

Minutes

Remote Housing and Economic Development Committee

June 7, 2022

NOTE: This meeting was held via Zoom and can be viewed at this link:

<http://www.portlandmaine.gov/1695/Economic-Development-Committee> These

Minutes provide a record of those in attendance, general discussion taking place, and motions made.

A remote meeting of the Housing and Economic Development Committee (HEDC) of the Portland City Council was held on Tuesday, June 7, 2022, at 5:30 p.m. via Zoom. Present from the Committee were Chair Pious Ali, and member Councilors Tae Chong, Roberto Rodriguez, and Andrew Zarro. Present from the City staff were Acting Housing and Economic Development Department Director Mary Davis, Director of Permitting and Inspections Jessica Hanscombe, and Housing Program Manager Victoria Volent.

Item #1: Zoom Meeting Information – no Committee action required.

Item #2: Review and vote on May 17, 2022, draft meeting Minutes.

On motion made by Councilor Zarro and seconded by Councilor Rodriguez, the Committee voted (4-0) to accept the Minutes.

Item #3: Presentation, Annual Overview and Report from Permitting and Inspections regarding Short-Term and Long-Term Housing Safety and Inspections Program.

Jessica Hanscombe, Director of the Permitting and Inspections Department provided highlights and figures from the department for 2022 broken down by; long term rental registrations; short term rental registrations; inspections (year to date); Rent Board; joint Housing Safety and Fire Prevention staff meetings; and other municipal and housing safety items. The memo prepared

for this meeting and enclosed in the packet of material details the work undertaken by the department and includes tables itemizing that work.

The Committee thanked Jessica for her presentation and asked clarifying questions. In regards to the low percentage of on-line long term rental registration renewals, Jessica Hanscombe noted the City is discussing how to promote the on-line service, and how to improve the process to make it more user friendly. As regards short term rentals, staff was asked; if it could determine where Portland ranks per capita with AirBnb; if units shifting from long-term rental to short-term rental can be flagged (to identify possible trends); if the 41 units that shifted from LTR to STR could be mapped out for the Committee; and if the 400 non-owner occupied STR units could be broken down. The Committee discussed the impact of the Green New Deal, rent control caps and short-term rentals (pros/cons, owner-occupied/nonowner-occupied).

In response to comments about the need for more housing projects, Mary Davis noted the Planning Department will join the Committee during their June 21 meeting to present Part 2 of the *2021 Housing Report*. Jessica Hanscombe wrapped up her presentation by noting a team of City staff members are discussing issues and concerns regarding rent control, and lack of housing.

**Item #4 Communications: 2022 Work Plan and Schedule, and Memorandum
from Mary Davis regarding the Final FY2023 HUD Allocations**

The Committee discussed their schedule for July and August and agreed to meet once in July but not during the month of August. The Committee asked when the tourism improvement district agreement would be finalized and ready for a public hearing, review and recommendation by the Committee. Mary Davis noted it is scheduled for the September 6 meeting pending a priority

review of the agreement by Corporation Counsel and the Finance Department. If the agreement can be brought forward sooner than September, then staff will do so. Mary Davis highlighted the changes to the HCD Budget as noted in the Final FY2023 HUD Allocations memo.

On motion made by Councilor Zarro, seconded by Councilor Rodriguez, the Committee voted 4-0 to adjourn the meeting at 6:41p.m.

Respectively submitted, Victoria Volent