

HOUSING COMMITTEE

DATE: April 27, 2016

TIME: 5:30 pm – 7:30 pm

LOCATION: **St. Pious X Church, Rear Building, 492 Ocean Avenue**

The meeting will be held in a classroom in the yellow "L" shaped building towards the rear of the parking lot. There will be signs posted on the door.

1. Agenda For April 27th, 2016 Housing Committee

Documents: [04.27.2016 AGENDA.PDF](#)

2. Review And Accept Minutes Of Previous Meeting Held On April 13, 2016

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

3. Overview Of Maine's Senior Housing Bond By Greg Payne, Director Of The Maine Affordable Housing Coalition

4. Briefing From Linda Weare, Director Of Elder Affairs, City Of Portland

5. Briefing By An Advocate From The Portland Coalition For Housing Justice

6. Housing Resource/Shelter Stayer Policy

Documents: [04.22.16 SHELTER STAYER MEMO.PDF](#)

7. Review Of Annual Affordable Housing Development HOME Application

Documents: [04.22.16 AHD HOME FUNDS APPLICATION MEMO.PDF](#)

8. Communication Item: Bayview Heights HUD Grant

Documents: [04.22.16 COMMUNICATION ITEM BAYVIEW HEIGHTS.PDF](#)

Councilor Jill Duson, Chair

Next Meeting Date: May 11, 2016, Location To Be Determined



HOUSING COMMITTEE

DATE: April 27, 2016 (Wednesday)
TIME: 5:30 p.m. – 7:30 p.m.
LOCATION: Saint Pious X Church, Rear Building,
492 Ocean Avenue, Portland **

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“L” shaped building towards the rear of the parking lot.
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A G E N D A

1. Review and accept Minutes of previous meeting held on April 13, 2016.
2. Overview of Maine's Senior Housing Bond by Greg Payne, Director of the Maine Affordable Housing Coalition
3. Briefing: Linda Weare, Director of Elder Affairs, City of Portland
4. Briefing: Speaker from the Portland Coalition for Housing Justice
5. Housing Resource/Shelter Stayer Policy for development projects receiving certain public funding. This is an action item. See enclosed Memorandum from Mary Davis
6. Review of the annual Affordable Housing Development HOME Funds Application. See enclosed Memorandum from Mary Davis
7. Communication Item – Bayview Heights HUD Grant
8. Housing Committee member discussion and next steps

Councilor Jill Duson, Chair

Next Meeting Date: May 11, 2016, Location TBD

Housing Committee

Minutes of April 13, 2016 Meeting

A meeting of the Portland City Council's Housing Committee (HC) was held on Wednesday, April 13, 2016 at 5:30 p.m. at King Middle School on Deering Street in Portland. 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 elected officials present included Mayor Ethan Strimling. City staff present included Housing & Community Development Division Director Mary Davis, Health & Human Services Department Director Dawn Stiles, Housing Planner Tyler Norod, Housing Safety Office Administrator, Arthur Howe, and Assistant Chief, Keith Gautreau.

Item 1: Review and accept Minutes of previous meeting held on February 24 and March 23, 2016.

Motion to accept the minutes by Councilor Brenerman, motion seconded by Councilor Ray, minutes accepted unanimously.

Item 2: Briefing of affordable housing development funding policy as it relates to long term shelter stayers. Not an action item.

Mary Davis provided a brief overview of the submitted memo proposing policy direction requiring long term shelter stayers to be prioritized in projects receiving certain subsidies from the City.

Councilor Ray asked about the City's capacity to provide services for potential at risk residents.

Director Stiles said that we are already providing these types of services and City staff could handle the projected case load.

Councilor Mavodones asked how this policy would this affect the development community.

Director Davis noted that staff have met with some members of the development community to hear their concerns and ideas.

Councilor Brenerman – Typical size of projects receiving TIF's?

Director Davis - Looking at most recent projects they range from 18-57 units of housing. Pearl Place, Washington Street, 409 Cumberland.

Councilor Brenerman asked how long has the City been using Affordable Housing TIFs and if the use of CDBG funds for development are common.

Director Davis responded that TIF's have been used for only for the past few years and that CDBG funds are not commonly used to support housing development but that it is an eligible use.

Councilor Thibodeau asked for clarification on the term limit for this new requirement.

Director Davis said that the term would last as long as whatever the subsidy source required for affordability of any other units.

Councilor Ray asked if the City would need to hire more people to accommodate this new policy requirement.

Brian Marshant of the Oxford St Shelter noted that the City just hired a new housing position to help with this need. The City also has seven other housing counselors that we work with anyone who would need support.

Item 3: Housing safety briefing: Keith Gautreau, Assistant Chief, Fire Prevention & Community Outreach, Portland Fire Department & Arthur Howe, Administrator, Housing Safety Office

Administrator Howe and Assistant Chief Gautreau presented the Committee with an overview of their department's responsibilities and the current situations they are facing on a daily occurrence. Mr.

Howe provided information on units registered with the Housing Safety Office (about 4000). New inspectors were hired six weeks ago and so far have completed approximately 50 inspections. New staff have been attending life safety code training and building relationships with landlords as they get the new office off the ground.

Assistant Chief Gautreau has been reviewing task force recommendations. Noted that public safety education is important. New staff were recently hired for plan review. Recently changed enforcement ordinances and are now issuing summons to landlords. Focusing on quality of safety enforcement; fire companies 610 inspections of three units of more; 339 summons issued, compliance rate better than he has ever seen.

Item 4: Presentation by Tyler Norod, Housing Planner, City of Portland

Mr. Norod provided a presentation to the Committee and other meeting attendees. The presentation gave an overview of existing housing tools, affordability definitions, and financial resources being utilized by the City to address housing concerns. The slides are available on the City's website attached to the April 13th Housing Committee agenda. Mr. Norod noted that the City's goal is for there to be decent, safe, and affordable housing options for a diverse range of households.

Item 5: Guest Speakers: Portland's Neighborhood Associations

Listed below is a link to more information for each of Portland's Neighborhood Associations:

<http://www.portlandmaine.gov/942/Neighborhoods-Associations>

Parkside Neighborhood Association - Herb Adams: Parkside Neighborhood Association as the evenings host was the first group to speak. PNA's representative, Herb Adams, briefed the Committee on his groups concerns and ideas related to housing issues in Portland. A copy of PNA's comments are attached to these minutes and provide an overview of the group's positions.

Libbytown Neighborhood Association – Robin Lea: Ms. Lea provided handouts to the Committee detailing Libbytown's concerns and ideas for housing in Portland. The handout has been attached to these minutes for reference. Ms. Lea touched upon concerns related to housing affordability, diversity, and continued investment of time, money, and energy in their community. Ms. Lea also mentioned concerns related to short-notice evictions, increased homelessness, and requirements that landlords should have to accept households using vouchers. Libbytown asked the Committee to look towards what has happened on the peninsula and elsewhere throughout the nation to create formal structures to keep communities affordable while allowing for investments and improvements to the existing housing stock.

Western Promenade Neighborhood Association - Anne Pringle: Biggest concern is the proliferation of sober houses throughout the City including concentrations on the peninsula. No question that it is needed. City has no idea where they are located. Are they or should they be regulated by the State? WPNA asks the committee to address this issue. Secondly, housing policy should be guided by principles acknowledging that a healthy Portland is a diverse Portland. Vibrant, stable neighborhoods are key to a dynamic city. Portland's housing stock needs to be better maintained as decent and safe for its inhabitants. Diverse and affordable housing should be available throughout the City, not just on the peninsula. Reliable transit is essential to new development. Not all housing can or should be met in Portland. Housing creation must also occur in the surrounding communities. Housing solutions need to take a long term perspective and recognize market fluctuations. Some parts of the market cannot and should not be influenced by the government. Government should not overreact and act too quickly in response to

fluctuations in the market. New housing is low income and small sizes. City must create focus on middle income families. TIFs for middle income for sale and rent. A copy of WPNA's comments are attached to these minutes.

East Deering Neighborhood Association – Cheryl Lehman: East Deering is predominately within R-3 and R-5 residential zones. This is traditionally been mixed housing. There are PRUDs with a higher density developments. Lower income, middle income households. Very mixed. East Deering is a working neighborhood. Lots of new younger neighbors are moving in. But we are losing affordability as market pressure continues to increase. Common threads in community – Be sensitive to character as it relates to zoning, density, and design. Please respect historic pattern of development. Not a numbers game and build for sake of building. Protect community values. Not much that people don't like about their neighborhood. Base decisions on facts, forecasting, and trends to accommodate future market fluctuations. Right now we are on a peak, but it is cyclical. I have seen it twice in the 80's and 90's. Be careful of changing demographics. Foster opportunities for homeownership particularly for young families.

Stroudwater Neighborhood Association – Michael Roberts: Some of the oldest and newest housing stock. We encourage all types. Past year 593 homes sold in Portland at averaging approximately \$297,000. Previous year 200 homes at approximately \$270,000. Housing prices continue to rise in Portland further exacerbating affordability issues for current and future residents.

West End Neighborhood Association – Chip Martin Lived there for 20 years. Bought very depressed place and spent a ton of time fixing it up and making it a home. Saw problem properties around them and fixed them up as well. Some people look at all landlords as greedy and taking away their properties. Talked to tenants about fire safety after the Noyes Street fire. Talking with other WENA neighbors, the New Neighbors program 20 years ago was very successful. City should consider doing this program again. Owners occupying and fixing up the buildings lead to safer neighborhoods. Rehab of

abandoned properties is important issue. Perhaps need an ordinance to penalize buildings that haven't been lived in in a number of years. Serious consideration needs to be given to regulating short term rentals such as AirBnB. Attached to these minutes are additional comments received from WENA.

East Bayside Neighborhood Association - Ellen Bailey: East Bayside is a rapidly changing community. Urban infill projects are on everyone's mind. Mostly supportive of density and infill compatible with neighborhood context, single family homes. The community did not support the recent effort to rezone a portion of East Bayside as R-7 zone. Please do not bring that up again. But the neighborhood is not against density. Locate density along transit corridors. Franklin, Congress, Marginal Way etc. Preserve single, two and three family character within the neighborhood's core. Stability and affordability of neighborhood is in these smaller type buildings. Generally lower income households. Renters are very reluctant to speak out on this issue. Don't want to come forward. Fear of short notice rent increases and no cause evictions. Our community is concerned about gentrification. City uses numbers not reflective of East Bayside demographics. Affects AMI affordability calculations. Concerns re brownfields. Ms. Bailey had more to say but there were time limits. Attached to these minutes are additional comments from EBNA.

Munjoy Hill Neighborhood Organization – Linda Bancroft: Lifelong resident of Portland. Echo a lot of what has already been said. Concerns: zoning and development issues. Some folks in our community believe that there is a need for city to revisit R-6 zoning that was recently revised. Some believe it has caused feeding frenzy on Munjoy Hill rather than solve the issue it was intended. Registration for landlords should include certain information such as if it is a furnished rental, Airbnb, etc so neighbors can have better idea of who is around them. There is a lack of affordable rental inventory especially on lower end of workforce households. Unregulated AirBnB rentals is a concern particularly in our community. Taxes and fees are another concern. The taxes and fees are too high on property owners

especially when taking them all into account such as rental registration, sewer and water etc. These costs are a burden to existing owners and are passed on from landlords to tenants. City needs to address this concern and do a better job of explaining why these costs are necessary. Should be reexamined to see if we can reduce costs. Small landlords should not be considered as large businesses. Fees taxes add up leading to higher rents. There is a growing concern related to the displacement of elderly residents. Solutions: Creation of lower end workforce housing. City should have skin in the game. Increase 10% requirement of new inclusionary zoning ordinance. Creation of a new City Housing Board comprised of various stakeholders to make recommendations/research. Develop a 3-5 year plan to examine housing issues in next 12 months. A letter from MHNO is attached to these minutes.

Woodfords Oakdale Neighborhood Association – Bill Corrigan: Our community is a diverse neighborhood both in terms of housing stock, households, and income. We have a large portion of older housing stock and many older residents. The City needs to develop a strategy to modify homes to allow residents to stay. Some ideas include live-in caregivers and better support networks for the elderly.

Bayside Neighborhood Association – Sean Kerwin: Bayside is a wonderful place to live but our community has a lot of issues including high crime and poverty. The City must be holistic in its approach to housing. Unfortunately, there is no silver bullet and multiple policies and tools will be needed. We continue to support subsidized housing but also want to encourage market rate housing in our neighborhood. We need more of all housing types but in particular we need more market rate units. Overly restrictive zoning, dilapidated infrastructure, transportation needs, and single use neighborhoods provide a disincentive to new housing development. Density is good in a city. There are limits but can be done well. Off peninsula needs to be clustered around hubs for transit. Not everyone has car. Currently this limits them to the peninsula. Zoning – If we like what is currently there we should encourage similar efforts as

what was done with the R-6. We also need flexibility in the code. Should find a way to foster and allow for creativity. Redo city masterplan with specific neighborhood plans.

St John Valley Neighborhood Association – Norman Maze: SJVNA formed 8 years ago. Evictions are a big concern for our community. Drug activity in absentee landlord buildings is also an issue. Poor maintenance of some properties. Increase in rents are jeopardizing housing affordability. Would like to see more middle income projects in the neighborhood. Current residents struggle to upkeep financially their properties. Need more support from the City. Would like to see reasonable measures taken to prevent homelessness.

Peaks Island Council – Tim Wyant: Tim is also a member of HOMEStart, a group on Peaks with the mission of making the island more affordable year round to residents. Under pressure for houses bought and renovated as seasonal homes. Lost 50% of young student population affecting our schools. ADU's or renovation of small houses on small lots are keys to success. Recent ADU changes need to go further specifically as they relate to setbacks and lot sizes. Two things still need to be done: Tax break for adding additional unit; TIF used to help alleviate the additional tax burden. The other issue is perpetuity which make it difficult for property owners who do not want to restrict their property for that long but may support affordable year round housing. Could solve that if you drop out you have to pay back saved taxes. Building on small lots but zoning is too restrictive. We are not asking for subsidy. Just need city to amend the code. We would do everything else. Will not make many but it will help. We don't need many because there are only about 400 houses on the island.

University Neighborhood Organization – Carol Schiller: The Oakdale/University Neighborhood housing stock is old. Mostly built out already without significant room for new construction. Housing values have doubled over the past 20 years. More Airbnb properties and sober living properties in recent years driving up costs for residents. Too many people occupying rooms like in Noyes Street creating

overcrowding and potentially unsafe conditions. The City should encourage USM to provide additional dorms in Portland. Could happen at Falmouth Street area created by new rotary. Jewish community center and school for sale. Large sites could be right for housing if rezoned. Affordable or workforce housing. Recruit property owners like Nathan Clifford. Noyes street needs a fence and maintenance. City needs to continue inspections to keep the property safe. Make Longfellow Park and surrounding area more ADA accessible. The key focus is getting USM on board to create more student housing.

Back Cove Neighborhood Association – Andrew Zarro: How do you grow without damaging what you love about the place. Peninsula prices are pushing young people to back cove. Seeing new developments, senior housing and luxury. Exciting growth on Woodfords Corner but need to stay on top of it as we move forward. Large senior demographic for Back Cove. Started village model for helping seniors age in place. Large issue for Maine as the oldest state. Asking for support from the City to promote age in place initiatives.

With all associations having had a chance to speak Ms. Whited turns the meeting back over to Councilor Duson and the Committee.

Item 6: Housing Committee Members discussion and next steps

Councilor Thibodeau asked for show of hands from the audience to see how many attendees were renters vs owners. Mostly hands showed a strong majority attendees were homeowners.

Councilor Duson announced that senior housing would be the focus of next Housing Committee meeting on April 27th. The location still needs to be confirmed but it will likely occur somewhere off peninsula. The Councilor went on to talk about how the May meetings will be organized to best address all issues and ideas raised that are being collected in the Committee's "bucket".

Councilor Duson also noted that she would be interested in the City participating in some sort of demonstration project in Portland or in neighborhood community to showcase a housing best practice.

Ms. Whited asked if the Committee would have time to have a millennial focused conversation in addition to senior housing discussion.

Ms. Bailey asked if there will be other opportunities for public comment.

Councilor Duson reminded attendees that the Committee had already held several opportunities for public comment and continues to encourage stakeholders to submit written comments to the Committee.

Councilor Mavodones noted that not everyone gets the same sources of information. This process has been going on for months. We receive lots of email, etc. Some people who are not as well represented from groups. May be difficult to take action if we keep allowing for additional comments. There is a sense of urgency and we need to move forward.

Councilor Duson expressed the importance of the public to feel their finger prints on it the final product. Also working on an indexed binder that will be accessible online. It will have background documents on certain issues.

Jay Norris – Munjoy Hill – would be happy to facilitate issues amongst all neighborhood associations and get outside our little bubbles. Requested that Neighborhood Associations in attendance reach out so we can all get together.

Item 6: Housing Committee Member discussion and next steps

Councilor Duson discusses the scheduling for the next several meetings.

On a motion made and seconded the meeting was adjourned at 7:31 PM.

Respectfully,

Tyler Norod

Good Evening Ladies and Gentlemen, Welcome.

My name is Herb Adams, and I am speaking on behalf of the Parkside Neighborhood Association.

Parkside is defined as the Neighborhood that spans from Forest Ave to Weymouth st, and Congress st to and including Deering Oaks Park.

Parkside is a Portland neighborhood of great diversity, not only of nationality, race and age, but also of income level and living situations. Parkside housing is made up of single family homes, duplexes, condominiums, subsidized housing for specific populations, group living, and apartment buildings.

We believe that all residents, whether renting or owning should be able to live and flourish in Portland regardless of socio-economic status and that ***stable diversity of income*** within a neighborhood is an achievable and realistic goal.

Parkside has 2 identifiable and independent (though related) housing issues.

1) Subsidized housing

2) Affordable housing

Issue 1: Subsidized Housing

Parkside has a large number of publicly subsidized housing units. Some are in poor condition and this must be addressed. For years we have challenged substandard housing, lax enforcement of existing ordinances, disorderly tenants, and absentee landlords in non-profit, municipal and private partnerships.

Suggestions for improvement:

The PNA feels that public dollars must support clean, dignified, safe, affordable housing that receives regular inspection and meets present city housing codes. It would be informative and beneficial if the City received copies of all housing inspections done by either the Portland Housing Authority or entities such as Shalom House in a systematic and on-going manner. Subsidized low-income housing units should be pleasant and safe places to live.

Issue 2: Affordable Housing

Portland's recent and rapid gentrification has created a mismatch of rental housing to income level. Currently, we have a situation of high housing demand, housing development geared towards upper income individuals and families, developer easements, and sluggish-to-respond incomes, together creating an affordable housing shortage.

"Affordable housing" is defined nationally as no more than 30% of income to be spent on housing. Currently in Portland, it is more like 40%.

Suggestions for improvement:

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Portland needs to re-define "affordable" to reflect the national definition of 30% of household income, and then require the respect of these definitions. Also, Portland has 3 dominant living styles. Single occupant, double occupant and family. "Affordable" needs to be re-defined in each case.

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Responsible renovation practices by landlords (respect of code, notice given to tenants etc.) and responsible tenancy are both required to create healthy rental partnerships.

*

Tenant and landlord education and reciprocity is important. Both parties must understand their mutual responsibilities to each other, and also to the greater neighborhood and community. This creates an inviting environment for all income levels and participation in the community. Housing in which tenants will remain and respect, and landlords who take care of their tenants should be the norm.

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Renovation of existing buildings: We live in one of the coldest states, and also a state with some of the oldest housing stock, leading to inefficiency and high energy costs. These costs are unevenly distributed towards lower income residents who tend to inhabit older less-renovated buildings. Encouraging property owners to renovate older buildings (window replacement, insulation) will boost heat conservation. Costs will be offset by federal tax incentives and increased energy efficiency over time. Use of these programs and a long-term view by the landlord would shelter renters from the immediate brunt of renovation costs. It will also foster a sustainable and long-term relationships between invested tenants and

landlords.

Summary:

The eventual goal is to create neighborhoods that will welcome and maintain a large pool of “Invested Residents”. We define this population as non-transient citizens living and working within city limits to create neighborhoods that are flexible, community-minded, and resilient to economic fluctuations. Invested Residents are us! We are sitting in this room!

We are not only business and property owners, but also longer-term renters (2+ yrs) of diverse income levels who consider themselves to be an integral part of the neighborhood fabric. We want to live in safe, healthy welcoming neighborhoods. The City can nurture this environment by considerations such as improved pedestrian lighting, sidewalk repair, street cleaning, and enforcement of ordinances regarding trash and discarded furniture. Addressing these issues has an immediate positive effect.

We believe that all residents, whether renting or owning should be able to live and flourish in Portland regardless of socio-economic status and that ***a stable diversity of income*** within a neighborhood is an achievable and realistic goal. We look forward to being part of an evolving city-scape with both immediate and long-term goals, and sustainable and considerate development.

Thank you all for your participation in this conversation.

- Emma Holder and the entire PNA Board

LIBBYTOWN NEIGHBORHOOD ASSOCIATION STATEMENT TO PORTLAND HOUSING COMMITTEE

April 13, 2016

Like all of Portland and the nation, there is diversity of ideas about how to make our neighborhoods safe, livable, and vibrant. There is tension between investment and revitalization and what then becomes gentrification. There is no one position that all people in Libbytown share about how to shape the future of our neighborhood. As a neighborhood association, we have tried to capture the ideas of our members on this issue. They are outlined here:

The Libbytown Neighborhood Association is concerned with keeping our neighborhood affordable. As residents and businesses are out-priced and pushed off of the peninsula, Libbytown and St John Valley are the next closest affordable neighborhoods. Our neighborhood is one of the last pockets of housing – both for rentals and homes for sale – that is still somewhat affordable and close to town. And it is already starting to change. Now is the time to make a plan about how to keep Libbytown affordable while it also changes and grows.

In that vein of thought, the neighborhood association recently wrote a letter outlining concerns about mass evictions in Portland and more specifically, Libbytown. We are concerned about short-notice evictions without just-cause or when buildings change ownership. We are concerned about an increase in homelessness as a result of evictions. We are concerned about vulnerable populations losing housing security. And we are concerned about a reduction in the amount of housing that accepts vouchers. As a neighborhood association it is our responsibility to advocate for all of the residents in our community. **We want to ensure residents continue to be able to live in the neighborhood and are not displaced or out-priced.**

While advocating for affordability, we do not want to be anti-investment. We want property owners that maintain and invest in their properties. We want residents to have desirable places to live. Furthermore, we are a neighborhood that has been bisected by the interstate and with that have lost a sense of cohesion. Because of this, **Libbytown benefits from investments of time, energy and money from businesses, property owners and nonprofits.** This helps build up a sense of usability and vibrancy. Logan Place on Frederic Street is a great example of an investment that benefits our neighborhood. In addition, there is an ongoing buzz and interest in developments with properties on Thompson's Point and Westfield Street as well as the new Jewish Community Center on Congress. We hope that implementing recommendations from the Libbytown Traffic study would also open up more possibilities for development. As many already know, there is a lot of potential for investment in our neighborhood. We want that investment shaped around supporting residents.

OUR REQUEST:

The Libbytown Neighborhood Association is asking for the Housing Committee to take what it has learned from the housing experiences on the peninsula as well as from examples from around the country to create formal structures that both keep our neighborhood affordable for all of our residents while also allowing property owners to maintain, invest in and build properties.

**STATEMENT OF WESTERN PROM NEIGHBORHOOD ASSOCIATION
Housing Committee Meeting, 4/13/16**

Chair Duson, Members of the Housing Committee, and attendees, I am Anne Pringle, President of WPNA and pleased to offer these comments on the City's housing policy.

First we have been asked to address housing **issues of concern**. Our biggest concern, shared by other neighborhood associations and expressed to the former Mayor and City Manager, is the **proliferation of sober houses all over the city**, including concentrations on the peninsula. Sober housing are boarding houses where former drug addicts or alcoholics live together and work on their recovery. They can be operated either for-profit or non-profit. There is no question such housing is needed. However, there are two issues that must be addressed: 1) City has no idea how many sober houses exist, where they are, whether they are concentrated, and what their impact is on neighborhoods. 2) Are they, or should they, be regulated by the City or the State? WPNA and two other neighborhood associations asked the City to address these questions 3 ½ years ago. Nothing was done. We now ask this Committee to address this issue as part of your work.

Second, we believe that housing policy and strategies that arise from it should and be grounded in **guiding principles** such as:

- A healthy Portland reflects a diverse demographic: rich, middle-income, and poor; old, middle-aged, and young; an array of ethnic backgrounds and religious beliefs; creative/productive resident employees, retirees, and handicapped individuals.
- Vibrant, stable, and safe neighborhoods are the keystone of an appealing and dynamic city.
- Portland's housing stock should be maintained in decent and safe condition.

- Diverse and affordable housing options should be available throughout the city, not just on the peninsula.
- Convenient and reliable transit is essential to new housing development.
- Not all housing needs can or should be met in Portland; some should be met in surrounding communities.
- Housing approaches should have a long-term focus and recognize market dimensions and dynamics, some of which cannot or should not be influenced by municipal action.

Based on these guiding principles, WPNA offers the following recommendations, which reflect what we consider to be especially worthy suggestions made in prior meetings of the Committee:

~~Do not over-react to the recent past with over-regulation, but **reexamine and focus on the long-term** housing goals of the City.

~~The City should evaluate the **evolution and impact of changes in its demographic mix, as well as the housing mix** (single-family residential, condos, rental, and unit sizes), over the last ten years. Focus not just on the trends, but what is the desired mix for a healthy Portland?

~~In recent years, new housing development has been focused on small units for either low-income or high-income residents. We are concerned that very little new development has been focused on middle class and families. In order to assure a healthy demographic balance, the City must **focus on the creation of affordable housing for middle-income households and families, both owned and rental.**

~~In order to control long-term affordability, **City-owned land made available for new housing development should leased on a long-term basis**, rather than sold to the developer (whether for-profit or non-profit).

~~In addition, **mechanisms and incentives for long-term affordability** should be established.

~~**Acknowledge the “psychological demand” to live on the peninsula**, but recognize that not everyone can afford it, because of high market values.

~~**New appropriately-scaled development should be encouraged along arterials** and convenient and reliable transit must be developed to assure easy access to the City’s downtown business and cultural core.

~~**Redevelopment of vacated schools and or institutional building are opportunities** for development of new housing options throughout the city should be embraced by the Council.

~~**Short-term rentals can reduce the stock of long-term** housing and should be controlled.

~~Recognize that **Portland does not have sole responsibility for proving affordable housing** for every income segment and engage with surrounding communities to develop new housing options at lower cost.

WPNA appreciates this Committee reaching out to neighborhood associations and is pleased to offer these comments.

Housing Community Development Committee Meeting 4/13/2016

WENA Concerns and Feedback

1). Was under the impression that developers often had to negotiate they would have a few units within a big building as "low income" or "moderate..." As such, The City should honor covenants for low-income units within developments, not as 5 yr clauses or what-not. Property management companies change, leases are lost, and the few low-income people get booted.

2). In what universe is a \$1,100/mo studio affordable? One would need to earn \$? Unclear about the ratios anymore for what one "should" be paying for rent. It used to be x% ratio and now it must be y%. Can someone articulate these amounts? Monthly incomes and rent ratios? Would like to see some hard numbers.

3). Twenty-somethings who have lived on the peninsula are now moving to Westbrook. They can't afford to live in Portland. No longer anecdotal, it's happening.

4). Back in the 90s, Portland had the New Neighbors program to encourage owner-occupied multis. That is when gentrification began, in a way, as young couples scooped up derelict properties and spiffed them up with elbow grease and good design. Would love for something like that to happen again, but the greed involved... prices are just way too high. When a house has doubled or tripled in value within 15 years, how can working class people keep up?

5). Talk a bit about the Aging in Place project that we [WENA] have going right now. We now have volunteers of about 12 people pulling together information about local services, interviewing residents of the West End, and we are meeting this week to create a survey to put out to as much of the West End community as we can...to find out the needs and desires of those in our neighborhood who are aging in place or WANT to age in place. Main points are:

- Demographics of our area are aging and most want to remain in their homes-who better to help them than other neighbors and an organization dedicated to doing that?
- Many of the seniors in question helped to make this neighborhood what it is today-shouldn't we now help them?

- It is a perfect tie in for the neighborhood organizations to support these projects.
- Feeds right into the Age Friendly City designation.
- Big question, aside from getting the city to support these endeavors all over the city, is: Can we expect any financial or in kind support to help with costs associated with this grass roots volunteer project?

6). From a local realtor/property management company: There is one point of concern that clients in the West End neighborhood have raised with me, and that's the unlicensed rooming house at 197 Spring Street. First, there are safety concerns because it's an unlicensed rooming house, which is what Nisbett had on Noyes Street before it burned down. There are city regulations on these types of establishments, but last time I asked for licenses at the City Licensing Office, they told me, "Well, the laws are on the books but we don't enforce them." A number of landlord clients in the West End have raised concerns that if they're being required to register their properties and have them inspected, then this one should be registered and licensed as the City laws require.

The second concern that people have voiced about the property [197 Spring St] is that it's run by and lived in by registered sex offenders and it's located about 50 feet from Reiche School. I know the City doesn't have any restrictions on where sex offenders can live, but that has been voiced as a very serious concern.

7). Please mention the problem of derelict, deteriorating empty houses that have sat for years. They exist all over the city, not only in the West End. There's one on my block that's been empty for years. People have wanted to buy it, but the owners won't sell. If the place were torn down, there could easily be a 3+ unit built on the lot. In addition to not contributing to the housing stock, these places are fire hazards and do nothing good for a neighborhood.

To: Portland's Housing Committee Members:

Jill Duson, Chair
David Brenerman, Vice-Chair
Nicholas Mavodones Jr.
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From: East Bayside Neighborhood Organization

Re: Housing issues in East Bayside and Portland

Date: April 13, 2016

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Pages 9-24: The detailed written comments received by the East Bayside Neighborhood Organization (EBNO) from residents (both home-owners and renters), business owners, and landlords (both resident and non-resident) in East Bayside.

Attachment: Excel spreadsheet with selected demographic information related to peninsula residents

A Summary of Housing Related Concerns from the Residents of East Bayside

Compiled for the Portland Housing Committee's April 13, 2016 Meeting

Gathering feedback on housing issues has proved a monumental task given the diversity inherent in our neighborhood and the obstacles encountered when attempting community outreach within the short timeframe available between receiving an invitation to speak to the Housing Committee and the scheduled meeting for our presentation. Nonetheless, we received a number of written comments and held a number of telephone conversations in addition to discussions held by EBNO board members. Several themes have repeatedly arisen during these encounters. The following is our attempt to summarize these themes and to represent our diverse neighborhood.

Diversity

East Bayside residents value the diversity present in our neighborhood and would like to see that diversity broaden.

Race We are clearly quite diverse in our neighborhood when it comes to ethnicity, languages spoken, and countries of origin. According to data mined for the Area Brownfields Planning Grant, 55% of East Bayside residents are considered minorities. The majority of East Bayside residents would like to see this racial diversity remain strong and hope that housing will be available for all who seek to live in Portland, particularly immigrants who are new to our country.

Zoning We also have great diversity in the types of zoning present in our little neighborhood. There are at least seven zones in East Bayside, including ILB, B5, B2b, B1b, R6, R7, and ROS (industrial, business, and residential). The broad range of zones make East Bayside a vibrant community, but the competing interests can add to conflicts on occasion. Many in East Bayside value the diversity in zones, but would like to see the city provide more guidance and regulation that help ease tension between the business zones, industrial zones and residential zones. Two recent examples involve conflicts between Hammond Street homeowners and a business (Allstate) and a developer (Avesta Housing), both located on Washington Avenue. Allstate hung a bright blue neon sign in its back window and Avesta installed stairwell lighting for four floors that remains on 24/7. Both of these resulted in unacceptable levels of light spillover into the back windows of a number of Hammond Street homes. Eventually, some alterations were voluntarily made to the 24/7 lights by Avesta Housing, and, after multiple calls to the City code enforcement officer, the neon sign was removed by Allstate. As development continues on Washington Avenue, other areas of East Bayside, and City-wide, "City zoning ordinances should be amended to include and clarify protections for residential property owners who's properties border business and industrial zones in order to help mitigate conflicts involving lighting, parking, noise and pollution."

Income One area where East Bayside is lacking in diversity is income. According to 2015 ESRI Community Analyst data, the median household income of residents of East Bayside is \$25,592. This is substantially below the city's median household income of \$41,197 and roughly half of the county's 2014 median household income of \$59,560 (from 2014 5-yr ACS Census data). The majority of East Bayside residents who cited lack of diversity in income levels support mixed income housing and support the building of "market-rate" housing, but were adamant that East Bayside not go the way of Munjoy Hill where the workforce housing has been greatly decimated. A common thread from many residents is that we must not gentrify in the same way as other areas of the peninsula. Diversity of income levels is welcomed, but not at the expense of housing for our low and lower middle income working classes. One major concern is that East Bayside will become polarized with heavily subsidized housing alongside unaffordable "market-rate" and luxury housing, but little to no housing that is actually affordable for our current workforce residents. Several cited that the gentrification of East Bayside has already begun, as many of us have had friends and neighbors who have been priced out of their apartments and rental homes. This is causing concern for our continued future as a neighborhood where the workforce of Portland can afford to live.

Age Another area which some cited as a housing concern is the lack of diversity in the ages of our residents. In fact, we are very young neighborhood with a median age of 28.5 (from 2014 5-yr ACS Census data). We lack middle aged and elderly residents. Respondents expressed a desire for improved housing policies and transportation options that would be supportive to older residents in East Bayside. Policies that facilitate accessory apartments, property tax relief, home repair financing, increased transit routes and stops with shelter and benches, etc., would assist older residents to remain in their homes ("age in place").

Diversity Summary: We want to see housing policies that will facilitate the development of mixed housing construction that includes all of these elements of diversity within our neighborhood and other Portland neighborhoods.

Housing Insecurity and Affordability

Many raised concerns about the affordability of rental units in East Bayside and Portland. We are largely a neighborhood of renters with 85.5% of our residences occupied by renters while only 14.5% of our residences are owner occupied. Renters who spoke about their experiences of renting in East Bayside were reluctant to put anything in writing, and those who did, wanted to do so anonymously. That, in itself, speaks to the problem of housing insecurity and the fear tenants face of no-cause evictions. One renter shared the struggles that she faced finding any place to live in Portland, let alone a place that she could afford. Just recently, she and her roommates faced the dreaded predicament of their rent being raised by their landlord to an amount which they could not afford. However, because they knew their rights as tenants, they

knew their landlord hadn't given them the required number of days' notice, so they were able to sign on for another year. But now, they are aware that their landlord intends to raise the rent and that relocation is likely imminent. This tension between landlord and tenant is occurring all across the city, and East Bayside is no exception.

Gentrification is already happening in East Bayside. Most support the addition of "market-rate" apartment projects in East Bayside, such as Redfern's 89 Anderson Street, as welcoming to increased income diversity within our neighborhood. However, given the current housing shortage and high demand, the resulting "market-rate" housing units are not affordable for the vast majority of current residents of East Bayside, or for the majority of all current Portland peninsula residents. We are witnessing that, as new development occurs on the peninsula, rents and property taxes increase, and so does displacement of current residents. So, while new developments may increase income diversity at higher income levels, we are decreasing diversity at lower and middle, non-subsidized, income levels in East Bayside. Clearly, this does not support, and seriously undermines, our neighborhood's goals for sustainable, multi-faceted diversity. We are passionate about maintaining, and expanding housing for current, and new, lower and middle income, working class residents in East Bayside. Many in East Bayside would like to see action that ensures that those who work in Portland can afford to live in Portland.

A common reaction, to learning about the City planning department's definition for "workforce" housing, is a deep concern that the income levels referenced are based upon 100% of the area (county) median family income of "about \$75,000" and the economic unit referenced is a family of four. Neither of these demographic targets is reflective of current peninsula residents.

One commenter researched the demographic data for the eight Portland peninsula census tracts using the American Community Survey (ACS) 2014, 5-year, combined data. She calculated the median family income for peninsula residents at approximately \$38,097, and the median household income at approximately \$31,641. The 2014 median family income and the median household income for Census Tract 5 (East Bayside/India Street areas) was \$25,353 and \$26,303, respectively. She learned that 69% of peninsula households are "non-family" households and that the average household size ranges from 1.41 to 2.55 people. Her worksheet analysis is included for your review as an attachment to this PDF file.

Many are concerned "that City planning policy discussions are not yet formulated around an effort to retain current residents" and suggest that: the City's policies for workforce housing and inclusionary zoning "should target the income levels of Portland's current workforce that need support in order to afford housing in Portland." One person suggested "that policy income level targets should be based on single incomes, with multipliers applied for additional family members. This would make the policies and planning discussions more accessible and understandable for the general public." For example, using HUD discount/multiplier guidelines, the \$75,000 - family of four area (county) median family income translates to a \$52,500 area (county) single median income. This person suggested that the City's policies for workforce and

inclusionary zoning should target single area median income levels between 60-100% of area median income, about \$31,500-\$52,500.

One person stated, “Gentrification doesn't necessarily need to result in displacement.” This was a common theme, but many fear that if we just let the free market take the reins, then our friends and neighbors will be displaced. The same resident summed up the concern of many East Baysiders by stating, “I think that most people in East Bayside value our neighborhood's diversity, affordability and family-friendly nature, and we share a healthy concern that, in the absence of policy changes at City Hall, what happened to Munjoy Hill – the rapid transition from a renter-dominated, working-class neighborhood to a neighborhood of wealthy homeowners – could very well spill down into our neighborhood.” There are ways to accomplish this, such as appropriately targeted inclusionary zoning ordinances, instituting tax incentives and home repair financing programs that foster rent stabilization, and formulating effective, loophole free, affordable housing replacement ordinances.

AirBnB

Several shared concerns about the rise of AirBnb rentals in East Bayside. The overriding concern we are seeing is empty houses and empty apartments as a result of this. The owners are hoping that by renting their homes out as AirBnbs, they will earn more money than they could with longer-term tenants. This is the wrong direction! We are having a housing crisis in Portland, a crisis which is being exacerbated with the rise of the AirBnb. Many in East Bayside think the city needs to take a look at this new trend and come up with some way to regulate it, so that it does not result in a further decrease of housing options.

Density/ Urban Infill

This concern leads right into the question of increased density and urban infill. Residents of East Bayside are mostly supportive of increased density and urban infill, but want this done in a responsible manner. There is a general consensus that the recently revised R-6 zoning is suitable for East Bayside, and that it does a decent job of balancing the need for more housing in the city with supporting the maintenance of the existing pattern of neighborhood housing structures. Many recalled the recent attempt (spring of 2014) by the city to rezone our entire residential neighborhood into the very permissive R-7 zone. This attempt caused unnecessary conflict in East Bayside and in some cases pit neighbor against neighbor. Furthermore, rezoning an entire neighborhood was unprecedented in the history of zoning in Portland. Many in East Bayside think the attempt was ill-advised and hope to never see a repeat. Most are accepting of the changes made to the R-6 ordinance and feel it is adequate for most of East Bayside and some think it should be extended to off-peninsula neighborhoods, as well.

Regarding any higher density and/or larger structures, most prefer to see these projects located along the edges of our neighborhood, along transit corridors, such as Franklin Street, Washington Avenue, Marginal Way, and Congress Street. If high density housing complexes

are located along the edges of the community, the resulting heavier traffic patterns could be kept out of the interiors of our neighborhood. Many want City policies that encourage and incentivize the maintenance, and replacement, when necessary, of the remaining single, two, and three-family structures that occupy so **very few** streets in East Bayside. As one resident stated, “Streetscapes with these types of housing structures are the “bedrock” of stability, continuity, and connection within a neighborhood. The folks who live in and/or own these structures are much more likely to put down roots, engage in their neighborhoods, volunteer as board members or active participants in their neighborhood organizations, and actually care about their community and its residents. If these types of structures are replaced with large, multi-unit, high density apartment complexes, they will be gone forever, and so will the connective fabric of the peninsula’s neighborhood communities.” Some comments were supportive of increased smaller scale development, rather than seeking fewer, larger projects. For example, rather than looking for huge developments like the Midtown Project, some prefer numerous, smaller lots, with a diversity of development over time – adding more streetscapes of predominantly single, two, and three-family structures, in areas, like Bayside, where few exist currently.

Several mentioned a desire to maintain “green spaces” in East Bayside. One resident stated, “The properties here in East Bayside do not have a lot of ‘green space’ but most were originally built to include a traditional, back or side yard in order to provide some sense of privacy and relief from the urban streets.” The fear is that with the rise of large, four, or more, story developments with very little space, the green areas of East Bayside will be lost. Others expressed a desire to make sure our R-OS zones stay intact, and a further desire to see more small parks and gardens in East Bayside.

Architecture

Concern about the quality of architectural design was raised by some in the neighborhood. One resident stated, “Regarding future real-estate developments, it would be nice to see the city consider in earnest the serious effect of architecture on the city and citizens. Developers don’t need more red tape to jump through but they must be held to higher design standards. Urban architecture is in large part a public experience and it dramatically affects the community it purports to house and even those it doesn’t. Developers need to be pushed and incentivized towards innovation and smarter design solutions and away from design that only reflects developer interest in maximizing profit and minimizing risk.” He further states, “Imagine a development process wherein design standards were mandated by the city to reflect a common-sense vision of community and health for all of Portland’s residents. This would not have to compromise financial viability but instead possibly improve it. People travel for design. Good architecture inspires, motivates, and uplifts people towards better versions of themselves. Imagine a building with a variety of outdoor spaces that encourage community interaction and active lifestyles and a variety of units for diverse demographics including millennials, the

elderly, as well as luxury units, all in the same development. This is a healthier way to build and strengthens social fabric rather than further separating citizens by income bracket. There are many examples of successful developments of this kind based around healthy shared ideals based on common-sense community values and it would be nice to see Portland make an effort to build and develop in this direction.”

Landlords

There were concerns raised about absentee landlords and the untenable conditions that some renters in East Bayside are forced to endure. Neighbors are concerned about trash, unsafe living conditions and rowdy tenants, circumstances which are generally due to landlords who live “away”. Many would like see more clear regulations from the city about conditions for rental units and would like to see more strenuous code enforcement of rental units. Airbnb is a related issue (see above).

On the other hand, some landlords spoke up and said that laying the burden of a lack of affordable housing at the feet of landlords, most of whom are really just small business people, is not much of a solution. One landlord for example just put in \$6,000 worth of fire doors in one of his buildings. He did this in response to the Noyes street fire. In order to get his money back in three years he would have to increase the rents \$30 per month per apartment (6 units). He is not taking into account other expenses. At this point, he has not raised the rent, so currently he is out \$6,000. There needs to be a balance about what is expected of the landlords and some incentives for landlords to keep their rents reasonable and rental properties up to code. Could the City provide tax relief to landlords for rental unit improvements?

Landlords also expressed frustration about how difficult it is to complete the administrative tasks required by the city. One landlord states, “As a landlord in East Bayside, it would be nice if all matters of city commerce, bills, taxes, fees, etc. could be dealt with in a single online platform. As it is now, I receive individual paper bills from each department requiring separate checks sent in separate directions at various times annually. As banking increasingly moves online, the city would do well to adjust accordingly and centralize its online system, reducing waste and logistical confusion while providing the city an efficient online resource to contact its citizens directly.”

Parking, Transit and Pedestrians

There are mixed views about parking in East Bayside. Some feel that providing off-street parking just makes residents more likely to own cars and others feel that we haven’t yet provided sufficient transit options for residents to ditch their cars. One interesting fact is that 27.2% (according to 2014 5-yr ACS Census data) of East Bayside households are without a vehicle. That is actually a greater percentage of car free households than the rest of the city of Portland. For that reason, many in East Bayside would like to see more transportation options available,

particularly bus and car share services. People would like to see more bus stops in East Bayside, and increased frequency of service in order to make taking the bus more functionally possible. We also need improvements to our sidewalks, sheltered benches, curb ramps, bicycle lanes and crosswalks. If the city made it easier to get around without a car, then more people would ditch their cars, thus decreasing the need for providing off-street parking, an obstacle for some developers.

Other residents feel strongly that developers need to provide off-street parking in order to keep our streets safer and less congested. In fact, one resident stated, “Parking garages for these new high rises are imperative. We need easy access to off-street parking for residents so pedestrians, bikers, cars and school busses can safely navigate our neighborhood.” Those who rent tend to be more attracted to rentals with off-street parking, and said it plays a role in their decision-making about renting. No one, especially older residents, wants the hassle of moving their on-street, parked car to far away parking areas during the frequent, seasonal parking bans.

The issue of parking is clearly one where there is little agreement and large impact for both housing policies and neighborhood livability. A gradual transition to less City land devoted to parking must be supported by sufficiently increased and improved transportation alternatives.

Brownfields

A major concern for those living in East Bayside is the high level of contamination in the soil. East Bayside is largely built on fill from the great fire of 1866, so has a lot of coal ash (full of lead and polycyclic aromatic hydrocarbons (PAHs)). We also have a great deal of lead contamination, and to a lesser degree, asbestos and heavy metals, due to the city demolishing homes in the 1960s in order to build the Franklin Arterial. The hazardous building materials from these homes were not carted off; the houses were just collapsed, thus leaching dangerous chemicals into the soil in East Bayside. This soil is still contaminated (source: EB Area Wide Brownfields Planning Grant FY15). This leads to all sorts of problems when developers want to build, as digging is not always an option. Every effort should be made to communicate to developers that help is available for Brownfields Remediation through the GPCOGs Brownfield Assessment and Clean-up Programs and through the GPCOG’s and the City’s Brownfield Revolving Loan Fund Programs.

Summary

In summary, we will share statements from a couple of our residents. Their quotes will serve to share both the fear and excitement that is shared among the residents of East Bayside as we are watching our corner of the peninsula change rapidly. Says one resident: “As a current and

long-time resident/homeowner in East Bayside, I am very concerned about the rapid pace of housing development happening in our neighborhood. I recognize the inevitability of change and growth in the city and am aware that there is a need for more housing in Portland, especially for lower and middle income residents. East Bayside presents an attractive choice to developers, thanks to its mix of aging, single family homes and apartment buildings, as well as some business and industrial areas. The neighborhood has a long history of being populated by working class and immigrant families. My concern is that this exact group of people, myself and my husband included, will no longer be able to live, work and enjoy the very qualities that have made this corner of Portland a vibrant and livable neighborhood.”

Another resident states, “As a longtime Portland resident living with my family in East Bayside, I have watched with great interest as our neighborhood has gone from neglected to selected; selected by every high-end condo and apartment developer who wants to make lots of money. I know that in our "free market" system there are limits on what the City can do to prevent over gentrification, but more needs to be done, unless we are comfortable with subsidized housing, high-end condos, and very little in the middle; I am not! I am not an expert on mechanisms to cool down an overheated real estate market and foster the development of more affordable housing, but if we don't, I fear we will lose the mixed neighborhoods that add vibrancy to life in our community. I know there are no easy solutions, but there are many residents who share my concerns, which can translate to significant support for taking bold action to keep Portland affordable and improve our housing stock at the same time.”

In closing, one East Baysider shared this. “I like this quote from Tom MacMillan of the Portland Tenants Union- ‘Free market is not going to ensure that Portland maintains its unique character and charm or provides enough affordable housing for everyone.’ Portland has a City motto, ‘Yes, Life's good here.’ What makes life good here (in Portland and East Bayside) could be lost without a vision and the ability to hold on to what makes us great.”

Respectfully submitted,

Representatives of East Bayside,
EBNO Board Members,
Ellen Bailey and Cynthia Cochran

East Bayside is gentrifying (obviously). Developers have gotten a whiff of the next hip neighborhood and started flipping houses from affordable to luxury. Meanwhile, commercial rents have started pushing out the artists and artisans who made it hip in the first place. My biggest worry for the neighborhood is that it will end up divided between luxury homes and condos on the one hand and heavily subsidized low income housing on the other (e.g. PHA housing around Kennedy Park, Thomas Heights building on Washington). Lower-middle and middle class housing (both owned and rented) may be in danger of disappearing if current trends continue. I'd like to see policies considered to discourage developers from tearing down existing homes and replacing them with luxury homes. Also, I'd like to see a continuation of the commitment to subsidized housing for low-income families and individuals.

Toby Rzepka
East Bayside Resident-Homeowner
Fox St.

1. Affordable housing DOES NOT equal Market rate. In the Feb 25 2015 meeting there's a line " Rent does not exceed 30% of the annual income for earning less than 100% of the area median income". Not sure what this means- need an example
2. Need to keep residential neighborhoods- single family homes to build integrated neighborhoods, vs high turnover rental community that build anonymity.
3. In our area where residential and industry mix - need to make accommodations on the part of industry- as the residences are the priority- light, sound, odor pollution. Examples would be the sign incident, or sound- trucks loads or unloading at early hours, etc. Also, with increase in restaurants and stores- uptick in traffic- cars and foot traffic- will this result in trash, parking on residential streets, etc.
4. I like this quote from Tom MacMillan of the Portland Tenants Union- " Free market is not going to ensure that Portland maintains its unique character and charm or provide enough affordable housing for everyone." Portland has a City motto " Yes, Life's good here." What makes life good here could be lost without a vision and the ability to hold on to what makes us great.

Edie Woodward
East Bayside Resident-Homeowner
Hammond Street

I love to projects that PHA are working on because, in order of importance.

1. They are creating actual mixed housing (various levels of income in the same building)

2. They respond to the concerns and feedback of the neighborhood and reflect this in their design.
3. They are invested in this place, understand it and honor it (an example is their plan to build taller buildings along Franklin and shorter ones as they move toward the center of East Bayside because density is less in the middle.

I think PHA is an example of what we need more of. They have already created the blueprint, invented the wheel and others looking to develop here should look to them and their practices for guidance.

The final and perhaps most obvious point is we need more affordable housing.

Outside the box thinking I would love to see affordable condos so all people could start building equity.

Melissa Hoskins, EBNO President
East Bayside Resident-Homeowner
Smith Street

- East Bayside is on peninsula and SHOULD be densely populated, as that is the neighborhood's roll in the city and regional plans.
- The level of density should be compatible with the single family homes that exist. I believe that the current R-6 zoning does this, and balances the need for more housing in the city with the existing single family homes.
- I would encourage the housing committee to consider allowing even more density (than current zoning allows) on the Portland Housing Authority properties that are not directly adjacent to single family homes.
- I am not worried about the traffic or parking issues connected to creating more housing in the neighborhood, as I believe that many of the new residents will have no cars, or less cars than current residents.

Evan Carroll/Bild Architecture
East Bayside Resident-Owner
Everett Street

I think that most people in East Bayside value our neighborhood's diversity, affordability and family-friendly nature, and we share a healthy concern that, in the absence of policy changes at City Hall, what happened to Munjoy Hill – the rapid transition from a renter-dominated, working-class neighborhood to a neighborhood of wealthy homeowners – could very well spill down into our neighborhood.

But I think a lot of us involved in the neighborhood association also understand that we, ourselves, are part of that trend, and that's important to bear in mind. Jess and I bought our home on Smith Street out of foreclosure after it had been abandoned for a year, but it had previously been occupied by a several much larger Latino families. I'm very much aware that our living here makes our neighborhood whiter and more privileged than it would have been if our predecessors had been allowed to stay.

And from what I can observe, it looks like many of us involved in the East Bayside Neighborhood Organization could make similar claims. We are not representative of the majority of the neighborhood's residents, who are non-white renters. We represent a very small subset of East Bayside's population – we're white homeowners* who have the time and energy to attend meetings and keep up with email discussions.

And I think that's OK, as long as we privileged members of EBNO make a strenuous and consistent effort to remember that the neighborhood as a whole is much larger than us and often has much different interests at heart, especially when it comes to the availability of housing.

As homeowners, we don't have to worry about a landlord jacking up our rent or kicking us out, so it's easier for us to focus on much pettier issues like who's parking their car in front of my stoop.

But most of our neighbors don't have that housing security, and it's often a huge threat to their health and family well-being.

Personally, I make peace with the knowledge that that Latino family can't live in my apartment any longer by volunteering for the housing authority and doing work that's creating many more new homes for other low- and middle-income residents, especially renters. My block might be whiter than it used to be, but we're building 45 new apartments for low-income families just down the street and we've got more in the works.

Gentrification doesn't necessarily need to result in displacement, as long as we work hard to accommodate and encourage new housing for *all* the people who want to live here. The places where gentrification gets truly nasty – places like Boulder and San Francisco and even Munjoy Hill – are places where homeowners attempt to shut out newcomers with lawsuits and exclusionary zoning laws, which make housing shortages even more brutal.

We don't have to do that here. Let's acknowledge that other privileged white people – people who look like all of us on the EBNO board – will continue to be interested in moving here, and that unless we want them to continue displacing low-income renters in the neighborhood's older buildings (as we did ourselves), then we need to welcome more buildings like the one going up at 89 Anderson Street to make room for those newcomers.

And if we care about building more low-income housing to make room for more immigrant families and low-income seniors, then we need the city to legalize more-affordable zoning regulations. Government subsidies for low-income housing are declining and that's a threat. But the city can more than make up the difference by cutting some of its most expensive zoning red tape, doing things like getting the off-street parking requirements (a regulation that only

generates more traffic and does tremendous harm to low-income transit-dependent households) and allowing taller buildings for dedicated low- and middle-income housing (which would allow us to fit homes for more families on any given site with lower construction costs per apartment).

Christian MilNeil/Portland Housing Authority Chair
East Bayside Resident-Homeowner
Smith Street

More than a few years ago when I was on the MHNO Board we held a forum about the redevelopment of the Adams school. In general folks wanted to see more housing, and housing that would accommodate a diverse population - singles, families, couples, a range of ages, and that that housing should reflect the scale of the existing housing.

I still support much of this, but housing is of an even greater need now, and recent developments have pushed the envelope regarding scale and design.

I'm pro-housing and think that we should be supportive of development on the East End and throughout the city. We should avoid efforts that create difficulties for more housing. If the city is going to grow and house people we need to make the city function well, we will need more housing, diverse housing, for diverse incomes, sizes, etc. Not just those that already got it or can pay for whatever they want.

Some places a larger scale is appropriate. The reforms to the R6 are good. I'd like to see those extended to other neighborhoods and see opportunities for more housing off-peninsula as well as on. I also think that housing and transportation must be linked together- the City should encourage development along major thoroughfares like Forest, Brighton, Washington, creating hubs for development and transit.

I would also be supportive of more small scale development bit by bit rather than trying to reel in one big development. I suspect we could have built out half of Bayside lot by lot over the last 15 yrs as opposed to waiting for a Midtown to maybe happen.

Markos Miller
East Bayside Business Owner – Ten Ten Pie
Cumberland Ave

Hi Cynthia, I'm in Spain but here are some of my thoughts for your consideration. Being here has sort of given me this epiphany of our struggles. We previously had a highly respected professor tell the housing committee that the over-riding issue relating to housing is jobs and zoning. This has been said to many council members over and over and I think we can say that it's not been well received. Trying to lay the burden of a lack of affordable housing at the feet of landlords, most who are really just small business people doesn't strike me as much of a solution. Just for example, I just put in 6k worth of fire doors in one of my buildings. Now that was in response to the Noyes street fire. I'm not complaining just stating a fact. In order to get my money back in three years I would have to increase the rents 30 per month per apt.(6 units). Now that doesn't take into account any other increases in expenses that I would also have. So at this moment I'm making 6k less than I made last year.

What I think though the real problem is we are trying to transition from a quasi-suburban style of Maine living to a more urban style and I think a lot of people are resisting that change which is why we have so much hoopdidoos over most projects. Perhaps we should be looking more at that then trying to continue to try and solve each and every issue that comes our way in a vacuum. While I know that to most people facts don't matter, at some point we have to either grow or we will wilt. Without serious living wage jobs it won't matter where we build or what we build, even making 15 an hour is only a six or seven hundred dollar a month apt.

You and I have had many discussions over a wide variety of issues and I know you and your partner are not that fond of the same type of urban infill that I am. Maybe that is really where the conversation should be starting. If it were up to me this whole mid- town thing would be tossed, I would cut the land into 50-70 small lots, i would encourage live work buildings along the trail (giving more people an actual reason to go on it) I would use the 7,000,000 for the parking garage to help with mortgages and create a real neighborhood that would draw in business. Look at rising tide on Saturdays, and the soccer field, that's a better model than what is currently proposed.

I'm sorry for not being more coherent, too much sangria and tapas I guess, but you know me well enough to get my drift. Perhaps you can just summarize it for me, I'm usually more eloquent. One thing that has been clear to me here in Spain, is that people are used to living closer together, so every night they come out of their houses and are in the street and plazas. There is a vitality that doesn't seem to be in Portland, Mainers really are about their own agendas and maybe it's time to start doing things for the greater good.

Ron Gann/ Housing Developer – Munjoy Hill Homes
East Bayside Resident-Homeowner
Washington Ave

As a longtime Portland resident living with my family in East Bayside I have watched with great interest as our neighborhood has gone from neglected to selected; selected by every high-end condo and apartment developer who wants to make lots of money. I know that in our "free

market" system there are limits on what the City can do to prevent over gentrification but more needs to be done, unless we are comfortable with subsidized housing, high-end condos and very little in the middle; I am not!

I am not an expert on mechanisms to cool down an overheated real estate market and foster the development of more affordable housing but if we don't, I fear we will lose the mixed neighborhoods that add vibrancy to life in our community. I know there are no easy solutions but I think there are many residents who share my concerns which can translate to significant support for taking bold action to keep Portland affordable and improve our housing stock at the same time.

Jason Wentworth

East Bayside Business Owner – Portland's Greener Cleaners, 115 Fox Street

East Bayside Resident-Homeowner

Hammond Street

My concerns for housing are:

1. I would like to see greater ease, less restrictions, in being able to convert single family dwellings into two family.
2. I would like to see more ADU (Tiny Houses, Garage apartments, etc) and alternative dwellings be easier to convert over to. More progressive thinking. A real clear plan from City Hall. Sooner than later. Their website says that the ADU specs are not very defined, yet. I say, look to Portland, Oregon as an example, role model for housing crisis.
3. I would like to see more renters' rights established. Again, look to Portland, Oregon as an example of renters' rights currently being set in stone with the city.

Anonymous by request

East Bayside Resident-Homeowner

Everett Street

As a resident of Hammond Street in the R6 zone of Portland, I am very concerned with the future planning and development of my neighborhood and feel that it is important to address light pollution and environmental protection. As most are aware, East Bayside is one of the most rapidly changing areas of Portland. It is imperative that voices of residents be heard by city planners and allowed the opportunity to present our concerns prior to development decisions. While I do appreciate the call for letters for the upcoming meeting this week I was frankly

disappointed to learn that members of the public would not be allowed to speak about our concerns at the meeting directly.

My property directly abuts the business zone district B2B below Washington Avenue. City code and zoning regulations include the goal that "B2B development should relate to the surrounding neighborhoods by design, orientation and circulation patterns". I would appreciate greater clarity about the B2B zoning. I would like to know what defines a circulation pattern as I am not a city planner or a developer. I wonder if circulation pattern includes the existing community and residents or if this is a term referencing future customers and clients? Does it refer to pedestrian use or vehicles? I believe that open access to this information would lead to greater understanding between the City, developers and residents.

Please also consider the impact of light pollution on the residential areas. I recently had to contact a city code specialist after a new business in the B2B zone placed a blue neon logo sign in the back window that shone into my back bedroom window, illuminating my house. Fortunately, for myself, and my neighbors we were able to get the sign turned off due to the regulation that "signs located in or adjacent to residential zones shall not cause light spillover or glare into properties within the residential zones." Unfortunately the business did not initially comply with the request from the city code enforcement officer and kept the sign on. This contributed to undue stress for the affected residents of Hammond Street and we had to call the code officer multiple times to point out the code/regulation violation before compliance by the business occurred. During one of the phone calls I was told that the code officer was too busy saving lives to worry about a neon sign. This experience showed me that residents must be advocates for maintaining our neighborhoods, and that business owners must develop greater respect for residents, follow the rules, and comply with requests by the coding officers.

My final concern is the environmental impact of this rapid growth. Recent development has contributed to multiple large trees being cut down in East Bayside. Trees provide habitat for urban bird and animal dwellers and cannot be simply replanted with smaller, low growing, architecturally friendly trees as many developers claim. Trees that provide nests and protection for birds cannot be replaced in five, ten or even twenty years. As an example, the area of the former Jack Path was once a forest filled with the sounds of birds. When I recently walked through the area, I was unable to find a single bird's nest or site a bird. Small trees dotted the new development and bird song was replaced by the noises emitted from the heating systems. Many who move to Portland do so because of the integration of nature in the urban environment. I believe that we should be considering longer-term goals when making decisions about development and fully consider the impact of our actions on the surrounding ecosystems. Simply providing pockets of green space in a predominantly urban landscape is not enough. Urban development studies across the nation have shown that residents have increased health benefits from having greater access to green open spaces. To only focus on building in and up in the B2B zone leaving minimal pockets of green space will not be healthy for future Portlanders or the environment.

Kathleen McKeon
East Bayside Resident-Homeowner
Hammond Street

I appreciate this opportunity to share my hopes and concerns about housing in Portland, specifically housing in my neighborhood, East Bayside.

Affordability

My first hope for East Bayside is that we will remain an affordable place for Portland's workforce to live. I have watched with great dismay as long-time Munjoy Hill residents have been forced out of their homes into surrounding communities, and I am now watching the beginning of that process of displacement happen here in East Bayside. In fact, just two weeks ago, a good friend of mine who has rented an apartment in East Bayside for 20 years was forced out because she could not afford the rent increase levied by her landlord. I don't think landlords are fully to blame here. They are just part of the free market, and if they can get more rent, they will. In some cases, the landlords have increased costs due to increases in property taxes and costs associated with keeping their buildings up to code, so have no choice but to raise their rents. I think we need to look at regulations, assistance and incentives that the city can provide to landlords to keep their rents affordable.

I am concerned about the definition currently used to define the term affordable. Affordable for housing purposes is 30% of the annual income for a household earning less than 100% of area median income for the Greater Portland Metropolitan Statistical Area. Current market rate housing going into East Bayside is nowhere near what East Bayside residents consider affordable. The median household income for East Bayside is \$23,603 which is lower than the rest of the city of Portland (median income of \$44,487) and substantially lower than the median income for Cumberland County at \$57,159 (source of data: EB Area Wide Brownfields Planning Grant FY15). I am concerned about this because the median income for East Bayside is so much lower than the surrounding areas that building "market rate" housing in East Bayside is unattainable for the current population. What developers are calling affordable is not truly affordable for most in our neighborhood. This isn't necessarily a negative, as I am for mixed socio-economic classes, but my fear is my friends and neighbors and maybe even me, will not be able to afford to live in East Bayside anymore.

The concern I have is not those who are living in heavily subsidized housing. My concern is those who are in the lower class and lower-middle class who work hard for a living, but do not have high paying jobs. It is this group of people that I am afraid may be losing the opportunity to live in Portland and more specifically, East Bayside. If this trend continues, we will be looking at a situation in East Bayside where we have heavily subsidized housing alongside "market rate" and luxury housing, but nothing in between. My worry is that we will lose our working poor and working class. Basically, I want to make sure we not only maintain our current workforce housing, but increase our workforce housing, in light of other neighborhoods, like Munjoy Hill, losing that housing.

The ancillary problem generated when forcing out the working class is traffic. If we want less traffic in Portland, then the people who work here need to be able to afford living here. If not, then they are going to have to drive in to work and thus add to the cars coming in and out every

day. This is the opposite of what we want in Portland. We want fewer people to have to drive in to work. We need to make that possible with affordable housing.

AirBnB

I have a concern about the rise of AirBnb rentals in East Bayside. Within my one block, there are three, two of which have resulted in less housing. One has resulted in an empty house and the other has resulted in an empty apartment. The owners are hoping that by renting their homes out as AirBnbs, they will earn more money than they could with tenants. This is the wrong direction! We are having a housing crisis in Portland, a crisis which is being exacerbated with the rise of the AirBnb. I frankly think the city needs to take a look at this new trend and come up with some way to regulate it, so that it does not result in a decrease of housing options.

Zoning

East Bayside is a very diverse section of the peninsula in terms of zoning. In fact, we have at least seven different zones in our neighborhood, some industrial zoning, a couple of different residential zones (R-6 and R-7) and some business zones (B1b, B2b and B5). This creates some controversy on occasion, particularly with noise levels, parking needs and bright lights. Because we have zones with very different needs situated adjacent to one another, I would like to see some regulations (about light pollution, noise levels and on-street parking) put in place to help “keep the peace”. The most recent trouble I have been aware of is from bright lights on Washington Avenue shining right into residences on Hammond Street.

Another concern I have, related to zoning is a recent attempt made by the city to rezone our entire neighborhood. The planning division seriously considered rezoning all of the residential areas of East Bayside from an R-6 Residential to the quite permissive R-7 Residential Zone. This move caused a lot of unnecessary angst in East Bayside and in some cases pit neighbor against neighbor. Furthermore, rezoning an entire neighborhood was unprecedented in the history of zoning in Portland, ME. I think it was a grave mistake and am hoping the city never considers blanket rezoning of any neighborhood, particularly my neighborhood of East Bayside. That move engendered a great deal of mistrust toward the city.

Density

I am fine with increasing population density in East Bayside, but only if it is done in a responsible, respectful manner through clear planning, and communication with current residents. I don't think it would be responsible, for example, to place a project like the one going up at 89 Anderson Street in the middle of the block on Mayo Street or other areas of predominately single-family homes. I would like to see new housing maintain the current scale of the neighborhoods. The higher density would make the most sense on the edges of East Bayside in areas that are along transit corridors. For example, I think higher density would make the most sense along the Franklin Arterial, Marginal Way, Washington Avenue and Congress Street. I also want to see our R-OS zones remain in place. For example, Fox Field is a great open area which I would hate to lose for the sake of density.

Transit and Transportation

I think higher density goes hand-in-hand with a strong transit system and a strong on-street infrastructure that allows for safe walking, biking, and jogging. Currently East Bayside has one

METRO stop at the corner of Fox and Washington. That is just not adequate for those who may not be in strong physical shape. I would submit we need to have more stops in East Bayside, such as one at the corner of Fox and Anderson, in order to make it more appealing to take the bus. We also need improvements to our sidewalks, curb ramps, bicycle lanes, and crosswalks. If the city made it easier to get around without a car, then more people would ditch their cars, thus taking some of the pressure off of off-street parking, an obstacle for some developers.

Jobs

Of course, one major problem for housing in Portland is that people cannot get jobs which pay them a living wage, especially given that housing costs are beyond affordable for those who work in Portland. I think Portland needs to get more creative in the way it attracts businesses to the city. One area in particular that I think needs to be looked at is the zoning in the ILB zone of East Bayside. Currently, it is quite difficult for businesses to open up in the area because of the zoning restrictions. If we want higher density in East Bayside and fewer cars, then we need more jobs in the neighborhood. To me, it seems like the Industrial Zone would be the perfect place for new business, we just need to look at the zoning and make sure it is permissible enough to attract new businesses without being so permissive that national chains move in.

Brownfields

A major concern for me living here in East Bayside is the high level of contamination in our soil. East Bayside is largely built on fill from the great fire of 1866, so has a lot of coal ash (full of lead and polycyclic aromatic hydrocarbons (PAHs)). We also have a great deal of lead contamination, and, to a lesser degree, asbestos and heavy metals, due to the city demolishing homes in the 1960s in order to build the Franklin Arterial. The hazardous building materials from these homes were not carted off; the houses were just collapsed, thus leaching dangerous chemicals into the soil in East Bayside. This soil is still contaminated (source: EB Area Wide Brownfields Planning Grant FY15). This leads to all sorts of problems when developers want to build, as digging is not always an option. I hope every effort is made to communicate to developers that help is available for Brownfields Remediation through the GPCOGs Brownfield Assessment and Clean-up Programs and with Portland's Revolving Loan Fund Program.

Diversity

One of the greatest parts about living in East Bayside is its diversity. We have the most racially diverse population in the city, and I would like to see that continue. We need to make sure our housing options are welcoming to all who are looking to settle in East Bayside. We are the poorest neighborhood in the city, so I would welcome a little more diversity in income, but need to state once again that I do not want our working class forced out. That would be detrimental to our neighborhood. We are diverse as well in our zoning. East Bayside could be a model of how cities can manage residential, business and industrial zoning in a very small space. My hope is that East Bayside can be successful in integrating work/home/school and recreation in one neighborhood. We must, must keep it affordable if we are to meet that goal.

Ellen Bailey, EBNO Board Member
East Bayside Resident
Hammond Street

As a current and long-time resident/homeowner in "East Bayside", I am very concerned about the rapid pace of housing development happening in our neighborhood. I recognize the inevitability of change and growth in the city and am aware that there is a need for more housing in Portland, especially for lower and middle income residents and East Bayside presents an attractive choice to developers thanks to its mix of aging single family homes and apartment buildings as well as some business and industrial areas. The neighborhood has a long history of being populated by working class and immigrant families. My concern is that this exact group of people, myself and my husband included, will no longer be able to live, work and enjoy the very qualities that have made this corner of Portland a vibrant and livable neighborhood. With the steady addition of several large, out-of-scale developments already built or in process, the intimate and accessible nature of this neighborhood has already begun to change. Four story and larger condominiums are replacing existing single family and three story apartment buildings, altering the very nature of the streets and restricting access and enjoyment of the backyards, city views and open air for those that reside here now. The properties here in East Bayside do not have a lot of "green space" but most were originally built to include a traditional, back or side yard in order to provide some sense of privacy and relief from the urban streets. The larger developments threaten this neighborhood balance and destroy the visual balance as well, by disrupting the height continuum that has functioned successfully on this, the "Backside" of Munjoy Hill for so many years. All of us should be permitted to enjoy the wonderful aspects our city has to offer. This should include being able to afford to live and work here, as a renter or homeowner, and not to be excluded from your own neighborhood's offerings due to misguided development choices green-lighted by the city without full regard for its current tax paying citizens.

Caroline Treat
East Bayside Resident-Homeowner
Hammond Street

I have been a renter in Portland since early 2014. I have previously rented in other areas of Maine including Richmond and Brunswick. Moving to Portland was no easy feat like I imagined it would be as I left Brunswick in mid-February of 2014. I knew I could not afford to live alone, so I went the route of looking for available spare bedrooms in current rental situation with roommates. I must have emailed over 30 potential spots and heard back from less than half. I was only able to tour about half of those, and when it came to hearing back from someone about whether they selected me or not, I took the only offer I got since it didn't seem like many others would come about. So much about this process had me questioning my social abilities and whether I could market myself enough to find a good spot to live, but what it really comes down to was that there were so many other viable renters competing for the same spot. Since my experience finding my first place in Portland, I have heard many similar stories from friends trying to move to town.

Now in my second rental situation in Portland – I reside in East Bayside in a small home that I share with two roommates. Before recently resigning another yearlong lease, my landlord proposed a rent increase. As renters we rallied against this rent increase, as we were not given adequate notice of the proposed increase prior to the termination of our current lease. We knew from our own experiences that we would not have enough time to lock down a new rental situation should this rent increase force us out. Now knowing our landlord's motive to increase the rent we fear what next year will bring at lease-resigning time, and realize we may need to move although we are happy and respectful tenants.

Other considerations I have had to make as a renter. The utilities that the landlord will cover versus what we cover. Currently, I pay all utilities except the storm water tax fee. These added utilities are something we factored into our rental decision.

Is there parking available? In my previous rental, there was an attached driveway, but we had to pay a parking fee if we actually wanted to use the driveway.

Anonymous by request
East Bayside Resident-Renter
Madison Street

Here are my thoughts about housing development in East Bayside:

1. I am a supporter of the idea of urban infill, but that needs to be balanced with:
 - easy access to off-street parking for residents so pedestrians, bikers, cars and school busses can safely navigate our neighborhood;
 - access to open spaces for leisure and sport. We are lucky in our proximity to Kennedy Park fields and the open space on Munjoy Hill, but it would be great to also create additional small park-like areas in the neighborhood like what is being proposed at the junction of Gould St & Washington Ave, or small playgrounds for littler kids.
2. Additional housing in our neighborhood needs to be affordable to working families. I understand a developer's desire to charge "market rate" for housing this close to downtown, but this has always been a working family neighborhood. If working moms and dads have to move out of this area, and take on even longer commutes to jobs, it strains traffic, finances, day cares, family time.
3. It seems inevitable that more high-rise buildings are needed to address the housing needs in Portland. If those can be built along the edges of our neighborhood that would help ease traffic on already crowded streets. Parking garages for these new high-rises are imperative. Is it

possible to dig underground for parking, or are we too close to the water table? That could alleviate "wasted" space for surface parking.

4. Incorporating space for small retail into new high-rise buildings makes sense. We could use a credit union or bank or at least an ATM in East Bayside. And maybe a small hardware store. :)

5. I like the cultural diversity of East Bayside. It would be great if there were a community building that all of our neighborhood could use, so we could hold events to get to know each other better. It's great that Coffee By Design (and I guess Redfern's new place) have community space, but that meeting room is small. It's hard to get very many people into it. If any of the new high-rises are geared toward new immigrants, or low income residents (as I think they should be!), then having a medium to large size meeting room would be great. Could that space also be used for:

- adult education classes
- city / state services remote locations - like in Oasis Schools, where service providers come to a school (for parents of students)?
- health clinics - thinking more about wellness related work / education

6. Can the housing committee partner with the organization I can't remember the name of - the one that does edible landscaping? And build into the design roof-top gardens, or raised bed gardens as part of the design?

Marty Voland
East Bayside Resident-Homeowner
Hammond Street

As a landlord in East Bayside, it would be nice if all matters of city commerce, bills, taxes, fees, etc. could be dealt with in a single online platform. As it is now, I receive individual paper bills from each department requiring separate checks sent in separate directions at various times annually. As banking increasingly moves online, the city would do well to adjust accordingly and centralize its online system, reducing waste and logistical confusion while providing the city an efficient online resource to contact its citizens directly.

Regarding future real-estate developments, it would be nice to see the city consider in earnest the serious effect of architecture on the city and citizens. Developers don't need more red tape to jump through but they must be held to higher design standards. Urban architecture is in large part a public experience and it dramatically affects the community it purports to house and even those it doesn't. Developers need to be pushed and incentivized towards innovation and smarter design solutions and away from design that only reflects developer interest in maximizing profit and minimizing risk. The Bayhouse comes to mind as a shining example of bad development, developed and built with out-of-state money out-of-state contractors, and out-of-state labor, the finished product reflects disgruntled and underpaid workers incentivized

to work fast above all else seen in the structure's rapid deterioration. Inside Bayhouse you find many unhappy tenants and highly generic spaces that look more like condos to be found in Miami than Maine. This reflects poorly on the developers as well as the city of Portland for not holding them accountable to higher design standards. It is an oppressive structure that people bought into as a promise of luxury living that unfortunately only delivered the affectation of luxury. This is what happens when developers maximize efficiency and profit above all else. Imagine instead a development process wherein design standards were mandated by the city to reflect a common-sense vision of community and health for all of Portland's residents. This would not have to compromise financial viability but instead possibly improve it. People travel for design. Good architecture inspires, motivates, and uplifts people towards better versions of themselves. Imagine a building with a variety of outdoor spaces that encourage community interaction and active lifestyles and a variety of units for diverse demographics including millennials, the elderly, as well as luxury units, all in the same development. This is a healthier way to build and strengthens social fabric rather than further separating citizens by income bracket. There are many examples of successful developments of this kind based around healthy shared ideals based on common-sense community values and it would be nice to see Portland make an effort to build and develop in this direction.

Portland Resident
East Bayside Landlord
Hammond Street

As a landlord in East Bayside, what I thought about most when I was working on my place was that we have a ton of housing in East Bayside that need significant life safety improvements. It's going to be hard to make those improvements and not have rents go up...but I also want this neighborhood to remain affordable to a diverse population. Not sure what the solution is though.

I hope the city becomes less parking dependent--i.e., if we keep making it easier and easier to park, it will encourage more and more car use. We also need improved transit service to support housing development off the peninsula.

Dan Black, EBNO Treasurer
East Bayside Resident and Landlord
Cleave Street

I appreciate the opportunity to express my concerns and suggestions about housing development and housing needs in East Bayside and in Portland. Here are four points that I consider the most important to present to Council Members of the Housing Committee:

ONE

In March 2014, the City's planning board and planning department staff proposed for consideration a blanket re-zoning of the entire R6 residential zone in East Bayside. This should never, ever be considered an appropriate course of planning board or planning staff action again. It was unprecedented, dismissive, and disrespectful of the diversity of the residents and property owners in our neighborhood.

TWO

City planners define "workforce housing" as housing that is affordable to incomes at 100%, and "low income housing" as housing that is affordable to income at 80% or below, of the "area median family income" of around \$75,000, for a family of four. After some research, I learned that the "low income" definition aligns with 2016 U.S. Department of Housing and Urban Development Income Limits for Public Housing and Section 8 Programs (a fact that I think should be communicated more clearly). However, an analysis of how these income levels relate to the actual median family and/or median household income levels of Portland peninsula residents (using the American Community Survey (ACS) 2014, 5-year, combined data), reveals some very interesting, and concerning, facts:

- For Census Tract 5 (East Bayside/India Street areas), median family income and median household income was \$25,353 and \$26,303, respectively.
- By combining the data from all eight peninsula census tracts, a close approximation of the median family and median household incomes for all peninsula residents was calculated to be \$38,097 and \$31,641, respectively.
- 82.5% of peninsula households had incomes less than \$75,000
- 69% of peninsula households were "non-family" households
- The average household size ranged from 1.41 to 2.55 people.

(My worksheet analysis is attached for your review)

I am concerned that City planning policy discussions are not formulated around an effort to retain current residents. This is of great concern to many peninsula residents and helps to explain why many are resistant to, and do not feel represented by the City's planning strategies to address the housing shortage in Portland. I also do not understand how planning policies formulated upon these stated income targets will achieve the desired result of increasing Portland's housing stock that is affordable to Portland's workforce.

I offer the following two suggestions:

- Workforce housing and inclusionary zoning policies should target the income levels of Portland's current workforce that need support in order to afford housing in Portland. This should be those between 60-100% of the \$75,000 area (county) median family income for a family of four, or \$45,000 to \$75,000.
- Policy income level targets should be based on single incomes, with multipliers applied for additional family members. This would make the policies and planning discussions more accessible and understandable to the general public. Using HUD

discounts/multiplier guidelines, the above target range would translate to area (county) single median income levels of \$31,500-\$52,500.

THREE

The density standards contained in the recently revised R6 zoning ordinance should be considered the maximum for certain locations on the peninsula. Higher density, mixed housing should be located along arterials and transit corridors, mostly at the edges of the peninsula's neighborhoods. For East Bayside, higher densities are appropriate for Franklin Street, Marginal Way, Washington Avenue, and Congress Streets. R6 zoning should be considered for neighborhoods off peninsula, as well.

I suggest that City planners develop policies to incentivize retention, improvement, and replacement of 1, 2, and 3 unit housing structures along the streetscapes where they currently predominate. In East Bayside, there are **very few** streetscapes of this sort because of the large areas of land owned by the Portland Housing Authority and the areas designated for the light industrial zone. Streetscapes with these types of housing structures are the "bedrock" of stability, continuity, and connection within a neighborhood. The folks who live in and/or own these structures are much more likely to put down roots, engage in their neighborhoods, volunteer as board members or active participants in their neighborhood organizations, and actually care about their community and its residents. If these types of structures are replaced with large, multi-unit, high density apartment complexes, they will be gone forever, and so will the connective fabric of the peninsula's neighborhood communities.

FOUR

Avesta Housing recently built an 18 unit, four story structure at 134 Washington Avenue which borders my property on Hammond Street. They installed stairwell lighting for the four floors that remains on 24/7 and shines brightly out of the sizable windows on each floor of the stairwell into two bedrooms, located on the 2nd floor of my home. Since the Avesta building is located substantially uphill from my residence, the fixture bulbs themselves were visible from these bedroom windows. It was like having a four-fixture lighthouse in my back yard, shining 24/7. Fortunately, after many conversations, requiring much time, effort, and follow up with Avesta Housing personnel, they voluntarily installed some alterations that significantly reduced the light spillover from these stairwell fixtures. However, the lights still shine 24/7, which is completely unnecessary.

I expect more development along Washington Avenue, in other areas of East Bayside, and in Portland in general, where residential properties will border business and industrial zones. I strongly suggest that City zoning ordinances be amended to include and to clarify protections for residential property owners who's properties border business and industrial zones in order to help mitigate conflicts involving lighting, parking, noise, and pollution.

Thank you for your attention to my suggestions and concerns.

Cynthia Cochran, EBNO Board Member
East Bayside Resident-Homeowner
Hammond St.



The Munjoy Hill Neighborhood Organization

92 Congress St. Portland, Maine 04101

Summary of Comments & Proposed Solutions Presented to the City of Portland Housing Committee April 13, 2016

Our Suggested Solutions:

Aside from the current state issues and remedies we note below, we recommend the following three immediate solutions to address the City's housing issues:

- As a tool and resource to the City Housing Committee, Mayor & City Council, creation of an ad hoc City Housing Board, comprised of property owners, Portland voters, low-income housing residents, developers, landlords, workforce housing individuals and local community and business leaders. The charge of this body would be in carrying forward additional research and discovery on Portland's housing challenges, to advise, report and make recommendations related to zoning, transportation, inventory and regulatory standards to the Housing Committee and whom it designates to receive that data. To report to the City Council and to the mayor, to serve as a trusted, guiding body in support of the challenging deliberations and decisions that will be placed on you, our Council members.
- A plan: We respectfully ask for the development and presentation of a comprehensive phased plan to address the issues: We suggest that a starting point would be a 3, 5 and 10 year phased approach and to establish that plan within 12 months. We recognize such a plan would be a work in progress, but what we desperate need to initiate those first steps, to reflect the strong leadership the City has in place and to assure Portland residents that a solution is indeed on the way. The MHNO is happy to help support, promote, participate in and facilitate this plan in whatever way it can, at the will of the City Housing Committee and the Portland City Council.
- Creation/encouragement of additional lower end, workforce housing to help alleviate the pressure points caused by a lack of affordable housing among the community's struggling working class. The city must be absolutely, directly be involved in this process to assure both affordability and accessibility of this housing.

Our Recognized Issues and Pressure Points, Specific to the community of Munjoy Hill:

Our feedback is the result of an ongoing discussion throughout our community, lead by the Munjoy Hill Neighborhood Organization and reflects both concerns and ideas for solutions focused on one of Portland densest, most diverse communities.

We were very grateful to have the opportunity to speak to the Committee and to be a part of this important process. We appreciate the Committee's work to engage the entire Portland community throughout your discovery process.

ZONING AND DEVELOPMENT ISSUES

- Zoning current state: Many in our community believe there is need for the city to revisit how neighborhoods are zoned, what that zoning was intended to accomplish, and how well it has met those goals.
- Changes to R6 zoning: There is disagreement about how effective the zoning changes have been. Some believe that it's causing a feeding frenzy of development rather than solving the issues it was intended to alleviate, and some believe that the changes have been effective and should be extended to other neighborhoods off-peninsula.
- Data collection: We believe that as rental unit data is collected with the new \$35.00 fee per rental unit, that data should also identify ownership type and unit make-up; and that this data should be publically disseminated and made public.
- Communication and transparency: Some believe there is a need for more frequent public communication about current and proposed developments, including clear signage at proposed sites that provides a sense of scale relative to neighboring buildings.

LACK OF AFFORDABLE RENTAL INVENTORY

- Lack of inventory: We recognize the extreme lack in lower end workforce housing throughout the Portland community.
- Unregulated (AirB&B rentals): Many in our community believe the potential for high returns on short-term rentals, particularly Air B&B, is removing otherwise available housing units from the long-term rental market and that there should be better regulation of AirB&B and similar rental models.

- Diverse housing: Many of our neighbors would like to see a more creative use of city-owned real estate to promote more housing which accommodates a diverse population (singles, families, students and a range of ages and incomes).
- ‘NIMBY’: Some believe the “*Not In My Back Yard*” voices drown-out the voices of many people who are happy to welcome new people to the neighborhood. Portland neighborhoods both on and off the Peninsula must recognize the need to encourage more housing within their own communities/neighborhoods.

RISING COST OF OWNERSHIP

- Taxes and fees: Most believe that the burden on property owners is too great. This includes increasing property tax (2.3% projected increase), coupled with new fees, including the rental unit registration fee and the water run-off fee, and increased sewer and water fees. Many believe that the city makes little effort to address this burden; to justify budget decisions; or to seek innovative approaches to consolidating services and programs.
- Rental income: Many in our neighborhood believe that small landlords are not perceived as small businesses with significant expenses related to rental income, including taxes, mortgage, utilities and upkeep. On the Hill, many multi-family buildings are owner-occupied, two or three-unit buildings. As taxes, fees and other expenses continue to increase, these landlords have little choice but to increase rents when the lease renews.
- Cost-driven displacement of elderly residents: Many believe that elderly residents who have lived here for many years should be able to age in place and not have to give up their homes due to increasing taxes.

TRANSPORTATION ISSUES

- Increased transit routes/choices: many see the current state of public transit discouraging more residential development off-Peninsula.
- Residential development along major thoroughfares: Some believe that residential development, supported by more convenient public transit, should be encouraged on streets like Forest Avenue, Brighton Avenue and Washington Avenue.

Thank you again for including our neighborhood and its neighborhood organization in this discussion. We look forward to the outcome and to making Portland safer, more livable and welcoming to all.

Sincerely,

Jay Norris, President
Munjoy Hill Neighborhood Organization
92 Congress St. Portland, ME 04101
Ph. 207.370.1660

Linda Bancroft
Member of the Board
Munjoy Hill Neighborhood Organization

AMONG THE AREAS WE IDENTITY AS HIGH LEVEL CONCERNS:

ZONING AND DEVELOPMENT ISSUES

- **Zoning current state:** Some believe there is need for the city to revisit how neighborhoods are zoned, what that zoning was intended to accomplish, and how well it has met those goals.
- **Changes to R6 zoning:** There is disagreement about how effective the zoning changes have been. Some believe that it's causing a feeding frenzy of development rather than solving the issues it was intended to alleviate, and some believe that the changes have been effective and should be extended to other neighborhoods off-peninsula.
- **Data collection:** We believe that as rental unit data is collected with the new \$35.00 fee per rental unit, that data should also identify ownership type and unit make-up; and that this data should be publically disseminated and made public.
- **Communication and transparency:** Some believe there is a need for more frequent public communication about current and proposed developments, including clear signage at proposed sites that provides a sense of scale relative to neighboring buildings.

LACK OF AFFORDABLE RENTAL INVENTORY

- **Lack of inventory:** We recognize the extreme lack in lower end workforce housing throughout the Portland community.
- **Unregulated (AirBnB rentals):** Many believe that the potential for high returns on short-term rentals, particularly Air BnB, is removing otherwise available housing units from the long-term rental market and that there should be better regulation of Airbnb and similar schemes, to discourage the fulltime use this type of rental market.
- **Diverse housing:** Many of our neighbors would like to see a more creative use of city owned real estate to promote more housing which accommodates a diverse population (singles, families, student a range of ages and incomes).
- **NIMBY:** Some believe the "Not In My Back Yard" voices drown out the voices of many people who are happy to welcome new people to the neighborhood. Portland neighborhoods both on and off the Peninsula must recognize the need to encourage more housing.

RISING COST OF OWNERSHIP

- **Taxes and fees:** Most believe that the burden on property owners is too great. This includes increasing property tax (2.3% projected increase), coupled with new fees, including the rental unit registration fee and the water run-off fee, and increased sewer and water fees. Many

believe that the city makes little effort to address this burden; to justify budget decisions; or to seek innovative approaches to consolidating services and programs.

- **Rental income:** Some believe that small landlords are not perceived as small businesses with significant expenses related to rental income, including taxes, mortgage, utilities and upkeep. On the Hill, many multi-family buildings are owner-occupied 2- or 3-unit buildings. As taxes, fees and other expenses continue to increase, these landlords have little choice but to increase rents when the lease renews.
- **Cost-driven displacement of elderly residents:** Many believe that elderly residents who have lived here for many years should be able to age in place and not have to give up their homes due to increasing taxes.

TRANSPORTATION ISSUES

- **Increased transit routes/choices:** many see the current state of public transit discouraging more residential development off-Peninsula.
- **Residential development along major thoroughfares:** Some believe that residential development, supported by more convenient public transit, should be encouraged on streets like Forest Avenue, Brighton Avenue and Washington Avenue.

SOLUTIONS:

Aside from the remedies here, we recommend and ask for three overarching short term solutions:

Creation of lower end, workforce housing to help alleviate the pressure points caused by a lack of affordable housing among the community's struggling working class. The city must be absolutely, directly be involved in this process, to have skin in the game, to assure both affordability and accessibility of this housing.

A City Housing Board, comprised of property owners, low income housing residents, developers, landlords, workforce housing individuals, local community and business leaders: this board would be tasked with the charge of carrying forward additional research on Portland's housing challenges, to advise, report and make recommendations related to zoning, transportation, inventory and regulatory standards related to housing in order to better address the issues. To report to the City Council and the mayor, to serve as a trusted, guiding body in support of the challenging deliberations and decisions that will be placed on you, our Council members.

A plan: We ask and call for a comprehensive phased plan to address the citywide issues: We suggest that a starting point would be a 3, 5 and 10 year phased approach, to establish that plan within 12 months. We recognize this would be a work in progress, but what we need more than anything is leadership, and a plan to move forward. We hope our appearance and input here will help to make this process a reality.



April 13, 2016

To: City of Portland Housing Committee

The Back Cove Neighborhood Association (BCNA) encompasses approximately 3,650 residents. We are a stable area for turnover. Our Median Age is approximately 43. (For comparison, Portland's is about 38)

1 in 4 of our residents is over age 60, and
1 in 7 is over age 70

BCNA recognizes that as people age they can become more frail and less able to do the things they used to do around the house. Getting a little support from friendly neighbors can make the difference between being comfortable at home or having to move.

Last year the BCNA Board saw an opportunity to serve our aging neighbors and created the Back Cove Village Initiative Committee to explore an aging in place community (sometimes called a Village). Our committee is working with a developing Village on Munjoy Hill and also talking with folks in the West End.

According to the City's web site: Portland's number of seniors (65 & over) will nearly double by 2030. This population growth might be interpreted to say Portland has an aging problem. But we submit to you that Portland does NOT have an Aging Problem. Portland has ...

.... An Opportunity for Community Change Management. Portlanders are growing older. The people we now call seniors created our current neighborhoods and our communities. They are integral to the rich fabric of our neighborhoods. Don't they deserve the opportunity to remain in their homes and continue contributing to the communities they built? We think so.

Members of the City Housing Committee:

The City can never build enough housing to handle the projected 50% increase in seniors.

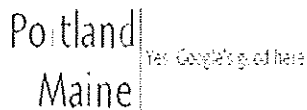
But the City can... help them remain in their homes as they continue to age.
But the City can... help them continue to participate in their communities.
But the City can... help our neighborhoods maintain their intergenerational flavor.

How?

Support the concept of aging in place communities.
Encourage each of the City's 21 neighborhoods to explore their own aging in place community.

Back Cove Neighborhood Association has been a leader in this endeavor and will be glad to offer advice and assistance.

Len Freeman, Chair,
Back Cove Neighborhood Association
Village Initiative Committee



Tyler Norod <tnn@portlandmaine.gov>

Fwd: City Housing Committee

2 messages

Andrew Zarro <ajzarro@gmail.com>

Wed, Apr 13, 2016 at 1:18 PM

To: Tyler Norod <tnn@portlandmaine.gov>

Tyler,

Here is what the BCNA wishes to have shared.

- 1) We're seeing an influx of 20 and 30 year old renters and buyers because cost of housing on peninsula is too high [and stock is too low].
- 2) Several new housing developments popping up all over contributing a competitive market; however, majority of BCNA housing stock is older single family homes.
- 3) Increased attention & programming following suit of the Forest Ave/Woodford DOT Master Plan. [Also new businesses]
- 4) Back Cove is becoming a more diverse neighborhood!
- 5) Robust Aging In Place initiative fostering the Village Model pioneered in Beacon Hill, and has also been successfully functioning in the Munjoy Hill Neighborhood of Portland. How can we accommodate an aging population that doesn't involve removing people from their home?

Back Cove Neighborhood Association (BCNA)

Approx. 3,650 residents

BCNA Median Age approx. = 43 (Portland's is about 38)

1 in 4 over age 60

1 in 7 over age 70

We are a stable area for turnover.

BCNA recognizes that as people age they can become more frail and less able to do the things they used to do around the house. Getting a little support from friendly neighbors can make the difference between being comfortable at home or having to move out.

Last year BCNA saw an opportunity to serve our aging neighbors and created a committee to explore an aging in place community (sometimes called a Village).

Our committee is working together with a Village being created on Munjoy Hill and also talking with folks in the West End.

According to the City's web site: Portland's number of seniors (65 & over) will double by 2030.

The demographic reality might be interpreted to say Portland has an aging problem. But we submit to you that we do NOT have an Aging Problem. We have ...

.... An Opportunity for Community Change Management. Portland is growing older. The people we now call seniors created our current neighborhoods and our communities. They are vital to the rich fabric of our neighborhoods. Don't they deserve the opportunity to remain in their homes and continue contributing to the communities they built? We think so.

Members of the City Housing Committee:

Boe

The City can never build enough housing to handle the projected 50% increase in seniors.

But you can... help them remain in their homes as they continue to age.

But you can... help them continue to participate in their communities.

But you can... help our neighborhoods maintain their intergenerational flavor.

How?

Support the concept of aging in place communities.

Encourage each of the City's 21 neighborhoods to explore their own aging in place community.

Back Cove Neighborhood Association has been a leader in this endeavor and will be glad to offer advice and assistance.



Flyer.pdf

84K

Tyler Norod <tnn@portlandmaine.gov>

Wed, Apr 13, 2016 at 1:49 PM

To: Andrew Zarro <ajzarro@gmail.com>

Thanks Andrew. I will make sure each Committee Member has a copy of the flyer and talking points for tonight's meeting.

[Quoted text hidden]

--

Tyler Norod, Housing Planner
Housing & Community Development Division
Planning & Urban Development Department
City of Portland
389 Congress Street, Room 313
Portland, Maine 04101
(207) 482-5028 Direct Line
(207) 874-8949 Fax
tnn@portlandmaine.gov
www.portlandmaine.gov



AGING IN PLACE IN BACK COVE

Do you ever say to yourself, "I wish I could just grow older here, at home." Or, do you know someone who does?

There is a growing, national movement to establish "Villages" offering support services that allow you, or someone you love, to remain safely and securely at home as long as possible. "Villages" can assist in such services as transportation, meal delivery, home repair and maintenance, even health care assistance. Each "Village" is designed to the needs of the participants.

The *Back Cove Neighborhood Association* is exploring whether a "Village" could be established here.

To learn more please go to our web site:
www.backcoveportland.org

Want to be a part of the effort to create a "Village" for Aging in Place in Back Cove? Contact one of these neighbors:

Len Freeman 541-0991
Len.Freeman@maine.edu

Lisa Fuller (207) 232-5094
LisaFuller7@me.com

Joan Lovell 775-2795
grovells1@maine.rr.com

Please Share This With Your Neighbors



Mary Davis

Division Director, Housing & 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 22, 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 from the City of Portland through the HUD HOME Program, or a CDBG subsidy for an eligible activity in support of new rental housing development, and/or an Affordable Housing TIF in a HOME eligible project, would be required to set-aside ten (10%) percent of the units for individuals or families currently living in a Portland shelter.

The policy parameters are:

1. Developers receiving assistance through HUD HOME Program financing or a CDBG subsidy for an eligible activity in support of new rental housing development, and/or an AHTIF in a HOME eligible project, 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's Health and Human Services Department 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



Mary Davis

Division Director, Housing & Community Development Division

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.

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 or at an earlier time with written consent of the City
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



Mary Davis

Division Director, Housing & Community Development Division

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.

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.

As a point of reference, here is a look at recent projects and the number of units which would have been created if this policy was in place at the time the projects were funded.

Project Name	City Funding	# Units in Project	# Units under Policy
Rosa True	\$118,500	10	1
Bayside Anchor	\$500,000	45	4
134 Washington Ave	\$522,448/\$207,116	18	1
409 Cumberland Ave	\$500,000/\$759,392	57	5
Pearl Place Phase II	\$400,000	54	5
Elm Terrace	\$403,795	38	3
53 Danforth	\$325,000	43	4
Bayside East	\$250,000	20	2

RECOMMENDATION: Staff is requesting that the Committee endorse this policy.



Mary Davis

Division Director, Housing & Community Development Division

TO: Councilor Duson, Chair
Members of the Housing Committee

FROM: Mary Davis, Division Director
Housing and Community Development Division

DATE: April 22, 2016

SUBJECT: Annual Affordable Housing Development HOME Funds Application

A Housing Investment Policy was approved by the City Council in November 2012. The policy calls for an annual RFP process for the allocation of city resources for the development of affordable housing. On advice from the City's Purchasing Office, it was determined that an application process would work best in awarding funds for affordable housing development.

Application Criteria

Eligible developments include new construction of rental housing, the conversion of non-residential property to housing and the rehabilitation of existing rental units that creates or maintains affordable units. "Housing First" developments will be identified as a priority.

Developments should promote the efficient use of land, a location proximate to shopping, work places and community facilities and incorporate high standards of energy efficiency, "green" design criteria and should not require a contract or conditional zone.

Affordability restrictions for rental housing include units affordable to households at or below 60% of the area median income for a minimum period of 90 years.

Projects receiving funding through this application must set aside 10% of the units in the project for individuals or families residing in a Portland shelter.

Recommendations, along with all proposals and scoring information, will be forwarded to the Housing Committee for review and funding recommendation to the full City Council for final funding approval.

Council Goal Addressed

2014: Provide increased availability in all segments of the housing market while insuring that there is a suitable balance of housing opportunities among those sectors;

2015: Plan for five new "Housing First" projects.

Portland, Maine



Yes. Life's good here.

Mary Davis

Division Director, Housing & Community Development Division

Financial Impact

At this time, the proposed FY 2016-2017 Housing Program Budget includes HUD HOME funds in the amount of \$326,743 for affordable housing and CHDO development.

Staff Recommendation

Staff is seeking Committee approval of the application criteria for the Affordable Housing Development HOME Funds Application.

City of Portland

Affordable Housing Development

HOME Funds Application



July 1, 2016 – June 30, 2017

Applications will be accepted until all budgeted funds have been allocated.

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I. GENERAL INFORMATION

A. Availability of Funding

The City of Portland has made the development of affordable rental housing a priority for the use of its federal housing funds, as is identified in the City of Portland's 2016-2020 HUD 5-year Consolidated Plan. To accomplish this priority, the City of Portland will accept applications for the development of affordable rental housing in the City of Portland.

Certified Community Housing Development Organizations (CHDO's) or organizations eligible for CHDO certification are strongly encouraged to apply for these funds. The HUD definition of a CHDO organization is attached as Exhibit #1 entitled Definition of a Community Housing Development Organization (CHDO).

The City of Portland's Division of Housing and Community Development uses an application process to ensure that public funds are utilized for maximum public benefit while accomplishing specific objectives and providing fair access to all applicants. Applications will be accepted until all budgeted funds are allocated. The City of Portland reserves the right to partially fund application requests or deny any application that does not meet the application criteria.

The City of Portland is making available \$326,743 in FY 2016-2017 HUD Home Investment Partnership Program (HOME) funds (which includes \$71,124 from a mandatory set-aside for CHDO organizations or organizations eligible for CHDO certification).

Total Funding Available: \$326,743.

B. General Guidelines

Rental developments shall provide units to households earning up to 60% of area median income and meet the restrictions of the HUD HOME program. Mixed income projects are eligible and encouraged, however not all units in a mixed income project will be eligible for HOME funding. Projects with mixed unit types including efficiencies, one, two and three bedroom units are eligible. The minimum term of affordability is 90 years, to be secured by a land use restriction covenant in the deed. The requirements of this application meet or exceed the minimum program requirements for HOME funding.

This application outlines the selection criteria which all projects applying for these funds must meet, as well as scoring factors which will be used by the City of Portland to evaluate the applications.

C. Federal Requirements

Environmental Review Requirements

All projects are subject to environmental review, clearance and release of funds by the U.S. Department of Housing and Urban Development. Once an application has been submitted, the applicant cannot take any "choice limiting actions" prior to receiving notification from the City that the environmental review

process, including historic preservation review and clearance, has been completed and a release of funds has been received.

Federal Labor Standards

As may be applicable, applicants must ensure that they and all subcontractors meet requirements for federal prevailing wage rates specified under the Davis-Bacon Act. The Act requires all laborers and mechanics employed by contractors or subcontractors in the performance of construction work over \$2,000, financed in whole or in part with assistance received under HUD programs, shall be paid the prevailing wage as determined by the Secretary of Labor in accordance with the Davis-Bacon Act, as amended (40 U.S.C. 276a-5). Projects that include 12 or more HOME-assisted units must meet the requirements of the Davis-Bacon Act.

Section 3

All HOME projects must comply with Section 3 of the Housing and Urban Development Act of 1968. Contractors and subcontractors performing work on Section 3-covered projects must provide, to the greatest extent feasible, opportunities for the employment of low- and very low-income residents of the local community and the businesses that substantially employ these persons.

Minority and Women Owned Business (MWBE) Participation

All HOME projects must complete, track and report on outreach and contracts given to women- and minority-owned businesses to ensure their inclusion, to the maximum extent possible, in the procurement of property and services. Applicants are encouraged to utilize firms certified as a Minority Business Enterprise or Woman's Business Enterprise as part of the development team. The development team members include the developer, architect, attorney, general contractor and management agent.

Lead-Based Paint

All residential rehabilitation and construction activities must comply with 24 CFR Part 35 and Section 401(b) of the Lead-Based Paint Poisoning Prevention Act.

Fair Housing and Equal Opportunity

The Fair Housing Act prohibits discrimination in all housing-related transactions based on race, color, national origin, religion, sex, disability, age or familial status is prohibited. It also includes minimum accessibility design requirements for all new construction and rehabilitation projects and requires that reasonable accommodations be made in rules, policies, practices, services and reasonable structural modifications. Section 504 of the Rehabilitation Act of 1973 prohibits discrimination based on disability and requires that everyone have equal opportunity to obtain housing built with federal funds.

D. Goals for The Distribution of HOME Funds

The goal for the distribution of HOME funds is to promote and finance the development of affordable rental housing consistent with the City of Portland's Comprehensive Plan. The City of Portland seeks development projects with a high standard of quality, design, and livability. Projects should not require a contract or conditional zone (although other rezoning consistent with the City's Comprehensive Plan may be considered). Developments should promote efficient use of land, locations proximate to

shopping, work places and community facilities. They should also incorporate high standards of energy efficiency and “green” design criteria.

II. SCOPE OF SERVICES

A. General Specifications

All applications submitted for this funding must meet the following selection criteria to be considered further in the review process.

Eligible Projects

- 1) Projects must create rental housing units which promote economic diversity in the neighborhood in which the development is located. New construction, conversion of non-residential property to housing and rehabilitation of existing rental units that creates or maintains affordable units is eligible.
- 2) All projects must provide rental units to households earning up to 60% of area median income and meet the income and rent restrictions of the HOME Program.
- 3) *Housing First* developments are a priority under this application.
- 4) Single Room Occupancy (SRO) and other supportive housing projects specifically for special needs populations are eligible under this application.
- 5) Projects receiving funding through this application must include a written occupancy policy that prohibits smoking in the units and the interior common areas of the project in addition to including a non-smoking clause in the lease for every household and making educational materials on tobacco treatment programs available to residents through the residence service coordinator, occupancy specialist, or property manager, such as the phone number for the statewide Maine Tobacco HelpLine.
- 6) Projects receiving funding through this application must set aside 10% of the units in the project for individuals or families residing in a Portland shelter.

B. Site Information and Criteria

- 1) Site Control: Land or buildings proposed as part of a project under this application must have site control at the time the application is submitted in the form of title, purchase and sale agreement, option, long-term lease for a minimum of 90 years, or other acceptable method. At a minimum, site control must extend through November 1, 2016.

- 2) Local Approvals: Local land use approval is not required prior to submittal of the application. The applicant must submit an analysis of the project in relation to local land use regulations and site feasibility.
- 3) Applications must not require a contract or conditional zone (although other rezoning consistent with the City's Comprehensive Plan may be considered).

C. Financial Feasibility

- 1) Financial applications must be developed in accordance with the underwriting guidelines of the primary funding source, including adequate cash flow and debt coverage ratio.
- 2) Use of HOME Funds: All projects will be reviewed for the proposed use of HOME funds compared to other resources. Applicants must describe the proposed mortgage and security position for the City of Portland's funding.

D. Market Demand

Applicants must provide an analysis and discussion of market demand justifying the need for the proposed project.

E. Applicant Capacity

All applicants must demonstrate capacity to develop, own and manage the proposed project. All applications must provide evidence of a development team with the capacity to successfully complete the project including;

- 1) Key staff members assigned to the project with the abilities and experience to successfully complete the project within the proposed timeframe.
- 2) An architect, general contractor and professionals on the team with the experience and capacity to complete the project.
- 3) A management team with qualified personnel and the capacity and experience to operate, manage and maintain the affordable rental property of size and mix of the proposed project.
- 4) Qualified staff with the capacity to perform ongoing property ownership requirements such as budgeting, tax accounting and oversight of management and maintenance.
- 5) A portfolio of current affordable housing projects that are financially sound and meeting their established goals.
- 6) Support Services: Applications containing rental units targeted to special needs populations must include commitments for support services to be provided to the residents.

F. Term of Affordability

All projects must have a minimum affordability period of 90 years, secured by a land use restriction covenant in the deed.

G. Design Compatibility

Projects must be designed to contribute to the character of their neighborhood and adhere to the following general guidelines.

Project designs should:

- 1) Comply with the City's Green Building Ordinance (Chapter 6, Article VII, Sec. 6-165) (<http://www.portlandmaine.gov/DocumentCenter/Home/View/1070>). Please note that the Green Building Ordinance may be more restrictive than the requirements in Maine Housing's Quality Standards and Procedure Manual.
- 2) Establish a building form, scale, massing and rhythm appropriate for the surrounding neighborhood.
- 3) Provide a quality design that, where possible, reinforces the public realm of open space, sidewalks and streets through appropriately scaled entries that orient to the street instead of interior blocks or parking lots, and incorporate porches, fenestration, landscaping, and architectural details.
- 4) Meet the accessibility requirements of the Fair Housing Act and Section 504 of the Rehabilitation Act of 1973. Provide for universal accessibility to the extent possible.
- 5) Provide visual and acoustical privacy between units while maximizing natural light and ventilation within units.

H. Timeframe

The applicant must describe projected dates by which commitments will be obtained; the closing will take place, construction start-up, substantial completion, final completion and occupancy. Timeframes must be realistic and achievable. All funded projects must be able to start construction within 12 months of notice of award.

III. APPLICATION REQUIREMENTS

Complete responses to this application, should include one (1) original printed version of the application with original signatures **plus** one (1) **full** electronic version, submitted via email, USB drive or CD. Printed version must be signed by an officer or employee having authority to bind the organization.

Applications must be submitted electronically and in paper form to:

City of Portland: Housing and Community Development Division
Attention: Mary Davis
389 Congress Street, Room 312
Portland, ME 04101
mpd@portlandmaine.gov
207-874-8711

Applicants who require a conditional commitment of HOME funds as part of other financing applications, such as the Low Income Housing Tax Credit Program, must apply no later than June 10, 2016. The City of Portland will consider applications received after June 10, 2016 if funds are available. Applicants applying after June 10 should contact the City of Portland to confirm the availability of funds prior to submitting an application.

A. Project Summary

A brief description of the project, no longer than two pages, to include the number and type of units, tenants or owners to be served, special features, the impact on the neighborhood and other ways the application meets the selection criteria and preference guidelines.

Photographs and maps of the site and area are required.

Note: All respondents should investigate legal and zoning requirements for proposed projects prior to submission of application.

B. All Applications Must Provide The Following:

- 1) Evidence of site control
- 2) Conceptual architectural and site plans
- 3) A project schedule showing critical path events and their timeframe for completion;
- 4) Map showing location of site
- 5) Corporation/partnership articles and by-laws
- 6) Organization's DUNS Number
- 7) Most recent audit or federal tax returns for the last three years, and financial statements for the last two years

- 8) Documentation demonstrating certification or eligibility to obtain certification as a CHDO (if seeking the CHDO funds)
- 9) A brief development team summary, including:
 - The type of organization/ownership structure
 - The names of Board of Directors, Corporate Officers, or Owners, as appropriate
 - Name, title and relevant experience of individuals involved in managing the business entity and this proposed project. A copy of the 501(3)(c) exemption certification
 - Brief description of similar projects completed
 - A list of all projects currently in development with status and projected timeframe
- 10) A sources and uses funding statement
- 11) Preliminary operating budget identifying rents and expenses for the first year
- 12) A 15-year operating pro forma for the project
- 13) Evidence of financial commitments, or explanation of the ability and timing to secure those commitments. A statement describing the applicant's capacity for and experience in raising the type of capital needed to finance projects of this size and type.
- 14) Projects serving special needs populations must provide evidence of commitments of support services, and a description of the service provider and funding cycle for those services.
- 15) Applicant must include a management plan for the long-term management of the project including manager's experience and capacity.
- 16) An analysis and discussion of market demand justifying the need for the proposed project.

IV. SELECTION PROCESS

Selection criteria will be used in reviewing and scoring the applications.

A. Point System for Evaluating and Scoring Applications (Max 100)

Proposed use of funds to achieve the City of Portland's goals and address demonstrated need. 30 points

Maximum points will be awarded for those applications that demonstrate sufficient market demand, create housing options which promote economic diversity in the neighborhood in which the development is located, and include a policy prohibiting smoking.

Financial feasibility, including cost, development budget operating pro forma and the provision of secured and leverage funds. 25 points

Maximum points will be awarded for those applications that include a complete set of financial documents to support the financing request, contain a realistic set of sources and uses development budgets and a pro forma operating budget, include sufficient reserves for operations and maintenance, including pre-funded reserves, and long-term financial sustainability of the project is highly likely.

Applicant's ability to complete project, including development team experience, capacity, project readiness and timeframe for completion. 25 points

Maximum points will be awarded for those applications that demonstrate a development team with a successful track record in projects of similar size, scale, type and complexity to the proposed project and capacity to fulfill their responsibilities and the readiness of the project to proceed.

Impact on surrounding neighborhood, including design compatibility and environmental issues. 20 points

Maximum points will be awarded for those applications where site selection is appropriate for use, the design is consistent with neighborhood design characteristics, amenities and unit design are well thought out and appropriate, where no environmental issues have been identified and meet the requirements of the City of Portland's Green Building Ordinance.

B. Evaluation and Selection Process and Timeframe

Applications will be reviewed by an evaluation team that will include City of Portland staff. The following process will be used:

- 1) All applications will be reviewed for completeness. Only complete applications will be reviewed under the scoring factors in order to recommend the most qualified applications based on the information submitted. The application review team may confer with the applicants and/or third parties to clarify or verify information and request additional information.
- 2) Recommendations, along with all applications and scoring information, will be forwarded to the City Council's Housing Committee for review and approval. Their recommendations will be forwarded to the City Council for final review and approval.
- 3) Applicants will be kept informed throughout the review process, specifically in regard to recommendations and funding levels.
- 4) The evaluation and review process should be substantially complete within 30 days of receipt of complete application. Applicants will be notified of their application status as soon as possible.
- 5) Based on City Council approval, successful applicants will receive a letter of funds reservation. A letter of funds reservation is not a commitment letter but an agreement to set

aside budgeted funds for up to six months, to allow the project sponsor to proceed with securing other commitments.

V. Instructions and Other Information

The City of Portland reserves the right, at its sole discretion, to award all, a portion, or none of the available funding from this application, as well as reject any and all applications for city funding, based on the quality and merits of the applications received, or when it is determined to be in the public interest to do so. Furthermore, the City of Portland may extend deadlines and timeframes, as needed.

Confidentiality: Applications received by the City of Portland shall become a matter of public record subject to public inspection, except to the extent, which an applicant designates in writing, proprietary data to be confidential and submits that data under separate cover, such information may be held from public inspection, as provided in Maine law: 5 MRSA Sections 13119-A and 13119-B.

Compliance with Federal Law: The selected applicant will be required to certify that the development and management of the proposed housing will be in compliance with all applicable laws, executive orders, OMB Circulars and federal regulations, including but not limited to: Fair Housing Act, Equal Opportunity and Non-discrimination, National Environmental Policy Act (NEPA), the Uniform Relocation Assistance and Real Property Acquisition Policies Act, the Davis-Bacon Act, the Lead-Based Paint Poisoning Prevention Act, Flood Disaster Protection Act, Conflict of Interest, Contractor Debarment and Cost Principles.

All applications must meet the rules and regulations of the HOME Program as noted in 24 CFR Part 92, as amended, and the requirements of the Consolidated and Further Continuing Appropriations Act of 2012 and 2013

VI. Equal Employment Opportunities

Vendor shall comply fully with the Nondiscrimination and Equal Opportunity Provisions of the Workforce Investment Act of 1998, as amended (WIA, 29 CFR part 37); the Nontraditional Employment for Women Act of 1991; title VI of the Civil Rights Act of 1964, as amended; section 504 of the Rehabilitation Act of 1973, as amended; the Age Discrimination Act of 1975, as amended; title IX of the Education Amendments of 1972, as amended; and with all applicable requirements imposed by or pursuant to regulations implementing those laws, including but not limited to 29 CFR part 37.

VII. Reservation of Rights

The City of Portland reserve the right, at its sole discretion, to award all, a portion, or none of the available funding from this application, as well as reject any and all applications based on the quality and merits of the applications received, or when it is determined to be in the public interest to do so. Furthermore, the City of Portland may extend deadlines and timeframes, as needed.

The City of Portland reserves the right to substantiate any proposers' qualifications, capability to perform, availability, past performance records and to verify that the applicant is current in its financial obligations to the City of Portland.

All materials and equipment used as well as all methods of installation shall comply at a minimum with any and all Federal, OSHA, State and/or local codes, including applicable municipal ordinances and regulations.

The successful applicant shall agree to defend, indemnify and save the City of Portland harmless from all losses, costs or damages caused by its acts or those of its agents, and, before signing the contract, will produce evidence satisfactory to the City of Portland's Corporation Counsel of coverage for General Public and Automobile Liability insurance in amounts not less than \$400,000 per person, for bodily injury, death and property damage, protecting the contractor and the City of Portland, and naming the City of Portland as an additional insured from such claims, and shall also procure Workers' Compensation insurance.

Pursuant to City of Portland procurement policy and ordinance, the City of Portland is unable to contract with businesses or individuals who are delinquent in their financial obligations to the City of Portland. These obligations may include but are not limited to real estate and personal property taxes and sewer user fees. Applicants who are delinquent in their financial obligations to the City of Portland must do one of the following: bring the obligation current, negotiate a payment plan with the City of Portland's Treasury office, or agree to an offset which shall be established by the contract which shall be issued to the successful applicant.

The City of Portland, Maine, reserves the right to waive any informalities in applications, to accept any application or portion thereof, and, to reject any and all applications, should it be in the best interest of the City of Portland to do so.

It is the custom of the City of Portland, Maine to pay its bills 30 days following the receipt of correct invoices for all items covered by the approved application.

VIII. Appendices

Exhibit #1. HUD definition of a Community Housing Development Organization (CHDO)

IX. APPLICATION SIGNATURE PAGE

THIS PAGE MUST BE INCLUDED

The UNDERSIGNED hereby declares that he/she or they are the only person(s), firm or corporation interested in this application as principal, that it is made without any connection with any other person(s), firm or corporation submitting a application for the same.

The UNDERSIGNED hereby declares that they have read and understand all conditions as outlined in the invitation for bids, and that their application is made in accordance with same.

The UNDERSIGNED hereby declares that any person(s) employed by the City of Portland, Maine, who has direct or indirect personal or financial interest in this application or in any portion of the profits that may be derived there from, has been identified and the interest disclosed by separate attachment. (Please include in your disclosure any interest which you know of. An example of a direct interest would be a City of Portland employee who would be paid to perform services under this application. An example of indirect interest would be a City of Portland employee who is related to any officers, employees, principal or shareholders of your firm or to you. If in doubt as to status or interest, please disclose to the extent known).

The proposer acknowledges the receipt of Addenda numbered _____
If Applicable

COMPANY NAME: _____
(Individual, Partnership, Corporation, Joint Venture)

AUTHORIZED SIGNATURE: _____ DATE: _____
(Officer, Authorized Individual or Owner)

PRINT NAME & TITLE: _____

ADDRESS: _____

TELEPHONE: _____ FAX: _____

E-MAIL: _____ FEDERAL TAX ID NUMBER: _____

DUNS NUMBER: _____

NOTE: All bids must bear the handwritten signature of a duly authorized member or employee of the organization making the bid. This sheet must be signed and returned with the application package.

X. EXHIBIT #1 - DEFINITION OF A COMMUNITY HOUSING DEVELOPMENT ORGANIZATION

1. Is a private nonprofit organization under State or local laws;
2. Has no part of its net earnings inuring to the benefit of any member, founder, contributor, or individual;
3. Is neither controlled by, nor under the direction of, individuals or entities seeking to derive profit or gain from the organization. A community housing development organization may be sponsored or created by a for-profit entity, but:
 - i. The for-profit entity may not be an entity whose primary purpose is the development or management of housing, such as a builder, developer, or real estate management firm.
 - ii. The for-profit entity may not have the right to appoint more than one-third of the membership of the organization's governing body. Board members appointed by the for profit entity may not appoint the remaining two-thirds of the board members; and
 - iii. The community housing development organization must be free to contract for goods and services from vendors of its own choosing;
4. Has a tax exemption ruling from the Internal Revenue Service under section 501(c)(3) or (4) of the Internal Revenue Code of 1986;
5. Does not include a public body (including the participating jurisdiction). An organization that is State or locally chartered may qualify as a community housing development organization; however, the State or local government may not have the right to appoint more than one-third of the membership of the organization's governing body and no more than one-third of the board members may be public officials or employees of the participating jurisdiction or State recipient. Board members appointed by the State or local government may not appoint the remaining two thirds of the board members;
6. Has standards of financial accountability that conform to 24 CFR 84.21, "Standards for Financial Management Systems;"
7. Has among its purposes the provision of decent housing that is affordable to low-income and moderate-income persons, as evidenced in its charter, articles of incorporation, resolutions or bylaws;
8. Maintains accountability to low-income community residents by:
 - i. Maintaining at least one-third of its governing board's membership for residents of low-income neighborhoods, other low-income community residents, or elected representative of low-income neighborhood organizations. For urban areas, "community" may be a neighborhood or neighborhoods, city, county or metropolitan area; for rural areas, it may

- be a neighborhood or neighborhoods, town, village, county, or multi-county area (but not the entire State); and
- ii. Providing a formal process for low-income program beneficiaries to advise the organization in its decisions regarding the design, siting, development, and management of affordable housing;
9. Has a demonstrated capacity for carrying out activities assisted with HOME funds. An organization may satisfy this requirement by hiring experienced key staff members who have successfully completed similar projects, or a consultant with the same type of experience and a plan to train appropriate key staff members of the organization; and
10. Has a history of serving the community within which housing to be assisted with HOME funds is to be located. In general, an organization must be able to show one year of serving the community before HOME funds are reserved for the organization. However, a newly created organization formed by local churches, service organizations or neighborhood organizations may meet this requirement by demonstrating that its parent organization has at least a year of serving the community.



Mary Davis

Division Director, Housing & Community Development Division

TO: Councilor Duson, Chair
Members of the Housing Committee

FROM: Mary Davis, Division Director
Housing and Community Development Division

DATE: April 22 2016

SUBJECT: Communication Item: Bayview Heights – 158 North Street

NDA Consultants submitted a grant application under HUD's Supportive Services Demonstration for Elderly Households in HUD-Assisted Multifamily Housing on behalf of the owners of Bayview Heights. As a demonstration grant, if this project receives funding it will implement programs and provide research/evidence about the impact of a supportive services model in existing HUD assisted senior housing developments (aging in place, housing stability and health care utilization, and using housing as a platform for improving quality of life). If the application is approved, they will receive funding to hire an Enhanced Service Coordinator and Wellness Nurse who will work to conduct need assessments and coordinate and connect residents to supportive services.

This is an excellent opportunity for Bayview Heights to improve the level of services offered to its residents.

I reviewed the information on the grant and believe it is consistent with our current Consolidated Plan and will be consistent with the new plan to be filed in May. I also believe that it supports the City's Age Friendly Community initiative and the Housing Committee's interest in the aging in place concept. As a requirement of the grant application, the City of Portland was asked to execute a HUD Form 2991, Certification of Consistency with the Consolidated Plan. The form was signed by the City Manager as the certifying official for the City, who asked staff to provide the Committee with an update on the request.

Certification of Consistency with the Consolidated Plan

U.S. Department of Housing
and Urban Development

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan.
(Type or clearly print the following information:)

Applicant Name: Portland VOA Elderly Housing, Inc.

Project Name: Bayview Heights

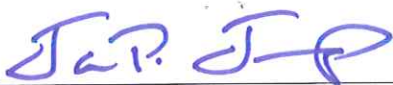
Location of the Project: 158 North Street
Portland, ME
04101

Name of the Federal
Program to which the
applicant is applying: U.S. Department of HUD: Supportive Services Demonstration for Elderly
Households in HUD-Assisted Multifamily Housing

Name of
Certifying Jurisdiction: City of Portland, Maine

Certifying Official
of the Jurisdiction
Name: Jon P. Jennings

Title: City Manager

Signature: 

Date: 3/21/16