

1. Housing Committee Agenda - May 11, 2016

Documents: [05.11.2016 HOUSING COMMITTEE AGENDA.PDF](#)

2. Review And Accept Minutes From Previous Meeting Held On April 27, 2016

Documents: [MINUTES HOUSING COMMITTEE 4.27.2016.PDF](#)

3. Presentation Of Indexed Policy Binder Outlining Existing Housing Related Reports, Policy Tools, And Funding Sources Currently Being Utilized By The City Of Portland. Presented By Tyler Norod, Housing Planner, Housing & Community Development Division; Andrew Clark, University Of Southern Maine, Muskie School Of Public Service, Masters Candidate 2017

Documents: [INDEXED HOUSING BINDER MEMO 05.11.2016.PDF](#)

4. Memorandum Outlining The Public Process For The Upcoming Housing Committee's Community Priority & Policy Discussions Forum Scheduled For Wednesday, May 25th. Tyler Norod, Housing Planner, Housing & Community Development Division; Jack Kartez, Ph.D., Emeritus Professor Of Community Planning & Development, Muskie School Of Public Service.

Documents: [MAY 25 MEETING PROCESS OVERVIEW MEMO 5.11.2016.PDF](#)

5. General Public Comment

6. Discussion Of Distribution Options For Housing Committee Packets For Committee Members. Tyler Norod, Housing Planner, Housing & Community Development Division

7. Housing Committee Member Discussion And Next Steps



HOUSING COMMITTEE

DATE: May 11, 2016 (Wednesday)
TIME: 5:30 p.m. – 7:30 p.m.
LOCATION: City Council Chambers, Second Floor
Portland City Hall

A G E N D A

1. Review and accept Minutes of previous meeting held on April 27, 2016.
2. Presentation of Indexed Policy Binder outlining existing housing related reports, policy tools, and funding sources currently being utilized by the City of Portland. Presented by Tyler Norod, Housing Planner, Housing & Community Development Division; Andrew Clark, University of Southern Maine, Muskie School of Public Service, Masters Candidate 2017
3. Memorandum outlining the public process for the upcoming Housing Committee's Community Priority & Policy Discussions forum scheduled for Wednesday, May 25th. Tyler Norod, Housing Planner, Housing & Community Development Division; Jack Kartez, Ph.D., Emeritus Professor of Community Planning & Development, Muskie School of Public Service.
4. General Public Comment
5. Discussion of distribution options for Housing Committee Packets for Committee Members. Tyler Norod, Housing Planner, Housing & Community Development Division
6. Housing Committee member discussion and next steps

Councilor Jill Duson, Chair

Next Meeting Date: May 25, 2016

Location: University of Southern Maine, Wishcamper Center, Room 102, 34 Bedford Street, Portland

Parking: Free parking available in adjacent public garage located on Surrenden Street.

Housing Committee

Minutes of April 27, 2016 Meeting

A meeting of the Portland City Council's Housing Committee (HC) was held on Wednesday, April 27, 2016 at 5:30 p.m. at St Pious X Church on Ocean Avenue in Portland. Present from the HC was its Chair Councilor Jill Duson, Vice Chair Councilor David Brenerman, and members Councilor Spencer Thibodeau, and Councilor Nick Mavodones. City Councilor Justin Costa and Mayor Eathan Strimling were also in attendance. City staff present included Housing & Community Development Division Director Mary Davis, Health & Human Services Department Director Dawn Stiles, Dave McClain Human Services, Bryan Marchand, Program Coordinator for Oxford Street Shelter, Linda Weare from Elder Services, and Housing Planner Tyler Norod.

Item 1: Review and accept Minutes of previous meeting held on April 13, 2016.

Motion to accept the minutes by Councilor Brenerman, motion seconded by Councilor Mavodones, minutes accepted unanimously. Councilor Ray was absent and Councilor Thibodeau was running late.

Item 2: Overview of Maine's Senior Housing Bond by Greg Payne, Director of the Maine Affordable Housing Coalition

Greg Payne, Director of the Maine Affordable Housing Coalition (MAHC) provided an overview of MAHC and went over handouts summarizing MAHC's role. The handout is attached to these minutes. MAHC recently proposed and advocated for a general obligation bond to address affordable senior housing in Maine built by Maine workers. The \$15 million bond was approved last year. Went to the ballot and was approved 70% of voters.

What has happened since vote is that Governor LePage has given public and private negative statements about the bond essentially saying that as long as he is the Governor the bond funds will never be released. The concern is that it will take the next governor to issue the voter approved funds. Other options for getting the funds released include: Having fellow republicans pressure LePage to release the bonds or the State Treasurer can issue them.

Director Payne noted that the state has a huge need for additional senior housing. Need this resource available sooner rather than later. Of our most recent eviction residents many have been seniors.

Item 3: Briefing: Linda Weare, Director of Elder Affairs, City of Portland

Linda Weare, Director of the City's Office of Elder Affairs provided an overview of senior issues that her office oversees and what the City is doing to support its aging residents. Ms. Weare's notes for her presentation are attached to these minutes for reference.

Councilor Brenerman – Are there any state or federal programs that exist to help keep people in their homes?

Ms. Weare – There are 5-6 programs with eligibility guidelines. Most used is home based care. State funded program providing in home meal prep, transportation and some personal care. There is an income eligibility guideline. More than Maine Care but the problem is that it fills up quickly. There is a cap on the hours of service someone can get. There is also MaineCare and the Mainecare waiver. The waiver is for people that could qualify for nursing home but want to stay at their own home instead. Typically very low income. Harder to qualify for because you need so many issues that qualify for extra care. Medicare only covers time limited in home care after hospitalization, etc.

Councilor Brenerman – If the City could afford it what other things could we do?

Ms. Weare – We used to do a Senior outreach nursing program. For very low income Portland residents who don't fit into other programs due to lack of heavy nursing care. High risk people were well served by that and reduced emergency room costs, etc. There are no subsidies outside of the City money for that.

We use opportunity Alliance resources when possible for heating and other financial support. The City also has Housing Rehab funds. We try to keep eye open for weatherization programs as they come along. Constantly looking for new resources. One of the problems is how to get better information out to seniors.

Councilor Mavodones – What percentage of Portland residents are over 60?

Ms. Weare – 23% are over the age of 60. 34% are over age 50.

Councilor Mavodones – How many people are in your department?

Ms. Weare – myself, one nurse and 5 CNA's.

Item 4: Briefing: Speaker from the Portland Coalition for Housing Justice

Councilor Thibodeau joined the meeting.

Dee Clarke – Homeless voices for justice and member of Coalition gave a presentation to the Committee.

Ms. Clarke was joined by approximately 12 members of the coalition. A copy of the Coalition's statement is attached to these minutes for reference.

Other Coalition member – Carolyn Sylvious - Senior homeless women – ¼ of shelter residents are between 60 and 80. Florence house is a model resource. As good as it is it cannot meet the needs of the elderly population. Dietary restrictions are difficult for a general populations needs. May need special beds or recliner. Homeless shelter does not have room to accommodate these special needs of elders. Also issues related to spread of disease as seniors are more susceptible when living in close quarters. These

elderly people have contributed a lot to society. Raised family, served in military. This issue cuts deeply into a vulnerable population.

Item 5: Housing Resource/Shelter Stayer Policy for development projects receiving certain public funding. This is an action item. See enclosed Memorandum from Mary Davis

Ms. Davis began this action item by giving an overview of the memo and then turned the floor over to colleagues from the Social Services Division.

Mr. Marchand, Program Coordinator for Oxford Street Shelter, provided an overview of what staff does at the Shelter. Handed out letters of recommendation from landlords who have housed at risk populations. We work hard to connect people to their services including housing. It is easier to keep people in housing rather than find new housing. We work with landlords to keep people in their homes that are at risk.

Mayor Strimling – Process question – Is committee taking action tonight? Policy changes should come before the council first and then get referred to the Committee.

Ms. Davis – Staff checked with Corp Counsel. Because the item is part of an existing program it can go straight to the Committee. Does not need council action. Can be done administratively by the Committee as it is part of an existing policy/program. Could be addressed when RFP are responded to by Council.

Councilor Mavodones – If it needs a vote it may not be able to be acted on tonight. If this is more to ask for feedback then we could give direction and then staff could act administratively.

Ms. Davis – We would like to ask for guidance and it could be referred to Council if you wished or could be acted on administratively.

Councilor Brenerman – Can you talk about what the services are and how able the City is to provide them?

Mr. Marchand – We help households adjust to living in a home. Help them get food and adjust to daily life skills. Different levels of service depending on needs. Check on monthly. Currently employ 8 city workers which is sufficient to support this service. We already have many people placed in private property which is very successful.

Councilor Thibodeau – I think this is a great policy. Happy to support this project and get this moving.

Councilor Duson – Wrap around services are part of the housing first program. Folks whose rent we help pay and landlords there is a piece of the bargain that the city provides to preserve that relationship to help our most vulnerable residents. Prevent loss of housing over relatively small issues that can be avoided.

Ms. Davis – The QAP for tax credits from the state the applicant can choose to support a similar measure but it is a preference and not a requirement. Many of the units are open and eligible people are placed in them but this is about strengthening the policy and getting the City a seat at the table to be involved and get people in their shelters placed. Would ask developers to sign a MOU and would be part of the covenants signed between the City and the developer. The MaineHousing preference is 20% of the units. We only require 10% which can be counted as part of the 20% state level preference.

Councilor Duson – Appreciate that manager brought this to the Committee's attention so that we could discuss and hear from stakeholders. But I believe it is implementation of existing policy.

Councilor Mavodones – I agree that it is existing policy and administrative. Would like the minutes to reflect that there were no objections and that this could be implemented as quickly as possible.

Councilor Brenerman – Is there a minimum amount of units for this project to kick in.

Ms. Davis – There is no minimum in the policy however the type of projects that apply for this type of funding typically are larger. Smallest project in recent years has been 18 units. I don't think we need one because most smaller landlords will not be applying for the subsidy that triggers this provision.

Councilor Mavodones – Procedurally I have a concern about having public comment for an administrative item unless the Chair wants it.

Councilor Duson – Lets open to public comment because I think some folks came all this way to speak on the subject.

Public Comment:

Louis Savator – Franklin Towers – Where does funding come from? What does the waiting list entail?

Dana Totman – I am not sure I saw the direction from the Council for the TIF, HOME, include this prospective. Maybe it then is a Council item. The proposal itself does concern me. Avesta is dedicated to helping homeless people. We want to be good neighbors and members of the community. Florence House and Logan Place have been very successful. We haven't always had success within our other programs. Moved in 144 homeless people since January 2013 and 65 have moved out since January 2015. Of those 92% owe us money. The average is about \$1490 when they move out. Bulk was for damages and unpaid rent. Simply worry that the level of service is greater than what we are prepared to give. The two programs mentioned in the memo. VRAP owe \$1800 and shelter plus care owe us \$1100. The memo that you have state wide program has 50% success rate. For us that is not a good % for a successful program. 70-80% stay in their shelter for up to 6 months. This again is not great results. We have engaged UNE professors to see who is succeeded in these programs at our houses. They typically are 6-8 times more likely to leave our housing. Last night at the oxford street shelter 230 people came. A year ago 217 came. We are not putting a dent despite good efforts. When we opened Florence House and Logan Place the

numbers dipped dramatically and stayed down for a long time. In addition to some of the logic behind the program, as its been explained to me, the oxford street shelter is limited. Not fair to women. They mostly stay at Florence House or victims of domestic abuse shelters. Also alcoholic disabilities who typically stay at Milestone. City's focus should be on what is most successful. City has a bit of NIMBYISM order as it stands. A number of our developments are for seniors and we should distinguish that this program would not go into this for younger stayers. Also does not seem to be intended for homeownership and that should be clarified. We have broken ground on multiple housing first developments.

Councilor Mavodones – Money that tenants owe you do you recoup?

Mr. Totman – Sometimes via security deposit but generally it is just a loss.

Kyra Walker – CHOM – We applaud the City's policy. In 2013 we opened senior housing which has since housed 24 households from Oxford Street that were longtime stayers. Shelter staff have been great to work with. They are responsive and great to work with. Bryan in particular has been a great resource. Excellent and very effective partner. Currently house 12 at risk households out of 30. Not a single household returned to the shelter after staying with us. Which is a great success rate.

Carleton Winslow – Housing provider in Portland – I have taken a bunch of subsidized households. Most leave owing money, usually from damages. I try to take these programs but I have high incidents of high costs that need to be addressed.

Jan Tenian – Preble St – We appreciate the City manager thinking outside the box and the City being creative. Not sure why referrals can only come from City shelters and not other programs supporting other groups in shelters.

Ms. Clarke - 10% seems like a low requirement for these projects that receive City money. Its true that some people that have hard lives, untreated mental diseases, addiction issues, but housing is an

important component with the necessary supports to solving these issues. I think it's a great program but just too narrow. More than just the City should be able to refer.

Ms. Davis – Grant funds are federal home funds and CDBG funds (very unlikely – not typical for new rental development), and the TIF program. This year's total allocation is about \$800k to be used within about a year. Not sure the waiting list question. Varies year to year. Not typically long waiting list for funds. This is a policy to support long term stayer initiative that the Council has already supported. Dana is right that some aspects that we haven't thought of such as senior housing. We would hope that in a senior development that we would find an appropriate senior to find a space. Why only senior shelters is that the city manager has attempted to leverage other resources to alleviate strain on city resources. Other question about homeownership is that this memo explicitly only affects rental projects.

Councilor Brenerman – Can you comment on Dana's comment on lack of success.

Mr. Marchand – We have formed a great community around this issue. We have had 69 people housed with only 1 return to the shelter. These people are in a variety of housing – PHA, market rate housing, etc. This is the most successful system we have seen in quite some time. We have had 13 people only in Avesta process. Hard to get them into Avesta projects.

Councilor Duson – To be clear this is not going to impact existing units. Would hope that staff would be in early to work with developers to make for a successful process.

Council deliberation

Costa – Look at math and see the total impact of new policies. Want the City in a successful program. I assume staff is doing due diligence.

Councilor Mavodones – If corporation counsel thinks this is administrative then we should abide by that. I think I understand the narrowness of the program. I would like to make sure that we codify whether

or not we may open up to case by case basis would like feedback from staff. Staff to consider feedback from tonight when taking administrative action.

Councilor Thibodeau – I agree with Councilor Mavodones – I would love to see this implemented sooner rather than later. I think we have been given good statistics from staff.

Councilor Brenerman – When we talk about reports we are talking about projects that haven't been built or applied yet. When will this realistically happen?

Ms. Davis – Would not reasonably to see affected units until 2018.

Councilor Brenerman – CHOM and Avesta said different things which helps us understand the issue better. One common issue seems to be damage to apartments. I know we cant be big brother. Can we do more to educate folks about that issue. What is considered damage? Can be opinion or significant. What can city do?

Mr. Marchand – Currently we try to be proactive. Also if landlord brings something to our attention we address it immediately. Also have TBRA. Or can structure payment plan with landlord for tenant to pay back. We don't want to take money from landlords to keep them housed. Sometimes people come without attached to City Staff which may not work as well.

Councilor Brenerman – Have we thought about a model program?

Ms. Davis – It was discussed but was not encouraged by City Manager. We would like to release these applications by the end of this week in order to allow developers to leverage funds for tax credit application in the fall. Needs to happen now to include this policy in HOME fund application

Councilor Brenerman – Agree with Councilor Mavodones that if corporation counsel says its administrative than I am comfortable to agree. Just want to ensure that our programs are as best they can.

Councilor Mavodones – Ask Mr. Carleton and Mr. Totman a question – You own a lot of units for a long time, I assume there is normal wear and tear. Is there a clear definition of damage?

Mr. Carleton – Holes in wall, damage to cabinets and doors, stoves trashed so that they need to be replaced.

Mr. Totman – In the last several months when we have had a few high profile failures with damages etc. We met with officials from Preble Street and Shalom House. Damages are just really hard. Most of our developments are brand new. When you have to do it after opening a new building 9 months later that becomes problematic. Our operations are reviewed by MaineHousing. There are benchmarks for damages and vacancy. It's a real factor trying to make sure that they are in the black. There are a handful of projects that are most expensive and cause the most financial pain. Its always close to meeting those benchmarks.

Councilor Mavodones – Real issue since that money cant be put towards more housing or better housing.

Mr. Totman – Working with other folks to help transition/orientation. Different issues for homeless than refugee households who might not be accustomed to the same appliances.

Councilor Mavodones – Want to make sure that we can flag this issue so that we can better educate people and show that there are consequences for damages.

Councilor Brenerman – I want to be clear that we are not saying that there is just one population that is causing damage. However we are responsible for this particular program and that's why we are asking these questions. We obviously still want to have Avesta and others to continue to build housing in our community.

Councilor Thibodeau – Want to point to the City's statistic and how impressive it is. Our program seems like it is working well and apparently better than private market without city help. Seems like a great way to proceed.

Councilor Duson – To clarify that this information should be updated annually and that it would be helpful to provide feedback on how it goes between now and next year.

Item 6: Review of the annual Affordable Housing Development HOME Funds Application. See enclosed Memorandum from Mary Davis

This item was taken up at the same time with the previous item and supported by the Committee. The City will release the application for available HOME funds to be used for housing development within the next few days.

Item 7: Communication Item – Bayview Heights HUD Grant

Committee will read this communication item and ask staff questions later if necessary.

Item 8: Housing Committee Member discussion and next steps

Councilor Duson introduced Jack Kartez who will be helping to facilitate and organize the upcoming May 25th Housing Committee meeting.

Councilor Duson – we are getting close to a formal process to laying policy items on the table to prioritize for action by the Committee. At the May 11th meeting we will have a full description of the public process for the special May 25th meeting.

Councilor Mavodones – We have spent several meetings soliciting comments from the public. Make sure that the Committee takes time to process. Want to make sure that work so far is not pushed aside from folks that attend only one meeting that can control the process despite months of input from others that have spent their time participating and listening.

Councilor Duson – The idea is to then handback the process to the committee with additional

opportunity to prioritize.

Councilor Mavodones – Want to make sure that there is not an appearance that we are not listening to folks who attend that sole meeting that we are not listening to others who have participated throughout the process. We have heard from many different people and want to make sure their voices are heard even if they do not attend the May 25th meeting.

Councilor Duson - Jack and Tyler are working on putting process summary in bullets to be made public.

On a motion made and seconded the meeting was adjourned at 7:51 PM.

Respectfully,

Tyler Norod



MAINE AFFORDABLE HOUSING COALITION

MEMBERS

AAEP Maine
 ASG Consulting, Gray
 Allen Tord Financial, Sherman Oaks, CA
 Androsburgh Bank
 Arow Development LLC, Portland
 Archetype Architects, Portland
 Associated General Contractors of Maine
 Auburn Housing Authority
 Augusta Housing Authority
 Avenir Housing, Portland
 Bangor Area Homeless Shelter
 Bangor Housing
 Bangor Savings Bank
 Bank of America
 Bath Housing
 Beth Savings Institution
 Boston Commercial LLC, Boston, MA
 Bowler Structural Engineers, Portland
 Benchmark Construction, Westbrook
 Bernsten Shur, Portland
 Biddeford Savings Bank
 Boston Capital
 Bowman Construction, Newport
 Brunswick Housing Authority
 Building Envelope Specialists, South Portland
 Camden National Bank
 CCB, Brunswick
 City of Portland Department of Housing
 Clark Insurance, Portland
 C.M. Glavin Realty Inc., Westbrook
 Colfax Bank LLP, New York, NY
 Community Concepts, South Portland
 Community Development Services, Yarmouth
 Community Housing of Maine, Portland
 Cranberry Isles Realty Trust
 Credere Associates, Westbrook
 Cretorian Engineers, Portland
 Curtis Theater, Portland
 CVS Architects, Portland
 Developer Collaborative, Portland
 Development Services of New England, Freeport
 Drummond-Holmes, Portland
 Eden Realty Consulting Group, Augusta
 EBW Associates, Edgemoor
 Fort Fairfield Residential Development Corp.
 Four Seasons Development Corporation, Bangor
 Freeport Housing Trust
 Garretson Construction, Augusta
 Gaudin & Rosenthal, Portland
 Gorman Ferguson Architects, Scarborough
 Gorman Community Loan Fund, Brunswick
 Gorman Savings Bank
 Great Falls Construction, Gorham
 Greenwood Maine
 Habitat for Humanity of Greater Portland
 Hancock Lumber, Coos
 Healdy Architects, Lewiston
 Homeless Voices for Justice, Portland
 Housing Foundation, Orono
 Housing Initiative of New England, Portland
 Housing Partnership, Portsmouth, NH
 Island Institute, Rockland
 Jackson Affordable Property
 John Adams, Gorham, Portland
 Kennebec Savings Bank
 Kennebec Valley Community Action, Waterville
 Kiybank
 Landry French Construction, Scarborough
 Leachville Maine & New Hampshire
 Macdonald Associates, Bath
 Maine Community Action Association
 Maine Department of Health & Human Services
 Maine Real Estate Mortgage Association
 Maine Workforce Housing LLC, Portland
 Maine on Main, Kitteridge
 Murray Hump & Murray, Portland
 National Housing Conference, Washington, D.C.
 NEF Bank, Portland
 New Bedford Housing League, Lewiston
 Nickerson & O'Day, Inc., Bangor
 North Haven Sustainable Housing
 Northern ME Housing Investment Fund, Portland
 Norwedy Savings Bank
 Old Town Housing Authority
 Opportunity Alliance, South Portland
 Osk Aveland CPAs, South Portland
 PIV Architects, Portland
 Peaks Island Home Start
 People's United Bank
 People's United Bank
 Planning Decisions, Hallowell
 Portland Builders
 Portland Housing Authority
 Public Street, Portland
 Riche Up Housing Cooperative, Lewiston
 Richard Curtis & Associates, Portland
 Ryley Associates CPAs, Bangor
 Rural LLC, Portland
 Sea Grant Management Company, Topsham
 Sheldon House, Portland
 Small-Fine Housing Coalition of Maine
 South Portland Housing Authority
 Sparhawk Group, Yarmouth
 Sparhawk Services, Portland
 Service Opportunity, Machias
 TD Bank
 Tidford Housing, Brunswick
 The Cello Foundation, Swampscott, MA
 The Park Builders, Portland
 Thomson Financial, Portland
 Total Construction Management, Winterport
 TPO Construction Co., Sanford
 United Way of Greater Portland
 Valterra Inc., Winslow, ME
 Volunteers of America of Northern ME
 Walsh Engineering Associates, Portland
 Westbrook Housing Authority
 Western ME Community Action, E. Winslow
 Whittemper Corporate, Portland
 Wright-Ryan Construction, Portland
 Yarmouth Senior Housing
 Year-Round Housing Corp., Long Island
 York County Community Action, Sanford
 York County Shelter Program, Alfred
 York Housing
 Zahau Construction, Freeport

ABOUT US

The Maine Affordable Housing Coalition (MAHC) is a diverse coalition of more than 125 private and public sector organizations, including developers, architects, engineers, builders, investors, Community Action agencies, public housing authorities, housing and service providers, advocates and others committed to ensuring that all Mainers are adequately and affordably housed. The group was formed initially as the Southern Maine Affordable Rental Housing Coalition in 2000, but since that time has extended its membership and activities to other areas of the state.

MAHC serves as Maine's lead agency to the New England Housing Network, a coalition of housing and community development organizations joined together to provide a regional response to changes in federal housing and community development programs, and as the National Low Income Housing Coalition's state coalition partner in Maine. We have also commissioned numerous reports, including an analysis of the housing needs of Maine's older population, a comprehensive assessment of housing affordability in Maine, the effectiveness of the housing choice voucher program in Maine communities, the economic impacts of developing affordable housing, and the governance structure of Maine State Housing Authority, and have convened several public forums on the affordable housing crisis.

MAHC is a dues-paying membership organization that typically meets on the first Tuesday of each month, in varying locations around the state, and is governed by a board of directors that meets regularly to set priorities and follow up on the coalition's activities.

For more information or if you have any questions, please contact Greg Payne, MAHC's Director, at (207) 245-3341, or any member of the Board of Directors listed below.

Bill Shanahan, Chair
 NNEHIF
 772-8255

Deb Keller, Vice-Chair
 Bath Housing
 443-3116

Cito Selinger, Sec./Treasurer
 Curtis Thaxter
 775-2361

Rick Whiting
 Auburn Housing Authority
 784-7351

Kevin Bunker
 Developers Collaborative
 766-1632

Laura Buxbaum
 CEI
 882-7552 x131

Erin Cooperrider
 EBW Associates
 882-8349

Randy Poulton
 Total Construction Mgmt.
 944-2922

Liza Fleming-Ives
 Genesis Fund
 844-2035

Rip Patten
 Credere Associates
 828-1272 x35

Cullen Ryan
 CHOM
 879-0347



Updated 4-22-16

MAINE AFFORDABLE HOUSING COALITION

2015-16 ORGANIZATIONAL MEMBERS BY CATEGORY (126)

Architects & Engineers

Gawron Turgeon Architects
Archetype Architects
Creder Associates
CWS Architects
Sparhawk Group
Becker Structural Engineers
PDT Architects
Richard Curtis & Associates
Thornton Tomasetti
Walsh Engineering Associates
Criterion Engineers

Builders & Suppliers

Associated General Contractors of Maine
Benchmark Construction
Bowman Constructors
Ganneston Construction
Great Falls Construction
Nickerson & O'Day, Inc.
Portland Builders
C.M. Cimino Realty Inc.
TPD Construction Co.
Wright-Ryan Construction
Hancock Lumber
Zachau Construction
Total Construction Management
Landry/French Construction

Professional Services & Consultants

ABG Consulting
MacDonald Associates
John Anton, Consultant
EBW Associates
Clark Insurance
Development Services of New England
Otis Atwell CPAs
Planning Decisions
Building Envelope Specialists
Gauche & Rosenthal
Smoke-Free Housing Coalition of Maine
Healthy Androscoggin
Community Development Services
Eaton Peabody Consulting Group
Roy & Associates CPAs
CohnReznick LLP
Building Performance Advisors

Affordable Housing Developers & Managers

Avesta Housing
Freeport Housing Trust
Tedford Housing
Housing Foundation
Housing Initiatives of New England
Maine Real Estate Managers Association
North Haven Sustainable Housing
Shalom House
The Caleb Foundation
Volunteers of America of Northern NE
Year-Round Housing Corp.
Mano en Mano
Sea Coast Management Company
Beacon Communities LLC

Community Housing of Maine
Yarmouth Senior Housing
Habitat for Humanity of Greater Portland
Housing Partnership
Islesboro Affordable Property
Maine Workforce Housing LLC
Cranberry Isles Realty Trust
Sunrise Opportunities
The Park Danforth
Wishcamper Companies
Developers Collaborative
Peaks Island Home Start
Anew Development LLC

Lenders

Androscoggin Bank
Bangor Savings Bank
Bank of America
Bath Savings Institution
Camden National Bank
Genesis Fund
Gorham Savings Bank
KeyBank
TD Bank
Norway Savings Bank
People's United Bank
Biddeford Savings Bank
NBT Bank

Public Housing Authorities

Auburn Housing Authority
Brunswick Housing Authority
Old Town Housing Authority
Portland Housing Authority
South Portland Housing Authority
Westbrook Housing Authority
York Housing Authority
Bangor Housing
Bath Housing
Augusta Housing Authority
Fort Fairfield Residential Development Corp.

Community Action Agencies

Community Concepts
Maine Community Action Association
Opportunity Alliance
Penquis
Western ME Community Action
York County Community Action
Kennebec Valley Community Action

Community Development Organizations

Coastal Enterprises, Inc.
GrowSmart Maine
Island Institute
Neighborhood Housing League
City of Portland Department of Housing
United Way of Greater Portland
Four Directions Development Corporation
Rural LISC
Raise-Op Housing Cooperative
National Housing Conference
AARP Maine

Homeless/Housing Services & Advocacy

Bangor Area Homeless Shelter
Homeless Voices for Justice
Preble Street
York County Shelter Program
Veterans Inc.
ME Dept. of Health & Human Services
LeadingAge Maine & New Hampshire
Spurwink Services

Tax Credit Syndicators

Boston Capital
Northern NE Housing Investment Fund
Alden Torch Financial

Law Firms

Curtis Thaxter
DrummondWoodsum
Murray Plumb & Murray
Bernstein Shur

Housing Challenges for Older Portland Residents

A few demographics:

- Maine is the oldest state in the nation-Median age of 43
- Portland's median age is 37
- 23% of Portland residents are over the age of 60
- 34% over Age 50
- The housing tenure of the over 65 population in Portland is primarily owner occupied housing units (58.7 percent) with an average household size of 1.75.
- The median value of these homes is \$230,800 (slightly lower than the median for the total population).
- More than half of renters over the age of 65 are paying more than 30% of their income on housing, which is the established limit of affordability by HUD.

Portland 65+ Households Income:

<u>Income Type</u>	<u>Average Annual Amount</u>
With earnings	\$41,206*
With SS income	\$16,314
With SSI	\$8,503
With retirement income	\$18,952

*More older adults are working longer, some by choice but many more by need

Subsidized Housing for Older Adults in Portland -1343 Units

100 State Street, 100 State Street	168 units
Bayview Heights, 158 N. Street	59 units
Payson Apartments, 77 Pine/218 State Street	56 units
Deering Pavilion, 880 Forest Avenue	200 units
Franklin Towers, 211 Cumberland Avenue	200 units
Harbor Terrace, 284 Danforth Street	119 units
Loring House, 1125 Brighton Avenue	100 units
North School, 248 Congress Street	60 units
Northfield Green, 147 Allen Avenue	200 units
Park Danforth, 777 Danforth Street	70 units
Peaks Island Elderly Housing, 89 Central Avenue	11 units
Washington Gardens, 577 Washington Avenue	100 units

Must be age 62+ to be eligible. Some mixed populations of younger disabled residents.
Eligible income is \$26,900/year for one person. Renters pay about 30% of income.
There are long waiting lists for these apartments. Average 1-3 years wait.

Other Housing issues:

- Lack of middle income retirement communities in Portland.
- Long waiting lists for Mainecare funded Assisted Living beds

Challenges for “aging in place” in Portland

The first choice of almost all senior citizens is to remain living in their own homes. They do not want to give up their independence or be uprooted from their homes and neighborhoods. A number of factors can make this difficult or impossible for many Portland residents:

1. Older housing stock – 72% was built before 1970.
 - Steep stairs
 - Narrow doorways
 - One bathroom- often upstairs
 - Old plumbing and electrical
 - Outdated heating systems
 - Poorly insulated, old windows
 - Leaky roofs

Home and yard maintenance becomes physically difficult as people age. Repair and general upkeep to the property is often too expensive on fixed income. Homes fall into disrepair, become unsafe, and no longer provide adequate accessibility.

2. Lack of At-home Support
 - Families often don't live nearby/children move out of state
 - Increased isolation. Problems may go unnoticed until there is a “crisis”
 - Cost of in-home services is out of reach for many people
 - Waiting lists for State funded homemaker and personal care programs
3. Property Taxes:
 - Property values have increased significantly in Portland
 - Taxes go up, but retirement income does not
 - Tax relief Circuit Breaker program, rebate reduced from \$1600 to \$900
 - Homeowners are fearful of losing their homes if they can't pay property tax
 - Forced to choose between taxes, heat, food, medicine, home repair, care

Portland's Age Friendly Communities Initiative

- Portland signed on as a member of AARP's National Network of Age Friendly Communities in 2104
- 5-Year community wide initiative to improve livability for people as they age
- Community assessment and focus groups conducted in the Spring 2015
- Age Friendly Portland Steering Committee formed in September 2015
- Developing recommendations, a comprehensive report, and work plan for moving forward into the implementation phase

This model measures the "Age Friendliness" of a community across

8 Domains of Livability:

1. Outdoor Spaces and Buildings
2. Transportation
3. Housing
4. Social Participation
5. Respect and Social Inclusion
6. Civic Participation and Employment
7. Communication and Information
8. Community Support and Health Services

Age -Friendly Housing Checklist:

- Sufficient, affordable housing is available in areas that are safe and close to services and the rest of the community
- Sufficient and affordable home maintenance and support services are available
- Housing is well constructed and provides safe and comfortable shelter from the weather
- Interior spaces and level surfaces allow freedom of movement in all rooms and passageways
- Home modification options and supplies are available and affordable, and providers understand the needs of older people
- Public and commercial rental housing is clean, well-maintained and safe
- Sufficient and affordable housing for frail and disabled older people, with appropriate services,, is provided locally

Portland Community Assessment Results

Two types of assessments were completed by Muskie School of Public Service interns; one focused on the "built environment" -what actually exists, and the other surveyed older Portland residents about their opinions and experience of living in Portland. Survey participants and focus group members felt that the City is doing many things right. All wanted to remain living in Portland for as long as possible. Four areas were identified for improvement:

Transportation – Including more affordable, varied modes of transportation, street and sidewalk accessibility (especially in winter), safer intersections and crosswalks, and parking.

*Housing – Including more affordable housing options, more home and yard maintenance programs, in-home support services, help with heating costs, tax relief, and home modification.

Communication and Information-

Even where services and amenities are available, many people are still unaware and/or unsure about how to gain access.

Community Support/Health Services-

This overlapped with Communication and Information, but an overall need for more services designed to support aging in place was indicated.

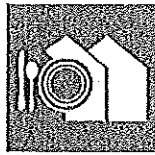
*Understanding that it isn't possible to create new housing stock in time to accommodate Portland's rapidly growing elderly population, the Age Friendly Communities Steering Committee is focusing on ways to help people remain living safely in their existing housing. The work plan is not completed yet, but two initiatives are already underway:

- Creation of neighborhood "Villages", which use community volunteers and service partners to provide a wide array of support services to seniors aging in community. At least three neighborhoods are adopting this model, and plans are underway to create a new 501C3 organization which will act as the central "hub" for coordination of these services in additional areas of the City.
- Senior Snow Shoveling Program –continued in 2015-16 with help from the Office of Elder Affairs and volunteer coordinators in four Portland neighborhoods.

Note: Older Portland residents who responded to survey and focus group questions reinforced the idea that more affordable, accessible, and varied senior housing options are needed in Portland. Their answers also supported the long-understood premise that people want to remain living in their own homes for as long as possible as they age. None of this was surprising to me, having worked with elderly Portland residents for the past 26 years. What struck me the most about their comments was the level of fear and uncertainty they expressed around growing older. The underlying anxiety about what the future might hold for them, how they would manage financially, who would take care of them, and where would they live when living at home is no longer a viable option.

Respectfully submitted to the Portland City Council, Housing Committee on 4/27/2016.

Linda Weare, Director, Portland Office of Elder Affairs
207-541-6620 lsw@portlandmaine.gov



Preble
Street



April 27, 2016

Good evening Councilor Duson, Councilor Brenerman, and members of the Housing Committee. My name is dee Clarke and I am an advocate with Homeless Voices for Justice. I am here this evening representing HVJ as well as the newly-formed Portland Coalition for Housing Justice.

This emergency coalition is made up of tenants, residents and service providers, including HVJ, Portland Tenants Union, New Mainers Tenants Association, Preble Street, Shalom House, Catholic Charities and others.

Recent no cause evictions in the Portland area have impacted 100 affordable units of housing for the most vulnerable, low-income, formerly chronically homeless tenants with serious medical and mental health conditions, immigrants and refugees, people in wheelchairs, people with developmental disabilities, people with cancer.

This is a horrific crisis that impacts 100 people and their families. And these are only the evictions that we know about.

- 61- 69 Grant Street
- 31 and 33 Frederic Street
- 133 Grant Street
- The Countryside Villas in Westbrook
- 471 and 473 Cumberland Ave
- 38 and 40 Alder Street
- 7 and 9 Huntress Street

Last week we learned that two more buildings: 123 and 131 Sherman Street, informed tenants that they were being evicted for no cause, including a pregnant mom of four who must be out in two weeks. She has nowhere to go. I've been in the shelter with my children twice! Do you know what it's like to bring your children to a shelter? Have you ever experienced the mental anguish of not being able to tuck your child into their own bed?

One gentleman who was living at 471 Cumberland Ave for the past 5 years was evicted for no cause and is now at the shelter in his wheelchair. This doesn't make human sense. His shelter stay will cost the City much more than it would to pay his rent outright. This doesn't make

financial sense. But where can he go? This is inhumane. This is not the Portland that many of us have dreamt it to be, or planned it to be.

Forced homelessness is the result of selfishness and greed, and it's a crisis. Forced homelessness is avoidable.

Two weeks ago our coalition held an emergency meeting in response to these mass evictions. Over 100 people attended, as did Councilors Thibodeau, Costa, Hinck, and Mayor Strimling. Many tenants shared their stories.

We heard from a woman with a developmental disability who has been living independently for 30 years. She was given a notice to quit. The landlord says she must be out in three days, but she has yet to find a new place to live, despite her Section 8 voucher. She is extremely anxious and facing the hardest time of her life.

We heard from a young woman who stays at the City's Oxford Street Shelter and is struggling to find an apartment that will accept her Shelter + Care voucher because landlords tell her outright that they won't accept housing vouchers. She has two children who live with her mother in Casco and is expecting a third child this fall. Her biggest worry is that she won't find an apartment by the time the baby is born and will give birth to her child while homeless.

And we heard from a veteran who lived in her Grant Street apartment with her son for nearly 10 years when they were evicted for no cause. They've been couch-surfing for the past couple months. She works full-time at Goodwill. She has suffered from multiple heart attacks in recent years and cannot go to the shelter due to her health. But she doesn't know how long she can continue couch-surfing.

These are just a few of the stories we heard that night.

I truly believe you, as Councilors, want better for our community. The City's 2002 comprehensive housing plan, which some of you in this room helped create, states: "Portland is a culturally and ethnically diverse community that values its shared history, is proud of its cultural diversity, and is working together for a cohesive community." The plan's goal is that "Housing in the city will be varied and affordable to accommodate Portland's socially and economically diverse populations." That is a proud statement and I am proud to say that is Portland's plan; but Portland has fallen short.

The recent evictions disproportionately impact low-income residents, impact our city's ability to remain socially and economically diverse. Over 100 low-income people have been forced to leave their homes. This has to stop.

Members of the City Council, you have the power to halt this crisis. You must act before it's too late, before low-income residents have all been evicted. We have policy recommendations that we've laid out in the packet provided to you. We have experts who can talk you through these policies and the process to implement them. We are prepared to meet with you to further discuss these policies.

1. An immediate and emergency moratorium on no-cause evictions – other cities and states around the country have done this. You can stop this crisis now. We made this ask to you

after the Grant Street evictions. If you had created an emergency moratorium then, you could have prevented subsequent evictions. Please make sure these are the last.

2. Moratorium or significant limitation on rent increases – one caseworker at Preble Street who lives in the West End was just issued a 60% rent increase – her rent is going from \$1650 to \$2850. She has to move. You can stop this.
3. Thank you to the mayor and city manager for finding \$25,000 to replenish the Tenant Based Rental Assistance program. This fund is crucial to get people out of homelessness and prevent tenants from entering homelessness. We ask that you fully-fund the TBRA to function year-round.
4. Prohibit discrimination against housing vouchers. This is simple. Really, come on, we can all agree that discrimination is wrong. You can solve this.
5. Fix the Housing Replacement Ordinance so that developers must pay into the Housing Trust Fund when they make affordable units unaffordable.
6. Build more safe, stable, permanent low-income housing.
7. You have many viable options to fund these proposals, one of which is a tax on AirBnB rentals.

Thank you for this opportunity to comment.

FACT SHEET FOR THE PORTLAND CITY COUNCIL
On the policy recommendations of the Portland Coalition for Housing Justice

NO CAUSE EVICTIONS

Under Maine law a tenant at will is any tenant who does not have a written lease. Under Maine law a tenant at will can be evicted with 30 days written notice without any cause.

WHAT THE CITY CAN DO

The City can prevent this from happening. The City can adopt an ordinance which requires anyone who purchases a building that is occupied by residential tenants, or to any landlord who enters into a rental agreement with a residential tenant, to enter into a constructive lease agreement with the tenant that would prevent the landlord from evicting the tenant except for violations of the lease agreement or for good cause as set forth in 14 M.R.S. § 6001(1).

Many of the tenants who were recently evicted in Portland mass evictions were served with this type of notice. If good cause was required for eviction, these mass evictions could not have happened and the city would not have lost those units of affordable housing.

RENT CONTROL

Low income and moderate income people are being priced out of Portland and our community is becoming less diverse and inclusive. Rent control permits landlords to receive fair return on their investment while slowing the staggering rent increases that are increasing homelessness and transforming Portland into a city of luxury condos.

WHAT THE CITY CAN DO

Portland can establish reasonable rent control by limiting rent increases to 60% of the increase in the consumer price index for this area each year. Landlords could request further increases in rent to compensate for capital improvement costs. In order to be effective a rent control ordinance must be combined with a prohibition on no cause evictions.

DISCRIMINATION AGAINST VOUCHER HOLDERS

Although state law prohibits discrimination against tenants on the basis of receipt of public assistance, including housing subsidies, this protection was eviscerated by the state supreme court's 2014 decision in *Dussault v. Coach Lantern*. After waiting years to get a housing voucher tenants face discrimination by landlords and are sometimes unable to find a place to use the voucher and can lose the voucher.

WHAT THE CITY CAN DO

Portland prohibited discrimination on the basis of sexual orientation before the state followed its lead. Portland can lead the way on this issue of basic fairness as well. The City should enact an ordinance forbidding discrimination against recipients of public assistance, including housing

subsidies, based on stereotypes or because of any requirement of such a public assistance program.

TENANT BASED RENTAL ASSISTANCE (TBRA)

This program provides emergency assistance to renters to pay for past due rent and security deposits. This program is funded through Federal HOME funds. The \$135,000 allocated to this program ran out after seven months.

WHAT THE CITY CAN DO

To keep the program operating at its current rate of spending the City would have to allocate approximately \$96,430 of additional funding to this program. Currently, an additional \$25,000 was allocated to this program for the current fiscal year, leaving a balance to fund the program for one year of \$71,430.

GENERAL ASSISTANCE

The way the City administers the general assistance program can be changed to improve the City's ability to prevent homelessness.

EMERGENCIES

"A person who does not have sufficient resources to provide one or more basic necessities in an emergency is eligible for emergency general assistance, even when that applicant has been found ineligible for nonemergency general assistance..." 22 M.R.S. § 4308(2). This means that the City can exceed its maximum assistance levels to alleviate an emergency situation. This law can be used by the City to assist renters who cannot afford to pay their rent even when the rent exceeds the Portland G.A. maximums. The City can do this and still receive its reimbursement from the State of Maine.

SECURITY DEPOSITS

22 M.R.S. § 4301(1) permits general assistance to pay for security deposits in "any situation in which no other permanent lodging is available unless a security deposit is paid." This law can be used by the City to assist renters who need security deposits to obtain permanent housing.

WHAT THE CITY CAN DO

22 M.R.S. § 4305 directs the City to establish aggregate maximum levels of assistance that are 110% of the applicable existing HUD fair market rents. The City should take all necessary steps to review HUD fair market rents as soon as possible so as to reflect the current increase in Portland area housing costs in its maximum levels of assistance.



Contact: Sonia Irambona - Coordinator | Phone: 207/6037302 | Email: sonia@newmainersTA.org

STATEMENT IN SUPPORT OF THE POLICY PROPOSALS BY THE PORTLAND COALITION FOR HOUSING JUSTICE

The **New Mainers Tenants' Association** is proud to represent new Mainers communities in the Portland Coalition for Housing Justice.

The current housing crisis affects tremendously immigrants and refugees living in the Portland area, as illustrated here:

- For the last 6 or more years, the Portland Parkside area housing units have welcomed new comers and they have helped revitalizing the neighborhood. Steady income was available through city vouchers from recipients of general assistance. At the same time, Portland public schools have received increased needed population of foreign born children. Ongoing evictions disrupt the livelihood of those vulnerable communities struggling to integrate themselves in the society.
- With the no cause evictions, most of our community members face the challenge of finding legal assistance given the fact that asylum seekers can't be assisted by Pine Tree Legal. Their limited knowledge of their housing rights make them even more vulnerable.
- We hereby bring our support to the set of policy proposals submitted by the Portland Coalition for Housing Justice.
- The current crisis also amplifies and maintains racial inequality and segregation. We call upon the City Council to devise urban policymaking with a fresh thinking for targeted, sustained efforts to protect minorities from displacement, ensure affordable housing for those with low incomes, and further the economic revitalization of urban neighborhoods.

Sonia Irambona
Executive Director



Mary Davis

Division Director, Housing & Community Development Division

TO: Councilor Duson, Chair
Members of the Housing Committee

FROM: Tyler Norod, Housing Planner
Housing and Community Development Division
Andrew Clark, University of Southern Maine, Muskie School of Public Service, Masters Candidate 2017

DATE: May 6, 2016

SUBJECT: Presentation of Indexed Policy Binder outlining existing housing related reports, policy tools, and funding sources currently being utilized by the City of Portland.

At the Housing Committee's first meeting in January of 2016, Committee Members recommended that staff compile an "indexed binder" outlining all housing related policy tools, reports, and financial resources. It is staff's hope that the document will prove a useful reference for City of Portland staff, elected officials, and the general public with regard to various policies and projects.

The document is divided into chapters detailing a project, program, recent policy change, general topic, etc. These chapters are grouped into broader themes for ease of reference. Each chapter shows a general timeline, highlighting major dates of public hearings, submission, adoption, amendment, etc. Every item contains a brief summary of the topic at hand, followed by a number of supporting documents, including reports, memoranda, excerpts from the Portland City Code of Ordinances, etc. A particular report or memorandum is included on the basis of it being current, thorough, and, whenever possible, an appropriate reflection of current policy or standard operating procedure. City Code excerpts represent the current legal standards relevant to the topic, naturally being subject to amendment from time to time.

Though the supporting documentation is unaltered, certain pages or sections may have been excluded for the sake of brevity and relevance. For this reason, references within each individual document to attachments and other addenda may not be accurate. Page numbers, section headers, and the like, may similarly be misplaced. The reader can be assured that anything excluded is irrelevant or duplicate, and at any rate is on file with the Housing and Community Development Division or the City of Portland. Additional information, when necessary, can always be requested from the Housing and Community Development Division or the City of Portland. The information in this document is intended for reference only and it is recommended that authoritative sources be consulted when appropriate. The document is intended to be a living document, subject to occasional additions, deletions, and amendments.

Portland, Maine



Yes. Life's good here.

Mary Davis

Division Director, Housing & Community Development Division

New programs, new reports, or major changes in policy should be reflected, and outdated information should be deleted, or at least noted as such, as appropriate. It is the hope that this document will bring clarity and tangibility to the work of the Housing and Community Development Division.

Attached to this memo is an excerpt of the binder including the title page, content list, introduction, and certain select items. The complete binder due to its sheer size of more than 500 pages will be available digitally through the City's website.

Staff would also like to acknowledge the hard work of our intern Andrew Clark who is primarily responsible for the development of this new City resource. Andrew was the point person for sorting through the large volume of documents considered for inclusion, structuring the documents layout, and drafting each item's one page summary.

A Reference of
Housing and Community Development Division
Policies, Programs, and Other Documents



May 2016



Introduction

This document has been compiled as a resource index of housing related reports, policy tools, funding programs, and other documents. It is the hope that the document will prove a useful reference for City of Portland staff, elected officials, and the general public with regard to various policies and projects.

The document is divided into chapters detailing a project, program, recent policy change, general topic, etc. These chapters are grouped into broader themes for ease of reference.

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List of Topics

Financial Resources and Programs

- Affordable Housing Revolving Loan Fund
- Affordable Housing Tax Credit Financing
- HOME Funds
- Housing Development Investment Policy
- Housing Trust Fund
- Lead Safe Program
- Residential Rehabilitation Program
- Tenant Based Rental Assistance

Land Use and Zoning Policies

- Accessory Dwelling Units
- B-1 and B-2 Zoning Text Amendments
- B-7 Zone Parking Text Amendments
- Downtown Height Overlay Map Amendment
- Housing Preservation and Replacement
- Inclusionary Zoning, Density Bonuses, and Reduced Fees
- India Street Form-Based Code
- Peninsula Fee-in-Lieu of Parking Provision and the Sustainable Transportation Fund
- R-6 Zoning Text Amendments

Reports and Plans

- Housing: Sustaining Portland's Future
- HUD Comprehensive Housing Market Analysis
- Portland 2030 Workforce Housing Demand
- Transforming Forest Avenue

Miscellaneous Topics

- Age-Friendly Community
- Housing First
- Short-term Rentals



Affordable Housing Revolving Loan Fund

Timeline

10.16.2013 Submitted to Housing and Community Development Committee

Summary

Upon approval from MaineHousing, the City of Portland established a new Revolving Loan and Investment Fund to be utilized for the development of affordable permanent rental and homeownership housing throughout the City of Portland. As a U.S. Department of Housing and Urban Development Entitlement Jurisdiction, the City of Portland administers housing programs, including rehabilitation programs, first time homebuyer assistance programs and new construction development programs. Using this experience, the City of Portland developed program guidelines that ensure compliance with the Affordable Housing TIF Program.

The fund is used solely for the development of affordable permanent housing. Types of permanent housing to be developed will be single family homes, condominiums and apartments or other rental housing units intended to be occupied by a household on a continuing basis. Shelters, nursing homes, convalescent homes, hospitals, residential treatment facilities, correctional facilities or student dormitories will not be allowed. Affordable permanent housing developed with this fund or fund proceeds will be affordable to households earning no more than 120 percent of the area median income.

In this chapter

- **409 Cumberland Avenue AHTIF Update**, Housing and Community Development Committee memo, 10.16.2013



Mary Davis

Division Director, Housing & Community Development Division

TO: Councilor Mavodones, Chair
Members of the Housing and Community Development Committee

FROM: Mary Davis, Director
Housing & Community Development Division

DATE: October 16, 2013

SUBJECT: 409 Cumberland Avenue AHTIF Update

In response to direction given to staff at the October 9 HCDC meeting, I spoke with staff from Maine Housing and have received preliminary approval on the following language for the revolving loan fund.

Upon approval from MaineHousing, the City of Portland will establish a new Revolving Loan and Investment Fund to be utilized for the development of affordable permanent rental and homeownership housing throughout the City of Portland. As a U.S. Department of Housing and Urban Development Entitlement Jurisdiction, the City of Portland administers housing programs, including rehabilitation programs, first time homebuyer assistance programs and new construction development programs. Using this experience, the City of Portland will develop program guidelines that ensure compliance with the Affordable Housing TIF Program. Allowable uses are described below:

Revolving Loans. Loans will be provided to developers interested in creating affordable permanent housing in the City of Portland. Loans will be made for both new construction of affordable permanent housing and the rehabilitation of existing housing as long as the rehabilitation results in the creation of affordable permanent housing. All loans made from this fund will be repaid to the City of Portland and all loan repayments will be deposited into the fund and used for additional loans for the development of affordable permanent housing.

Investment/Real Estate Acquisition. Loans will be used for the purchase of property in the City of Portland. Property will be purchased by the City of Portland for the development of affordable permanent housing by the City or by a developer to which the City sells or leases the property. All proceeds of sales of any property purchased or rental revenues from leases into which the City of Portland enters will be placed in the fund and used for additional purchases of property for the development of affordable permanent housing.

Portland, Maine



Yes. Life's good here.

Mary Davis

Division Director, Housing & Community Development Division

The fund will be used solely for the development of affordable permanent housing. Types of permanent housing to be developed will be single family homes, condominiums and apartments or other rental housing units intended to be occupied by a household on a continuing basis. Shelters, nursing homes, convalescent homes, hospitals, residential treatment facilities, correctional facilities or student dormitories will not be allowed. Affordable permanent housing developed with this fund or fund proceeds will be affordable to households earning no more than 120 percent of the area median income.



B-7 Zone Parking Text Amendments

Timeline

09.25.2015 Submitted to Planning Board. Public hearing.

Summary

A challenge in the Bayside neighborhood is the regulation of surface parking. The Bayside Plan asserts the neighborhood should be an "attractive urban gateway and extension of the downtown", with "mixed use and compact development", "[emphasizing] a quality pedestrian experience". "Extensive land consumption by surface parking lots" is to be avoided. Surface parking is a poor substitute for a continuous street wall of buildings supporting pedestrian activity and street life.

In 2011, the Planning Board recommended, and the City Council approved, a series of amendments that provided more flexibility for surface parking. This provision grandfathered existing blacktop parking. This change would assist redevelopment or reuse of existing buildings on smaller lots, and support the transition of Bayside from a warehouse/industrial district to a mixed use district.

Gravel areas do not have the grandfathered status of paved parking areas although there have been several recent redevelopment proposals involving properties that are reliant on the area presently occupied by gravel parking space. For property owners, gravel areas in the short-term may have value as stand-alone parking lots. The long-term view is that these lots have value as parking to support a significant on-site redevelopment or as a building lot for a stand-alone building. Bayside has many gaps in the streetscape so redevelopment of these sites is important in filling these spaces. Appropriately scaled redevelopment proposals of these sites could be hindered if some flexibility for gravel areas is not provided.

In this chapter

- **Proposed Zoning Amendments: Surface Parking (B-7)**, Planning Board report, 09.25.2015
- **Portland City Code**, Ch. 14 Div. 17 Sec. 14-295(a) 24-26, surface parking language



PLANNING BOARD REPORT PORTLAND, MAINE

Proposed Zoning Amendments
Surface Parking (B-7) and Commercial Kitchens (B-7, B-2 and B-2b)
City of Portland, Applicant

Submitted to: Portland Planning Board
Public Hearing Date: Sept. 29, 2015

Prepared by: Richard Knowland, Senior Planner
Report Prepared: September 25, 2015

I. INTRODUCTION

A public hearing has been scheduled to consider text amendments to the B-7 zone regarding regulation of surface parking. The amendments focus on how existing gravel surface areas should be treated in terms of parking setbacks from the street line. During the recent Bayside Bowl site plan review, staff indicated that amendments regarding the regulation of gravel surface lots in the B-7 would be forthcoming.

A minor amendment allowing commercial kitchens in the B-7 as a permitted use with accompanying retail space is also proposed. Commercial kitchens are presently a conditional use in the B-7 zone but do not allow a retail presence within the building. Staff is also proposing amendments to the B-2 and B-2b zone regarding community kitchens. The westerly section of Bayside has a B-2b zone adjacent to the B-7 zone which staff learned several weeks ago is the likely home of a new commercial kitchen.

In addition to a legal ad appearing in the September 21, 2015 and September 22, 2015 editions of the Portland Press Herald, notices were also sent to the Interested Parties List.

II. BACKGROUND – Bayside Vision and B-7 Surface Parking

A. Bayside Vision

Perhaps the most challenging issue in Bayside is the regulation of surface parking. The basic premise of the Bayside Plan is that the neighborhood should be a dense mixed use district. The Bayside Plan uses such phrases as an "attractive urban gateway and extension of the downtown", "mixed use and compact development", "compact blend of uses", and "emphasizes a quality pedestrian experience". A guiding principle of the plan is that parking structures are encouraged to "avoid extensive land consumption by

surface parking lots". The desired model for Bayside's future is a transit oriented development "free from the dependence upon the automobile" and "utilization of transportation, other than automobile is strongly encouraged".

Surface parking by its nature can take up a lot of land. For example, the surface parking of the DHS parking lot is 3 or 4 times greater than the actual footprint of the building. Surface parking is a poor substitute for a continuous street wall of buildings whose shoppers, workers and visitors support pedestrian activity and street life in contrast to the "dead zones" created by parking lots.

Ideally all vacant or underutilized sites in Bayside would instantly become redeveloped with new multi-story buildings and minimal surface parking. The reality is that it will take some time for market forces to absorb new development to justify larger scale development with accompanying structured parking. While Bayside has had an impressive number of larger scale projects such as the Intermed building, Pearl Place, Bayside Village student housing and Midtown, there have been a number of much smaller projects such as Bangor Savings, Gorham Savings, Bayside Bowl that have faced either land area constraints or market constraints in achieving a maximum build out of their property.

Realizing the incremental nature of achieving the Bayside Vision, in 2011 the Planning Board recommended and the City Council approved a series of amendments that provided more flexibility for surface parking. This provision basically grandfathered existing blacktop parking. The thought was this change would assist redevelopment or reuse of existing buildings on smaller lots in supporting the transition of Bayside from a warehouse/industrial district to a mixed use district. Under the previous ordinance a reuse proposal or minor change in a site could trigger site plan review resulting in the removal of all existing parking within 35 feet of the street line, effectively undermining suitable reuse proposals (such as the reuse of the mattress factory building to Portland Architectural Salvage).

B. Existing B-7 Surface Parking Regulations

The existing B-7 zoning text requires newly created surface parking spaces be setback a minimum of 35 feet from the street to discourage a parking dominated streetscape and to encourage building construction near the street line. Large expanses of parking spaces sited near the street line follows a suburban development model in contrast to the Bayside Plan which emphasizes building development near the street.

A presumption has been made under the present zoning ordinance that all **paved** areas (existing as of the B-7 zoning ordinance date) are grandfathered from the 35 foot parking setback. Left unsaid is the status of **gravel** areas that likely have a murky history in terms of qualifying for this grandfathered provision. Most of these gravel lots were originally part of the rail road land holdings in Bayside that were conveyed to private property owners or the city over a period of time in the 1980s and 1990s. Historically they were part of a rail road corridor and not used for vehicle parking.

Gravel areas do not have the grandfathered status of paved parking areas although there have been several recent redevelopment proposals involving the Schlotterbeck & Foss and Bayside Bowl properties that are reliant on the space presently occupied by gravel for parking. For property owners gravel areas in the short term may have value as stand alone parking lots. The long term view is these lots have value as (1) parking to

support a significant on-site redevelopment or (2) as a building lot for a stand alone building. Bayside has many gaps in the streetscape so redevelopment of these sites is important in filling these spaces. Appropriately scaled redevelopment proposals of these sites could be hindered if some flexibility for gravel (non-paved) areas is not provided.

C. Existing Gravel Areas in B-7

All gravel lots located in the B-7 zone are listed below with information on land area, use and other data.

Schlotterbeck & Foss... Gravel area 10,314 SF in size. Existing site includes 5 story building; 1 story building; black top parking lot; and gravel parking. Total parcel area: 1.07 acres. A mixed use development proposal for this light industrial building is expected to be submitted shortly. Note: Size of gravel area and height of building (5 stories) would qualify under the proposed amendments.



View of Schlotterbeck & Foss Building Corner of Preble Street and Kennebec Street

Bayside Bowl...Gravel area 14,280 SF in size. Bayside Bowl established a bowling alley in a former retail/warehouse building in 2009. Planning Board recently approved a multi-story building addition expanding the bowling alley and a community squash court facility. Total parcel area: 1.27 acres. Note: Size of gravel area and building floor area (48,857 SF) would qualify under the proposed amendments.



View of Bayside Bowl Corner of Alder Street and Kennebec Street

156-174 Kennebec Street DPS Parking Lot...Gravel area about 2,000 SF in size but part of a larger parking area (15,092 SF) for DPS trucks. Contiguous to large brick building at 82 Hanover Street owned by City. With the planned relocation of DPS, the brick building offers intriguing reuse possibilities. This parking area could help support the redevelopment of the brick building either as parking or as a building addition. Note: Size of gravel and brick building floor area (40,768 SF) would qualify under the proposed amendments assuming the brick building is redeveloped in the future



View of 156-174 Kennebec Street, Corner of Hanover Street and Kennebec Street

176-188 Kennebec Street DPS Parking Lot... Gravel area 9,659 SF in size (entire lot) next to New System Laundry building. Note: Size of gravel lot qualifies under the proposed amendments but a building meeting the minimum height requirement or a minimum 40,000 SF building would need to be built on this or a contiguous parcel.



View of 176-178 Kennebec Street , Corner of Kennebec Street and Parris Street

Other Gravel Parking Lots In Bayside:

Somerset-Pearl-Kennebec-Chestnut Block (Noyes/Oakhurst Dairy gravel parking lot)... Gravel area 2.0 acres in size. Site would not qualify under the proposed amendments since the gravel area exceeds 15,000 SF but may already have site plan approval for a parking lot. As a large scale site of 2 acres an appropriate redevelopment scheme for this property should have the ability to meet the normal 35 foot setback requirement.

E.Perry scrap yard 115 Lancaster Street... An unpaved surface covers most of the 1.65 acre area. Site would not qualify for the proposed amendments since gravel area exceeds 15,000 SF. An appropriate redevelopment scheme for this site should be able to meet the 35 foot parking setback.

Verizon Building at Somerset and Franklin Street... Gravel area 17,000 SF. Total site is 1.1 acres. There is an existing one story building on the site. Gravel area was created sometime after 2007 Whole Foods opened. Note: This site would not qualify for the proposed amendments for several reasons. Exceeds maximum gravel area size. Past use of gravel area included parking for a non-contiguous parcel (Whole Foods). Also total parking on the site presently exceeds the normal zoning requirement for the Verizon building a further disqualification. Present Verizon building doesn't meet minimum height requirement or minimum building size.

III. EXISTING B-7 SURFACE PARKING ZONING TEXT

The existing B-7 provisions for surface parking is shown below [Sec 14-295(a)(24) and (25)].

Sec. 14-295(a)(24): Note this section effectively grandfathers existing blacktop parking areas from the 35 foot building setback provision. As discussed in section II of this memo, section 24 was added in 2010 to provide more flexibility for existing parking in encouraging more reuse proposals in Bayside on smaller scale lots.

24. Surface parking existing as of March 9, 2005 and in continuous existence thereafter, including the reorganization of parking spaces and maneuvering aisles. This section shall apply to surface parking accessory to a principle use and a parking lot as a principle use. Existing surface parking that does not comply with the standards of sec. 14-299(f) may continue, provided that any modifications to the site layout, development constituting a site plan, or building renovations exceeding a value of thirty (30) percent of the assessed value of the building on file at the City of Portland Assessor's Office, shall require the parking to be upgraded to meet the standards of sec 14-299 (f) to the extent practicable.

Sec. 14-295 (a)(25): Note this section reflects the original B-7 zoning text intent (passed in 2006) that newly constructed parking spaces should be a minimum of 35 feet from the street to de-emphasize surface parking along the street edge and to reserve such space for building development. In 2010 it was amended to make new parking spaces a permitted use rather than a conditional use.

25. Surface parking created after March 9, 2005, provided that the spaces (and newly created maneuvering aisles) are thirty-five (35) feet or greater from a street and further that the standards below (a to c) are also met. This section shall apply to surface parking accessory to a principal use or a parking lot as principal use. The thirty-five (35) foot setback need not apply in the case of a property in which eighty (80%) of the property frontage has a building within ten (10) feet of the property frontage and or a driveway located perpendicular to the site. The parking area shall meet the standards of sec. 14-299(f).

- a. No surface parking shall be encumbered by lease or other use commitment to an off-site use exceeding twenty-four month term; and
- b. For surface parking areas of twenty-thousand (20,000) square feet or greater in area, lease or other use agreements for surface parking shall not preclude the relocation of such parking for more than twenty-four month terms; and
- c. Any such parking shall in its lease stipulate that developer/owner reserves the right to relocate said parking or convert surface parking to structured parking as long as the replacement parking is located a reasonable distance from the associated use.

IV. PROPOSED ZONING AMENDMENTS (SURFACE PARKING)

Proposed text amendments are intended to address the status of existing gravel areas posed by such sites as Bayside Bowl and Schlotterbeck & Foss that offer significant redevelopment opportunities. The amendments uses a carrot by allowing existing gravel areas to be converted to surface parking (within 35 feet of the street) if the developer

proposes a minimum but significant level of redevelopment activity on the site or a contiguous site. This incentive measure supports the Bayside policy of creating a denser urban neighborhood but not at the expense of allowing excessive surface parking without some linkage to building development. A model for this concept is the Bayside Bowl project. See Attachment 2 for site plan.

The provision focus on smaller gravel areas (15,000 SF or less) so that larger lots which presumably have a greater ability to address parking setbacks will continue to meet the normal setback requirements.

This option more directly addresses the regulation of vacant lots which is at the heart of the issue. As discussed above these are typically smaller lots that were part of the rail road corridor and sold to abutters and others in the 1980s and 1990s. This alternative links flexibility in parking regulations with some level of building development activity.

Proposed Text Amendment: Add the following section under Sec. 14-295 (a) (26) as a permitted use.

(26) Notwithstanding Sec. 14-295 (a) (24) and (25) above, surface parking that does not meet the 35-foot parking setback, provided that:

- a. All or a portion of the 35 foot setback area had a gravel surface on September 29, 2015.
Note: Gravel areas in the B-7 are listed in section II of this memo.
- b. The total gravel surface area on the lot and any contiguous lots did not exceed 15,000 square feet on September 29, 2015.
Note: The 15,000 SF limit is intended to limit the application of this provision. Larger scale lots should be able to meet the normal setback requirements.

- c. The parking spaces provide parking to a principle building on the same lot and or a principle building on a contiguous lot.

Note: The gravel area must be contiguous with redevelopment activity or on the same lot qualifying for the reduced parking setback. In some cases the gravel area may have a separate deed from where the redevelopment is taking place although it still must be contiguous to it. This provision is not intended to provide off-site parking for another use.

- d. One of the buildings described in paragraph c above meets the minimum height requirements of the Bayside Height Overlay Map and/or a building on the site has a floor area of 40,000 SF or greater.

Note: Links flexibility in parking setbacks in exchange for a minimum scale of building development.

- e. The total number of spaces within 35 foot setback in combination with other spaces on the lot does not exceed the minimum parking spaces required in sec. 14-526 (a) (4)(a)(1).

Note: Use of the gravel parking area must not result in parking that is excessive for the site beyond normal minimum parking requirements.

- f. The proposed parking spaces meets the landscape and buffer requirements of 14-299 (F).

Note: This standard requires that parking must not occupy a portion of a public sidewalk; driveway entrances must meet the City of Portland Technical Manual Standards; and that landscape and buffer standards must meet City of Portland Technical and Design Manual.

- g. Parking spaces within the 35 foot setback shall provide stormwater quality treatment if required by the City of Portland Stormwater Management Standards and the Maine DEP Chapter 500 Stormwater Management Standards. If not required, an alternative low impact development treatment approved by the Planning Board shall be provided.

Note: The Board requested that we draft an amendment requiring stormwater treatment for those parking lots taking advantage of this section. Currently such sites would not qualify for stormwater quality review under City and DEP standards since hard packed gravel sites such as these would be considered impervious and thus grandfathered from water quality requirements.

An example of an acceptable treatment system meeting normal City and DEP standards is the Filterra bioretention system. An overview of this system (excerpt from the DEP's Stormwater Best Management Practice Manual) is provided as Attachment 3. The Board has seen this system used in a number of development site plans in peninsula locations. The primary advantage of this system is that it can be installed in tight sites and visually looks like a street tree with a grate.

Cost is a down side as the smallest Filterra unit runs about \$15,000 installed although it can treat about one-third of an acre. A more traditional engineered concrete tank system would be more expensive.

Low intensity development treatment systems such as filter strips and rain gardens are possible but these systems require an adequate amount of land area. It appears unlikely that the leftover green space of the Bayside parcels described in this report will

have enough space to provide a filter strip or rain garden to effectively treat stormwater to the level required by the normal standards of the City and DEP. The Bayside Bowl site plan did provide a filter strip but it would not meet the same level of treatment as a Filterra unit or other approved systems.

Information on low impact development treatment systems from the Low Impact Development Center (www.lid-stormwater.net) is shown as Attachment 4.

In reviewing the amendment the Board should consider a number of factors. The proposed amendment as written would not require the level of stormwater treatment equivalent to that of a Filterra system. More likely the approved system might be similar to that of a stone infiltration trench approved for the Bayside Bowl site plan which provides some treatment but not to the level of a Filterra. Alternative amendment language would be to require stormwater treatment meeting the normal City and DEP standards regardless of whether the site has grandfathered impervious surfaces. This has cost implications as discussed in the second paragraph of this section.

adopted by the city;

24. Surface parking existing as of March 9, 2005 and in continuous existence thereafter, including the reorganization of parking spaces and maneuvering aisles. This section shall apply to surface parking accessory to a principle use and a parking lot as a principal use. Existing surface parking that does not comply with the standards of Sec. 14-299(f) may continue, provided that any modifications to the site layout, development constituting a site plan, or building renovations exceeding a value of thirty (30) percent of the assessed value of the building on file at the City of Portland Assessor's Office, shall require the parking to be upgraded to meet the standards of Sec. 14-299(f) to the extent practicable;
25. Surface parking created after March 9, 2005, provided that the spaces (and newly created maneuvering aisles) are thirty-five (35) feet or greater from a street and further that the standards below (a to c) are also met. This section shall apply to surface parking accessory to a principal use or a parking lot as principle use. The thirty-five (35) foot setback need not apply in the case of a property in which eighty percent (80%) of the property frontage has a building within ten (10) feet of the property frontage and or a driveway located perpendicular to the site. The parking area shall meet the standards of Sec. 14-299 (f):
 - a. No surface parking shall be encumbered by lease or other use commitment to an off-site use exceeding a twenty-four month term;
 - b. For surface parking areas of twenty-thousand (20,000) square feet or greater in area, lease or other use agreements for surface parking shall not preclude the relocation of such parking for more than twenty-four (24) month terms; and
 - c. Any such parking shall in its lease stipulate that developer/owner reserves the right to

relocate said parking or convert surface parking to structured parking as long as the replacement parking is located a reasonable distance from the associated use;

26. Notwithstanding Sections 14-295(a)(24) and (25) above, surface parking that does not meet the 35-foot parking setback, provided that:
 - a. All or a portion of the 35-foot setback area had a gravel surface on September 29, 2015;
 - b. The total gravel surface area on the lot and any contiguous lots did not exceed 15,000 square feet on September 29, 2015;
 - c. The parking spaces provide parking to a principle building on the same lot and or a principle building on a contiguous lot;
 - d. One of the buildings described in paragraph c above meets the minimum height requirements of the Bayside Height Overlay Map and/or a building on the site has a floor area of 25,000 square feet or greater;
 - e. The total number of spaces within 35-foot setback in combination with other spaces on the lot does not exceed the minimum parking spaces required in Sec. 14-526(a)(4)(a)(1);
 - f. The proposed parking spaces meet the landscape and buffer requirements of 14-299(f); and
 - g. Parking spaces within the 35-foot setback shall provide stormwater quality treatment if required by the City of Portland Stormwater Management Standards and the Maine DEP Chapter 500 Stormwater Management Standards. If not required, an alternative low impact development treatment system approved by the Planning Board shall be provided; and
27. Bakeries, coffee roasters and commercial kitchens



TO: Councilor Jill C. Duson, Chair
Members of the Housing Committee

FROM: Jeff Levine, Planning & Urban Development Director
Mary Davis, Division Director, Housing & Community Development
Tyler Norod, Housing Planner

DATE: May 6, 2016

SUBJECT: Memorandum outlining the public process for the upcoming Housing Committee's Community Priority & Policy Discussions forum scheduled for Wednesday, May 25th.

In an effort to identify and address housing related issues in Portland, the Housing Committee has been soliciting feedback from various stakeholders over the past four months. The Committee has heard from national leaders on housing policy, concerned residents, real estate lawyers, tenant advocates, landlords, state officials, affordable housing developers, social service providers, senior housing advocates, advocates for the homeless, neighborhood associations, and general members of the public.

The Committee is taking a comprehensive approach to understanding all issues prior to making any policy recommendations.

Attached to this memo is a master list of approximately 130 recommendations, organized into four themes, representing all ideas received to this point.

The Committee will be deviating from its typical format at its May 25th meeting to encourage greater community feedback on this extensive list. The Committee will be instilling the help of a team of outside facilitators to coordinate break out groups for attendees of the May 25th meeting.

The Committee will be asking the breakout groups to discuss the list of recommendations and provide feedback on what the Committee should consider priorities for exploring in greater detail. It is important to note that this process is not meant to be an opportunity to lobby for a particular issue nor is it intended to be a final vote on whether or not a recommendation is



enacted. The Committee is asking for the public's help to filter this list for more detailed consideration. As part of the subsequent June 8th Housing Committee meeting, the Committee will review the feedback received at the May 25th meeting.

It is intended that at the June 8th meeting, Committee members will consolidate the comprehensive list of recommendations into a manageable list for further in-depth examination. There will be an opportunity for public comment at the June 8th meeting.

The Committee will continue to review and update the list so that as time allows additional recommendations may be brought forth.

Housing Policy Bucket List

A) Tenant/Landlord Regulations

#	Theme	Potential Policy
1	A	Tenant/Landlord Ombudsmon to mediate disputes
2	A	Rent Control - limiting rent increases to a certain set amount in a certain period of time
3	A	Moratorium on No-Cause Evictions
4	A	Increase notification minimums from landlords to tenants for rent increases or non-renewal of any lease
5	A	Ordinance prohibiting landlords from refusing Section 8 or other vouchers
6	A	Clarify tenant rights in foreclosed buildings
7	A	Ordinance providing long-term residents of rooming houses protection under Maine's eviction statute
8	A	New ordinance prohibiting new development projects receiving City funding from denying tenants access to low-income units due to poor-credit history if tenant can demonstrate sufficient current income to pay the rent
9	A	Tighten up condo conversion regulations to clarify tenant rights, proof of notification, and timing to better capture future intent of landowners.
10	A	One page Tenant Rights Handout
11	A	Improve public understanding of tenant and landlord responsibilities
12	A	Encourage property owners to take a long term view when renovating older homes through federal tax incentives and increased energy efficiency in an effort to improve units while keeping rents stable

B) Zoning/Land Use

#	Theme	Potential Policy
1	B	Strengthen sober house regulations
2	B	Regulate Short Term Rentals (STR's) such as AirBnB in an effort to return existing housing stock to the long term rental market
3	B	Examine Accessory Dwelling Unit or ADU (i.e. in-law type units in existing structures) policies for all residential zones

4	B	Revise zoning for additional density along corridors off peninsula
5	B	Increase Inclusionary Zoning requirements to to more than 10% of all new units
6	B	Revise inclusionary zoning requirements to support lower income households
7	B	Revise inclusionary zoning to target income levels of existing residents in each neighborhood/census block/peninsula
8	B	Remove the inclusionary zoning sunset clause
9	B	Encourage the creation of village centers/nodes off-peninsula
10	B	Long term ground leases of city land rather than selling to developer to help support long term affordability
11	B	Develop mechanisms and incentives for long term affordability restriction
12	B	Embrace redevelopment of schools or other institutional buildings for housing
13	B	Remove barriers to expanding/renovating older homes
14	B	Revise threshold of commercial building codes for multi-family properties from 2 units to 3 unit buildings
15	B	Revise zoning codes where appropriate to reflect the beloved historic development patterns of certain neighborhoods
16	B	Creative use of city-owned land to encourage diverse type of housing stock of numerous sizes and for a variety of populations.
17	B	Update housing definitions within zoning ordinance
18	B	Update entire zoning ordinance for overall clarity and efficiency
19	B	New ordinance to penalize dilapidated abandoned buildings and incentivize maintenance
20	B	Examine zoning for Jewish Community Center/School to encourage housing
21	B	Housing Replacement Policy - Prohibit replacement units from being "luxury"
22	B	Housing Replacement Policy - Instead of paying fee, owners can make a market rate unit in another building affordable to low-income households
23	B	Housing Replacement Policy - Mandate developers pay into the Housing Trust Fund when replacement units are not at "affordable" levels

24	B	Amend zoning ordinances to include and clarify protections for abutting residences bordered by commercial/industrial uses to help mitigate conflicts involving lighting, parking, noise, and pollution.
25	B	Allow for more accessory apartments in East Bayside
26	B	Locate higher density/larger structures along neighborhood edges and transit corridors
27	B	Make regulations easier to convert a single family home into a multi-family home
28	B	Support the creation of Accessory Dwelling Units (ADU's), tiny homes, in-law units, etc to help create more housing supply
29	B	Provide greater clarity in the B2B zone language as it relates to how development in the B2B should relate to surrounding properties in other zones.
30	B	Amend the ILB Zone for industrial uses in East Bayside to encourage new business development in an effort to attract more living wage jobs to the neighborhood (but not national chains)
31	B	Amend the R-5 zone to allow for more housing development in a way that is consistent with the historical development patterns of the existing neighborhoods
31	B	Locate R-6 zones in off-peninsula neighborhoods to encourage housing development
32	B	Develop policies to incentivize the retention, improvement, and replacement of 1, 2, and 3, unit housing structures along the streetscapes where they currently are the dominant housing typology
33	B	Limitations should be placed on how close registered sex offenders can live in proximity to schools
34	B	The recently revised R-6 zone has helped fuel a development frenzy on Munjoy Hill and should be reconsidered
35	B	Get rid of parking and height requirements in zones within walking distance of downtown
36	B	The City should increase housing unit density limits within existing buildings

C) Housing Supply and Financial Resources

<u>#</u>	<u>Theme</u>	<u>Potential Policy</u>
1	C	Increase Tenant Based Rental Assistance (TBRA) voucher funding for low income at risk households

2	C	Increase General Assistance maximums to match Portland market funded through increased AirBnB fees
3	C	Regional approach to housing demand
4	C	Focus on creation of new middle class/family housing - both owned & rental
5	C	Create more Housing First projects for the homeless
6	C	Work with local universities to create more student housing
7	C	Partner with organizations like Habitat for Humanity to create new housing on smaller lots. Perhaps with affordability and size restrictions for allowing development on smaller lots
8	C	Improve communication channels with local academic institutions to place students/faculty in extra bedrooms of existing residents
9	C	Encourage/support the creation of additional low-income and workforce housing
10	C	Strengthen Housing Land Trust for creation/preservation of affordable housing
11	C	Utilize tax acquired properties to fund housing trust fund and restrict long term housing affordability prior to buildings sale
12	C	City to support the creation of a homeownership program to help households buy homes and fix up properties
13	C	Reduce real estate related fees and taxes which harm fixed income owners and cause landlords to pass along higher costs to renters
14	C	Work with local academic institutions to build more dorms for students to remove students from the general housing market.
15	C	Redefining how affordability is determined
16	C	Increase the condo conversion fee
17	C	Add fees/taxes to AirBnB type rentals to help capitalize the Housing Trust Fund
18	C	Tax incentives to landlords for rental unit improvements
19	C	All manners of City commerce , bills, taxes, fees, etc. should be dealt with via a single online platform
20	C	Increased fees and regulations are increasing costs for small time property owners who pass along costs to tenants. The City should reduce fees and regulations to encourage lower rents

21	C	City owned land made available for new development should be leased on a long term basis rather than sold to the developer (whether for profit or non profit)
22	C	Redevelopment of vacated schools and/or institutional buildings are opportunities for additional housing
23	C	More creative use of city owned land to promote housing creation which accomodates a diverse population of households (singles, families, younger households, students, various incomes and ages)
24	C	Support adoption of an anti-speculation/anti-flipping tax
25	C	Support tax abatement for low-income homeowners
26	C	Support tax abatement for landlords voluntarily rent to low-income tenants
27	C	City should support homeownership development as a means to reduce demand on the rental housing stock
28	C	Continue to provide tax increment financing to housing development projects as a means of incentivizing the creation of more low and middle income housing
29	C	The City should be more supportive of new housing development projects despite the potential for neighbors being against a project
30	C	City should hire an aging in place specialist to help seniors navigate the complex zoning and home modification requirements at the state and local levels
31	C	Allow for more density in East Bayside in areas that are not directly adjacent to single family homes
32	C	The City should allow for greater density and height while lowering parking requirements to encourage more affordable housing development
33	C	Larger housing developments threaten the existing character of neighborhoods
34	C	Work with non-profit like Habitat for Humanity to rehab city-owned tax acquired properties to turn them affordable housing
35	C	Examine Loring House property for residential development potential
36	C	Focus on putting out to bid City owned land to encourage more residential development

37	C	TIF projects should require units that are reserved affordable to the average local residents in that neighborhood/census block rather than income levels of residents of the entire City/metro area.
38	C	Progressive property tax on new luxury developments that would charge a higher real estate tax rate to new units sold or rented at a luxury level

D) Housing Safety/Quality

#	Theme	Potential Policy
1	D	Stricter enforcement of existing health & safety laws
2	D	Regular schedule for inspecting all units
3	D	Develop protocol for emergency complaints
4	D	Occupied rental units in foreclosure inspected monthly
5	D	Ordinance making building owner and party bringing foreclosure complaint jointly liable for maintaining the building
6	D	Clarify role and responsibilities of various inspection offices within the City to promote efficiency and minimize overlap.
7	D	The Housing Safety Office registration should include information on the type of rental (furnished, airbnb, etc) so that the public can have a better idea of who is around them.
8	D	Address the potential for overcrowding by revising allowable number of unrelated tenants per dwelling
9	D	Gain control and rehab abandoned properties
10	D	More strenuous code enforcement of rental units and stricter penalties for unresponsive/absentee landlords
11	D	Improve communication about brownfield remediation programs/needs for developers in certain areas of the City such as East Bayside
12	D	City should require copies of all inspections done by outside parties of subsidized housing units to ensure that standards are being met that support clean, dignified, safe, affordable housing
13	D	Housing Safety Office should track additional landlord data such as pricing, amenities, bedrooms, past violations, etc. and make the information public to help prospective tenants more informed before signing a lease

E) Planning & Process

#	Theme	Potential Policy
1	E	Analysis of housing typology approved/built over last ten years to acknowledge trends and needs
2	E	Creation of new City Housing Board comprised of a wide range of stakeholders to carry forward additional research, advise the City, and make policy recommendations
3	E	Comprehensive plan outlining housing goals for the City over 3, 5, 10 year period.
4	E	Rental unit data collected through registration should identify ownership type and unit make up. Data should be publicly available.
5	E	More frequent public communication about current and proposed developments including signage at proposed sites that provide sense of scale with surrounding neighborhood.
6	E	Encourage/facilitate better public process. Needs to be a way to encourage greater public participation and not just listen to the loudest voices who may not represent the needs of the larger community
7	E	Rising cost of ownership (single fam, condo, landlords) in terms of taxes/fees. Needs better justification/communication from the City
8	E	Small landlords should not be perceived as small businesses
9	E	Promote/support age-in-place efforts to make the community even more "age-friendly"
10	E	Lobby State government to release \$15 million in voter approved bonds for affordable senior housing development
11	E	New developments need to be held to higher architectural standards in terms of design, materials, and connective space
12	E	Support the creation of more middle income housing options
13	E	Promote homeownership, including affordable home ownership, to help build stable long term communities.
14	E	The City should facilitate a larger public dialogue about the type of development that it wants to see. Focus should be on scale of development and how urban in character Portland should be.

15	E	Provide greater access to green space and greater protection for existing large trees to better integrate nature into the urban environment
16	E	Need greater access to open spaces for leisure and sport in East Bayside
17	E	Increase small retail spaces in new large developments.
18	E	The creation of community spaces within new large development projects to support a variety of community uses
19	E	City should partner with the non-profit organization that works on edible landscaping to design roof top gardens or raised bed gardens as part of new project designs
20	E	Do not overreact to short term market fluctuations with overregulation and maintain a long term perspective on policy goals
21	E	The City should evaluate the evolution and impact of changes in its demographic mix as well as housing stock. Study should not just focus on trends but also determine what the desired mix is for the City in term of demographics and housing typology
22	E	Help seniors remain in their homes
23	E	Help seniors continue to participate in their communities
24	E	Help neighborhoods maintain their intergenerational flavor
25	E	Increase the speed at which new development projects and renovation projects can get through City approval process.
26	E	City should support and encourage the creation of volunteer based "villages" to help aging seniors stay in their communities
27	E	Create regional benchmarks for the creation of new housing for all neighboring communities

D) Transportation

#	Theme	Potential Policy
1	D	Increased transit routes/bus stops/frequency to help encourage development/livability of additional density and attractiveness of off-peninsula housing
2	D	Upzone areas adjacent to the existing bus routes
3	D	Lower parking requirements for new developments near existing bus routes

4	D	Village centers/nodes along bus routes
5	D	Increase public transportation shelters and seating
6	D	Improvements to sidewalks, curb ramps, bike lanes, and crosswalks to promote safety and alternative modes of transportation
7	D	Developers need to provide sufficient off-street parking for their residents within their site or build new local parking garages
8	D	On-site parking requirements for new developments near public transit, jobs, and other amenities should have a ratio less than 1 car per unit.
9	D	Easy access to off-street parking for new urban infill development projects to increase on street safety of others