

Cumberland Housing Authority Meeting Minutes
Tuesday, October 20, 2025

A. Call to Order: Chair Bill Hansen called the meeting to order at approximately 3:05 pm.

B. Roll Call: Bill Hansen - Chair, Cara Biddings, Connie Bingham, Stacie Daigle, Norman Maze – Vice Chair, Sally Pierce and Bill Stiles. **STAFF:** Chris Bolduc - Housing Authority Director, Matt Sturgis - Town Manager and Christina Silberman, Admin. Asst.

C. Director’s report: None.

D. New Business:

1. To establish a means test for new tenants: Town Manager Matt Sturgis reviewed proposed guidelines for new tenant eligibility and rental rate structures, referencing data from Maine State Housing Authority, HUD, and regional market comparisons. Discussion centered on affordability levels, market comparability, and the Housing Authority’s goal to serve moderate-income residents rather than strictly low-income populations.

Board members discussed possible income thresholds, utility allowances, and the administrative feasibility of annual means testing. The consensus was to set a means test ceiling at 100% of Area Median Income (AMI) for eligibility for any new tenant, while maintaining existing requirements for subsidized units at 50% AMI.

Ms. Biddings moved to establish a means test at 100% of Area Median Income (AMI) as the maximum qualifying income for new tenants, seconded by Ms. Bingham and **VOTED 5 yeas, 2 nays (Pierce & Stiles) – motion carries.**

2. To approve rental rates for new tenants: Mr. Sturgis presented recommended rates based on AMI levels, with two options for non-subsidized units (60% and 80% AMI) and new rates for subsidized units. Discussion included rental parity between one- and two-bedroom units, market demand, utilities, and rate consistency over time.

Following extended discussion and revised motions, the Board voted to adopt rental rates for new tenants as follows:

Unit Type	AMI Basis	Monthly Rent	Notes
Subsidized One-Bedroom (New Tenants)	50% AMI	\$1,217	Applies to 3 subsidized units
Non-Subsidized One-Bedroom	60% AMI	\$1,461	For all new tenants
Non-Subsidized Two-Bedroom	~73–80% AMI	\$2,038	Equivalent to \$300 less than full 80% AMI rate

Mr. Maze moved to adopt the new resident rental rates as presented, effective January 1, 2026, seconded by Ms. Daigle and **VOTED, unanimous - motion carries.**

The Board reaffirmed that existing tenants’ rental rates will remain unchanged for FY2025–26 (0% increase).

E. Public Comment: None.

F. Adjourn: Mr. Stiles moved to adjourn the meeting at 4:22 pm, seconded by Ms. Daigle and **VOTED, unanimous - motion carries.**

Respectfully submitted,

Christina Silberman, Admin. Asst.