

## Workshop today: ADU text Peaks Island

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**caron chess** <caronchess2327@gmail.com>

Oct 9, 2018 12:10 PM

Posted in group: **Planning Board**

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From: **caron chess** <caronchess2327@gmail.com>

Date: Tue, Oct 9, 2018, 10:54 AM

Subject: ADU text Peaks Island

To: caron chess <caronchess2327@gmail.com>

Members of the Planning Board:

Renting on Peaks Island is a nightmare because it is near impossible to find year-round housing. I know this first-hand. I lived in a year-round rental that the landlord is selling.

I am fortunate that I could reach out to previous landlords, who had an opening. But I need to leave for the summer, moving all my belongings into storage.

But I am very fortunate. I hopefully will not need to move for more than month or two. Most winter rentals run from late September until maybe May. Starting as early as February, the island listservs are full of pleas for year-round housing so renters don't have to move off the island in May and find someplace to live until October.

This is an untenable situation for those who work on the island or have children. I personally know families who have had to leave after they lost their year-round rental. This means our school loses students. When our school loses students, our elementary school is at great risk of being closed by the Board of Ed.

I also know people who worked on the island and were vital members of our community. But they had to leave because they could not find year-round housing.

Also, the text Homestart submitted was the result of a lengthy participatory process, involving public meetings and an advisory committee. Six-month leases would never have been supported by Islanders.

If landlords can lease ADUs for less than a year, then ADUs become part of the seasonal problem, and not a solution for workforce housing. You must restore the previous text that stipulates ADUs must be year-round.

I also must raise the issue of purchases of properties as investments for rentals as limited as a day. As you can imagine, this places even more pressure on our horrible rental situation. As members of the Planning Board, you are quite familiar with this issue. But our solutions will need to be different than the rest of Portland. We do not have land for developers, but we do have a history of island families renting their homes for part of a summer. The solution may be limiting short-term rentals to those whose primary residence is on the Island. BUT Islanders will need to draft language with input from staff and you, as we did with ADUs.

I am happy to discuss this further at today's workshop.

Caron Chess

242 Island Ave, apt 4 Peaks Island. Caron Chess2327@gmail.com