

Minutes

Remote Housing and Economic Development Committee

January 17, 2023

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, January 17, 2023, at 5:30 p.m. via Zoom. Present from the HED Committee were Chair Pious Ali, and member Mark Dion, and Regina Phillips. Present from the City staff were Interim Housing and Economic Development Department Director Mary Davis, Assistant City Manager Anne McGuire, Principal Administrative Officer Lori Paulette, and Housing Program Manager Victoria Volent. Invited guests included Vaishali Mamgain and Rebecca Nisetich of the University of Southern Maine, who facilitated the committee's work plan discussion.

Item #1: Review and vote on November 15, 2022, draft meeting Minutes of the joint HEDC and Sustainability and Transportation Committee

On motion made by Councilor Dion, seconded by Councilor Phillips, the Committee voted unanimously (3-0) to accept the Minutes as amended.

Item #2: 2023 Housing and Economic Development Committee Proposed Work Plan

Councilor Ali introduce this item noting new idea can be proposed for addition to the Work Plan through out the year. Mary Davis presented a recap of 2022 Committee accomplishments, and a draft 2023 work plan. Vaishali Mamgain noted the work undertaken by

the Committee includes multi-year projects. Given the scope of responsibilities, it is important for the Committee to be mindful of capacity during assignment of priority considerations as they review the work they are required to complete and the work they wish to add to the Work Plan. Staff mentioned certain priorities items are included in the schedule to meet HUD deadlines. Currently the Committee is only scheduled to meet once a month, but that can also be changed. Committee members discussed the Work Plan and possible amendments including; the Franklin Street Master Plan; identifying priority transportation nodes and housing development centers; tenant safety; and affordable housing; short-term rentals.

The Committee was led through a discussion by Rebecca Misetich to considered goals applying a racial equity and social justice lens. Topics discussed included; housing sustainability; homelessness; affordable housing; housing for the disabled community; equitable access to housing; ensuring processes are inclusive and that elements of the process have not created barriers to meaningful participation; involving stakeholders who are also members of the communities affected by the strategic investment or resource allocations; and review of the Affordable Housing Development and AHTIF Application.

A motion was made by Councilor Phillips to adjourn the meeting, seconded by Councilor Dion. Councilor Ali asked for a vote on the motion and it passed unanimously (3-0) to adjourn the meeting at approximately 7:32p.m.

Respectively submitted, Victoria Volent

Please see attached Facilitators' notes from this meeting.

DRAFT – Mamgain-Nisetich edits
Housing & Economic Development Committee
2023 Work Plan Schedule
as of January 13, 2023

January 17, 2023

1. Facilitated Work Plan Discussion

Possible additions to the work plan schedule based on Jan 17 session:

- a) Councilor Ali suggested revisiting the Franklin St. Arterial project based on the proposal by Marcus Miller (spelling?). He suggested adding this to the list to be considered at some point (this year or in future years based on advice from staff)
- b) It was acknowledged that the department needs more capacity and there will be a proposal to the Budget and Finance Committee regarding this.
- c) Councilor Dion suggested revisiting the Priority Centers for housing development. This will be in conjunction with the transportation nodes currently under discussion in East Deering, Woodford's Corner, Morrill's Corner. The Council would need input from the Planning Department. Councilor Dion reminded Council that their role is to make policy to incentivize private-public partnership to bring about these changes
- d) Councilor Dion also raised the issue of creating a safe environment for tenants. This depends on the affordability *and* the habitability of the apartments. See point 5 in the Feb 21 agenda below
- e) There was also mention of dredging the harbor (but no mention made of when that might happen)
- f) Councilors were okay with not adding more to the May onward workplan because they and city staff are aware that pressing issues come up and they want to leave some space for that plus the workplan from Feb-April will also yield its own future timeline. So they wanted to be cognizant of that.
- g) Councilor Ali asked Director Mary Davis to look into the accessibility of city buildings not merely to be compliant with the American with Disabilities Act but to provide true access

February 21, 2023

1. Workshop - Responsibilities of the Housing and Economic Development Department
2. (Public Hearing) Review and Recommendation to the City Council Regarding establishing a Tourism Improvement District.
3. (Public Hearing) Review and Recommendation to the City Council – FY23 Housing Program Budget
4. (Public Hearing) Review and Recommendation to the City Council - HOME-ARP Program Plan
5. Invite a housing advocacy group: Rental Housing Advisory Committee – Chapter 6 in ordinance, reviewing and, safe environment / safety/habitability of rental units

March 21, 2023

1. (Public Hearing) Review and Recommendation to the City Council – 2022 Jill C. Dusen Housing Trust Fund Annual Plan
2. (Public Hearing) Review and Vote to Approve the Issuance of 2023 Affordable Housing TIF and Affordable Housing Development Fund Application for the Jill C. Dusen Housing Trust Fund, HOME Program
3. (Public Hearing) Review and Recommendation to the City Council to continue to Participate in the Cumberland County HOME Consortium
4. (Public Hearing) Review and Recommendation to the City Council - Amendment to the City's Tax Increment Financing Policy
5. Talk about what other priorities/for the use of those resources to include those. Committee reviews applications and says yes

April 18, 2023

1. (Public Hearing) Review and Recommendation to the City Council - Report to HUD on Analysis of Impediments to Fair Housing
2. Workshop - Portland's Waterfront
3. Tenant safety issue – normal practice of the committee

May 21, 2023

1.

June 20, 2023

1.

July 18 2023

1.

August 15, 2023

1.

September 19, 2023

1.

October 17, 2023

1.

November 21, 2023

1.

December 19, 2023

1.

COMPLETED WORK