

## HOUSING & COMMITTEE

DATE: Wednesday, April 13, 2016

TIME: 5:30 pm – 7:45 pm

LOCATION: King Middle School, 92 Deering Avenue

### 1. Housing Committee Agenda - April 13, 2016

Documents: [HOUSING COMMITTEE AGENDA - 4.13.2016.PDF](#)

#### 1.1. Meeting Minutes - 2.24.2016

Documents: [MINUTES HOUSING COMMITTEE 2.24.2016.PDF](#)

#### 1.1.i. Regional Housing Forum Minutes 3.23.2016

Documents: [REGIONAL HOUSING FORUM MEETING MINUTES 3.23.2016.PDF](#)

### 2. Briefing Of Potential Policy Regarding New Rental Housing Developments Receiving Financial Assistance From The City And Individuals Or Families Currently Living In A Portland Shelter. Not An Action Item.

Documents: [SHELTER STAYER MEMO.PDF](#)

### 3. Housing Safety Briefing: Keith Gautreau, Assistant Chief, Fire Prevention & Community Outreach, Portland Fire Department & Arthur Howe, Administrator, Housing Safety Office

### 4. Presentation By Tyler Norod, Housing Planner, City Of Portland

#### 4.1. Housing Committee Presentation - Overview Of Policy Tools & Funding Sources

Documents: [HOUSING COMMITTEE PRESENTATION 04.13.2016.PDF](#)

### 5. Guest Speakers: Portland's Neighborhood Associations

- a. Parkside Neighborhood Association – Herb Adams
- b. Libbytown Neighborhood Association – Robin Lea
- c. Western Promenade Neighborhood Association – Anne Pringle
- d. East Deering Neighborhood Association – Cheryl Leeman
- e. Stroudwater Neighborhood Association – Michael Rogers
- f. West End Neighborhood Association – Chip Martin
- g. East Bayside Neighborhood Association – Ellen Bailey
- h. Munjoy Hill Neighborhood Organization – Jay Norris
- i. Woodfords Oakdale Neighborhood Association – Bill Corrigan
- j. Bayside Neighborhood Association – Sean Kerwin
- k. St John Valley Neighborhood Association
- l. Peaks Island Council - Timothy Wyant
- m. University Neighborhood Organization – Carol Schiller

### 6. Housing Committee Member Discussion And Next Steps.

**HOUSING COMMITTEE**

**DATE:** April 13, 2016 (Wednesday)  
**TIME:** 5:30 p.m. – 7:45 p.m.  
**LOCATION:** King Middle School

**A G E N D A**

1. Review and accept Minutes of previous meeting held on February 24, 2016 and March 23, 2016.
2. Briefing of affordable housing development funding policy as it relates to long term shelter stayers. Not an action item.
3. Housing Safety briefing: Keith Gautreau, Assistant Chief, Fire Prevention & Community Outreach, Portland Fire Department & Arthur Howe, Administrator, Housing Safety Office
4. Presentation by Tyler Norod, Housing Planner, City of Portland
5. Guest Speakers: Portland's Neighborhood Associations
  - a. Parkside Neighborhood Association – Herb Adams
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  - m. University Neighborhood Organization – Carol Schiller
6. Housing Committee member discussion and next steps.

**Councilor Jill Duson, Chair**

Next Meeting Date: April 27, 2016, Location TBD

## **Housing Committee**

### **Minutes of February 24, 2016 Meeting**

A meeting of the Portland City Council's Housing Committee (HC) was held on Wednesday, February 24, 2016 at 5:30 p.m. in Council Chambers on the second floor of Portland City Hall. Present from the HC was its Chair Councilor Jill Dusen, Vice Chair Councilor David Brennerman, and members Councilor Belinda Ray, Councilor Spencer Thibodeau, and Councilor Nick Mavodones. Other elected officials in attendance included Mayor Ethan Strimling. City staff present included Planning and Urban Development Director Jeff Levine, Housing & Community Development Division Director Mary Davis, Housing Planner Tyler Norod, and Director of Health & Human Services, Dawn Stiles.

#### **Item 1: Review and accept Minutes of previous meeting held on February 10, 2016.**

Motion to accept the minutes by Councilor Ray, motion seconded by Councilor Thibodeau, minutes accepted unanimously on a vote of 5-0

#### **Item 2: Review and recommendation to the City Council of the 2016-2017 Housing Program**

##### **Budget – See enclosed Memorandum from Mary Davis.**

Director Davis gave a brief overview of the Housing Program Budget as outlined in the submitted memo. Further background was provided on the federal HOME program which has provided approximately \$18 million dollars as resources to the City since its inception. The City is also a leader in the County HOME Consortium. Director Davis described how the process for the allocation of funds was developed. Ms. Davis went over the variety of ways in which the funds are

administered to meet the City's goals. Ms. Davis continued to address the applications for the other resources noted in the budget memo for 2016.

Councilor Mavodones asked if this budget runs with the City's fiscal budget. Ms. Davis confirmed that yes, it did. Councilor Mavodones asked if the Council will be reviewing this package. Ms. Davis confirmed that yes, the Council will have an opportunity to review this item.

Councilor Brenerman asked if the City was recommending funding for 1<sup>st</sup> time homebuyers? Ms. Davis said that they were not at this time. The City used to offer this type of funding but after review we found that we weren't able to offer a large enough subsidy to help buyers afford local homes and still provide funding for other areas of need. Instead the City funds a voucher program to support renter households. Councilor Brenerman followed up by asking for a summation of how we get to the total funding in the budget. Ms. Davis clarified that these were just for the federal HOME funds allocated to the City and then went over the numbers to show the calculation. Councilor Brenerman inquired about whether or not there has been an increase in vouchers compared to last year and how many families were helped this year? Ms. Davis responded that no, it is about the same and that the City exceeded its goal of 120 households by serving approximately 190 households.

Seeing no further questions from the Committee Councilor Duson opened the item for public comment.

Jesus Gonzalez asked if ESG funds the same as Emergency Solution Grants? Ms. Davis responded that they are a grant from HUD primarily for aiding homeless services and administered by Health and Human Services. ESG funds are not included in this budget and are part of a different Committee's scope. Will ultimately have to go before the Council as well.

Seeing no further individuals wishing to speak, public comment was closed

The item was motioned and seconded passing unanimously 5-0 to recommend approval to the Council.

**Item 3: Review of the annual Affordable Housing Development HOME Funds Application – See enclosed Memorandum from Mary Davis.**

Staff asked that this item will be postponed until the next HC meeting.

Motion made by Councilor Ray and seconded Councilor Thibodeau passing unanimously 5-0.

**Item 4: Review and recommendation to the City Council of the 2016-2017 Housing Trust Fund (HTF) Annual Plan – See enclosed Memorandum from Mary Davis.**

Director Jeff Levine provided a brief overview of the HTF which included its sources, goals, and benefits in comparison to other funding resources. Background information was provided under the January 27, 2016 HC meeting memo Attachment A. Ms. Davis noted that the HTF ordinance requires an annual plan to establish how the funds may be utilized. Staff developed a broad based plan similar to last year's plan. As funding resources increase with inclusionary zoning the City may expand uses in the future, but for now staff recommends to focus the money on projects not met by other funding sources.

Councilor Dusson asked if the HTF needs an RFP to make funds available. Ms. Davis responded that an RFP may not be necessary. There is a process in place to review HTF requests that would need to go through the Housing Committee and City Council.

Councilor Thibodeau asked if requests are more typical to be received from a company or individual, etc. Ms. Davis noted that it could be anyone but it's more usual to be from developers. Director Levine added that anyone willing to abide the deed restrictions is welcome to apply.

Councilor Brenerman asked for examples of projects receiving HTF funds. Ms. Davis responded that so far only Oak St Lofts have received HTF resources. Other money has been pre-development funds for housing first projects. Councilor Brenerman followed up by asking if staff was recommending we use all the funds available? Ms. Davis clarified that this is just a plan for how to use the fund. It would be a project by project basis. It would be a city council/committee decision as whether or not to allocate funds and how much. Director Levine added that the City would want to be prudent with the funds unless there is a sense that additional money is in the pipeline.

Councilor Thibodeau asked if a single owner wanted to upgrade an apartment could funds be used for financing. Director Levine commented that it hasn't happened yet but it would be possible.

Councilor Ray asked for clarification on funding types. She wondered if there were other funds targeting 60-80% households like CDBG? Ms. Davis explained that in the past the City has not used CDBG often to fund projects. HOME has different income restrictions based on homeownership or rental. HOME works well with LIHTC projects but without a lot of additional subsidy you can't reach targets below 60% AMI. The 80-120% has been identified as workforce housing that isn't being serviced by new projects in the market or other funding resources.

Seeing no additional questions from Committee Members Councilor Dusen opened the item for public comment.

Steven Sharp – High Street: Doesn't see much of a clear plan in the memo detailing what is being

targeted. There is no accounting evident showing where the money is coming from.

Director Levine clarified for Mr. Sharp that without specific projects we are simply outlining what may be considered to be brought before the committee and council for review.

Seeing no further members of the public who wished to speak Councilor Duson closed public comments.

The item was motioned by Councilor Mavodones, seconded by Councilor Ray and approved unanimously 5-0.

**Item 5: Brief presentation by staff on recent land use and zoning ordinance amendments as they relate to housing – See enclosed Memorandum from Jeff Levine, Mary Davis, and Tyler Norod**

Director Levine went over the content of the submitted memo outlining zoning/land use changes that the City adopted over the past three years. Director Levine walked the Committee through each item to provide context and background. Director Levine also discussed examples of recent projects that have come about since the zoning amendments and noted how well they are working.

Councilor Ray asked for a clarification of what differentiates a normal dwelling unit from an ADU. Director Levine noted that it is an unit that is usually smaller and secondary to the primary unit. Similar to an in-law unit. Can also often be found in a carriage house, basement, or attic. It is a good use of existing buildings to add to the City's housing stock.

Councilor Brenerman noted that the City Council should be proud of the advances made to try and encourage more housing over the last few years.

Director Levine acknowledged that it has been a busy few years thanks to the Councils efforts. We are trying to get the model right and then apply it to other areas. There are other opportunities but it has been a good effort thus far.

Councilor Duson asked if we could connect these changes to the larger changes in the City. Director Levine responded that the City has tried to improve the zoning code by simplifying language when possible when amending the code. One example is the use of charts to diminish the use of words. There is still a lot of work to be done but the goal is a shorter more concise code to achieve the city's goals.

Councilor Brenerman asked for additional information about the B1 and B-2 code amendments. Director Levine expressed that the former zoning code required building typology that wasn't appropriate for the area like setbacks. The City also wanted to encourage more housing.

#### **Item 6: Guest Speaker – Koral Mitchell, Advocate Leader, Homeless Voices for Justice**

Koral Mitchell introduces her group and noted the many other members of Homeless Voices for Justice in attendance. Ms. Mitchell submitted a letter which she read and is attached to these minutes.

#### **Item 7: Discussion of recent housing concerns – 61-69 Grant Street – City Staff**

Director Levine provided a handout to the committee of the violation history of the property including fire escape issues. It was noted that for a building that size it hasn't been an unusual amount of issues. When sited the previous owner did work with the City to correct identified

violations. Director Dawn Stiles added that Health and Human Services staff have been involved with tenants and service providers. Only learned about the issues early last week and attended a meeting two days ago. 14 individuals are still in need of shelter. Seven residents have the support of Shalom House. The City is taking on the other seven households utilizing TBRA funds. Now that mayor has negotiated an extended period of time we are confident we can house everyone. The assistance they have is fairly flexible and does not limit where they can leave. There is a follow up meeting next week at the Parkside community Center to discuss next steps. Staff will be in attendance. Shalom administers shelter plus care through HUD. Individuals must have diagnosis and pay 30% of income towards housing. BRAT voucher is temporary while waiting for other vouchers. TBRA have been very successful.

Councilor Ray asked if BRAT provides other services since it requires 51% of income towards housing. Director Stiles acknowledged that Shalom House provides other services to BRAT voucher holders.

Councilor Duson asked if there was communication from Shalom house early in the process back when first notified. Director Stiles said no because tenants believed that because they were continuing to pay rents they wouldn't lose their housing. There was also misinformation that the city was shutting down the units for code violations which was not true. Our departments work very close together. We do not believe the eviction notices were delivered correctly.

Councilor Duson expressed concern that some of these tenants may have been our long term stayers that the City has tried very hard to find stable housing. Director Stiles confirmed that may be the case for one or two tenants. Councilor Duson wondered if these units were exempt from housing safety office registration due to other oversight from other government entities like HUD, Misha etc. Want to make sure whether or not they are required to be registered. Director Stiles noted that she

has a meeting next week that will be discussing that issue.

Councilor Mavodones asked for clarifications as to the results of the negotiations with the building owner. Director Stiles explained that the landlord has given tenants an open ended option to stay until they have found alternative housing. Councilor Mavodones said it sounds like there was 2 months notice and asked what was required under the law. Councilor Duson noted that the law requires only 30 days' notice for tenants without a lease.

Keith Katreau, Assistant Fire Chief, spoke next. The Fire Departments inspection history goes back to 2006. Most recent inspections were in August and found two violations. Both violations were resolved. The property was reinspected and two more minor violations were found. If tenants are staying then we would like to inspect the units again.

Councilor Mavodones asked if we know when the new owner acquired the property? Director Levine responded that it was sometime this summer. Councilor Mavodones asked if the owner been responsive to the City. Mr. Gautreau responded that relative to most landlords the owner has been responsive.

Councilor Brenerman asked if the buildings were substandard. Mr. Gautreau responded that the violations do not require vacating units. The City needs a written plan of action to address issue. Mr. Gautreau considers the violations relatively minor such as missing smoke alarms compared to other potential issues. Mr. Gautreau has asked for letter from engineer to certify fire ladder safety.

Councilor Thibodeau asked what a typical timeline is for owners to resolve issues. Mr. Gautreau responded that it depends on the issues that need to be resolved. We work with landlords to make sure it is reasonable and feasible to get it done.

### **Item 8: Opportunity for public comment on housing issues**

Carleton Winslow – Housing provider in Portland for 43 years. Grant st – I was a code enforcer for the City and they have been a problem since the 70's. May not be legal units. Only 9 back in the 70's. Commend Councilor Dusen for comments in the paper. Long time housing activist. Afraid of over reaction by Council that will interfere with the future production of housing. Rent control will dampen housing production. Should consider increasing allowable density in existing buildings. Could easily convert space to allow for more units. Mr. Winslow said he could produce another 2-bedroom housing unit for \$35,000 in his home on third floor. Could relax some rules, lot size, parking requirements. Could lead to quite a few units. Could help people stay in their houses with extra units (elderly). City could help lead this and help shepherd people to do these type of projects. Finally, personally Mr. Winslow expressed his support for Tom MacMillan's idea for a tenant ombudsman to help resolve conflicts between tenants and landlords. Would help courts and landlords/tenants would benefit. Could also help match tenants and landlords particularly elderly landlords.

Shreya Sha – Avesta Development Officer and Portland Resident. Appreciates Council and staffs efforts. Strong need for funds to support households below 50% AMI. Glad the city is considering using HTF funds to support these needed units. Would like clarification on the five housing first projects targeted recently by the City Council.

Steve Sharp – Grant st is a conundrum. Buildings not in great shape. I work with foreclosed

properties that are often far worse shape. But its tough. You don't want housing to go away.

Landlord is asking tenant to leave at end of month to month situation. Every time government gets involved it causes other issues. City gets involved in issues that perhaps it shouldn't. Had a similar situation in NYC when he was living there 20 years until landlord wanted to renovate. Didn't complain. Moved on. Advocate that we need to build more units across Portland in all neighborhoods. Don't need rent control. City should focus on encourage the creation of new housing. Lets not focus on other problems. Grant Street issue should not be under the committees review. Lets not get bogged down in the weeds and focus on larger policy.

Chris Flint – Chamber of Commerce Liaison to City Hall. Bring attention to report commissioned by the chamber of commerce made last year. Submitted report for the record.

Norman Mays – Shalom House -- Provide housing for those with physical and mental disabilities. Utilize BRAT since Section 8 is difficult to obtain. We have seven voucher holders living in Grant St and are working to find alternative housing. This is proving difficult given Portland's tight housing market. DHHS has stepped up to pay for housing application costs which is not typical. We try to remain in the background in order to not stigmatize households we serve but may change that policy in the future to help react faster when needed. We looked at past inspection reports of building. Found some minimal issues but no serious life safety issues were found. If there were the landlord would have had 24 hours to correct identified issues. During that time Shalom often withhold rent if not rectified during agreed upon timeframe.

Frank Alesandro – Pine Tree Legal

We do evictions every other week and the courts are packed. We submitted written comments last week. We just lost 24 units of low cost housing which is very tough for a Portland market. Would like to see a for-cause eviction requirement. Also, landlords should not be able to refuse a tenant because they have a voucher.

Crandall Toothmaker – Landlord and resident

I own buildings on Sherman Street. Have had problems in past with drug activity. Street cleaning needs to be more regularly. As a neighbor, we supply flowers to other neighbors to increase local pride. Recently purchased 6 buildings side by side. Owned by different public agencies like Westbrook Housing, Shalom House, etc. There were a long list of serious safety issues that somehow managed to pass inspections. This is an issue for tenants and landlords. To say landlords cant give notice then they cant make necessary renovations. We need to make more housing. Particularly more 400-500 sf units. Work with both landlords and tenants that safety comes first. We need to get buildings up to code. City has been increasing its tax base over recent years. That money should be going into creating more housing.

Jesus Cabealler. Resident – New to the area. Even if you gave apartment to each person into shelter then it would be full again by others from other areas. Consider individuals to come to agreement with landlords to accept certain GA. Landlords need more assurance about how long GA money will be available for to households. Coordination with shelters to establish pipeline of GA with designated longer terms. All the buildings condo conversion lost financial incentives and this is a new way to get their profit.

Cynthia Concoran – Is the regional forum open to the public.

**Item 9: Opportunity for Committee members to ask questions regarding existing City Housing tools and financial resources.**

Councilor Thibodeau noted a lack of information available to tenants. Careful balance to maintain buildings while respecting tenant rights. Could we work with Pine Tree legal to provide rights when buildings turn over – one sheet. Make a requirement for landlords to provide this information? Likes the idea of having a mediator to work between landlords and tenants.

Councilor Mavodones thinks Councilor Thibodeau's ideas are good and should include landlord community in discussion. Is there a way to capture the buildings that might be included in 3<sup>rd</sup> floor use for housing in existing buildings off peninsula. How could we get a handle on this? Director Levine noted that the B2-B2B language is adequate and often feasibility comes down to parking. R-6 doesn't provide parking requirement for first 3 units which wasn't without controversy. Could look towards R-3 and R-5. See what we like that is existing and if we should reform code to allow similar development that already exists.

**Item 10: Housing Committee member discussion and next steps.**

March 9<sup>th</sup> meeting will be cancelled due to councilors being out of town.

On a motion made and seconded the meeting was adjourned at 7:55 PM.

Respectfully,

Tyler Norod

## **Housing Committee**

### **Minutes of March 23, 2016 Meeting**

A meeting of the Portland City Council's Housing Committee (HC) was held on Wednesday, March 23, 2016 at 5:30 p.m. in Room 214/215 of the University of Southern Maine's Abromson Center. Present from the HC was its Chair Councilor Jill Duson, Vice Chair Councilor David Brenerman, and members Councilor Belinda Ray, Councilor Spencer Thibodeau, and Councilor Nick Mavodones. Other Portland elected officials in attendance included Mayor Ethan Strimling, Councilor Justin Costa, and Councilor Ed Suslovic. City staff present included Planning and Urban Development Director Jeff Levine, Housing & Community Development Division Director Mary Davis, and Housing Planner Tyler Norod.

In addition to representatives and staff from Portland, participants from five other communities attended the meeting including: Chris LaRoche, Executive Director, Westbrook Housing Authority; Dick Begin, Senior Program Officer, Westbrook Housing Authority; Harrison Deah, General Assistance Outreach Coordinator; Linda Cohen, City Councilor, South Portland; Josh Reny, Assistant Manager/Economic Development Director, South Portland; Mike Hulsey, Director of South Portland Housing Authority; Will Conway, Town Council Member, Scarborough; Jay Chase, Senior Planner, Scarborough; Bryan Shumway, Chairman of the Scarborough Housing Alliance; Theo Holtwijk, Director of Long Range Planning, Falmouth; Maureen O'Meara, Town Planner, Cape Elizabeth. Portions of the meeting were facilitated by Caroline Paras of the Greater Portland Council of Governments.

Representatives from the U.S. Department of Housing and Urban Development (HUD) also participated in the meeting. William Burney, Field Office Director for HUD's Maine office, was in attendance. Patricia Moroz, Field Director, and Ben Houck, Economist, were virtually

present via phone from Philadelphia to provide a PowerPoint presentation on the recently completed Comprehensive Housing Market Analysis HUD prepared for the Portland-South Portland market.

## **Introduction**

Councilor Jill Duson kicked off the meeting by introducing participants from the six communities. Mr. Burney introduced the HUD staff to present their Comprehensive Housing Market Analysis.

## **HUD Comprehensive Housing Market Presentation**

HUD representatives Ben Houck and Patricia Moroz gave a virtual presentation via Microsoft Live Meeting presenting an overview of HUD's recently released Comprehensive Housing Market Analysis. A copy of the report is available on Portland's website under the Housing Committee agenda for the Regional Housing Forum. Once the presentation was finished a question and answer session began facilitated by Ms. Paras of GPCOG.

Following the presentation participants were offered the opportunity to ask the HUD officials questions related to their report.

Councilor Suslovic, Portland – Is the demand assumptions for new housing stock annual or total? Mr. Houck, HUD – The total listed is for three years over the entire region.

Ms. O'Meara, Cape Elizabeth – Coastal areas with tourists have some unique pressures on their housing markets. Did the report include consideration regarding the impact of short

term rental (STR's) sites such as AirBnB? Mr. Houck, HUD – A lot of cities are struggling with that issue. STR's may present an adverse impact on the housing supply particularly within the rental market of communities that attract tourists.

Councilor Ray, Portland – Current housing market conditions, 30% of rentals in Portland are owner occupied? Mr. Houck, HUD – 30% are owner occupied single family homes in the entire region.

Councilor Brenerman, Portland – Do you have any data on demand for affordable housing as opposed to market rate housing? Ms. Moroz – Our study focused on market rate housing. We know that affordable housing is an area of concern for the region.

### **Community Presentation of State of Housing in their Community**

Caroline Paras of GPCOG kicked off the next portion of the meeting and described the role of GPCOG to act as the meeting's facilitator. Ms. Paras presented information comparing the different participating communities net change in rental housing stock from 1990-2010.

Ms. Paras went on to remind participants that a similar regional forum was held approximately 12 years ago. Some of the meetings proposed responses to housing concerns included:

Recall citizen referendum process

Educate public on affordable housing

Create regional housing trust fund

Regional benchmark program

Regional development rights program

Authorize pre-development meetings

Ms. Paras noted that the participating communities have built approximately 2500 rental units in the last ten years. We are doing better but are we doing enough.

Councilor Conway, Scarborough – Housing is definitely a recognized need in Scarborough. A volunteer housing committee is currently looking at ways to address housing issues. Trying to get more projects permitted and built. But progress is being made. Looking at density bonuses and zoning. Also creative approaches for preserving historic buildings. We are considering updates to our growth corridors and village nodes to allow for different types of housing. Number of projects recently approved including multi-family projects. Financing remains a challenge. Other projects that offer a mix of housing types and some that receive density bonuses.

Ms. O'Meara, Cape Elizabeth – Any new development is difficult for existing residents. Can be difficult to get new housing approved. Inclusionary Zoning has been successful because it is required but it there has not been significant volume. First rental project of ten units is under consideration. Upzoned town center to allow for one unit per 3,000 sf lot. There are very small lots in the village.

Mr. Holtwijk, Falmouth – Council adopted new comprehensive plan in 2014. For the first time the Town designated 1/3 of its land as growth areas and 2/3 as rural. Two commercial mix use areas Rt 1 and Rt 100 with surrounding residential neighborhoods. Council working to increase density in those areas. The goal would be to focus on infill development to encourage walkability. Increased recent density to attract commercial uses has also attracted housing developers. Will now focus our efforts on Rt 100. 2nd issue in Falmouth is affordability. It's an expensive place with significant demand. We have increased height along Rt 1 to 65 feet. Affordability has been issue. Town has deployed 20 acres to private development behind police station but project was ultimately halted. May come back. Time will tell.

Dick Began, Westbrook – A large immigrant population based on affordability and larger sized housing stock. Just completed first housing TIF in Westbrook to be built this fall for senior 55+ project. Also recently adopted contract zone for another senior housing project. Westbrook has high demand for senior housing development for current residents to move out of oversized homes and open them up for a new generation of households.

Chris LaRoche, Westbrook - Westbrook is struggling with similar issues. Near 0 percent vacancy and rising rents. Average rent in Westbrook has risen from \$658 to over a \$1,000 today. A need for larger 4-5 bedroom units. Also need quality housing stock. Old existing housing stock. We have been working to ensure housing is maintained quality and safe. General need for increased number of units. Both rental and homeownership. Affordable and market rate. Both single family and multi-family. Two years ago downtown land was valued at ½ that of Portland. That value is creeping up. City has made a focus on downtown which has made a big difference to increase the business activity. There is a cultural shift not just in Maine but across the country that is increasing demands for rental housing and less homeownership. A lot of

credit to the City to streamline the process to facilitate the planning and permitting process so that construction can begin quickly. Ms. Paras also noted that Westbrook has recently revised some of their zoning to allow for approximately 17 units of housing per acre.

Mr. Reny, South Portland – Similar experience to other communities. Strong demand, prices going up. 90's through 2000's increase in single family homes. Since mid-2000's there has been a shift towards multi-family developments with a larger focus on rental units. Owner occupancy has decreased by 1% in South Portland during the mid-2000's. Vacancy rates are approaching zero. The City's Comp Plan as recent as 2012 discussed increasing density and identifying growth areas. Examining the Middle Creek area and the area around the Maine Mall for the potential to accommodate additional density. In 2000's we adopted zoning to allow for ADU's. Largely has been good policy. Family size has been decreasing which may not fit perfectly with some existing housing stock. Recently appointed Affordable Housing committee to discuss potential housing policy shifts.

Councilor Cohen, South Portland - Have been looking at areas to host housing that traditionally did not allow for housing. Particularly around the mall to allow for multi-family housing. Creates housing near existing employment centers. Considering inclusionary zoning. Also, work as mortgage loan officer. Many younger households student loans equivalent to a mortgage and can keep them from being able to participate in home ownership.

Ms. Paras, GPCOG - Noted that in the 1990's Portland, Westbrook and South Portland were 1% of growth of local. By the mid-2000's these areas saw 30% of county's growth.

Mr. Levine, Portland - Context last ten or fifteen years: The City focused on supporting housing through the use of federal and local funds. Portland recently commissioned a housing study by GPCOG. Based on that work we realized we had a lot of tools at our disposal that needed strengthening. Example is the housing trust fund. Needed revision to recapitalize the fund. Versatile tool to be used for a variety of projects. Have looked at zoning and upzoned where appropriate such as Forest Ave – 100 units per acres- Form based code in India St. No density limit. Right sizing – R-6 zone to allow for us to build historically contextual projects. Have since seen significant housing development in contextual ways. ADU's in the R-5 zone and in the Islands. Followed Cape Elizabeth's lead and adopted inclusionary zoning requirement that is flexible for developers and encourages work force housing.

Councilor Brennerman, Portland – Portland offers a discount on permits for fees for affordable housing developments and density bonuses. When you get off the peninsula we have similar concerns to other communities. Can be a challenge in certain areas to gain acceptance of multi-family projects even for senior housing.

Councilor Mavodones, Portland – We have tried to be proactive to look at City owned property to see opportunities for housing. We did look at potential short term rental regulation to analyze impacts of sites like AirBnB. Would be open to sharing with other communities if that would be helpful.

### **Regional Housing Discussion Amongst Community Representatives**

Ms. Paras, GPCOG – Im going to start by talking about a four letter word – “density”. Eight units per acre is the minimum needed to support public transportation. How do

communities address concerns related to density? Planning up front can sometime help alleviate concerns over specific projects.

Ms. O'Meara, Cape Elizabeth - I think we need to realistic regarding deep seeded reservations about change. Most of us love where we live. Need to identify key fears. What Cape Elizabeth does best is open space. So when the Planning Board looks at projects or zoning changes we try to make sure there was something in it for every neighborhood. One project has 40% preserved as open space permanently. Look hard at connections. 2nd piece – Infill project in Portland should be commended. We are focusing on design standards for infill development. If projects are designed to a high standard than its easier for people to accept change.

Mayor Strimling, Portland – Thank everyone for folks coming together. May not be addressing all the same issues. But Working together is the best way forward. We shouldn't compete against each other but instead work together.

Councilor Conway, Scarborough – I think we have learned a lot in the last few years. We do our best to take a community centric approach so that when it gets in front of the Council many of the issues have been resolved. Need to be sensitive to people's properties which is often the largest investment they make. Doing good projects help support the next project.

Mr. Chase, Scarborough – We have been taking it neighborhood by neighborhood with rezoning efforts in advance of projects. The biggest issue Ive heard we don't differentiate between rental and ownership. Starting to hear more concern more about impacts of rental verse homeownership. In time people will see that renters are good projects just like homeownership.

Councilor Conway, Scarborough – Scarborough recently adopted complete streets similar to Falmouth on Rt 1.

Mr. Holtwijk, Falmouth – The Change we made planning wise is that prior comp plan discussed planning neighborhoods. We fold that while noble, these initiatives were difficult to implement. Instead we are now targeting growth areas. Hopefully the council will accept the projects that will now be allowed in the Growth Areas. Many denser older projects do not conform to historic codes. Trying to adjust codes to allow zoning to build housing similar to what was historically allowed. Accessory housing is an attractive idea to allow for smaller units to provide a diversity of housing stock. School/community center expansion and paved way for village style (Ocean View developer) community with greater density for seniors. We sell city land to encourage housing development.

Mr. Reny, South Portland – Continuing developing density on “our peninsula”. Later this month we are having a hearing to discuss changes related to density in Mill Creek/Kightville area. We know that people place value on existing neighborhoods but we need to find a public way to identify areas that can support additional density where appropriate.

Councilor Cohen, South Portland - When smaller lots were allowed, the thought was that lower priced houses would be created for first time homebuyers etc. Starting to get pushback that these homes have been selling for more than expected which has raised concerns. South Portland recently sold a school. Developer worked well with community and listened to community concerns. Housing Authority just added 44 units for senior housing. Process went very well and satisfied a significant need.

Councilor Suslovic, Portland –This conversation has been very helpful. This is a regional market. I would like to hear more about regional transit. What about Saco/Biddeford mills. Missing link is effective transit. Sounds like there has been some success with NIMBYism. This is key to addressing housing concerns. We have lost the potential for 400 units in Portland due to nimbyism/lawsuits. Who knows how many projects didn't even get considered due to fears of opposition even if they gain approval.

Ms. Paras, GPCOG – Transit has gone up in recent years by 1 million riders. Service has expanded to the Lake Region and Falmouth.

Mr. Begin, Westbrook – One of the things we did in Westbrook was bus in seniors to support a senior housing project. By having so many supporters present drove home the impact of the potential project.

Mr. LaRoche, Westbrook - The positive side in Westbrook from elected to staff really works well with developers. Very accommodating working with comp plan. Holding multiple meetings to vet the project prior to approval level review. Hopefully developers work with community and are responsive.

Councilor Mavodones, Portland – I was at a conference the other week. All of best practices communities have identified tonight were mentioned at the conference we are doing here locally. One thing is the process and how difficult it can be to get projects passed. What I have heard is that elected officials have stood firm to support projects. The challenge for developers at least in Portland is that good developers engage the public, are responsive, yet can still have their projects opposed. How do other communities approach NIMBYism?

Mr. Begin, Westbrook – We hold a neighborhood meeting prior to approval so that we can address neighborhood concerns in advance.

Councilor Thibodeau, Portland – Are other communities addressing student housing issues?

Mr. LaRoche, Westbrook – I think it is a state and federal issue. The mechanisms to build this at the federal or state level make it challenging to make the student housing possible.

Councilor Costa, Portland – Near term crisis for households finding affordable housing. This will only get worse as demographic shifts occur as baby boomers retire. Many will want to age in place. Are other communities engaged in the age in place issues.

Mr. Holtwijk, Falmouth – We are starting to look into that issue and engage the community through a survey. The term of aging in a community is the goal. Staying in town, neighborhood or area. Still too early to get results of survey but it is something I know many communities are looking at. I also think it is a great idea for institutions and cities to partner to build student housing. Could work along Rt 1 along bus/bike routes for students. Could be a great fit. Transportation is key. Multiple modes of transportation is a key for growth.

Ms. Paras, GPCOG – There seem to be infill opportunities for growth on USM campus specifically.

Councilor Thibodeau, Portland – Students are open to a variety of housing stock and denser buildings.

Councilor Suslovic, Portland – USM has plans for a huge dorm in Gorham but it has been mothballed. Transportation and proximity to Portland have been a big issue.

Councilor Cohen, South Portland – Students are all over the place. Want to be in Portland, take the bus but it takes too long.

Councilor Brenerman, Portland – Parking. Costs affect housing but is often needed to make housing attractive. Are other communities reducing parking requirements?

Ms. Paras, GPCOG – Typical metric is 2 spaces per unit in most communities around Portland.

Ms. O'Meara, Cape Elizabeth – Parking is to some extent a red herring. Good excuse to target a project that you don't like by saying it does not have enough parking. Space can be shared with commercial and should not be counted twice. Compact spaces are a good tool. Flexibility is needed. May be too aggressive. Too much focus on housing cars instead of people.

Mr. Chase, Scarborough – Scarborough has reduced parking requirements based on size of unit and bedroom count. Still high but flexibility has been built in. Zoning is trying to build more walkable neighborhoods. That is long term plan but in the short term will still need cars.

Mr. Holtwijk, Falmouth – Falmouth has looked at shared parking requirements. We were flexible in a project that was built in phases to show that more parking was not needed by requiring less in first phase. We need it but we should be careful in how it is required.

Councilor Brenerman, Portland – Some neighborhoods don't want parking on the street which builds opposition to potential projects.

Mr. Holtwijk, Falmouth – We changed zoning to allow for street parking to help allow for redevelopment opportunities.

Mr. Reny, South Portland – Mill creek zoning looking at decoupling parking requirements from property if you can find nearby parking solutions.

Mr. Deah, Westbrook – What do we consider “affordable”. Can mean different things to different people and have different definitions in different communities.

Ms. Paras, GPCOG – Historically has meant 30% of gross income. As prices rise more families have been struggling to pay less than 30% of their income on housing related expenses. It also means subsidized housing.

Councilor Duson, Portland – Have other communities been experiencing significant reverse commuting?

Mr. Holtwijk, Falmouth – Falmouth has opportunities for people to use the bus in other communities to use public transportation to access jobs in Falmouth. Has not met expectations. May challenge Metro sustainability. Needs more riders. Balance for Metro to balance time and convenience for riders. We are trying bike/ped plans in hopes to provide more infrastructure like shelters, lighting, and bike racks at stops to encourage increased ridership. Will take time.

Town Council Member Conway, Scarborough – We have actively tried to increase awareness about public transit in Scarborough.

Councilor Cohen, South Portland – We have looked at increasing Sunday Service. Getting a lot of feedback about increasing service.

Mr. Holtwijk, Falmouth – It's helpful to sit together as a region. Cumberland County CDBG program administered by Aaron Shapiro has been a wonderful experience. It's an opportunity to expand regional coordination with the County and GPCOG. Look at existing regional models to do more collectively on the housing front. Should be more than just doing regional housing studies. ADU's for example, we researched what is being done around us.

Ms. Paras, GPCOG – Suggested that we could all meet again perhaps with site visits to see a variety of projects in different communities.

Mr. Reny, South Portland – What is proportional burden for each community? Should we talk about setting benchmarks?

Ms. Paras, GPCOG – A few years ago, GPCOG set up fair share benchmarks. Depending on assumptions used, 50,000 people over 25 years, based on community/household sizes for each communities. We could share these numbers.

Councilor Mavodones, Portland – We have a lot of work to do but it may be a good idea to get back together again at some point in some form regionally to discuss a specific issue and keep the dialogue going.

### **Next Steps for Portland's Housing Committee**

Councilor Duson noted that a summary of tonight's meeting will be available on Portland's website. The Councilor also reminded attendees of the times and dates for the next two Housing Committee meetings in Portland. After these two meetings we will begin to set priorities and further examine ideas to address housing issues both locally and regionally.

The meeting concluded at 7:41 PM

Respectfully,

Tyler Norod



Mary Davis

Division Director, Housing &amp; Community Development Division

TO: Councilor Duson, Chair  
Members of the Housing Committee

FROM: Mary P. Davis, HCD Division Director

CC: Jon P. Jennings, City Manager  
Jeff Levine, Director, Planning and Urban Development Department  
Dawn Stiles, Director, Health and Human Services Department  
Michael Goldman, Associate Corporation Counsel

DATE: April 8, 2016

RE: Policy regarding new rental housing developments receiving financial assistance from the City and individuals or families currently living in a Portland shelter

**SUMMARY OF ISSUE**

At the direction of the City Manager, staff from the Housing and Community Development Division, Health and Human Services Department and Corporation Counsel's Office have designed a policy that would require any new rental housing development receiving assistance through Tax Increment Financing and/or a HUD HOME or CDBG subsidy from the City, be required to provide a percentage of units for individuals or families currently living in a Portland shelter.

The policy parameters are:

1. Developers receiving assistance through TIF Financing and/or HUD HOME or CDBG subsidy would be required to set aside 10% of the rental units in the development for the identified target population - individuals or families currently living in a Portland shelter. The number of required units would be rounded down to a whole number.
2. The City would be responsible for providing referrals, providing or coordinating supportive services to eligible homeless populations who become tenants of the housing, including assuring tenants qualify for the housing, providing or locating financial resources such as Section 8, General Assistance, or other resources to assist with monthly rent payment. Individual services would be dependent upon the particular requirements of the individual tenants and specific to their needs and goals, and would be subject to eligibility at the City. All tenants referred would meet income, homelessness criteria, and other requirements so as to be fully qualified for the housing. City staff would work to provide a variety of support services to assist homeless individuals enhance their self-esteem, secure housing, and work towards a self-sufficiency plan. Long term support services would be provided through collaboration with other area service providers.



Mary Davis

Division Director, Housing &amp; Community Development Division

3. The City would provide referrals for the project, and support services adequate to allow the success of those referrals in the housing. Thereafter, the City would commit to providing ongoing referrals as vacancies arise.
4. The Developer, their resident service coordinator and/or designated property management company would be required to notify the City when a problem arises with any tenant placed by the City.
5. At the time the financing is awarded a Memorandum of Understanding between the City and the Developer would document the services and expectations of all parties.
6. At the time of loan closing or prior to disbursement of the City's funding, the requirements would be secured by a Declaration of Covenants which will be recorded in the Cumberland County Registry of Deeds.
7. The affordability period for these requirements would remain in place for a period of time consistent with the City funding source requirements.
8. If the City does not provide referrals within **30** days for units subject to this requirement, the units could be provided to other eligible occupants. Written notice to the City would be provided in this case. Such an occurrence would not relieve the owner from making a comparable effort if and when the unit becomes vacant again.

### **STAFF ANALYSIS AND RECOMMENDATION**

The proposed policy mirrors a current Social Service Division program. The City of Portland Family Shelter & Oxford Street Shelter provides follow-up case management services for residents who have secured permanent housing. The services that are provided are as follows: Tenant education (Good Tenant video/GA education; city trash pick-up/recycling); tenant/LL mediation; assist with connecting to available resources (clothing closets/food/non-food items/household furniture); employment referrals; budgeting assistance; continuation of securing goals that were originally placed on plan of care; medical (connect with a PCP/assistance filling out application for free care).

State-wide data provided by the State Department of Health and Human Services indicates that at least 50% of individuals receiving BRAP (Bridging Rental Assistance Program) assistance remain in their housing after two years and 70-80% of those receiving Shelter Plus Care assistance remain in their original housing placement for 6-12 months. An individual is considered to be successfully housed if they remain in the original placement for six months to one year without a return to homelessness.



Mary Davis

Division Director, Housing &amp; Community Development Division

The Social Service Division's Long Term Stayer Initiative began in April of 2015 with 60 Oxford Street specific clients, 44 of which have been housed.

Of the original 60 clients: 4 housed into Portland Housing Authorities Public housing; 8 placed into permanent housing with a Shelter Plus Care Voucher; 2 placed into permanent housing with a BRAP voucher; 3 reunited with family or friends; 5 placed in more rural areas with Home to Stay Housing Choice Vouchers; 4 moved into a supported living situation; 2 moved into housing using STEP coupons; 3 self-paid or used General Assistance for their housing; 10 moved into permanent housing with Section 8 VNED vouchers; 3 moved into project based buildings.

Out of 44 housing placements, only 2 have returned to homelessness (these clients were in the possession of Section 8 vouchers). Several of the other housed clients will soon be stably housed for almost a year.

In 2015, there were a total of 287 clients of which a total of 26 clients with Shelter Plus Care vouchers were placed into safe, stable, permanent housing with only 2 returns to homelessness. The 24 that remain housed account for 15,339 bed nights, the majority of these clients being chronically homeless and Long Term Stayers.

**RECOMMENDATION:** At the April 27<sup>th</sup> Committee meeting, staff will be requesting approval of this policy. If the policy is adopted by the Housing Committee, it will be incorporated into the HOME Affordable Housing Development application which staff anticipates releasing before the end of April.

*Housing Committee Meeting*  
*April 13, 2016*



# *Terminology*

- “Low Income Housing”: 80% AMI or below (about \$60,000 for a family of four.)
- “Workforce Housing”: 100%-120% AMI or below (about \$75,000 for a family of four)
- “Affordable”: Paying 30% or less of your income on housing costs (rent or mortgage payments, insurance, taxes, etc.)
- “Deed Restricted”: The housing is not just affordable by chance, but by a written requirement that residents meet those restrictions.

# 2002 Housing Plan

- Approved by City Council in 2002 as part of the City's Comprehensive Plan
- Called for six key policies:
  1. *Adequate and diverse supply of housing for all*
  2. *Preserving a quality housing stock*
  3. *Building on neighborhood stability and integrity*
  4. *Housing as a regional issue*
  5. *Sustainable development*
  6. *Freedom of choice*
- Set goal of keeping Portland's population at 25% of County
- Called for Housing Replacement Ordinance
- Set goal of 20% of new units to be affordable at 80% AMI
- Set goal of 200 new affordable home-ownership units, most for families

## **Housing: Sustaining Portland's Future**



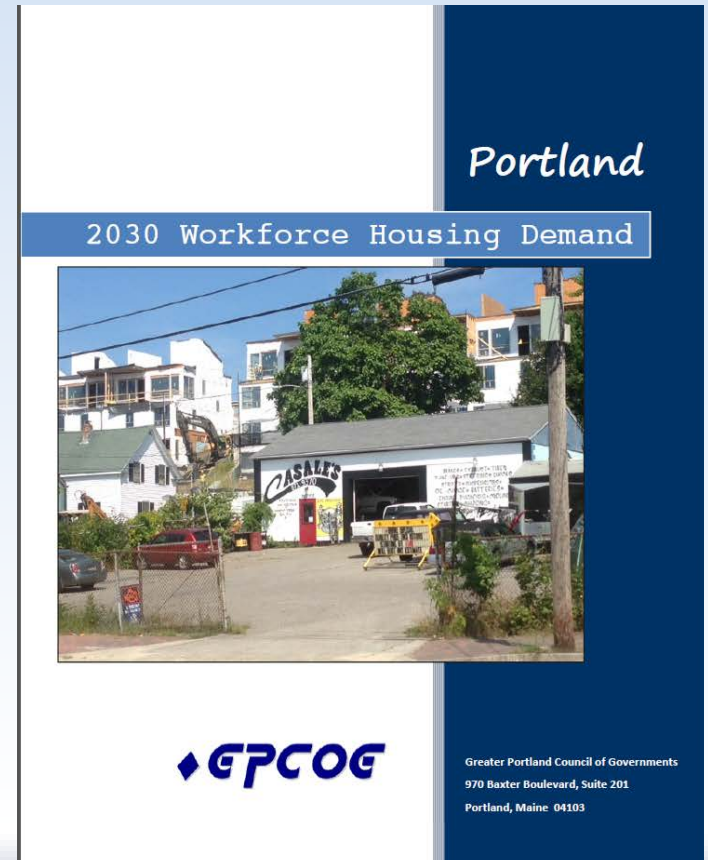
**Housing Component of the Comprehensive Plan  
City of Portland, Maine**

**Prepared by: Housing Comprehensive Plan Committee**  
**Co-Chairs: Councilor Nicholas Mavodones and**  
**Councilor Nathan Smith**

**Adopted November 18, 2002**

# 2030 Workforce Housing Demand Study

- GPCOG Study completed January 2015
  - 62% of Portland households earn less than the county's median income (38% of homeowners and 81% of renters)
  - 2010-2014 – 1,130 housing units permitted and/or built; only 29% were affordable to household earning median income.
  - There is a predicted gap in affordable housing production of between 24-33%. In other words, the production rate should roughly double



# 2030 Workforce Housing Demand

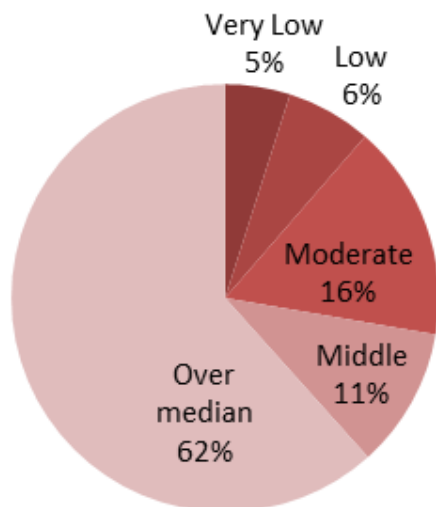
Prepared by Greater Portland Council of Governments January 2015

Less than 30% AMI = *Very low income*

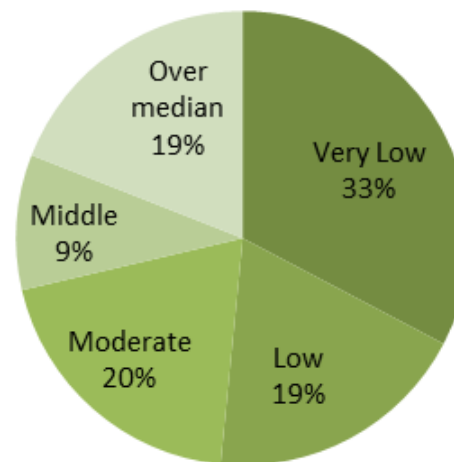
30%-50% AMI = *Low income*

50%-80% AMI = *Moderate income*

**Income of Portland Homeowners (2011)**



**Income of Portland Renters (2011)**



# Current Housing Financial Resources

- HOME Funds for Housing Development
- CDBG Funds
- Housing Development Funds
- Housing Trust Fund
- Affordable Housing Tax Increment Financing (AHTIF)
- Affordable Housing Revolving Loan Fund
- Selling City Owned Land at Less Than Market Value
- Tenant Based Rental Assistance Vouchers
- Residential Rehab Program
- Lead Safe Program

# Subsidized Housing Projects Since 2000

| No. | Owner/Project                      | Units        | HOME               | HDF                | CDBG             | AHTF             | TIF                | NSP                |
|-----|------------------------------------|--------------|--------------------|--------------------|------------------|------------------|--------------------|--------------------|
| 1   | Adams School                       | 16           |                    |                    |                  |                  |                    | \$1,710,000        |
| 2   | Rosa True School                   | 10           | \$118,500          | \$0                | \$0              | \$0              | \$0                | \$0                |
| 3   | 53 Danforth                        | 43           | \$325,000          | \$0                | \$0              | \$0              | \$0                | \$0                |
| 4   | Bayside Anchor                     | 45           | \$500,000          | \$0                | \$0              | \$0              | \$0                | \$0                |
| 5   | 134 Washington Ave                 | 18           | \$522,448          | \$0                | \$0              | \$0              | \$207,116          | \$0                |
| 6   | 17 Carleton                        | 37           | \$0                | \$0                | \$0              | \$0              | \$726,000          | \$0                |
| 7   | 409 Cumberland                     | 57           | \$500,000          | \$0                | \$0              | \$0              | \$759,392          | \$0                |
| 8   | 65 Munjoy                          | 8            | \$0                | \$0                | \$0              | \$175,000        | \$0                | \$0                |
| 9   | Florence House                     | 25           | \$240,000          | \$0                | \$0              | \$0              | \$0                | \$0                |
| 10  | Fore River                         | 20           | \$388,474          | \$0                | \$0              | \$0              | \$0                | \$0                |
| 11  | IRIS Park Apartments               | 31           | \$0                | \$250,000          | \$0              | \$0              | \$0                | \$0                |
| 12  | Logan Place                        | 30           | \$435,000          | \$0                | \$0              | \$0              | \$0                | \$0                |
| 13  | Oak Street                         | 37           | \$0                | \$0                | \$0              | \$380,585        | \$0                | \$0                |
| 14  | Pearl Place - Phase I              | 60           | \$427,000          | \$0                | \$0              | \$0              | \$615,502          | \$0                |
| 15  | Pearl Place - Phase II             | 54           | \$400,000          | \$0                | \$0              | \$0              | \$0                | \$0                |
| 16  | Unity Village                      | 33           | \$86,500           | \$0                | \$363,863        | \$0              | \$0                | \$0                |
| 17  | Bayside East                       | 20           | \$250,000          | \$0                | \$0              | \$0              | \$0                | \$0                |
| 18  | Elm Terrace                        | 38           | \$403,795          | \$0                | \$0              | \$0              | \$0                | \$0                |
| 19  | Shalom House                       | 10           | \$93,000           | \$0                | \$0              | \$0              | \$0                | \$0                |
| 20  | Island View Apartments             | 70           | \$71,015           | \$192,639          | \$136,346        | \$0              | \$0                | \$0                |
| 21  | Peaks Senior Housing               | 12           | \$150,000          | \$0                | \$0              | \$0              | \$0                | \$0                |
| 22  | Peninsula Community II LP          | 16           | \$307,700          | \$0                | \$0              | \$0              | \$0                | \$0                |
| 23  | Peninsula Community III LP         | 10           | \$200,000          | \$0                | \$0              | \$0              | \$0                | \$0                |
| 24  | Peninsula Community LP             | 12           | \$300,000          | \$0                | \$0              | \$0              | \$0                | \$0                |
| 25  | St. Doms Family Housing            | 12           | \$0                | \$260,000          | \$0              | \$0              | \$0                | \$0                |
| 26  | Valley Street                      | 24           | \$320,000          | \$0                | \$0              | \$0              | \$0                | \$0                |
| 27  | Walker Terrace                     | 40           | \$382,000          | \$220,000          | \$0              | \$0              | \$0                | \$0                |
| 28  | Wellesley Estates                  | 45           | \$0                | \$256,000          | \$0              | \$0              | \$0                | \$0                |
| 29  | Yale Court                         | 30           | \$150,000          | \$200,000          | \$0              | \$0              | \$0                | \$0                |
| 30  | Motherhouse                        | 88           | \$426,262          | \$0                | \$0              | \$0              | \$0                | \$0                |
| 31  | 28 Boyd Street                     | 48           | \$136,961          | \$0                | \$0              | \$0              | \$0                | \$0                |
|     |                                    | <b>Units</b> | <b>HOME</b>        | <b>HDF</b>         | <b>CDBG</b>      | <b>AHTF</b>      | <b>TIF</b>         | <b>NSF</b>         |
|     | <b>Total</b>                       | <b>999</b>   | <b>\$7,133,655</b> | <b>\$1,378,639</b> | <b>\$500,209</b> | <b>\$555,585</b> | <b>\$2,308,010</b> | <b>\$1,710,000</b> |
|     |                                    |              |                    |                    |                  |                  |                    |                    |
|     | <b>Total City Investment</b>       | <b>\$</b>    | <b>13,586,098</b>  |                    |                  |                  |                    |                    |
|     | <b>Avg. City Contribution/Unit</b> | <b>\$</b>    | <b>13,600</b>      |                    |                  |                  |                    |                    |

# Current Housing Tools

- Inclusionary Zoning
- Selling City Owned Land
- Amended Zoning Code for Additional Housing Development
- ADU Amendments for Workforce Housing
- Reduced Parking Requirements & Fee-in Lieu Option
- Amended Housing Replacement Ordinance
- Reduced Fees for Affordable Housing Development
- Transportation Improvements to Allow for Greater Density
- Housing First Model
- India Street Form Based Code
- Housing Investment Policy
- Housing Trust Fund Annual Plan
- New Housing Safety Office

# *Housing Committee Meeting*

## *April 13, 2016*

Tyler Norod – Housing Planner  
[tnn@portlandmaine.gov](mailto:tnn@portlandmaine.gov)  
207-482-5028

