

**Housing & Economic
Development Committee Meeting**
Tuesday, May 6, 2025 at 5:30 PM



MEMBERS

Councilor Pious Ali, Chair
Councilor Regina Phillips
Councilor Kate Sykes
Councilor Sarah Michniewicz

To submit written public comment on an agenda item, email edd@portlandmaine.gov. Submissions must be received by 12:00 pm the day before the Housing & Economic Development meeting to guarantee their inclusion in the agenda packet. All submissions must include the commenter's name and legal address. To help ensure your comment is submitted for the correct item, please include the name of the agenda item (see below).

REMOTE ACCESS INFORMATION

This meeting will be held remotely pursuant to the Remote Meeting Policy adopted by the Portland City Council and as authorized under 1 M.R.S. 403-B. Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend live, a recording will be available in the [Agenda Center](#) following the meeting.

For public comment via Zoom, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be unmuted by the host when it is time for public comment.

Join from PC, Mac, iPad, or Android

Click the link below:

<https://portlandmaine-gov.zoom.us/j/86558442441?pwd=fKX91SwLCL6yXRabB1b0tehbkTv8S1.1>

Passcode:466542

Phone one-tap:

+13126266799,,86558442441# US (Chicago)

+16469313860,,86558442441# US

Join via audio:

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 689 278 1000 US

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Webinar ID: 865 5844 2441

International numbers available: <https://portlandmaine-gov.zoom.us/j/kun7DX07i>

1. Review and accept Minutes of previous meeting held on April 15, 2025.

- a. See attached draft Minutes.

2. (Public Comment) Consideration of Responses to the RFP for the Lease/Development of up to Two (2) Sites at 1125 Brighton Avenue and vote on a recommendation to the City Council that an option to lease is pursued with the successful respondent - Dena Libner, Greg Watson

- a. See attached Memo and backup.

NOTE: The Committee may go into executive session pursuant to 1 M.R.S.A. 405(6)(C) and 5 M.R.S.A. 13119-A to discuss proposals received for possible lease and development of City property.

- b. Public Comment Received - see attached.

3. (Public Comment) Executive Session - Vote to go into executive session pursuant to 1 M.R.S.A. 405(6)(C) and 5 M.R.S.A. 13119-A to review and discuss negotiations and provide direction to staff regarding City property disposition for Lambert Woods South (165 Lambert Street) project - Mary Davis

Next Meeting Date: May 20, 2025

Minutes

Remote Housing and Economic Development Committee

April 15, 2025

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, April 15, 2025, at 5:30 p.m. via Zoom. Present from the HEDC were Chair Councilor Pious Ali, and member Councilors Sarah Michniewicz, Regina Phillips, 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, Planning and Urban Development Department Director Kevin Kraft, Director of Special Projects Nell Donaldson, Corporation Counsel Michael Goldman, Corporation Counsel Avery Dandreta, Assistant City Manager Dena Libner, Business Programs Manager Nancy Martin, Principal Administrative Officer Lori Paulette, and Housing Program Manager Victoria Volent.

Item #1: Review and accept Minutes of previous meeting held on March 18, 2025

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

Item #2: Discussion: Hotel Inclusionary Zoning Ordinance and identify policy concerns for the Planning Board to consider in developing potential amendments to the Ordinance for consideration by the City Council

Kevin Kraft presented the history, background, and development trends related to the City's hotel inclusionary zoning ordinance. Nell Donaldson presented GPCOG's Nexus and Linkage Fee Study.

According to lodging license data from the Maine Department of Health and Human Services, there are currently 41 licensed lodging places in the City of Portland, with approximately 3,500 total rooms. 68% of these hotels have been developed since 2000, with 18 (44%) having been developed since 2010. In 2019, the City proposed and established a hotel inclusionary zoning ordinance. In the case of the City's IZ policy, a linkage fee study was completed in 2018 to document the nexus between hotel development and demand for affordable housing. The current linkage fee-in-lieu is \$4,831 per guest room. When the hotel policy was created, it was also the intent that the linkage fee would be periodically updated. In early 2025, City staff requested an updated fee-in-lieu analysis from GPCOG. Based on available data sources, GPCOG supplies three possible update fee-in-lieu figures based on three alternative rental cost date sources. These figures range from \$9,520 to \$10,620 to \$13,731 per room, depending on the rent date source used.

Staff is providing three options on moving forward. With committee guidance, staff is recommending the hotel moratorium be extended to allow time for staff to draft proposed Land Use Code revisions for Planning Board review (in May/June) and eventually for consideration by the full City Council (in June/July).

The Committee held a discussion regarding the study methodology, and intended outcomes. Questions regarding the linkage fee, wage rates, number of hotel employees in Portland, creating housing affordable for hotel employees, and other methods to measure how to address the housing crisis were discussed. The Committee also noted that to create municipal led

public housing, there would need to be a massive, revolving housing trust fund. Staff asked the Committee for their goal for the Hotel Inclusionary Zoning ordinance - is it to create the housing units required in the ordinance or is it to support investment into the Housing Trust Fund to leverage funding to create a greater amount of affordable housing?

Councilor Sykes noted the benefits of municipal led public housing is greater efficiency when compared to developers in the private market, and for that reason, leans towards trying to get a larger fee (that is more in line with what it costs to create housing) and try to capitalize a fund the City could use to produce publicly-owned housing.

Councilor Phillips indicated she would like to meet with the Planning Department.

Councilor Michniewicz asked staff to discuss their recommendation for option 2 (“raise IZ fee-in-lieu and reduce applicable threshold”).

Staff noted the current fee-in-lieu has not discouraged hotel development, so there is the thought there is room to increase the fee. Also, the current fee was calculated based on data from at least 2018 or earlier, so there is needed updating. Recalibrating the fee includes considering the impact on local developers. The fee should not be set so high that the unintended consequence is limiting the pool of developers from local and large commercial developers to only large commercial developers. Reducing the threshold from applying to projects that include ten or more guest rooms would maintain consistency with changes made during ReCode.

Councilor Sykes indicated she leans towards option 2, but thinks the fee is far too low. The fee should be at a place that does not completely disincentivize hotel development. Larger corporations that are building hotels are probably in a place that is much easier for them to absorb the fee-in-lieu. Therefore, maybe tier the fee on the cost of the hotel room or ask the developer what the rate would be to rent a room for a week and then have that be the fee-in-lieu.

The Committee held a discussion on directing staff on how to proceed. Staff will implement the changes requested by the Committee, then bring the revised proposal to the Planning Board who would then make a recommendation to the City Council for consideration.

To allow the time necessary to conduct this work and hold the public hearings, the Committee directed staff to bring an extension request to the City Council to extend the moratorium from ending on June 2 to ending an additional six months from that date.

Councilor Ali opened the meeting to public comment. Seeing no one, the public comment period was closed.

On a motion by Council Sykes, seconded by Councilor Michniewicz, the Committee voted 4-0 to recommend to the City Council extension of the current 180-day moratorium on new hotel projects and expansions to allow time for a review of the Hotel Inclusionary Zoning ordinance.

Item #3: Review and Vote on recommendation to approve the FY2026 agreement for the Portland Tourism Development District

Mr. Watson noted that Lynn Tillotson, Executive Director for Visit Portland, is present today and doing good work with the new Tourism Development District and would provide an overview.

Ms. Tillotson thanked all for this opportunity and provided an overview of how the District works, similar to the Portland Downtown District. The hotels with 40 rooms or more are assessed based on a formula, and then City retains 10% of that for administrative purposes. The goal of the District is to increase shoulder visitation to Portland. She shared her screen and went over the 11/2024 Winter marketing program and the Spring/Summer campaign, including working with the Portland International Jetport, and campaigns in Boston. Campaigns also

targeted the LBGTQ and BIPOC communities, and associated influencers including Black Travel Maine. She noted that this Summer VP will also work on a branding project with various stakeholders including residents and visitors. VP is also building on Portland being named by *Sports Business Journal* as the #1 Minor League destination in US in 2024.

Ms. Tillotson indicated that VP is working on a more complete FYE2025 Report for the City Council in June.

Chair Councilor Ali thanked Ms. Tillotson for VP works and asked if the Committee had any questions/comments before taking public comment.

Councilor Michniewicz appreciated the work VP is doing to increase awareness of Portland.

Councilor Sykes also thanked VP, noting that it is hitting all the goals and various communities. In the Agreement, she mentioned adding resources towards workforce development and childcare voucher programs to assist the workforce here to be more reliable.

Councilor Phillips thanked Ms. Tillotson and asked about VP's relationship with Black Travel Maine, as well as its Board of Directors and diversity on that Board.

Ms. Tillotson noted the relationship and the Board is made up of hospitality business owners and the City representative being Greg Watson and that currently it is an all-white Board.

There was discussion regarding more diversity on the VP Board, with a suggestion being an annual meeting of black business owners to help market Portland.

Chair Councilor Ali noted many organizations want to visit here, and Ms. Tillotson added that VP targets many different conferences. She also noted VP's Annual Meeting on April 30th and invited all to participate – it includes many diverse business owners.

Chair Councilor Ali opened the meeting for public comment.

Joey Brunelle, 11 Fore Street, noted that VP does good work but the Board has no one from the public and no public meetings. It should serve the whole needs of the City and not just its members.

Mary Allen Lindemann, owner of Coffee By Design and a member of VP, noted Portland does benefit extensively from its work and its work for diversity. Regarding its Board membership, it is up to the community to get involved and help to diversity it. VP helps to keep her business open.

Seeing no further public comment, Chair Councilor Ali closed the public comment session.

The Committee discussed VP and more public oversight, Board diversity, and potential amendments to the Agreement, working with Corporation Counsel and HEDD offices.

Mr. Goldman noted that this District has to benefit the property owners that pay the assessment per State law. The makeup of the Board is made up of property owners and Mr. Watson; that is intentional. All funds paid into the District are being paid by hotels not taxpayers and benefit those property owners.

Ms. Tillotson added that VP is marketing the community which does not cost the taxpayers anything. Living here starts with a visit, and VP's marketing campaigns targets a multitude of audiences and brings economic vitality and jobs to Portland.

Chair Councilor Ali asked about timing if this were to be postponed, and Mr. Watson indicated if this were to come back for the May meeting, it may be ready for the June City Council meetings.

On motion then made by Councilor Sykes, seconded by Councilor Phillips, the Committee 4-0 to postpone this item to the next meeting.

Item #4: Review of FY2026 HUD Annual Action Plan

Mary Davis presented the FY2026 HUD Annual Action Plan recommendations for the Community Development Block Grant (CDBG) Program, HOME Program, and Emergency Solutions Grant (ESG) Program to the Committee for their review and questions. The Annual Action Plan describes how the funds for each program will be distributed to address the needs, goals and priorities identified in the Consolidated Plan.

HUD has not announced the annual allocation amounts for the CDBG, HOME and ESG Programs. The estimated budgets being presented to the City Council assume level funding from FY2025. HUD should announce the allocation amounts on or before May 15.

The Committee held a discussion regarding priority setting. Mary Davis noted that the Action Plan addresses three different programs and that each program has requirements, established by the U.S. Department of Housing and Urban Planning (HUD), that call for a response on the use of federal funds by the City. Local community priorities are established during the Consolidated Planning process in collaboration with non-profit organizations, neighborhood groups, and community stakeholders in a combination of community outreach and public hearings. Before submittal to HUD, the Consolidated Plan is made available to the public through a 30-day comment period as well as two public hearings. All programs and activities funded through CDBG, HOME and ESG programs help fulfill one of four main locally established goals. Most communities follow a five-year goal setting process. FY26/27 will be the fifth year of the Consolidated Report. Public outreach for the next Consolidated Plan will begin during FY26/27.

Councilor Sykes requested a five-minute recess beginning at 7:42.

Item #5: Review and Vote on a recommendation regarding Minimum Wage Policy

Councilor Sykes opened this item, noting she originally wanted to get this out to the voters November 2024 and now it may be November 2025. It is about stabilizing the economy over a 4-year timeframe.

Councilor Phillips supported this noting that the cost of housing is not coming down anytime soon and increasing income may assist the citizens.

Chair Councilor Ali opened the meeting for public comment.

Eamonn Dundon of the Portland Chamber and a resident of Portland opposed this item because of the feasibility of a nearly 30% increase to minimum wage. Stakeholder input is needed, as well as to discuss impacts on childcare. This would also put a financial impact on the City of Portland per the Finance Director.

Jenn Dearborn in Hollis, an HR director for a non-profit, noted opposition and estimated that it would cost them \$350,000 annually forcing group homes to close.

Mary Allen Lindebaum, business owner and resident, noting none her employees make below \$20/hour. There are many challenges and costs to running a business in Portland; this would not help and opposed the item.

Joey Brunelle, 11 Fore Street, supported this item.

Nate Cloutier of Hospitality Maine opposed this item noting this will add to closures and suggested there be further stakeholder input about the sustainability of their operations

Chris said this is macro problem and there should be more involvement.

Byron Bartlett, Portland resident, noted uncertainty in Federal and State funding, this needs to be solved on a Federal level.

Seeing no further public comment, Chair Councilor Ali closed the public comment session.

Councilor Michniewicz sees positives and negatives, as did public comment. She noted concern about non-profits and small businesses and impacts on them with raising the minimum wage and wanted to see a path that would not have unintended consequences. In addition, the Councilor inquired about the possibility of carving out businesses for child care and non-profits. Regarding the impact on the City of Portland and taxpayers, perhaps an updated note from the City Finance Director would be helpful in this process, adding the City is going to do a non-union pay study and that may further impact this.

Ms. Libner noted that the Finance Director's memo has not been updated with the new 2025 minimum wage. His memo included impacts if this were to start with the FY2026 budget. Regarding the non-union pay plan study, it has not started and would not be done by June 30, 2025.

Mr. Goldman added that he did not find anything that would prohibit the City from carving out specific businesses but it would need a thoughtful discussion of defined categories/tiers. Also, a revised schedule would be needed as Order 25 schedule would not work. He also checked in with the City Clerk about a drop dead to get this to the voters and this would have to be voted on by the Council during the August meeting.

There was discussion that more time was needed before forwarding to the Council for a vote.

On motion made by Councilor Phillips, seconded by Councilor Michniewicz, the Committee voted 3-1 (Sykes) to postpone this item to the next meeting.

Item #6: Review and Vote on a recommendation to approve the proposed Commercial Vacancy Program

Mr. Watson noted that staff has been discussing this with the business community beginning Spring 2024 and also has discussed it here in an effort to create shared solutions to solving challenges downtown businesses are confronting. Street level vacancy in the core downtown area is a big challenge to their own viability and the community in general. The national vacancy rate is 4.1% and a recent walking audit by staff shows Fore Street at 7.25% and Congress Street at 17.8%. Some of the vacancies in the downtown Arts District have been vacant for more than a decade. Mr. Watson noted a fee structure proposed through this Ordinance and an incentive being considered by the Portland Development Corporation for interest free loans to create better conditions for investment to the broader downtown area. He noted that Business Programs Manager Nancy Martin has done a lot of work to get to this point.

Councilor Sykes noted concern that she expected this to be City-wide like Bangor and Brewer, which should make it easier to administer. The fee structure seems quite low; the exemption for actively marketed is not specific enough, time limits are needed. The timeline of the registry needs to be specific, and automatic penalties need to be added.

Councilor Phillips noted that these are commercial properties and the City is in a housing shortage so questioned about turning some into housing.

Mr. Watson noted that this was targeted to first floor vacancies for a specific challenge. Housing and residential are important, but this proposed ordinance addresses a specific problem.

Councilor Michniewicz noted that the proposed ordinance matches the purpose for her; it will help vacant spaces look better. Some clarity as Councilor Sykes mentioned may be needed, but otherwise supports this.

Chair Councilor Ali then opened the meeting for public comment.

Eamonn Dundon of the Portland Chamber and Portland resident, noted some concerns and amendments are needed and it does not address core issues of public health, public safety, needles, feces, and crime.

Cary Tyson, Executive Director of Portland Downtown, said this is a step in the right direction and more discussion is needed. He will continue to work with staff and the Committee as this move forward.

Joe Brunelle, 11 Fore Street, noted the empty storefronts downtown is disturbing. The issue is high rents, and the Ordinance should include office space.

Seeing no further public comment, Chair Councilor Ali closed the public comment session.

Committee and staff discussed the current proposed ordinance as a pilot, that would need to go to the Planning Board and then to the City Council, and also the possibility of another separate ordinance which would be City-wide. Staff capacity and enforcement would also need to be considered.

Chair Councilor Ali suggested that this be postponed for Committee members and staff work on a draft for review at the next meeting.

On motion made by Councilor Michniewicz, seconded by Councilor Phillips, the Committee voted 3-1 (Sykes) to postpone this item to May.

On motion made by Councilor Michniewicz, seconded by Councilor Phillips, the Committee voted 4-0 to adjourn the meeting at approximately 9:42 p.m.

Respectfully, Lori Paulette and Victoria Volent



Staff Memo To:

Housing & Economic Development Committee
Councilor Pious Ali, Chair

DATE: May 6, 2025

AGENDA ITEM

Agenda Item #2 – Consideration of Responses to the RFP for the Lease/Development of up to Two (2) Sites at 1125 Brighton Avenue

PURPOSE

To consider responses to an RFP for the Lease/Development of up to Two (2) Sites at 1125 Brighton Avenue, and make a recommendation to the City Council that an option to lease is pursued with the successful respondent.

COMMITTEE WORK PLAN ALIGNMENT

The discussion and development of policy related to affordable housing continues to be a priority in 2025.

BACKGROUND/ANALYSIS

In furtherance of the 2024 Council Common Goal related to housing affordability and in response to the homelessness crisis, staff developed a request for proposal (RFP) to lease and develop up to two sites within the Barron Center campus located at 1125 Brighton Avenue. The Housing and Economic Development Committee (HEDC) reviewed the RFP at the November 19, 2024 meeting and recommended approval by the City Council. On January 6, 2025, the City Council approved (Order 116-24/25) and authorized the City Manager to issue the RFP. The RFP was issued on February 20, 2025 and responses were due by April 9, 2025. Those interested in responding to the RFP were given two opportunities to view the property (March 3 and 12).

The RFP outlined several project priorities, which included:

- A robust community engagement plan, to be developed and led by the successful developer(s);
- Dedicating a minimum percentage of newly developed units to individuals referred by the City of Portland's Social Services Division;

- Prioritization of the safety and well-being of Barron Center residents, as well as residents in the Nason's Corner and Sagamore Village communities.

A review committee of City of Portland staff met on April 28, 2025 to review the five (5) development proposals received. Staff reviewed and scored each proposal based on the scoring criteria in the RFP. A summary of each of the development proposals is attached. A proposal from NeuSites USA LLC. was deemed to be unresponsive. Of the remaining four proposals, the proposal from Community Housing of Maine (CHOM) received the highest score. Proposals were also received from Avesta Housing Development Corporation, Developers Collaborative (DC)/ProsperityME, and LB Development/Saabino Development Company.

The scoring summary from the staff review is attached. CHOM, Avesta, DC/ProsperityME and LB Development/Saabino Development, each submitted creative development proposals. Overall, the staff review team determined the CHOM proposal to be most responsive to the priorities and selection criteria outlined in the RFP.

FISCAL IMPACT

The selection or recommendation of a development proposal and entering into a lease agreement with the successful developer will not have a significant fiscal impact. Staff anticipates that the potential developer may seek city funding resources (Jill C. Dusen Housing Trust Fund, HOME Program, or Affordable Housing Tax Increment Financing) at a later date.

CONCLUSION(S)

To advance the Council's goal of affordable housing development and support City efforts to address homelessness, staff recommend that the Committee consider recommending to the City Council that an option to lease both properties to CHOM be pursued.

PRIOR COMMITTEE REVIEW: October 22, 2024; November 19, 2024

PREPARED BY

Dena Libner
Assistant City Manager
Executive Department

Greg Watson
Director
Housing & Economic Development
Department

ATTACHMENTS

- Exhibit A RFP #25056 - Lease and Development of Affordable Housing on City-Owned Land at 1125 Brighton Avenue, including Addendum #1
- Exhibit B Summary of Proposal
 - CHOM
 - Avesta
 - Developers Collaborative/ProsperityME
 - LB Development/Saabino Development
 - NeuSites USA LLC
- Exhibit C RFP Scoring Summary



CITY OF PORTLAND, MAINE

**LEASE AND DEVELOPMENT OF AFFORDABLE HOUSING
ON
CITY-OWNED LAND AT
1125 BRIGHTON AVENUE
PORTLAND MAINE 04102**

RFP #25056

February 20, 2025

LEGAL NOTICE**City of Portland, Maine****Request for Proposals****“Lease and Development of up to two (2) sites at 1125 Brighton Avenue, Portland Maine”****RFP #25056**

The City of Portland, Maine seeks proposals from qualified developers to develop affordable housing on up to two (2) vacant sites on City-owned land located at 1125 Brighton Avenue as generally depicted on the diagram attached as Exhibit A. The sites are near the Barron Center, which is the City’s long-term care facility located on the same property. The property is designated on the City of Portland tax maps as Parcel 269 B001001.

Sealed proposals shall be submitted electronically to bidssubmit@portlandmaine.gov with the name of the Proposer, RFP Name, and RFP number in the subject line and will be received until **Wednesday, April 9, 2025 at 3:30PM** at which time they will be publicly opened and read, or by submitting via USPS, UPS, FedEx or in-person to the City of Portland, Purchasing Rm. 103, 389 Congress St., Portland ME 04101.

Email attachments must not exceed 25MB total; you will receive a confirmation email from bidssubmit@portlandmaine.gov if your submission is successful.

Bids shall be submitted on the City-provided proposal form, being signed with the firm’s name, and bearing the handwritten signature or e-signature of an officer or authorized individual having the authority to bind the company to a contract by his/her signature.

Potential proposers and their contractors, architects, engineers, etc. are free to view the property on the following dates:

- **OPTION 1: March 3, 2025 12Noon – 1:30PM**
- **OPTION 2: March 12, 2025 1:30PM – 3:00PM**

Interested parties should sign in at the Gazebo prior to touring the property; in the case of inclement weather, the sign in will be moved to the Reception area of the Barron Center.

Copies of the above documents will be available by contacting the City of Portland Purchasing Office either via e-mail at purchasing@portlandmaine.gov, or phone (207) 874-8654. Each prospective bidder will be required to obtain from the City each copy of the proposal forms.

Proposals from developers not registered with the Purchasing Office may be rejected; receipt of this document directly from the City of Portland Purchasing Office indicates registration. Should a developer receive this Request from a source other than the City Purchasing Office, please contact 207-874-8654 to ensure that your firm is listed as a proposer for this RFP.

Notice and Specifications

The City of Portland, Maine seeks proposals from qualified developers to develop affordable housing on up to two (2) vacant sites located on City-owned land at 1125 Brighton Avenue as generally depicted on the attached diagram. The sites are near the Barron Center, which is the City of Portland-operated long-term care facility. The property is designated on the City of Portland tax maps as Parcel 269 B001001.

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No questions will be answered during this tour.

Questions must be submitted in writing to the Purchasing Office and be received no later than five business days prior to the proposal opening. These may be mailed, faxed to 207-874-8652 or e-mailed to SLChapin@portlandmaine.gov. The Purchasing Office will be the only office issuing any changes to this Invitation. All changes, addenda, will be in writing and will be sent only to those firms on file in Purchasing as having received this document. The City shall not be responsible for any oral interpretation given by City personnel or others.

Proposers should not contact City Staff with regard to this Request unless to obtain general public information as specified in the document. The lease of this real estate shall be on the basis of a negotiated proposal, with the City of Portland reserving the right to refuse any or all proposals. *All proposers are advised that the property will be leased “as-is” and “where-is,” in its existing condition, with no warranties either expressed or implied.* The City disclaims any and all responsibility for injury to proposers, their agents or others while examining the property or at any other time.

I. GENERAL INFORMATION

A. Background

The City’s long term care facility, the Barron Center, is located at 1125 Brighton Avenue, along with several other City-owned buildings. As of October 2024, 110 individuals reside and receive services at the Barron Center.

The City of Portland’s Office of Elder Affairs (OEA) is also located at 1125 Brighton Avenue. OEA provides various services and programs to Portland residents aged 60+ on and offsite.

Lastly, the Loring House, which includes 104 units affordable to residents aged 62+, is also located at 1125 Brighton Avenue. The buildings on the Loring House parcel (as identified by Parcel ID 269

B001002) are privately owned by Loring House Associates and are located on land that Loring House Associates leases from the City.

On January 6, 2025, the Portland City Council approved Order 116-24/25, authorizing the City Manager to issue an RFP for the lease and development of up to two sections of the City-owned property at 1125 Brighton Avenue, as generally described below and depicted on Exhibit A.

Site 1: Located at the southeast corner of 1125 Brighton Avenue, bound by Brighton Avenue and Holm Avenue. This site currently includes a small amount of green space with trees and a parking lot, which includes approximately 51 parking spaces. This site includes approximately 0.87 acres (37,875 square feet). The smaller parking lot to the immediate north of this site is leased to the Loring House for the purpose of overflow parking, and may not be altered.

Site 2: Located at the northern property line of 1125 Brighton Avenue, bound by I-95 and the exit 49 off ramp. This site includes a forested green space and a parking lot. This site includes approximately 2.5 acres of undeveloped space, excluding the parking lot (107,453 square feet).

This RFP seeks to further the 2024 Council goal to increase the development of affordable housing, as well as to respond to the homelessness crisis in the City of Portland.

This RFP emphasizes engagement with the surrounding neighborhood on the issues of density, extent and character of open space, public safety, neighborhood compatibility and associated impacts related to any development. The selected proposal will best demonstrate the development team's successful engagement of the public in other projects, incorporation of public feedback collected as part of a robust engagement process, and the team's capacity to complete the project in a successful and timely manner.

It is expected that the ultimate development of the site(s) will seek to balance, to the greatest extent practicable, community input on final site design, consistency with City goals and policies, and financial viability. The development team chosen for this project will engage directly with the Nason's Corner and Sagamore Village communities regarding the anticipated development of the property, including soliciting input on site design and uses before finalizing a development plan.

B. Land Use Regulations

Any development of this site will be subject to all applicable codes and regulations, including but not limited to building codes, zoning, site plan, subdivision and potential historic preservation requirements.

The City Council recently approved a comprehensive land use ordinance change, which becomes effective December 4, 2024 and includes rezoning this property from R5 Residential to a B2 Business Zone. Proposers are advised to refer to the City's Land Use Code for complete information, and encouraged to undertake a survey of the property(ies) to identify limitations concerning the sites' development potential.

Due to the distinct nature of this property, the City of Portland will consider requests from the developer(s) to develop one or both of the available sites. Preference will be given to a qualified developer that submits a satisfying proposal for the use of both parcels.

II. DEVELOPMENT CONSIDERATIONS

Development of the site(s) is intended to increase the availability of affordable housing for Portland residents, including those who are experiencing homelessness or are clients of the City of Portland Social Services office.

Proposals for 1) mixed income housing that includes housing that is affordable for someone making at or below 80% of the area median income and/or 2) permanent supportive housing are preferred.

Proposals for permanent supportive housing or housing first developments must include a robust description of the services that would be provided for residents, as well as the oversight that would be provided by management onsite for the safety of residents and neighbors. In addition, proposals for housing first or permanent supportive housing development(s) must include proof of a strong and unequivocal record of successfully managing any impact to neighbors, as well as community engagement and responsiveness.

Affordable housing is defined by the United States Department of Housing and Urban Development (HUD) as housing where no more than 30% of an occupant's gross income is spent on housing costs.

Housing First is defined as an approach to quickly and successfully connect individuals and families experiencing homelessness to permanent housing without preconditions and barriers to entry; 24/7 onsite supportive services are offered to maximize housing stability and prevent returns to homelessness.

Permanent supportive housing is defined as housing in which housing assistance and supportive services are provided offsite, to assist households with at least one member with a disability in achieving housing stability.

A minimum of 30% of total units developed must be reserved for referrals from the City of Portland Social Services office.

The existing structures on the property stand in contrast to the surrounding residential neighborhood, as well as the denser commercial/industrial parcels on the opposite side of Brighton Avenue. Development of the property should show consistency with the overall area by sensitively introducing new uses, occupants, and improvements that do not unreasonably impact the character and vitality of the area.

Furthermore, due to the proximity of the site(s) to the Barron Center, which houses a vulnerable population, a successful proposal will prioritize the safety and well-being of Barron Center residents, as well as residents in the Loring House and adjacent residential neighborhood(s).

Proposals should include a plan to not reduce the total current parking spaces available for use by the Barron Center.

Evaluation of impacts and contextual sensitivity of the site will ultimately be determined over the course of site plan and other regulatory reviews (including but not limited to standards for design, traffic, site circulation, stormwater management, lighting, and landscaping), and historic preservation reviews (if applicable), after full development application materials have been filed.

III. SUBMISSION REQUIREMENTS

Proposals shall be submitted in the following format; please use the headings presented below for the organization of responses.

A. Proposal Submission

All proposals shall include information and documentation in the following in order to be considered:

1. Completed Proposal Form and if applicable, Acknowledged Addenda.

2. Development Team

The proposal shall identify the principal members of the development team and their respective roles in the project, including the developer, design professionals, other key staff and sub-consultants.

Development team capacity shall include qualifications of key team members, including identification of a Project Manager, relevant experience, capacity, and identification of prior projects that demonstrate a proven ability to develop sites of comparable scales and contexts, including identification of projects that included substantive community engagement.

3. Proposal

Proposals shall include:

a. Description of a neighborhood engagement process. The proposal shall include specific examples of the development team members working with the public to find solutions to concerns voiced over the course of a project, a description of the public engagement strategy, and an estimated timeline. The period of public engagement, for the purposes of this RFP, refers to the time after developer selection and prior to an application to the Planning Board for a Site Plan.

b. A description of the redevelopment concept(s) for the site. This should be a narrative of intended uses for the site and any significant programmatic elements. It should address consistency with City policies and include a development timeline. A revised development plan that includes confirmed uses and site layout will need to be submitted following the conclusion of the neighborhood engagement process; no graphics or visuals are being requested as part of this RFP.

4. Financial and Technical Capability

Please refer to the requirements of submitting confidential information in accordance with the Freedom of Access Act on page 7 of this document.

The proposal shall include documentation demonstrating that the development team can successfully redevelop the site by supplying:

a. Letters of financial capability from credible financial institutions with experience working with principles of the development team; and

b. Descriptions and examples of comparable projects or endeavors demonstrating adequate experience and expertise of the development team to successfully complete the project.

5. Lease Price

The City of Portland intends to lease the property to the successful proposer for a term of up to 99 years. Proposers should include a suggested annual rent amount in their proposal.

6. **Timetable**

The anticipated schedule is outlined in VI, Project Schedule, below. Any anticipated departure from the post-selection submittal timeframe should be indicated in the proposal.

7. **References**

Provide a minimum of three professional references. Include name, title, phone number, and email for each reference.

IV. **REVIEW PROCESS**

A. Proposals will be reviewed for completeness.

B. *B. A proposal review committee composed of City staff will review and score submissions and make a recommendation to the City Manager. The City Manager's designee will then present the proposals and their recommendation to the Housing and Economic Development Committee (HEDC) for consideration. After its review, HEDC will present its recommendation to the City Council. HEDC and the City Council may endorse the proposal recommended by staff, endorse a different proposal, table the decision for additional information, or reject all proposals.*

8. After the City Council approves a developer for the project, City Staff and the developer will negotiate a lease or option to lease for the property, which staff will present to the HEDC for review and recommendation to the City Council.

9. Upon agreement on a development plan for the site (after completion of the neighborhood engagement outlined in the proposal and before the submission of a Planning Board application), a lease agreement will be drafted for signatures.

Public presentations may be required at any or all stages of the process.

V. **SELECTION CRITERIA**

1. Development use concept demonstrates understanding of the City's stated desired outcome, policies and priorities; including but not limited to prioritizing the safety and well-being of abutting communities **(30%)**

2. Neighborhood engagement plan that clearly outlines how the Development Team will engage the neighborhood on this project **(20%)**

3. Developer Team qualifications and references **(20%)**

4. Applicant's ability to complete project, including readiness to initiate the project and ability to begin the application process in a timely manner **(15%)**

5. Responsiveness to submittal requirements, including those described in Section II. Development Considerations **(15%)**

VI. **SCHEDULE**

Developer Selection Schedule:

- RFP released: February 20, 2025
- Proposal due: 3:30PM, Wednesday April 9, 2025
- Proposal review and recommendations: April 2025
- Developer(s)selection: May-June 2025 (dependent on Council meeting schedule)
- Approval of Lease: June-July 2025 (Following Council approval)

VII. FREEDOM OF ACCESS ACT

The City of Portland is subject to Maine’s Freedom of Access Act (FOAA). Under this law, the City is required to make public information that we receive in the solicitation of proposals. FOAA does, however, have an exception applicable to proprietary information. In the event that you believe that the proposal you submit contains any proprietary information, you must submit such information in a separate sealed envelope to the City along with your sealed proposal. The outside of this envelope must clearly be marked “Proprietary information/confidential.” Such proprietary information will only be reviewed by Portland City officials, and only on a “need to know” basis. The City will not disclose such information to a third party without your consent, unless it determines that such disclosure is required by law. Prior to disclosing such information, the City will provide you with a reasonable opportunity to seek an injunction or other court order, at your own expense, to prevent such disclosure. The City will not be liable to any proposer or any third party for any disclosure of confidential information.

VIII. RESERVATION OF RIGHTS

The City of Portland reserves the right, at its sole discretion, to reject any and all proposals for the City owned land, based on the quality and merits of the proposals received, or when it is determined to be in the public interest to do so. Furthermore, the City may extend deadlines and timeframes, as needed.

The City reserves the right to waive any informalities in proposals, to accept any proposal, and, to reject any and all proposals, should it be deemed for the best interest of the City to do so. The City reserves the right to substantiate the Proposer’s qualifications, capability to perform, availability, past performance record and to verify that the proposer is current in its obligations to the City.

Pursuant to City procurement policy and ordinance, the City is unable to contract with businesses or individuals who are delinquent in their financial obligations to the City. These obligations may include but are not limited to real estate and personal property taxes and sewer user fees. Bidders who are delinquent in their financial obligations to the City must bring the obligation current before the City will consider their proposal

February 20, 2025

Samantha L. Chapin
Purchasing & Controls Manager

PROPOSAL FORM
Lease and Development of
1125 Brighton Avenue
Portland Maine 04102

RFP #25056

**** THIS SHEET MUST BE INCLUDED IN YOUR PROPOSAL ****

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

The UNDERSIGNED hereby declares that they have read and understand all conditions as outlined in the Request for Proposals, and that the proposal is made in accordance with same.

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

The bidder acknowledges the receipt of Addenda numbered: _____

The bidder acknowledges the receipt of Addenda numbered: _____

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

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

PRINT NAME & TITLE: _____

ADDRESS: _____

E-MAIL ADDRESS: _____ WEBSITE: _____

PHONE NUMBER: _____ FAX NUMBER: _____

STATE OF INCORPORATION: _____ (If incorporated in another State, businesses must be authorized to do business in the State of Maine prior to contract.)

FEDERAL TAX IDENTIFICATION NUMBER (Required): _____

NOTE: Proposals must bear the handwritten signature of a duly authorized member or employee of the organization submitting a proposal.

SUGGESTED ANNUAL RENT AMOUNT: _____

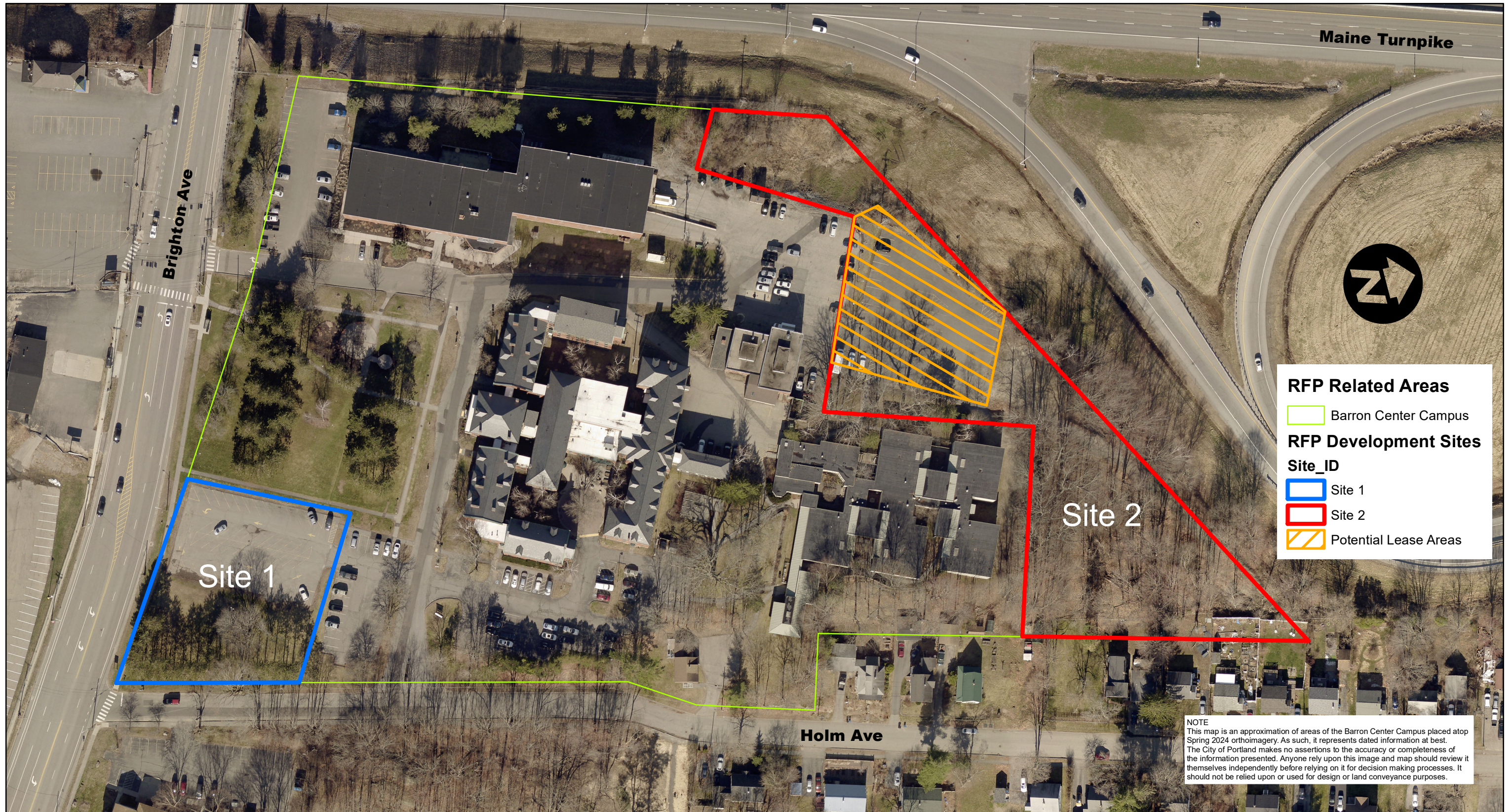


EXHIBIT A

GIS Sketch of Barron Center Campus and Vicinity October 17, 2024 1" = 100'



CITY OF PORTLAND, MAINE
DEPT. OF PUBLIC WORKS
212 Canco Rd Suite B PORTLAND, MAINE 04101
PHONE (207) 874-8846 FAX (207) 874-8852





**Lease and Development of Affordable Housing on City-Owned Land at 1125 Brighton Avenue, Portland Maine
RFP #25056**

Current Date: March 25, 2025

The attention of firms submitting proposals for the work named in the above Invitation is called to the following modifications to the documents as were issued.

The items set forth herein, whether of clarification, omission, addition and/or substitution, shall be included and form a part of the Contractor's submitted material and the corresponding Contract when executed. No claim for additional compensation, due to lack of knowledge of the contents of this Addendum will be considered.

ALL BIDDERS ARE ADVISED THAT RECEIPT OF THIS NOTICE MUST BE DULY ACKNOWLEDGED ON THE BID PROPOSAL FORM OR BY THE INSERTION OF THIS SHEET, SIGNED, AND SUBMITTED WITH YOUR PROPOSAL.

**SAMANTHA CHAPIN
PURCHASING & CONTROLS MANAGER**

Please see attached response to questions received and supplementary materials.

Receipt of Addendum No 1 to the City of Portland's RFP #25056, Lease and Development of Affordable Housing on City-Owned Land at 1125 Brighton Avenue, Portland Maine, is hereby acknowledged.

COMPANY NAME: _____

SIGNED BY: _____ DATE: _____

PRINT NAME & TITLE: _____

ADDRESS: _____

ZIP CODE

Q1: The RFP highlights the importance of the safety and well-being of Barron Center residents & staff. Are there any particular safety concerns that proposals should address (such as highly utilized outdoor areas)?

A1: The Barron Center is a skilled nursing facility that serves a vulnerable population that needs support with daily living activities, including a large population of residents with dementia. Residents, their families, and staff pass through shared spaces (sidewalks, drives, etc) in addition to utilizing the lawn directly in front of the Barron Center for recreation and outings. Design decisions should strive to ensure any shared spaces are deliberately planned in a manner to mitigate any challenges and that there are clear delineations (signage, physical structures) to indicate the spaces that are for building tenants and management. Additional social service support/case management will be important to mitigate risks such as harassment, substance use misuse and/or sales to residents, support staff, and families.

Q2: How is the Barron Center census projected to change over the next five years?

A2: The census will vary depending on a variety of factors- budgets approvals, recruiting capacity, and community need. At the moment we anticipate a 14% increase, with possible additional growth in following years as the City may move to expand programming in the Barron Center 2 building. As residents increase, staffing demand will increase too. While the Center is on a main transport avenue, a significant portion of staff use vehicles, hence the need to preserve and where possible, maximize efficient parking. Maximum residents would be 212 with maximum staff being approximately 105 on the day shift which would be the busiest shift.

Q3: Are there any significant programmatic changes expected at either Barron Center building in the next five years?

A3: While specific changes are unknown at this time, bidders are encouraged to consider the maximum capacity identified in Q2.

Q4: Are all Proposals available for public review?

A4: Proposals, to the extent that they can be made public, or redacted if applicable, will be available when they are presented to the Housing and Economic Development Committee.

Q5: How long after the Council agrees on a particular proposal do residents have to comment? Will the project begin immediately once a proposal is accepted?

A5: The public will have an opportunity to provide public comment to the Council up until the time that the Council begins its deliberations on the proposal at the Council meeting during which the item is scheduled for Council action. The timing for the commencement of the project will be addressed in an agreement between the Council and the selected proposer.

Q6: For Section 6 – Timetable, are you just looking for any variances from the provided schedule?

A6: Correct; please just confirm agreement with the time table; or specify any variances needed.

Q7: Is there anything more known about the front lot other than what's shown on the GIS?

A7: No, see answers to Q11 and Q12, for possible additional information.

Q8: How many employees are at the Barron Center? How many parking spaces are needed to be kept, and is it specific to each lot; or only by total spaces available?

A8: 212 Residents, 105 Staff, the total number of current parking spaces needs to remain the same; however, location & orientation can be changed.

Q9: Is there potential for Water Access on either lot?

A9: What is known is mapped on GIS; but additional exploration will be needed.

Q10: For the front lot; will the developer be able to consider sharing the current access of Holm Avenue?

A10: This is possible. However, it would require discussions with the Loring Housing who leases the parking lot above Site 1 and the City of Portland. An understanding of the access to the site would need to be determined as part of the site plan approval process.

Q11: Are there shared utilities on the campus? I.e: underground heating lines, etc..

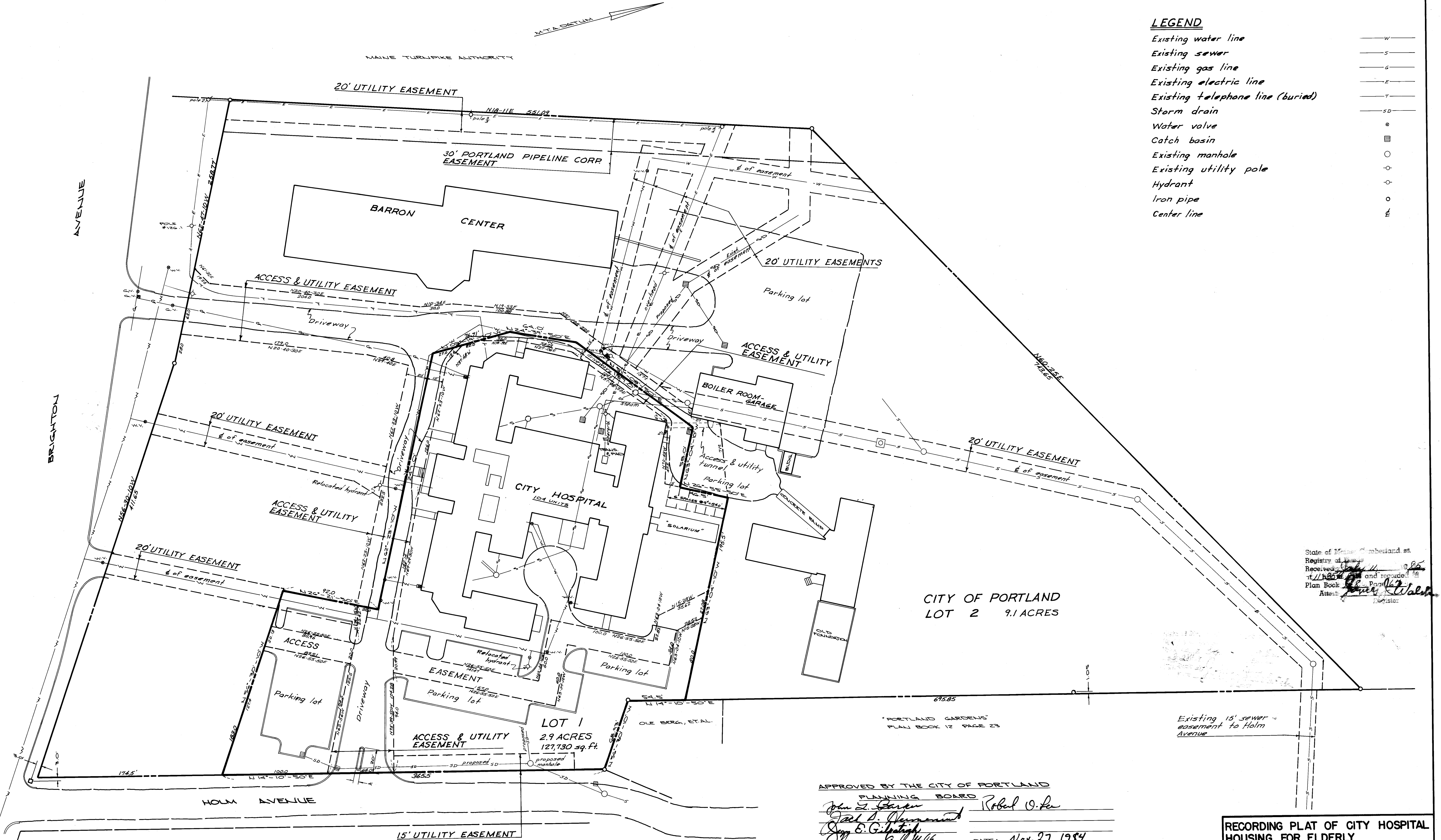
A11: The typical complement of public utilities available in Portland, service the site or are found in the streets abutting the site. It is unclear at this time if there is an ability and capacity to provide shared underground heating lines as part of the as yet to be submitted proposals. Given the variables involved with such an arrangement, the submittal proposal should present details how such an arrangement would work if it is technically feasible.

Q12: I was curious if we could obtain DPW's archived files for the site to better understand the existing on-site infrastructure and constraints.

A12: Some of the most up to date plans available for the site can be found at the Cumberland County Registry of Deeds (CCRD) and are publicly accessible through the CCRD website. Though they are incomplete in their depiction of the entire campus, they do provide some of the important information an initial development proposal of the site might find useful. Please see CCRD Plan Books (PB) and pages as follows: CCRD PB 148 Page 067, CCRD PB 191 Page 039 and CCRD PB 216, Page 056 (copies attached).

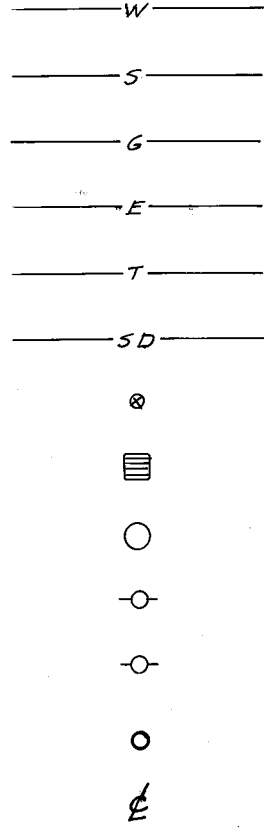
Q13: On the references – are you looking for a letter/written blurb as well as the contact info described, or just the contact info described for each reference?

A13: Only the contact information, as described in the RFP is required.



LEGEND

- Existing water line
- Existing sewer
- Existing gas line
- Existing electric line
- Existing telephone line (buried)
- Storm drain
- Water valve
- Catch basin
- Existing manhole
- Existing utility pole
- Hydrant
- Iron pipe
- Center line



State of Maine, Cumberland ss.
Registry of Deeds
Received Nov 11 1985
at Portland and recorded in
Plan Book 253, 293, 320 Page 1
Attest John A. Walsh
Register

CITY OF PORTLAND
LOT 2 9.1 ACRES

"PORTLAND GARDENS"
PLAN BOOK 12 PAGE 23

Existing 15' sewer
easement to Holm
Avenue

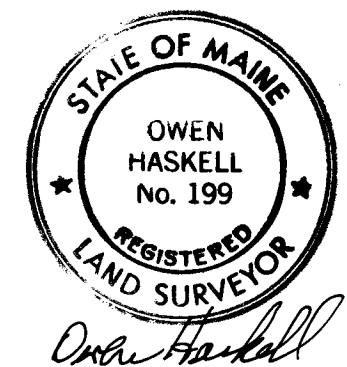
- NOTES:
- 1/ LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE.
 - 2/ UTILITIES SHOWN ON THIS PLAN ARE EXISTING UNLESS LABELED OTHERWISE.
 - 3/ ONLY UTILITIES THAT AFFECT THE USE AND OCCUPATION OF BOTH LOTS 1 AND 2 ARE SHOWN.

NOTE: THE FOLLOWING REVISIONS WERE MADE TO THIS PLAN 6-17-85

1. ADDED PROPOSED "SOLARIUM"
2. ADDED NOTATION OF 104 UNITS
3. ADDED 6 PROPOSED PARKING SPACES BEHIND "SOLARIUM"

APPROVED BY THE CITY OF PORTLAND
PLANNING BOARD

John A. Walsh Robert O. Pen
Jack A. Hammond
John E. Gilchrist DATE: Nov. 27, 1984
Thomas G. LeMull
Joseph E. King DATE: 6/20/85
CODES ENFORCEMENT OFFICER



RECORDING PLAT OF CITY HOSPITAL HOUSING FOR ELDERLY PORTLAND, MAINE FOR CITY HOSPITAL HOUSING ASSOC.			
Owen Haskell, Inc.			
Civil Engineers		South Portland, Maine	Land Surveyors
Drawn By <u>M.M.H.O.H.</u>	Date	Job No.	
Trace By <u>M.M.H., O.H.</u>	<u>NOV. 8, 1984</u>	<u>8416 P</u>	
Check By <u>O.H.</u>	Scale	Drwg. No.	
Bk No <u>253, 293, 320</u>	<u>1" = 40'</u>	<u>1</u>	

LEGEND

Existing water line
Existing sewer
Existing gas line
Existing electric line
Existing telephone line (buried)
Storm drain
Water valve
Catch basin
Existing manhole
Existing utility pole
Hydrant
Iron pipe
Center line

State of Maine, Cumberland Co.
Registry of Deeds
Received July 12 1991
at 2:44 PM and recorded in
Plan Book 148 Page 67
Attest [Signature]
Register

CITY OF PORTLAND
LOT 2 9.1 ACRES

LOT 1
2.9 ACRES
127,130 sq. ft.

APPROVED BY THE CITY OF PORTLAND
PLANNING BOARD

DATE: Nov. 27, 1984

DATE: 6/20/85

CODES ENFORCEMENT OFFICER

APPROVED BY THE PLANNING AUTHORITY PURSUANT
TO § 14-496(3) PORTLAND CITY CODE

JOSEPH E. GRAY, DIR. OF PLANNING
AND URBAN DEVELOPMENT

Recorded C.C.R. of D. July 11, 1985 Plan Book 148 Page 67 (Revised PLPW Copy, May 1991)

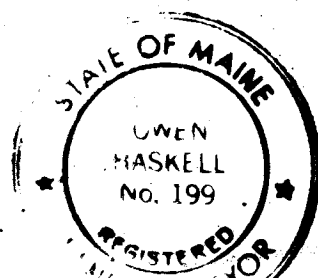
REVISION: Δ

MAY 1991 - REVISION TO
ACCESS EASEMENTS BY
CITY OF PORTLAND

RECORDING PLAT OF CITY HOSPITAL
HOUSING FOR ELDERLY
PORTLAND, MAINE
FOR
CITY HOSPITAL HOUSING ASSOC.

Owen Haskell, Inc.
Civil Engineers South Portland, Maine Land Surveyors

Drawn By M.M.H.O.W.	Date	Job No.
Trace By M.M.H.O.W.	NOV. 8, 1984	8416 P
Check By O.W.	Scale	Drwg. No.
Bk No 255, 256, 257	1" = 40'	9 of 26



Owen Haskell

NOTES:

- 1/ LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE.
- 2/ UTILITIES SHOWN ON THIS PLAN ARE EXISTING UNLESS LABELED OTHERWISE.
- 3/ ONLY UTILITIES THAT AFFECT THE USE AND OCCUPATION OF BOTH LOTS 1 AND 2 ARE SHOWN.

NOTE: THE FOLLOWING REVISIONS WERE MADE TO THIS PLAN 5-17-85

1. ADDED PROPOSED "SOLARIUM"
2. ADDED NOTATION OF 104 UNITS
3. ADDED 6 PROPOSED PARKING SPACES BEHIND "SOLARIUM"

Summary of Proposal: Community Housing of Maine CHOM	
SITE 1	
# OF UNITS	52 units of one-bedroom affordable rental housing for older adults aged 55 and older earning less than 50% and 60% of the area median income. Thirty percent (30%) of the units would be reserved for referrals from the city's Social Services Office.
AMENITIES	Shared use of the existing green space adjacent to the site (additional seating and lighting would be added) , a tenant community room, laundry facilities and tenant bike storage.
TIMELINE	9% Low Income Housing Tax Credit (LIHTC) Application in September 2026; with lease up beginning at the end of 2028.
SITE 2	The developer has (determined Site 2 to be more complicated and would need further investigation, however, the proposal envisions a building similar to the one proposed for Site 1)
# OF UNITS	38 affordable units (> 50% 2- and 3- bedroom units) for individuals and families earning less than 50% and 60% of the area median income. Thirty percent (30%) of the units would be reserved for referrals from the city's Social Services Office.
AMENITIES	Similar to those proposed for Site 1.
TIMELINE	9% LIHTC Application in September 2027 or 4% LIHTC in Spring of 2027;
COMMUNITY ENGAGEMENT	3 public meetings, with additional meetings with neighbors as needed, some outreach to neighbors has already begun; anticipated time frame of 7 months for public engagement
PROPERTY MANAGEMENT/ SUPPORT SERVICES	The properties would be managed by Preservation Management. A resident service coordinator would be on site for a minimum of 10-hours/week; tenant support services case management, system navigation, conflict resolution, mental health substance use and trauma recovery) would be provided by the city's Health and Human Services Department and a collaborative of 55 other partners including Spurwink and Commonsplace.
FINANCIAL CAPABILITY	In addition to the LIHTC application and grants from the Federal Home Loan Bank of Boston, Supportive Housing Program funds and Maine Housing below market rate debt, the developer would request assistance from the City of Portland's Jill C. Duson Housing Trust Fund or HUD HOME Program funds, as well as an Affordable Housing Tax Increment Financing District and Credit Enhancement Agreement.
TECHNICAL CAPABILITY	CHOM is a seasoned affordable housing developer and the proposal reflects a team with the relevant experience and capacity to complete the proposed project.

Avesta Housing Development Corporation	
SITE 1	
# OF UNITS	40 family units with 12 efficiency units, 20 2-bedroom units, and 8 3-bedroom units. Thirty percent (30%) of the units would be reserved for referrals from the city's Social Services Office.
AMENITIES	The proposal includes 1,200 square feet of ground-floor co-working space for nonprofit organizations, podium parking with approximately 20 spaces, and pocket park for resident use.
TIMELINE	Community Engagement begins August 2025, planning approvals by June 2026, 9% LIHTC application Sept. 2026, construction start January 2028 and completion April 2029
SITE 2	Avesta does not consider Site 2 suitable for development "due to its constrained shape, presence of wetlands, proximity to single-family homes along Holm Avenue, and challenges related to replacing parking and ensuring safety for the community."
# OF UNITS	N/A
AMENITIES	The site would be enhanced with a walking trail. The developer is open to withdrawing its proposal for Site 2 should the city receive a suitable development proposal for Site 2.
TIMELINE	See above
COMMUNITY ENGAGEMENT	Community meeting after proposal selection, 2nd meeting after design concept completed, 3rd meeting during planning board process
PROPERTY MANAGEMENT/ SUPPORT SERVICES	8 efficiency apartments (30% of the units) reserved for 30%AMI referrals from the City's Social Service office
FINANCIAL CAPABILITY	Primary financing will be 9% LIHTC; additional sources may include MaineHousing's Subsidy and Loan Program and Federal Home Loan Bank Affordable Housing Program.
TECHNICAL CAPABILITY	Avesta is a seasoned affordable housing developer and the proposal reflects a team with the relevant experience and capacity to complete the proposed project.

Developers Collaborative/Prosperity Maine	
SITE 1	Family Housing
# OF UNITS	50 units ranging from one to four bedrooms (70% containing two or more bedrooms); affordable to households at or below 30% to 80% of area median income
AMENITIES	Meet the city's Green Building Ordinance; rooftop solar,
TIMELINE	9% LIHTC submission Sept 2025; construction start Sept 2026 and end Nov 2027
SITE 2	Family Housing
# OF UNITS	50 units ranging from one to four bedrooms (70% containing two or more bedrooms); affordable to households at or below 30% to 80% of area median income
AMENITIES	Meet the city's Green Building Ordinance; rooftop solar,
TIMELINE	9% LIHTC submission Sept 2026; construction start Sept 2027 and end Nov 2028
COMMUNITY ENGAGEMENT	Site 1 Three public meetings: 1st present concept, 2nd revised concept, 3rd Planning Board required neighborhood meeting Site 2 Four public meetings 1st community design workshop 2nd present preferred concept and solicit feedback, 3rd present refined design of preferred solution, 4th Planning Board require neighborhood meeting
PROPERTY MANAGEMENT/ SUPPORT SERVICES	Developers Collaborative will serve as the development consultant and provide property management services. Intent is for ProsperityME to develop internal capacity to self-manage their real estate. ProsperityME will be the owner and support tenants through wraparound supportive services. Tenants will be supported by traditional property management and resident services.
FINANCIAL CAPABILITY	In addition to the LIHTC application and grants from the Federal Home Loan Bank of Boston, Supportive Housing Program funds and Maine Housing below market rate debt, the developer would request assistance from the City of Portland's Jill C. Duson Housing Trust Fund (\$900,000).
TECHNICAL CAPABILITY	Developers Collaborative is a seasoned affordable housing developer and the proposal reflects a team with the relevant experience and capacity to complete the proposed project.

LB Development/Saabino Development Company	
SITE 1	Family Housing; Envisions the City of Portland as part of the owner entity's general partnership
# OF UNITS	65-90 affordable and workforce housing units, majority of units two-bedrooms or larger (some 4-5-bedroom units), half restricted to 0% ami or below, half restricted to 80% ami or below, 30% of the overall units set aside for referrals from Portland's Social Service Division
AMENITIES	Commercial office space on 1st floor occupied by Gateway Community Services for service provision to the general public and available to residents of the development
TIMELINE	9% LIHTC Sept 2026, construction begins July 2027 and ends Jan 2029
SITE 2	Parking
# OF UNITS	25 parking spaces available to residents of the development
AMENITIES	Specifics of amenities and programming will be determined through the community engagement process
TIMELINE	See Site 1 Timeline
COMMUNITY ENGAGEMENT	Canvassing of the neighborhood, host office hours at local businesses and gathering spaces, targeted meetings with interest groups (neighborhood associations, Barron Center staff & residents, Loring House, Office of Elder Affairs)
PROPERTY MANAGEMENT/SUPPORT SERVICES	Property management services to be provided by Preservation Management Gateway Community Services would provide services as needed to residents in the building, including case management support, community health navigation, etc.
FINANCIAL CAPABILITY	Primarily funded through LIHTC, MaineHousing debt, a substantial TIF from the City, commercial debt and other private financing
TECHNICAL CAPABILITY	LB Development has the knowledge, experience and financial capacity to successfully plan, manage and complete this project. Saabino Development Company has completed the rehab of a multifamily investment property in Portland, completed and resold two single family homes and is currently overseeing the redevelopment of a group home in Biddeford for use as a housing and resource hub for indigent youth.

NeuSites USA LLC - This proposal was deemed to be incomplete by the Staff Review Committee	
SITE 1	Development a mixed-income housing complex incorporating green space and maintaining the existing parking lot
# OF UNITS	Number of proposed units not provided, mix of unit sizes to accommodate families, individuals and seniors
AMENITIES	Implement stormwater management systems to minimize runoff, incorporate renewable energy sources, solar panels, preserve existing green spaces and enhance landscaping to promote biodiversity
TIMELINE	Not provided
SITE 2	Create a permanent supportive housing facility, preserving the forest green space and ensuring compatibility with the surrounding environment
# OF UNITS	Number of proposed units not provided, mix of unit sizes to accommodate families, individuals and seniors
AMENITIES	Implement stormwater management systems to minimize runoff, incorporate renewable energy sources, solar panels, preserve existing green spaces and enhance landscaping to promote biodiversity
TIMELINE	Not provided
COMMUNITY ENGAGEMENT	Engage the Nason's Corner and Sagamore Village communities through public meetings, surveys and workshops
PROPERTY MANAGEMENT/SUPPORT SERVICES	Establish an onsite management team to oversee daily operations, maintenance and resident services. Partner with local organizations to provide supportive services, including job training, healthcare and counseling.
FINANCIAL CAPABILITY	Insufficient information provided, unable to determine
TECHNICAL CAPABILITY	Insufficient information provided, unable to determine

RFP #25056

Lease and Development of Affordable Housing on City-Owned Land at 1125 Brighton Avenue, Portland Maine

SCORING SUMMARY

	LB Development Partners	Community Housing of Maine	Avesta	Prosperity ME	Neausites
Development use concept demonstrates understanding of the City's stated desired outcome, policies and priorities; including but not limited to prioritizing the safety and well-being of abutting communities (30 points)	18	27.3	21.5	21	5
Neighborhood engagement plan that clearly outlines how the Development Team will engage the neighborhood on this project (20 points)	11.5	17.3	12.3	17.3	2.1
Developer Team qualifications and references (20 points)	11	20	18.3	17.8	2.6
Applicant's ability to complete project, including readiness to initiate the project and ability to begin the application process in a timely manner (15 points)	7.8	12.4	13	13.8	1.6
Responsiveness to submittal requirements, including those described in Section II. Development Considerations (15 points)	8.5	13.5	13	12.6	2.5
Total	56.8	90.4	78	82.4	13.9



Lori Paulette <ljn@portlandmaine.gov>

Support for public housing on 1125 Brighton Ave

Peter Kelly <petermichaelk@gmail.com>

Sun, May 4, 2025 at 7:28 AM

To: edd@portlandmaine.gov

Hi,

I am a Portland resident and I would just like to register my strong support for the proposed public housing being considered at [1125 Brighton Ave](#). More housing will help ease rent stress on all Portland renters, as well as provide much needed relief for Portland's most needy residents. Taking care of our people is what makes this town great!

Thank you

Peter Kelly
[11 Saint George st., Portland ME](#)



Lori Paulette <ljp@portlandmaine.gov>

HEDC Public Comment - RFP Results: Do Your Research

George Rheault <george.rheault@gmail.com>

Mon, May 5, 2025 at 11:46 AM

To: edd@portlandmaine.gov

Cc: Mark Dion <mdion@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, April Fournier <afournier@portlandmaine.gov>, bgrant@portlandmaine.gov, Kate Sykes <ksykes@portlandmaine.gov>, Anna Bullett <abullett@portlandmaine.gov>, Regina Phillips <rphillips@portlandmaine.gov>, Wesley Pelletier <wpelletier@portlandmaine.gov>, smichniewicz@portlandmaine.gov, Danielle West-Chuhta <dwest@portlandmaine.gov>, Michael Goldman <mig@portlandmaine.gov>

It was clear going into the RFP process for the Barron Center housing site opportunities that it would result in underwhelming and pathetic "lowest common denominator" proposals.

The Committee members and city staff need to roll up their sleeves and be real housing advocates instead of settling for "well, at least we might get SOME housing here, someday by someone."

There is already a lot of wasted time at the Barron Center (and not just from the massive NIMBY response during the initial RFP consideration) because AVESTA during the Jon Jennings era had promised to build some supportive housing here. That proposal was a sweetener during the Riverton shelter debate and then it quietly died behind closed doors without ANY sense of what kind of learning was gathered while AVESTA investigated the site conditions and possibilities (did city staff or AVESTA ever spend a dime doing any site reviews of any kind including a professional wetlands survey?). It may have been a "bait-and-switch" the whole time in which case this should be held against AVESTA going forward.

BUT the fact remains, the HECD committee is overseeing a mostly "garbage-in-garbage-out" process. Here is how they can save it!

1.) Do not penalize ANY of the respondents right now for the lack of information in their proposals. The 5th proposal that city staff wants to kick out was basically just being honest regarding the vagueness of their proposal. The reality is NO DEVELOPER WILL SPEND REAL MONEY RIGHT NOW on a hypothetical proposal that is so fraught with politics as to make it highly risky of ever succeeding. So the silly mostly arbitrary "scoring" done by city staff should be set aside for now as irrelevant. CHoM, AVESTA and Kevin Bunker's outfit have all just thrown some very high-level stuff down on a piece of paper and won't drill down on any of it with real money (including hiring architects, consultants and engineers) unless they know the city will make them the winner. Just because one "back-of-the-envelope" proposal has a little more meat on it does not mean it is any farther advanced than the others.

2.) Invite every respondent to do a public PITCH session as part of a community event. Give each of them 15 minutes to swing for the fences of what they think can be achieved here. This way they can infuse their proposals with some life and they are not reduced to being seen merely through the city staff's summary scoresheet.

3.) As part of the PITCH phase (which would extend the RFP process), have the city pay for and complete a professional wetlands survey of Site 2 and have each of the sites diagrammed for zoning and other easement impediments. This "raw material" is essential for the respondents to be able to refine their housing ideas in a realistic manner. Give them this stuff BEFORE the final PITCH session. It will allow each team to make better guesses about what is possible here.

4.) While the wetlands and other surveys are being prepared, have city staff do a presentation about AVESTA's "Wessex Woods" development at [977 Brighton Ave](#) which was developed between 2016 and 2019 (roughly). Invite the public and the HECD to ask questions afterwards. The Wessex Woods site is actually SMALLER than Site 1 but AVESTA was able to do a decent job with it.

In fact, they had to work around wetlands issues and had to eliminate some "wetlands" (ahem, drainage ditches) as part of their construction and site improvements. But it is an excellent case study of how a project like Site 1 and Site 2 would proceed and the overview of all the various steps and milestones (including the MaineHousing LIHTC steps) to occupancy would make clear to the committee members, the public AND the respondents what kinds of hurdles and opportunities the HECD wants to understand as they consider finalists and ultimate winners. Obviously AVESTA has an advantage here since 977 Brighton Ave is THEIR project, but that is why Mary Davis and other city staff should prepare the presentation and overview so that AVESTA is not the one doing the talking and educating the HECD on how Wessex Woods came into being. But after this kind of education, the HECD will be SMART customers when evaluating the final PITCH sessions rather than "deaf, dumb and blind" naifs.

5.) Consider ways that the city can HELP build more housing here. Maybe a zoning adjustment is in order. Who cares if the ReCode is done? If, after seeing what kind of building envelope and footprint is possible here, via a survey (taking into

account setbacks and easements etc.), any project here would benefit from more flexibility - then GIVE IT THAT FLEXIBILITY.

Make the health and happiness of the PEOPLE WHO WILL LIVE IN THE BUILDING THE PRIORITY not the angry neighbors who don't want anything at all. Will there be patios or balconies for some or all of the residents? An outdoor deck where smokers can do their unpleasant smoking without upsetting other residents of the building? What needs to happen to have AIR-CONDITIONING built into the project from the beginning rather than an after-thought. What kind of community room or space would work best - sunny or shaded - fronting Brighton or the Barron Center campus - etc. etc.?

How many existing trees are worth saving and how would a new building fit around them? Is the existing parking lots on the edges of Site 1 and Site 2 eligible to be used for construction staging (this temporary loss of parking to existing users would not be permanent and thus would be permitted under most easement language)? If not, WHERE would the construction laydown area be and how much expense would that add to anyone's proposal? For the big 20 foot utility easement on the edge of Site 1, how much of this could a new project encroach upon with new landscaping or even balcony or roof overhangs without causing any problems? Can parking be built UNDER the buildings (either underground OR on the ground floor) to take advantage of the parking lots to avoid tree kills or wetlands. It might make a big difference between fitting in two 60 unit buildings versus two 80 unit buildings. But wouldn't the HECD prefer 160 units over 120 units? The HECD will only have itself to blame here for not providing the conditions for doing the best possible here.

Lots more noodling to be done, but please do your jobs. Don't screw this up because of ignorance or fear. The current timeline means there is NO WAY any respondent can meet the LIHTC deadline for autumn 2025 (pre-applications are due in August). So you have time to play with if you set a goal of trying to declare a winner by say Thanksgiving so that a winning team would then have time to get their ducks in a row for the much more reasonable LIHTC deadline for autumn 2026.

If you want to help the housing situation, do NOT help dilute the solutions here. Make the punch stronger and better and tastier rather than a weak tea that no one will like.