

Minutes

Remote Housing and Economic Development Committee

March 5, 2024

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, March 5, 2024, at 5:30 p.m. via Zoom. Present from the HEDC were Chair Councilor Pious Ali, and members Councilors Regina Phillips, Roberto Rodriguez, and Kate Sykes. Present from the City staff were Housing and Economic Development Department Director Greg Watson, Housing and Community Development Division Director Mary Davis, and Principal Administrative Officer Lori Paulette.

Item #1: Review and accept Minutes of previous meeting held on February 27, 2024.

On motion made by Councilor Sykes, seconded by Councilor Phillips, the Committee voted 4-0 to accept the Minutes.

Item #2: Review and discuss draft Calendar Year 2025 Work Plan.

Chair Councilor Ali opened this item up noting that the documents in the Agenda packet reflect those priorities Committee members have detailed, as well as regular items that come up during the year. Today, he wanted to discuss scheduling of meetings, suggesting one meeting every other month and then two meetings every other month, with the second meeting targeted for workshop discussion on priorities. This would be based on staff time needed to research the

item, as well as Committee members' complicated schedules to be sure they are available for the workshops, particularly for their priorities.

Mr. Watson then reviewed the draft schedule with the Committee noting regular items through the year, as well as developments moving forward such as Lambert Woods South, Sea Dogs Lease at Hadlock, the new Housing Dashboard presentation, and a suggested workshop with developers and their process/challenges associated with constructing affordable housing, as well as perhaps a workshop with Creative Portland and how the creative economy drives business and tourism. The Summer meeting schedule may be lighter due to various schedules/vacation, with the last meeting of 2024 likely in November.

Councilor Chair Ali thanked Mr. Watson, noting that workshops would be every other month as needed.

Councilor Phillips suggested a workshop regarding inclusionary zoning, with a discussion regarding a possible increase in the number of income-restricted housing units to be built with that zoning, and Councilor Chair Ali agreeing to add this to the workplan schedule.

Councilor Sykes agreed. She also noted that there may need to be coordination with the Finance Committee (as she spoke with them) regarding PILOT (payment in lieu of taxes) payments, social housing bond, and other proposed work plan items. Councilor Sykes also noted that the Portland Housing Authority is having challenges with the maintenance of their buildings. The City Council appoints its Board, but she would like to resume annual meetings between PHA and the City Council.

Councilor Chair Ali noted that the Mayor is in the process of convening a meeting with PHA.

Councilor Sykes also noted that this Committee perhaps have an item on its agenda quarterly regarding housing safety/rent control, hearing from the Permitting and Inspections office.

Councilor Phillips supported that, including updates regarding the Rent Board.

Councilor Rodriguez also noted the Committee will review the Outdoor Dining Ordinance and Administrative Policy, including the use of parklets.

Councilor Chair Ali thanked Committee members for their feedback and will work with them and City staff on capacity and timing for workshop items, noting it is a living work plan schedule based on Committee and staff priorities.

On motion then made by Councilor Phillips, seconded by Councilor Sykes, the Committee voted 4-0 to adjourn at 6:13 p.m.

Respectfully, Lori Paulette