

Rozanna Patane

I previously submitted testimony yesterday and would like to add the following:

We are not professional developers, we are individuals forming a cohousing community with an emphasis on affordability and zero carbon. We are a mission-driven not-for-profit organization. We are in the process of forming a 501c3 so we can document what we learn and identify the barriers to this kind of development in Maine, with the goal of making it easier for the next net-zero, affordable cohousing development to happen in Maine.

Cohousing is self-development, and is inclusive in a way that a commercial development cannot be. Like a condo development that is built and managed by the people who live there. In Europe it has been the way affordable housing was built for decades, and it has a growing successful history in the US. In our country today, we yearn for being part of a community, to live where our home is part of a bigger something. It can happen in a condo development or a neighborhood by luck and serendipity. Cohousing is intentional community. It starts at the beginning, in building the neighborhood, and it continues in the management of it. It structure in connection, social interaction and pragmatic ways of helping each other. There's a saying, "It takes 100 people to raise a child" – people of all ages and backgrounds and abilities.

Affordable housing is hard. Net-zero housing is getting easier but it is not easy yet. Cohousing is hard. Today, developing affordable housing is an insider's game. I urge you to make this bill expansive and flexible enough to embrace this innovative model that is most definitely scalable, so Maine can take the opportunity and reap the benefits of cohousing in addressing our need to build affordable, net-zero housing for a range of low- and moderate-income families.

Make it easier not harder

Make it inclusive not exclusive

Make the subsidy significant and applicable to both up front and ongoing costs

Use the \$100 million as a beginning and fund a housing trust that will provide reliable annual funding into the future that is adequate to the need.

With respect,

Rozanna Patane