was discussed and was noted that it continues to be a barrier to the growth and success of our region and how it may prevent us from meeting some of our goals outlined in the CEDS.

6. Round Table discussion

A round table discussion began about the urgent need for housing to support the need of our region, noting that businesses can’t attract and retain employees when there are no housing options to offer them. Members agreed that although we had MaineHousing at a meeting in May, given the urgent need of all types of housing in our region, that this should be discussed again at the next meeting.

7. Next Meeting Agenda Items/Topics/Guests

Our next meeting will be held on November 21, 2024 at 10am. In person at KVCOG or via Zoom.

8. Other Business

Christian Savage, Executive Director of Somerset Economic Development Corporation gave an update on the status of the Somerset Broadband Coalition, noting that construction is underway in Solon-West Forks and by next June all of Somerset will have access to Broadband, bridging the digital divide for the region. Access to reliable and affordable broadband for the residents and businesses in this rural region of Maine, will allow for expanded opportunities related to employment, educational, and tele-health. Members expressed their thanks to Christian for all his work to get this accomplished for Somerset County!

9. Adjournment

The meeting adjourned at 11:45 a.m.

Respectfully Submitted,

Jessie L. Cyr
Economic and Community Development Director
Kennebec Valley Council of Governments

Nonprofit with 140 member organizations in the housing development, engineering, design, construction, finance, advocacy, and shelter fields.

MISSION

MAHC advocates for the creation and preservation of affordable housing so all people in Maine have a place to call home.

VISION

Homes for all people in Maine.



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Housing in Maine



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- Housing is the top issue for Maine voters (UNH Polling, Summer 2024)
- Maine needs 80,000 new homes by 2030 to meet population and future workforce needs
- More votes within local communities voting against housing
- Lack of housing is a hyper local issue; and towns have the power to address it at a hyper local level



mainehousingcoalition.org



The Need for Workforce Housing In Maine

*The rate at which Maine residents are **leaving** the workforce is greater than the rate at which we are **gaining** new residents.*

Maine is the *oldest* state
in the nation.

30% of Mainers are over 60.

We Need *New* Residents to Grow
Our Workforce.

They Need A Place To Live.

A Growing Economy = A Larger
Workforce

Housing Market is Broken For Most Maine People

< 1%

Maine home sale inventory
(healthy is 5-10%).

2.9%

Maine ranks 2nd among
states with lowest rental
vacancies.

Affordable Workforce Housing
Isn't Affordable to Build

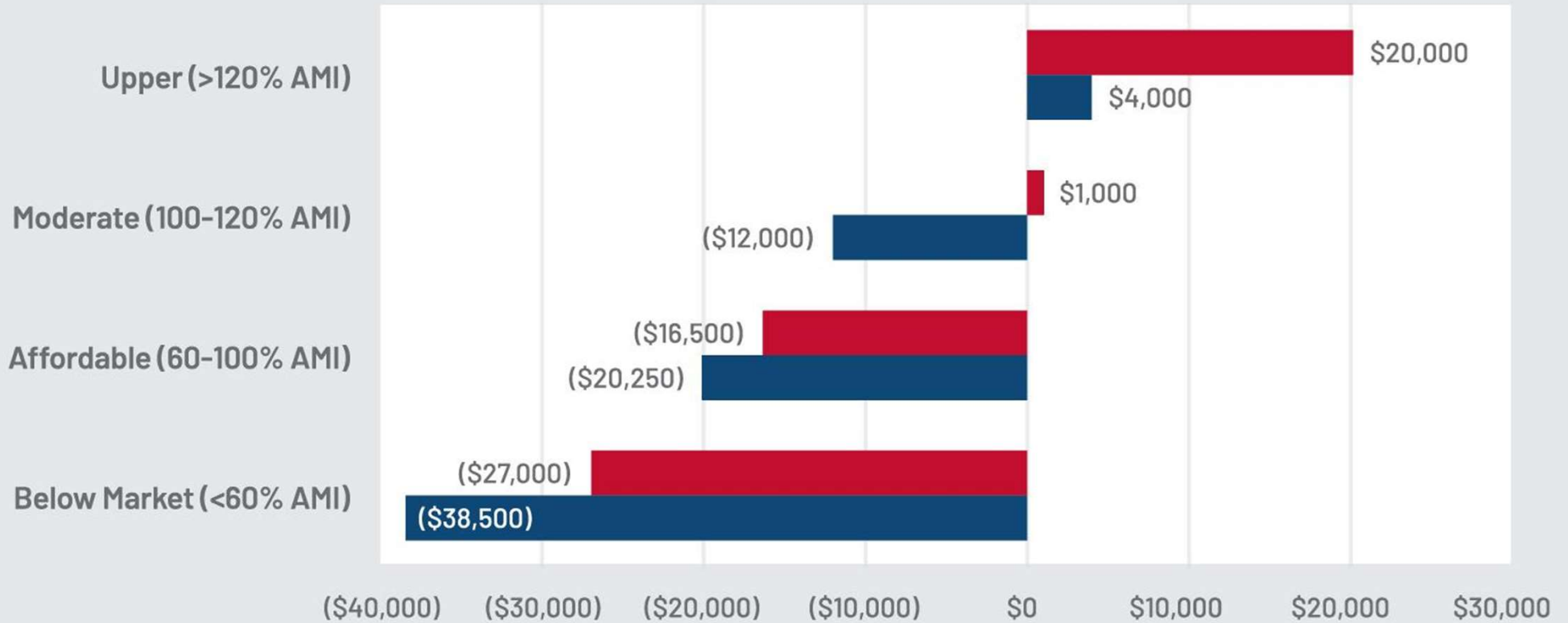


A Growing Economic Concern

*Developers **lose** money building properties that are affordable for the majority of our region's workforce.*

That's why Federal, State, and Local support is needed to build these homes.

Estimated Development Cost Gap



■ Rental ■ Ownership

Source: ConsultEcon, Inc.

But Just Who Are We Talking
About?

—

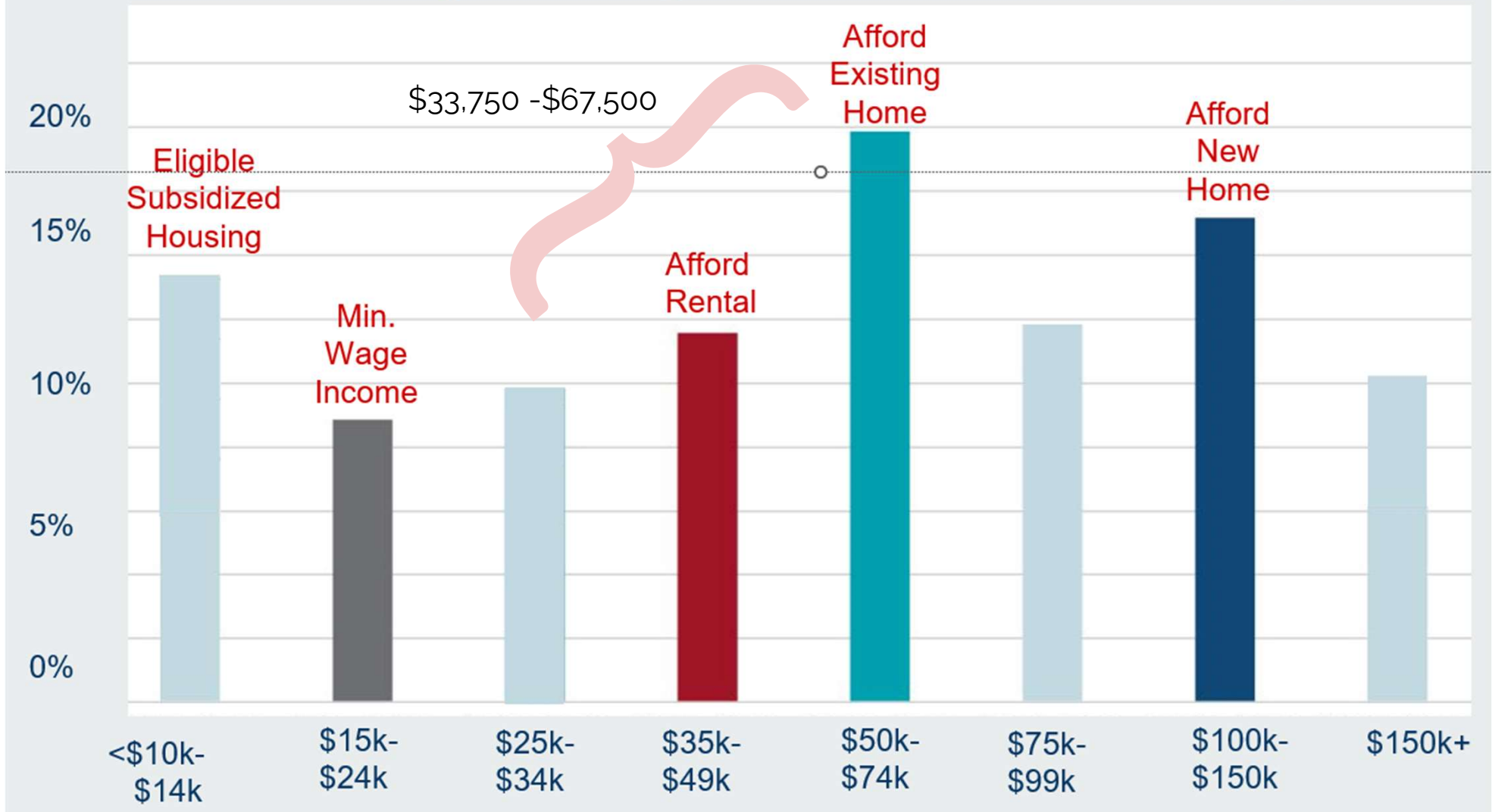
Average Wages In Maine

Pharmacy Tech...	\$31,990
Bank Teller.....	\$36,310
Medical Asst.....	\$41,400
Firefighter.....	\$44,920
Police Officer.....	\$56,930
Teacher.....	\$57,520
Nurse.....	\$73,630

What Can They Afford?

—

Many in Bangor Can't Afford Housing



What Housing Do We Need?

Senior Housing To Open Single Family Homes and Family Housing



Municipalities Play a Critical Role



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- Financial investment
- Land donations
- Denser zoning – think village centers, set backs, parking
- Residential in Commercial
- TIFs
- Fast track approval processes -Town reviews and permitting
- This is your workforce - teachers, police officers, fire fighters, EMTs, office staff



mainehousingcoalition.org

2025 State Policy Priorities



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 a. Expand State Historic Tax Credit

 b. \$100 Million To Build Affordable Housing

 c. Land Use Package

Other: Maintain Housing Committee,
reduce regulatory barriers, and more



2025 Federal Policy Priorities



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HOUSING COALITION




1. Expand Resources to Spur Production

- a. Support Tax Relief for Americans Act (12.5% LIHTC increase from Affordable Housing Credit Improvement Act (AHCIA))
- b. Seek broader interpretation of HUD Choice Limiting Actions
- c. Delay BABA Implementation or increase waiver efficiency
- d. Seek Treasury Clarity on GSEs not being Tax-Exempt Controlled Entities



2. Address Local Control Land Use Barriers

- a. Reducing Regulatory Barriers to Housing Act ([S.4460](#), [H.R.8604](#))



3. Support Rehab of Federally Funded Affordable Housing (HUD, Rural Development)

4. Expand access to rental supports to keep people in their home, or access affordable housing



Housing Policy Conference

Wed., Nov. 13, Doubletree, Portland



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Full day conference with national and state housing policy experts,
panel discussions and more.

REGISTER:

mainehousingcoalition.org

