

**Housing & Economic
Development Committee Meeting**
Monday, May 12, 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

The Housing & Economic Development Committee will conduct this meeting remotely via Zoom pursuant to the Remote Meeting Policy adopted by the Portland City Council. Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend live either in person or via Zoom, 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.

Please click the Zoom link below to access the meeting:

<https://portlandmaine-gov.zoom.us/j/86367260899?pwd=ipXH3wnwi4tQyhIga7UXYfJZj0seOf.1>
Passcode:284758

Phone one-tap:

+19292056099,,86367260899# US (New York)
+13017158592,,86367260899# US (Washington DC)

Join via audio:

+1 929 205 6099 US (New York)
+1 301 715 8592 US (Washington DC)
+1 305 224 1968 US
+1 309 205 3325 US
+1 312 626 6799 US (Chicago)
+1 646 931 3860 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
+1 719 359 4580 US
+1 253 205 0468 US
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)

+1 360 209 5623 US

Webinar ID: 863 6726 0899

International numbers available: <https://portlandmaine-gov.zoom.us/j/kvjR6vLhk>

1. Review and accept Minutes of previous meeting held on May 6, 2025.

- a. See attached draft meeting Minutes.

2. Consideration of two Responses - Community Housing of Maine, and Developers Collaborative/ProsperityME - 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.

- a. Public Comment on this item was accepted at the Committee's May 6, 2025, meeting and is not required to be taken at this meeting.

Please see attached Memorandum 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 at 1125 Brighton Avenue; and,

- Review and discuss negotiations and provide direction to staff regarding City property disposition for Lambert South (165 Lambert Street) project.

- b. Public Comment Received - see attached.

Next Meeting Date: May 20, 2025

Minutes

Remote Housing and Economic Development Committee

May 6, 2025, 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, May 6, 2025, at 5:30 p.m. via Zoom. Present from the HEDC were Chair Pious Ali, and members, Sarah Michniewicz, Regina Phillips and Kate Sykes. Also present was City Councilor Wesley Pelletier. Present from the City staff were Housing and Economic Development Department Director Greg Watson, Housing and Community Development Division Director Mary Davis, Corporation Counsel Michael Goldman, Assistant City Manager Dena Libner, City Health and Human Services Director Margaret McLoughlin, Principal Administrative Officer Lori Paulette, and Housing Program Manager Victoria Volent who arrived during the executive session.

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

The Committee did not take up this item.

Item #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.

Mr. Watson noted that a number of City Departments worked to develop and advertise the subject RFP, which was advertised 2/20/2025 with proposals due 4/9/2025. During that timeframe, there were two tours of the property for interested parties. A staff Committee reviewed the five proposals received and scored them – as noted in the Agenda packet. Mr. Watson then gave a brief summary of each proposal received.

Chair Councilor Ali then opened the meeting for public comment.

Steven Scharf first questioned why the proposals are considered confidential until the City Council votes on an award. He then noted that the summary of the proposals did not include a lease price being offered, which he considered a significant factor, and that several suggested a TIF but with the lease there is no private ownership. The diagrams are old in the RFP and fail to site existing utilities. He suggested rethinking the RFP/process.

Derryen Plante noted opposition to the 30% to housing first, which is the same wraparound services as a homeless center, offering free permanent housing. She noted that this area of Portland is seeing crime, panhandlers, littering, stealing, using public space as restrooms – people are afraid to go out of the doors in the morning. The development would be for non-productive members of society.

Bree LaCasse of CHOM thanked the staff Committee for the vote of confidence, noting that CHOM welcomes the opportunity to create affordable housing and, therefore, less demand on the homeless services center. They have 55 collaborative partners and are committed to respond to neighborhood concerns.

Eamonn Dundon, of the Portland Chamber and Portland resident, noted that he had the opportunity to tour four of CHOM's projects and was struck by the seamless integration into neighborhoods. Their approach is one that should be emulated.

Nate Howes with Avesta Housing questioned how capital was taken into account in the scoring of the proposals and neighborhood responsiveness.

Claude Rwaganje, founder and Executive Director of Prosperity Maine (PM), noted that PM provides a wide range of services to diverse communities, including housing and financial advice. PM is happy to partner with Developers Collaborative and this proposal can assist with housing. The rear of property is very difficult so the proposal focuses on the front, which could serve about 150 diverse individuals – a lot more than senior housing and will meet a workforce need.

George Rheault of Bayside noted that he also submitted written comment, which basically is that the RFP is a thin document and needs re-issuing, adding that the Loring House was created after three different RFPs were issued, resulting in the great development that exists there today and hoped their privacy would not be impeded on. He also noted there is no strategic plan for the Barron Center; nothing about the memory facility at the back of the lot – basically not being used and perhaps surplus. The City and community deserve a great housing project and this should be restarted with a better RFP.

Robby Perkins High, Director of Housing Initiatives with ProsperityME supported the family housing proposal submitted by DC/PM. Family affordable housing is a very high need, noting this does not exist within a mile of that area.

Kevin Bunker of DC, noted that CHOM and Avesta do a great job but with the DC/PM proposal, it would house 100 more people a year sooner. Regarding the building that George Rheault referred to, it is a difficult site to develop. He thanked the staff and Committee for their consideration of their proposal.

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

There were then clarifying questions and answers between Committee and staff including information of how many units of senior housing versus family housing are there in Portland; site 2 issues; 30% of housing first and what that make-up might look like; City services needed for proposals; community concerns.

This followed with a motion 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 proposals received for possible lease and development of City property; motion made by Councilor Phillips and seconded by Councilor Sykes.

Chair Councilor Ali asked if there was public comment on the motion.

Steven Scharf questioned whether the Committee would come back to public session for a vote, and Chair Councilor Ali noted that the Committee would come back to public session after the executive session.

Darryen Plante questioned if developers could amend their proposals from seniors to accommodate families.

Mr. Goldman noted the public comment is only for the purpose of going into executive session.

The Chair then asked for a vote on the motion and it passed 4-0 at approximately 6:44 p.m.

(Victoria Volent joined the executive session at approximately 6:50.)

At approximately 8:30 p.m., the Committee came out of executive session.

Chair Councilor Ali thanked all for their patience, with the Committee providing direction to staff to invite CHOM and DC/PM to a special meeting on Monday, 5/12/2025 at 5:30 via zoom to discuss the proposals, with the Committee most likely to then go back into executive session, and then back out and vote on a final proposal to the City Council.

Item #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

On motion made by Councilor Phillips, seconded by Councilor Michniewicz, the Committee voted 4-0 to postpone this item.

On motion made by Council Michniewicz, seconded by Councilor Phillips, the Committee voted 4-0 to adjourn at approximately 8:36 p.m.

Respectfully, Lori Paulette



Staff Memo To:

Housing & Economic Development Committee
Councilor Pious Ali, Chair

DATE: May 12, 2025

AGENDA ITEM

Agenda Item #1 - Presentation and Consideration of the Community Housing of Maine and Developers Collaborative/ProsperityME Responses to the RFP for the Lease/Development of up to Two (2) Sites at 1125 Brighton Avenue

PURPOSE

Additional consideration of two 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 Committee priority in 2025.

BACKGROUND/ANALYSIS

At the May 6 HEDC meeting, the HEDC discussed the five (5) development proposals submitted in response to the RFP for the Lease and Development of up to Two (2) Sites at 1125 Brighton Avenue along with the staff committee scoring recommendation. After a lengthy discussion, members of the HEDC decided to invite two of the developers to a meeting on May 12th to give them an opportunity to present their proposals to the Committee. The developers invited back were Community Housing of Maine (CHOM) and Developers Collaborative (DC)/ProsperityME.

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. Duson 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, the Committee will consider recommending to the City Council that an option to lease one or both of the sites noted in the RFP be pursued.

PRIOR COMMITTEE REVIEW

October 22, 2024, November 19, 2024, May 6, 2025

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 Proposals:
 - CHOM
 - Developers Collaborative/ProsperityME
- Exhibit C - Committee Scoring



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.

Sealed proposals shall be submitted electronically to bidssubmit@portlandmaine.gov with the name of the Proposer, Contract Name and RFP number in the subject line 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.

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- **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.

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: _____

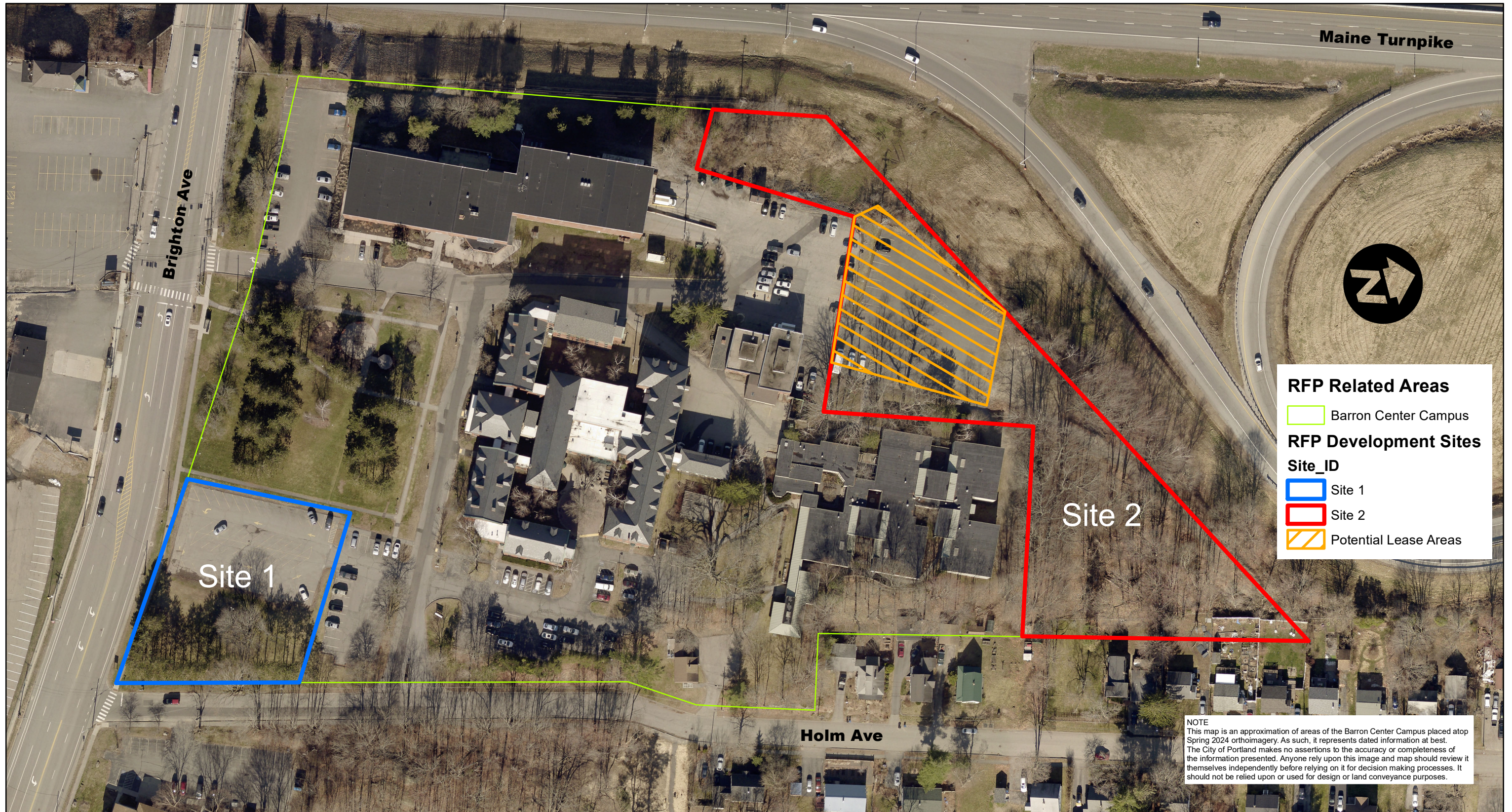


EXHIBIT A

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



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..

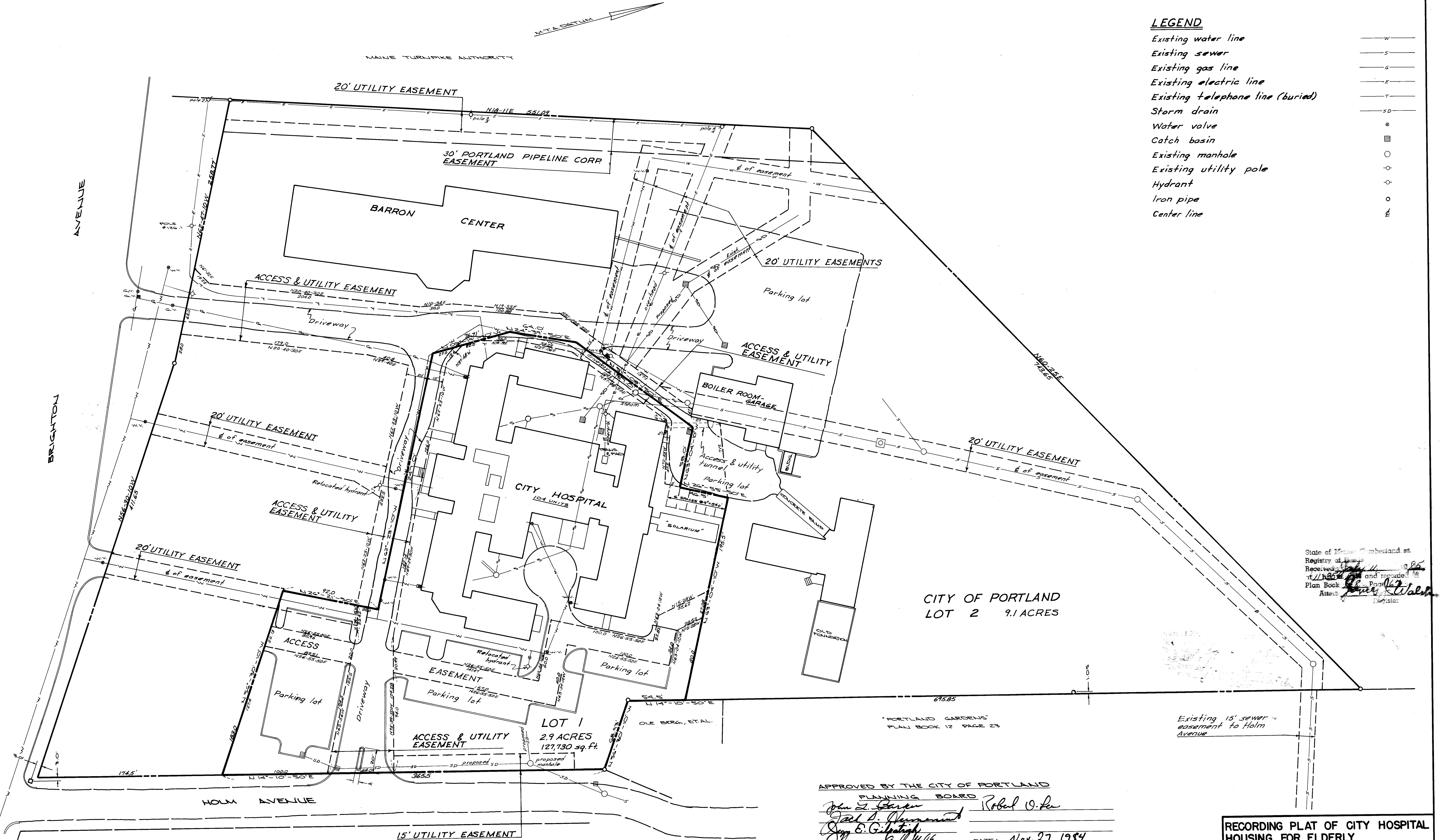
A11: The typical complement of public utilities available in Portland, service the site or are found in the streets abutting the site. It is unclear at this time if there is an ability and capacity to provide shared underground heating lines as part of the as yet to be submitted proposals. Given the 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

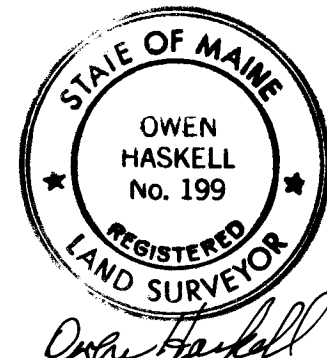
State of Maine, Cumberland ss.
Registry of Deeds
Received Nov 11 1985
at Portland and recorded in
Plan Book 253, 295, 320 Page 1
Attest: [Signature] Registrar

- 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 G-17-B5

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
[Signature] Robert O. Pen
[Signature] Jack A. [unclear]
[Signature] John E. [unclear]
[Signature] Thomas G. [unclear]
DATE: Nov. 27, 1984
[Signature] James E. [unclear]
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		Land Surveyors	
South Portland, Maine			
Drawn By <u>M.M.H.O.H.</u>	Date <u>NOV. 8, 1984</u>	Job No. <u>8416 P</u>	
Trace By <u>M.M.H., O.H.</u>	Scale <u>1" = 40'</u>	Drwg. No. <u>1</u>	
Check By <u>O.H.</u>			
Bk No <u>253, 295, 320</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

[Signature]
DATE: Nov. 27, 1984
[Signature]
DATE: 6/20/85
CODES ENFORCEMENT OFFICER

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

[Signature]
JOSEPH E. GRAY, DIR. OF PLANNING
AND URBAN DEVELOPMENT
4/2/91

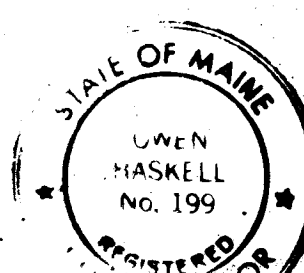
Recorded C.C.R. of D. July 11, 1985 Plan Book 148 Page 67 (Revised PLPW Copy, May 1991)

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 23



[Signature]
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"

[illegible]

General Notes:

1. This plan is intended show the location and boundaries of the subject property and does not constitute a deed or other instrument of title.
An opinion of title should be rendered by a title attorney.
2. This office reserves the right to be held harmless by all parties who are not specifically identified in the below Surveyor's statement.
3. This survey does not purport to reflect any of the following:
a. any other than those shown on the map or specifically stated in the referenced documents, or provided to this office.
b. any easements or other rights.
c. zoning or other land use regulations, except as provided in Note 19 and shown on the plan.
d. the location of all underground utilities or structures, except as provided in Note 7 and shown on the plan.
4. This office reserves the right to be held harmless for unknown or unobtainable private records which could affect the results of this survey.
Reference is made to "Letter of Agreement" dated June 17, 2012 between the Portland Land Surveyors Association and the City of Portland, which shall be considered an integral part of this survey.
5. N/T is an abbreviation for North or Formerly.
6. All deeds recorded on this plan are recorded at the Cumberland County Register of Deeds (CCRD).
7. This office does not accept any liability for errors in any of the plans listed in the Plan Reference section.
8. Locas Parcel is located on the City of Portland's Assessor's Map #56, Block B, part of Lot 1 & part of Lot 4, and is located in 1215 Brighton Avenue. The parcel ID is 259-001-0002 (Map 569, Block B, Lot 001, Sub Lot 002).
9. Area of Locas Parcel is 12,279 square feet (0.29 acre). Area of footprint of Locas Building is 32,215 square feet, more or less.
10. The apparent right of way lines depicted on this plan are based on the Plan References listed herein, monumentation found in the field, and the Portland City of Portland City Street Notes.
11. The Locas Parcel does not scale in a Special Flood Hazard Area per FEMA Flood Insurance Rate Map Community-Panel Number 230051 0006G, dated December 8, 1998. The parcel scales in Zone X.
12. All building corner offsets, if any, to boundary lines are from corner monument and not from building corner.
13. Call "888-DIGSAFE at least three business days before performing ANY excavation.
14. City of Portland Records Vol. 26, Page 393, Hohn Avenue was accepted December 1, 1920 as city lot 692.
15. Elevations are based on City datum. Benchmark is top of "f" offset monument with brass plug (elev.=106.107) at top of city blueprints.
16. The underground utilities shown have been located from field survey information and existing drawings. This office makes no guarantees regarding the location and depth of utilities. The location of utilities in the area, either in-service or abandoned. The underground utilities shown are approximate location and are intended as accurately as possible from information available. This office has no responsibility for the location of underground utilities. Several lines were based on scaling from plan information and should be verified for accuracy prior to any design or construction.
17. No wetland areas were observed within Lot 1 depicted herein.
18. Locas Parcel is located in the R-3 residential zone. Minimum Front Yard = 20 feet Minimum Side Yard = 10 feet Minimum Rear Yard = 20 feet (2.5 story), Minimum Rear Yard = 20 feet, Maximum Height = 35 feet. City of Portland Code Enforcement Officers should be consulted for all applicable zoning and other regulations for Locas Parcel.
19. All bearings shown on this plan can be inverted.
20. Paving stall paint stripes are very faded. There appears to be 6 parking spaces and 5 handicap spaces for a total of 16 parking spaces.
21. See CCRD Book #61, Page 72, dated January 10, 1974, for easement from Portland Electric City Power Company and New England Telephone and Telegraph Company.
22. See CCRD Book #74, Page 172, dated January 5, 1981, for easement from City of Portland to Central Maine Power Company and New England Telephone and Telegraph Company.
23. See Loring House First Amendment To Ground Lease, City of Portland and City Hospital Housing Associates, dated January 9, 1995, to be recorded, for revised Easement #2 depicted on Plan Book 191, Page 39. The survey for the revised easement was conducted by the City of Portland and corresponds with actual measurements, and have been shown in parentheses. The ditch detached herein in the area which was revised per said Plan Book 191, Page 39, is the First Amendment To Ground Lease, with original dimensions shown in lighter print.
24. Based on correspondence with the City of Portland Zoning Administrator, the Locas Parcel is located in the R-3 residential zone and is subject to the requirements. Therefore, the building appears to meet the municipal zoning requirements for Residential Zone R-3 as described in the City of Portland's Comprehensive Zoning Ordinance.
25. See Amendment To Lease Agreement between the City of Portland and City Hospital Housing Associates, dated May 12, 2008, for Steam Heat Agreement

*See First American Title Insurance Company Commitment For Title Insurance File #96306-300,
Effective Date January 25, 2016. Per Schedule B, Section 2 Exceptions:*

Exception 1 - None known
Exception 2 - Shown on survey
Exceptions 3 and 4 - Not survey matters
Exception 5 - Shown on survey
Exception 6 - Not a survey matter
Exception 7 - Leased property (locus parcel) and rights - Shown on survey
Exception 8 - Utility easements referenced in Notes 22 and 23 - Shown on survey
Exception 9 - Shown on survey
Exception 10 - Shown on survey
Exceptions 11-13 - Not survey matters
Exception 14 - Shown on survey
Exception 15 - Apparent 1 1/2' pavement encroachment - Shown on survey

Lucas Deed References:

Buildings:

City of Portland

To

City Hospital Housing Associates

dated July 3, 1985 and recorded July 11, 1985 at the
Cumberland County Registry of Deeds in Book 6822, Page 186.

Also See "Memorandum of Lease And Easement"

dated July 3, 1985 and recorded July 11, 1985 at the
Cumberland County Registry of Deeds in Book 6822, Page 176.

Land:

To

Charles E. Good

To

City of Portland

dated March 11, 1902 and recorded March 3, 1902 at the
Cumberland County Registry of Deeds in Book 716, Page 17.

Ameido M. Martelle

To

City of Portland

dated and recorded July 13, 1940 at the
Cumberland County Registry of Deeds in Book 1961, Page 392.

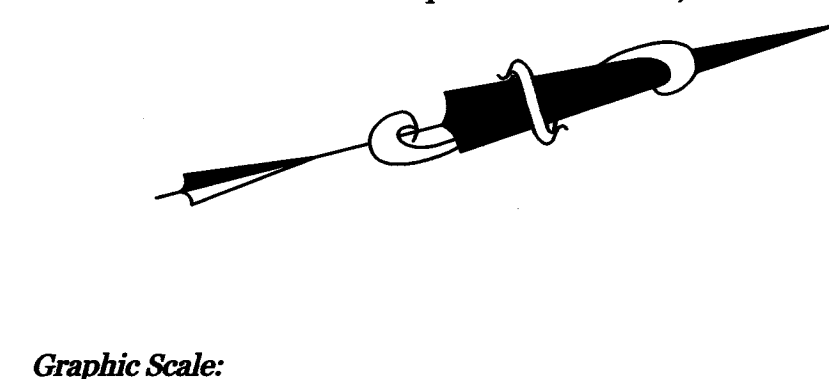
N/F
Chu & Tran
Book 31489, Page 18

N/F
Frolov & Campbell
Book 23842, Page 202

*Plan Depicting The Results Of An ALTA/ACSM Land Title Survey
Made For
Wishrock Housing Partners & Investment Group
Northwesterly Sideline Of Holm Avenue
Portland, Maine*

PREPARED BY: 918 BRIGHTON AVENUE PORTLAND, ME 04102				PH. (207) 878-7870 FAX (207) 878-7871	
		Nadeau Land Surveys Professional Land Surveyors Certified Professional Managers			
RECORD OWNER: (Landowner) City Hospital Housing Associates LP 707 Sable Oaks Drive South Portland, Maine 04106 City of Portland (Free Owner) 389 Congress Street Portland, Maine 04101		DRAWN BY: TYP CHECKED BY: JDN/MLC INSTR: Topcon GPT-3002W & Topcon Hyper II GPS		PLAN DATE: 02/08/2016 SCALE DATE: June 2015 - Jan. 2016 SCALE: 1" = 40'	
FIELD BOOK: FB 402 & Topcon Ranger		JOB NO: 2124596ALTA		SHEET NO: 1 of 1	

North
M.T.A. Datum per Plan Ref's. 6 & 7



Legend:

- Found Monument
Found Iron Pipe
4g Steel Cap w/Survey Cap #2124 To Be Set
4g Steel Nail w/Survey Washer #2124 To Be Set
Catch Basin
Sewer Manhole
Manhole
Fire Hydrant
Lamp Post
Utility Pole w/Guy Wire
Water Shutoff
Sign
6" Bollard
Deciduous Tree
Coniferous Tree
Lot number per Plan Reference 2

SUBJECT PROPERTY: 1125 Brighton Avenue - Lot

This plan is not valid without the signature and embossed seal of the below listed Professional Land Surveyor who prepared this plan as it may contain unauthorized alterations unknown to this office.

Noted Land Surveys

2-B-16

James O. Anderson, P.S. #2124 (seal) Date: _____

Hunt, City Engineer, City Plan 225/4.

*State of Maine Department of Transportation Bureau of Highways Right of Way Map, State Highway 121, Portland, Cumberland County Federal Aid Project No. MA-089(01) Seal(4), D.O.T. File No. 3-3457, Sheet 7 of 9, dated June 1977, recorded September 25, 1980 in CCRD Plan Book 128, Page 5.

*Recording Plan of City Hospital Housing For Elderly, Portland, Maine For City Hospital Housing Board, dated November 8, 1954 by Owen Haskell, Inc. South Portland, Maine, recorded in 1955 in CCRD Plan Book six, page 36, recorded May 1981 and recorded 1972 in 1981 in CCRD Plan Book 191, Page 3.

Plan References

1. *Statutes Major of Portland, Maine, Volume Two*, dated 1909 by the *Township Map Company*, last revised 1942, *Plate 42*.
2. *Portland Gardens in A.L. Eliot, C.E. Boston, Mass., as J.W. Willbur*, dated July 1, 1912 by the City of Portland, Maine, dated 1912 in *CORO Plant Book* 12, *Page 23*.
3. *Richards Standard Atlas of the City of Portland*, dated 1914, *Plate 10*, *City of Portland, Maine Department of Public Works, Holm Avenue*, dated 1914, *Plate 10*, dated November 19, 1910 by *Edward M. Hunt, City Engineer*, *City Plan 252/4*.
4. *State of Maine Department of Transportation Bureau of Highways Right of Way Map, State Highway 12*, Portland, Cumberland County Federal Joint Project, Inc. *Ar-60(d)(3) (Sta) 42*, D.O.T. File No. 35-073, *Sheet 7 of 6*, dated 1942 in *Portland City of Portland Plant Book 148*, *Page 2*.
5. *Recording Map of City Hospital Housing For Elderly, Portland, Maine City Hospital Housing Assoc.*, dated November 8, 1984 by *Owen Haskins, Inc.*, South Portland, Maine, recorded July 11, 1985 in *Portland Plant Book 148*, *Page 1*, dated 1980 and 1981 in *Portland City of Portland Plant Book 148*, *Page 1*.

7. "As-Built Plan of City Hospital Housing For Elderly, Portland, Maine For City Hospital Housing Assoc., dated June 11, 1968 by Owen Tushoff, Inc., South Portland, Maine, City Plan 1005/52."
8. "Plan Of Property In Portland, Maine Made For Leo Moore, Standard Building Corporation," dated April 1968 by E.L.C. Brown - Surveyors, Portland, Maine, City Plan 1005/57."
9. "City of Portland, Maine Public Works Department Engineering Section, Worksheet Showing Apparent Boundary Lines & #20 Holm Avenues," dated May 1971, City Plan 882/10."
10. "City of Portland, Maine Public Works Department Engineering Section, Rand Road Sidelane Survey Between Portland Terminal Railroad To Brighton Avenue, City of Portland, City Plan 882/11," Sheet 2 of 2, dated November 13, 2005, City Plan 882/10."
11. "City of Portland, Maine Public Works Department Engineering Section, Maine Avenue Drawings & Reconstruction As-Built Plans & Profile," Sheets 1-10, dated May 1968, City Plan 882/11."
12. "Site Plan, Site Grading And Utilities, Profiles, Storm Drain, Portland City Hospital Housing For Elderly," Sheets SP1, SP2, SP3, issued June 15, 1968, City Plan 882/11."

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.

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.

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 <ljp@portlandmaine.gov>

HECD Public Comment - Barron Center RFP: Please START OVER

George Rheault <george.rheault@gmail.com>

Sun, May 11, 2025 at 11:03 AM

To: edd@portlandmaine.gov, 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>, Sarah Michniewicz <sarahmichniewicz@me.com>

It was astonishing to watch the HECD's performance at its last meeting.

It was clear the Committee had only the barest sense of what is possible at the Barron Center campus with respect to creating badly needed housing opportunities.

Handing two sites over to members of the affordable housing "cartel" in Greater Portland will result in stunted and unsatisfactory housing outcomes just like they have elsewhere in Portland.

What is needed FIRST is a good hard look at the recent history of the Barron Center and its operations and how housing can be worked into the future here.

An important note: the ENTIRE campus has been under the control of the City of Portland for over a 100 years with multiple construction campaigns occurring since the 1970s. The idea, as presented by HECD staff, that the City of Portland has to RELY UPON THE DEVELOPERS to understand site conditions is just a fake-out to prevent the public from understanding the possibilities here before an award is made to the politically connected affordable housing lobby.

One example - see attached building permit application - is that the City of Portland just did some light renovations to 50 Holm Avenue - a former private home purchased very recently by the City of Portland as part of the Barron 2 expansion in the early 1990s (funded by a voter-approved bond issue). This property SHOULD be incorporated into the possibilities for Site 2 as it would allow for additional access off Holm Avenue AND help create a better layout for new housing opportunities.

There is NO RUSH here. Doing a give-away to CHoM or Kevin Bunker prematurely will only disappoint everyone who would stand to benefit from the opportunities here.

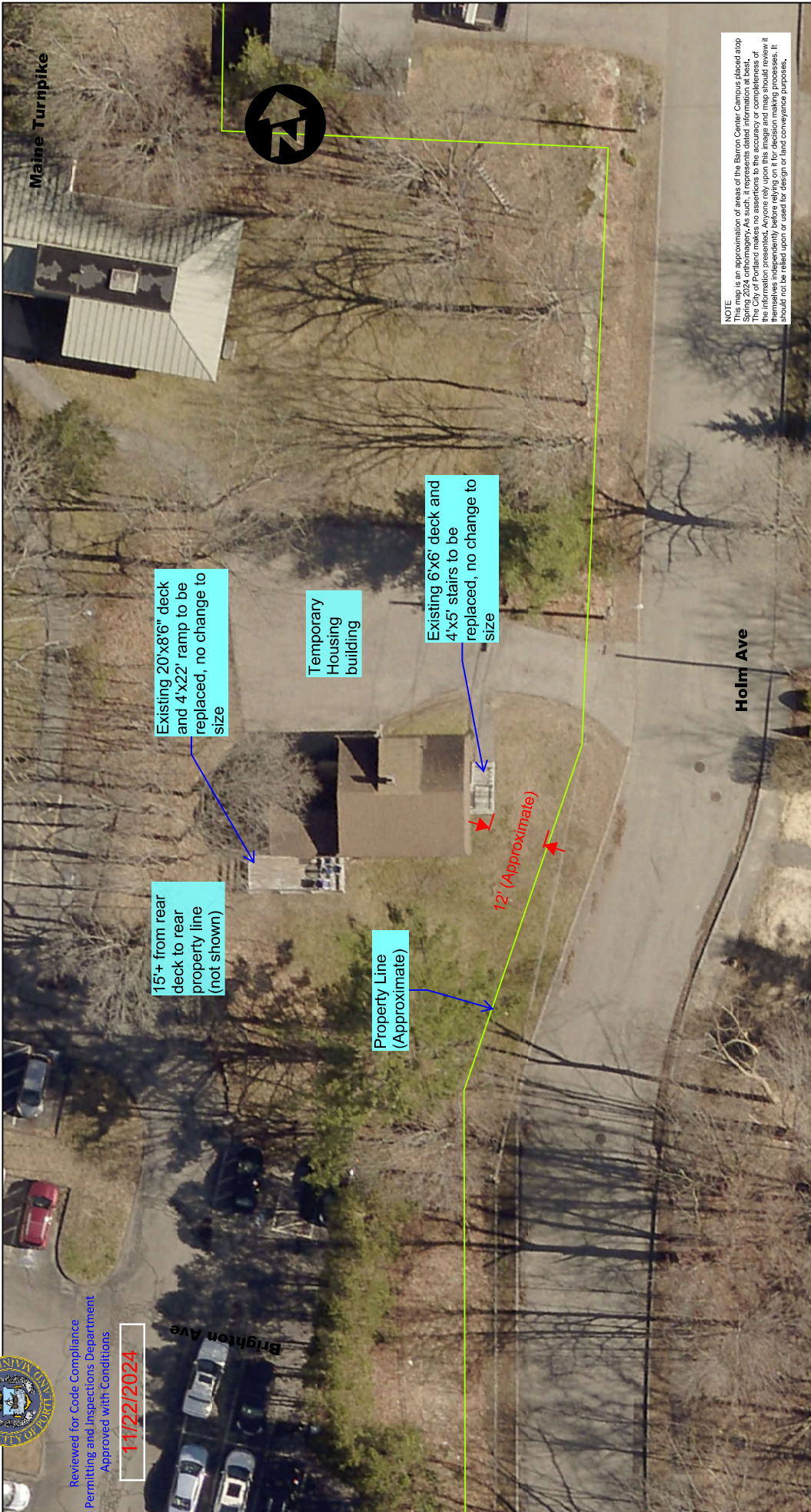


Barron Center House - 50 Holm Avenue - Building Permit Application for New Decking.pdf
1911K



Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

11/22/2024



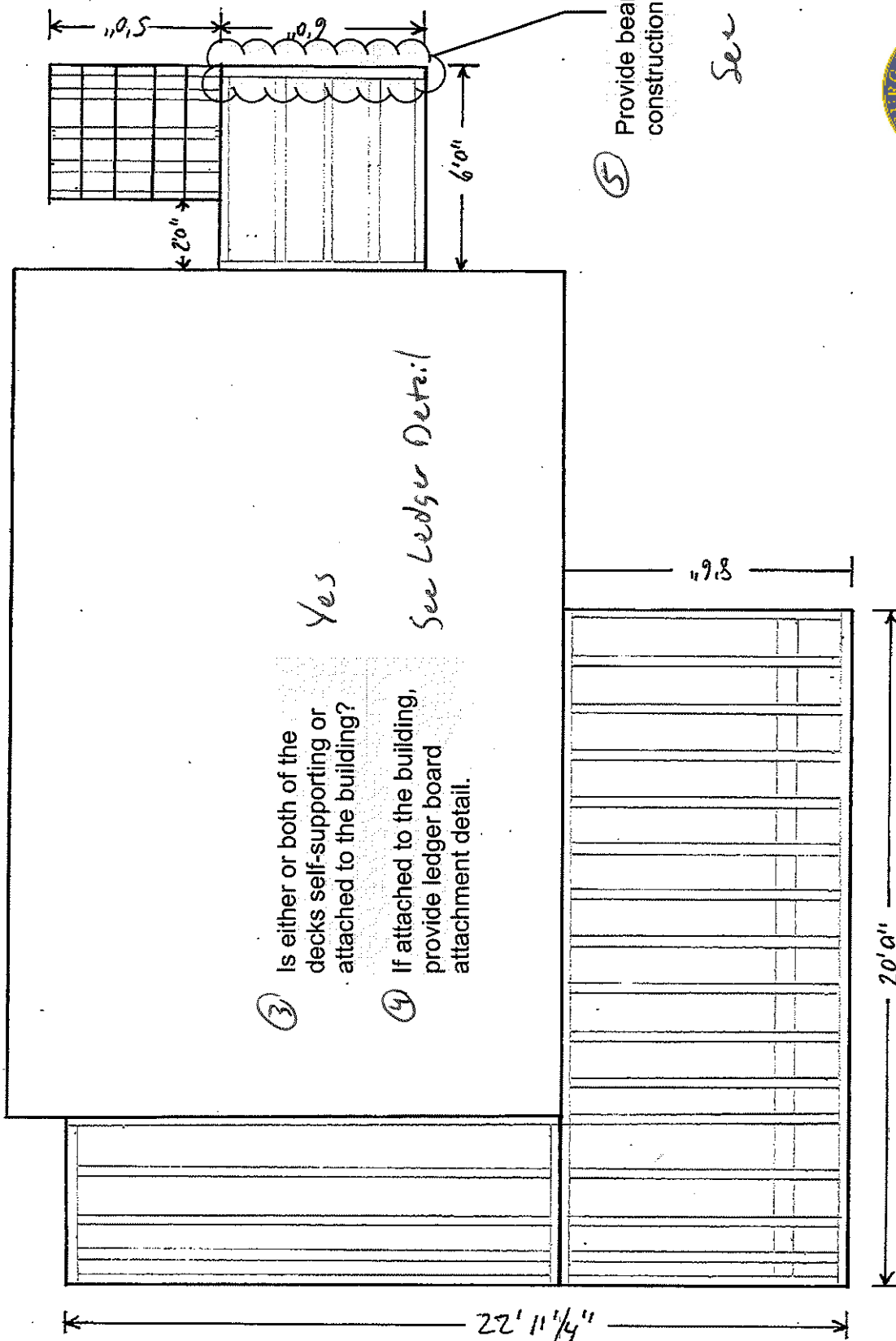
NOTE
This map is an approximation of areas of the Barron Center Campus placed atop
Spring 2024 orthomography. As such, it represents dated information at best.
The City of Portland makes no assertions to the accuracy or completeness of
this map. Users are advised to verify the information shown on this map with
themselves independently before relying on it for decision making purposes. It
should not be relied upon or used for design or land conveyance purposes.



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

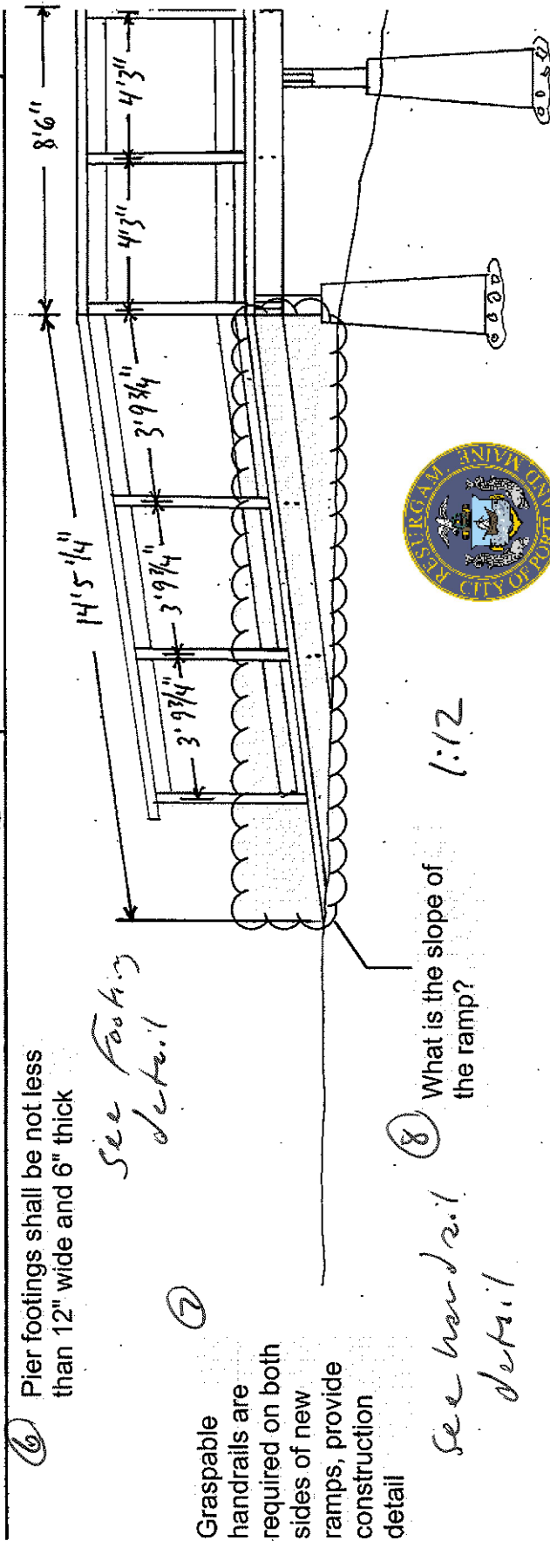


**GIS Sketch of Barron Center Elder Services
and Excerpt of Plan CCRD PB 216 Pg 56
November 4, 2024 1" = 20'**



Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

11/22/2024



Pier footings shall be not less than 12" wide and 6" thick

See Footing
Detail

②

Graspable handrails are required on both sides of new ramps, provide construction detail

See hard 2.1
det 2.1

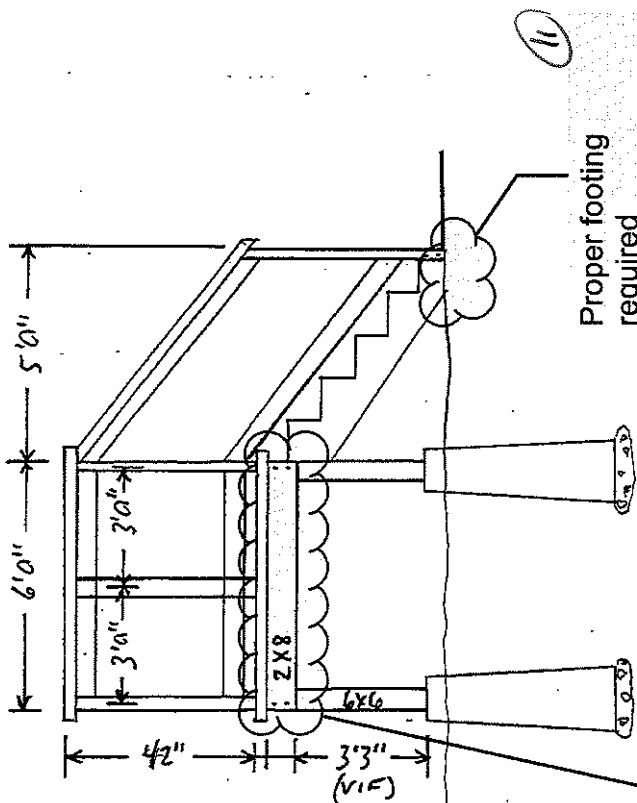
What is the slope of the ramp?

2.



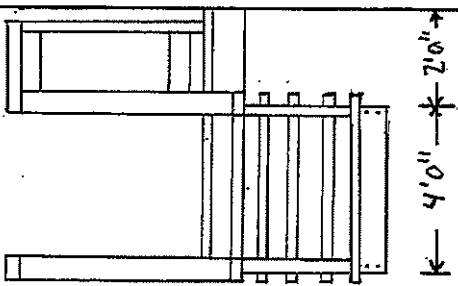
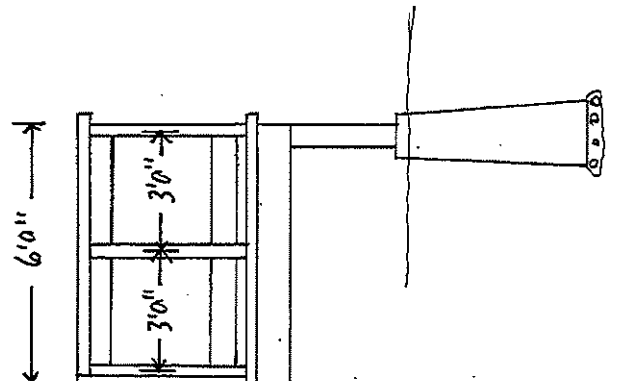
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To land an exiting Footing

9
Beam shall rest on post, provide construction detail
See Beam Detail

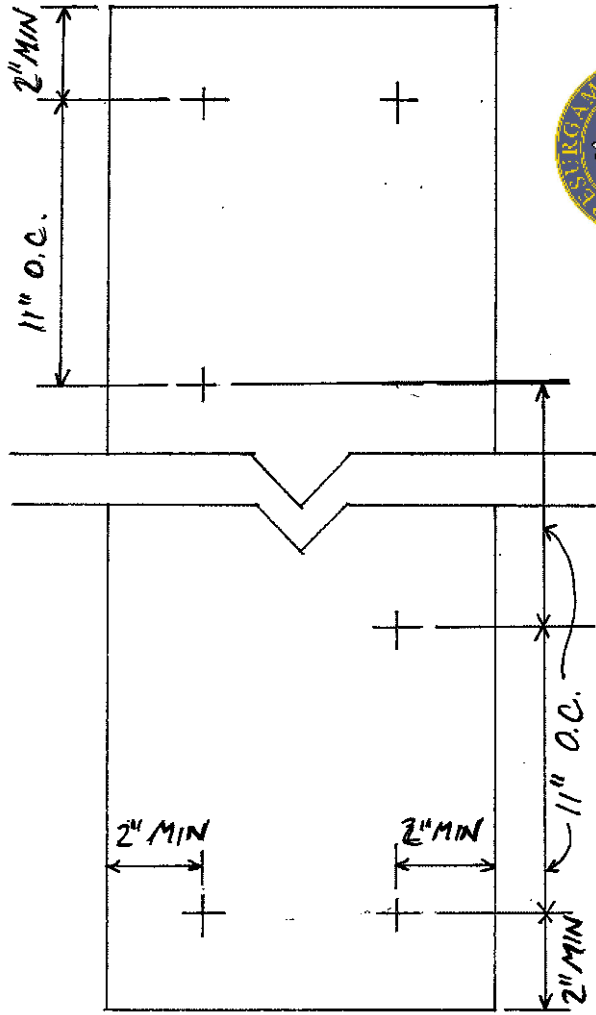
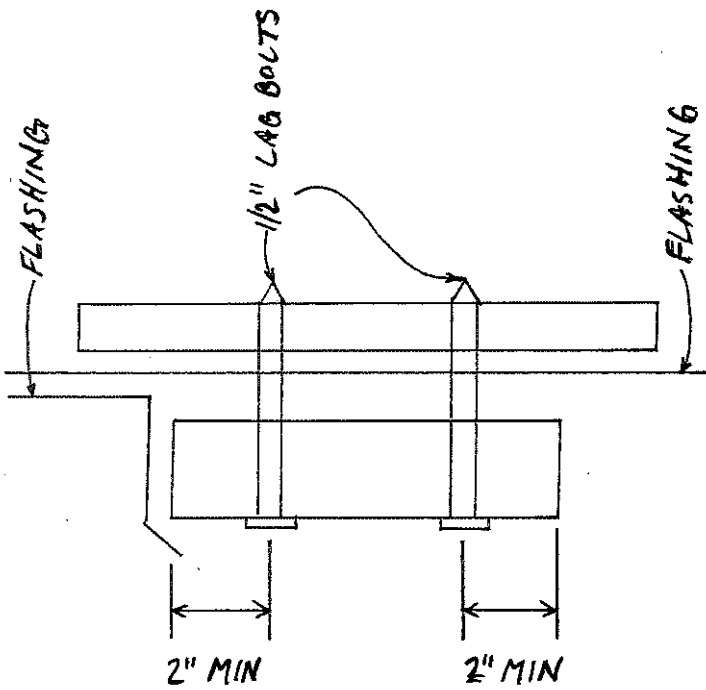


10
Graspable handrails are required on both sides of new stairs, provide construction detail



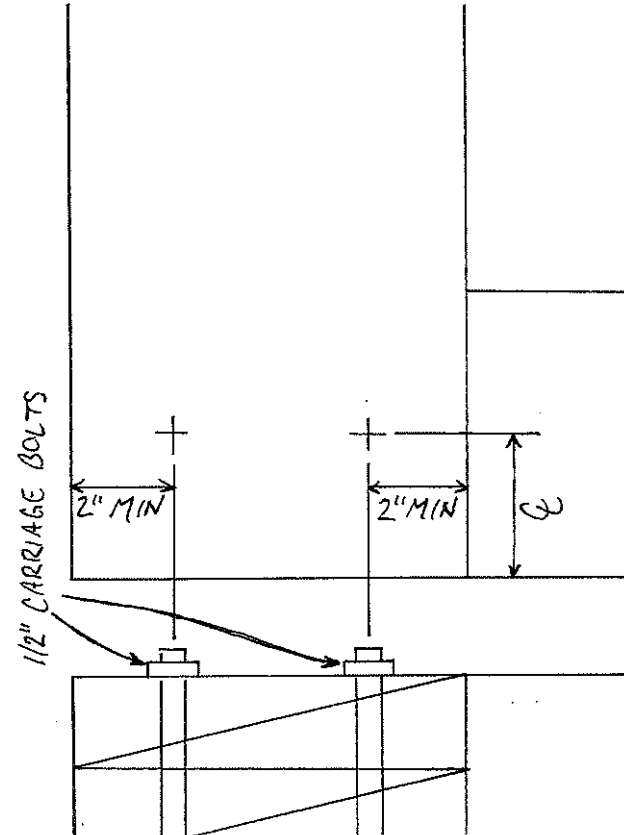
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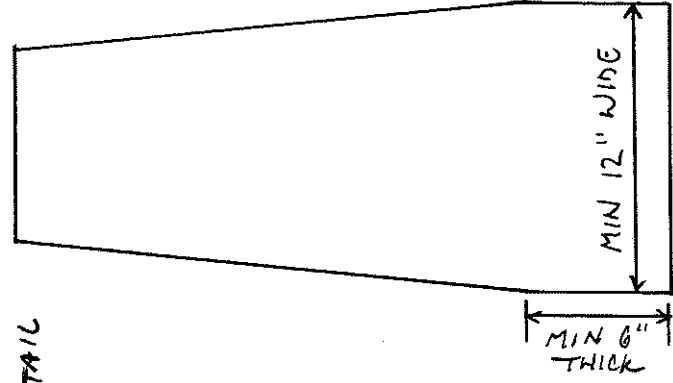


LEDGER DETAIL

BEAM DETAIL

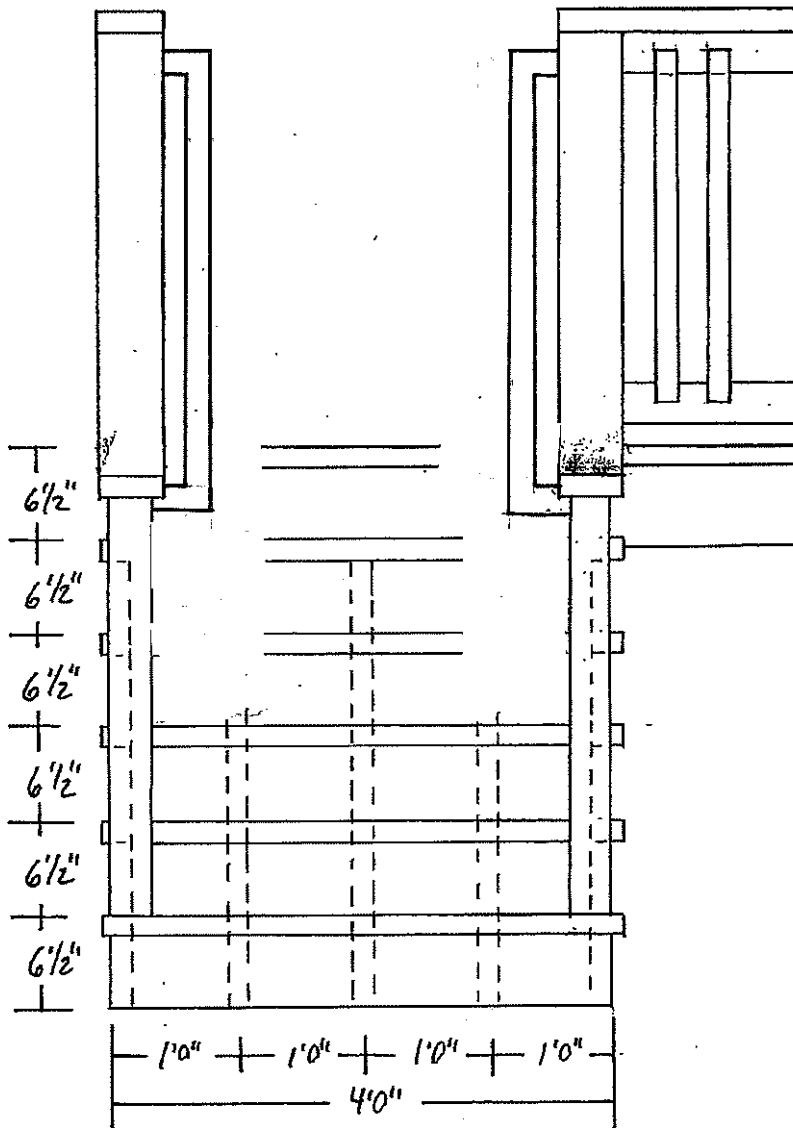


PIER FOOTING DETAIL

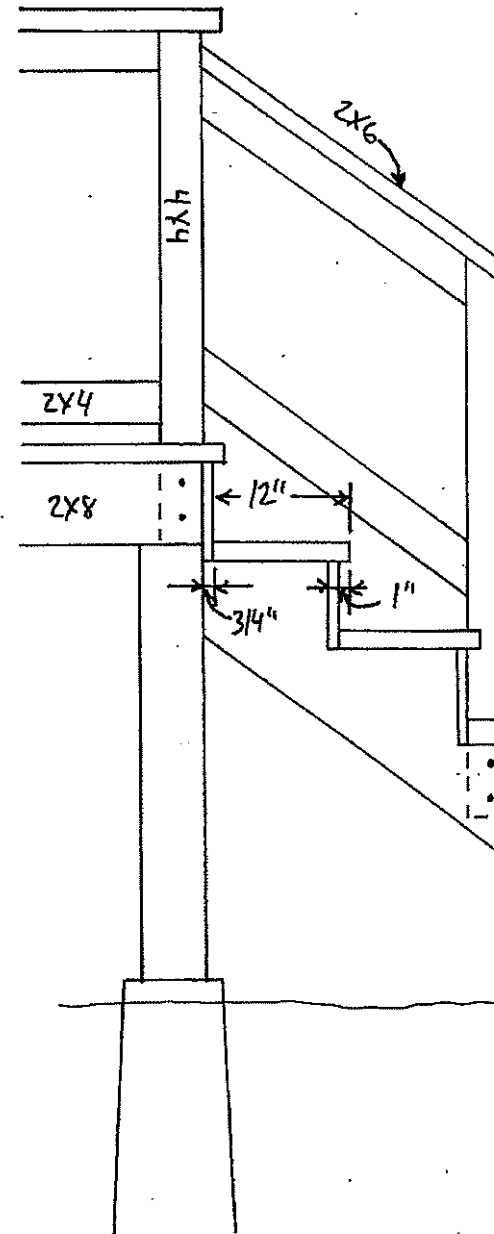


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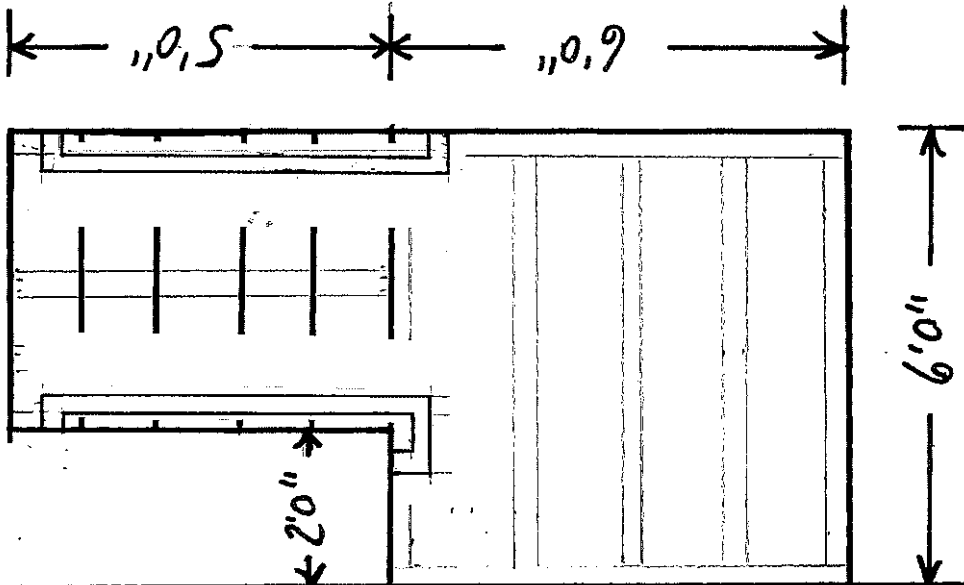


Handrails to be grippable and placed no less than 34" and no more than 38" above stair nosing. Each side will receive a handrail.



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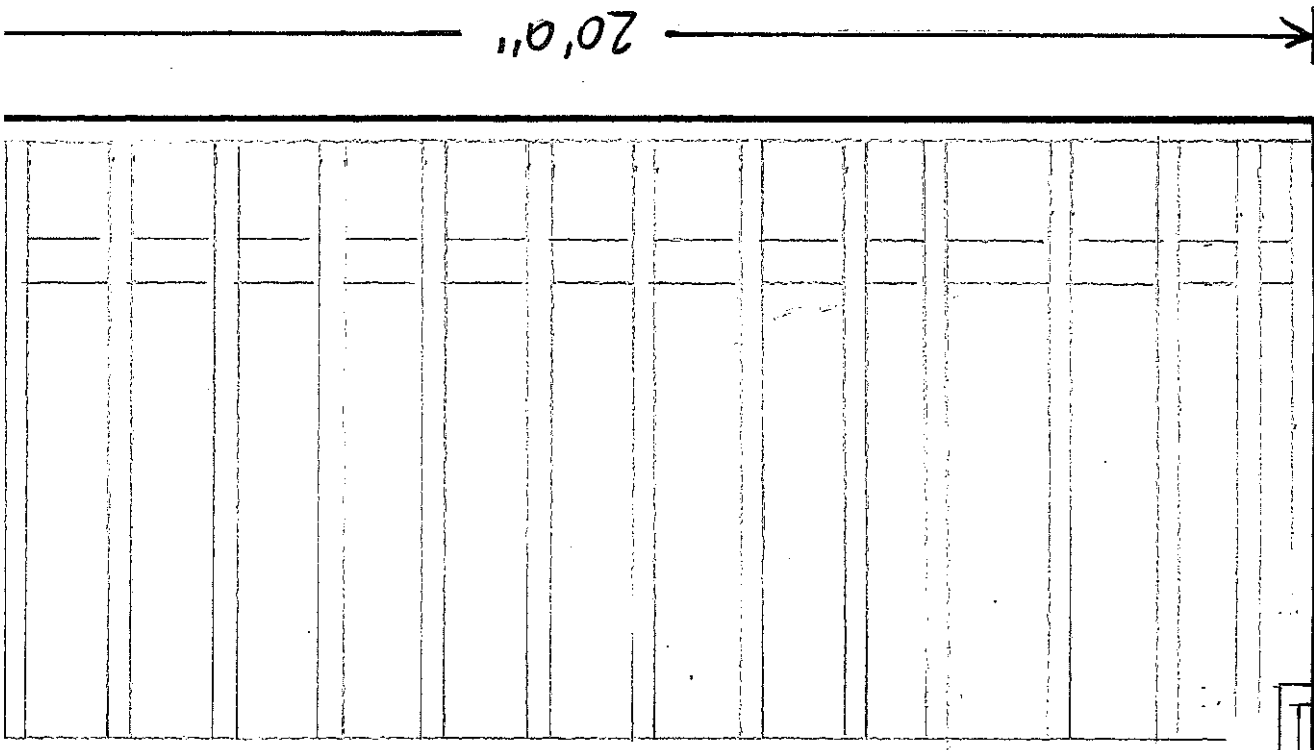
11/22/2024



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Handrails to be grippable
and placed no less than 34"
no more than 38" above
ramp surface.
Each side will receive a handrail.



20'0"

22' 11 1/4"

Dr. Derryen Plante

Portland, ME 04102

May 12th, 2025

Housing and Economic Development Committee

Dear Members of the Housing and Economic Development Committee,

I am writing today to voice my strong opposition to the Community Housing of Maine (CHOM) proposal and to express my full support for the competing proposal from Developers Collaborative. The choice before you is about far more than building units—it is about the kind of community we are choosing to foster and support. The CHOM project reflects a deeply misguided approach that has already proven ineffective and damaging in cities across the country, while Developers Collaborative presents a solution that actually meets the needs of Portland's workforce and small businesses.

The CHOM proposal follows the "Housing First" model, which has repeatedly failed to deliver on its promises. Contrary to optimistic theories, this approach does *not* improve quality of life for the chronically homeless, nor does it motivate individuals to seek treatment or reintegrate into society. Instead, it rewards dysfunction while punishing those who work, pay taxes, and invest in this community. We have seen time and again that individuals placed in such housing often continue to spend their days panhandling, using and distributing drugs, littering, stealing, discarding used needles in public spaces, and treating parks and sidewalks as restrooms.

In contrast, the proposal from Developers Collaborative is exactly the kind of thoughtful, balanced development Portland needs. It prioritizes housing for those earning 30–80% of the Area Median Income (AMI), which includes our nurses, restaurant staff, educators, and small business workers. These individuals are the backbone of our local economy, and they are increasingly being pushed out of the city due to soaring housing costs.

Some may argue that 80% AMI is too high to qualify for “affordable” housing, but that claim ignores the actual math. The current per capita income in Portland is \$55,571. Someone earning that amount grosses \$4,631 per month, but after taxes, takes home only about \$3,705. With median rent for a one-bedroom apartment hovering around \$1,800 per month, that person would be spending nearly 50% of their income on rent—well above the widely accepted 30% threshold for affordability. Similarly, individuals earning 80% of AMI are spending upwards of 60% of their income on housing. That is not affordable by any reasonable standard.

This is precisely why housing in the 30–80% AMI range is critical. These are the middle earners who fall into the gap: they earn too much to qualify for assistance but not enough to live securely. They are taxpayers, employees, caretakers—people trying to build a life here, who will put down roots if given the chance. Ignoring them is both economically shortsighted and morally indefensible.

I strongly urge the Committee to reject the CHOM proposal and instead support the Developers Collaborative project. It is time to stop doubling down on failed models and start building a Portland that works for the people who keep it running.

Sincerely,

Dr. Derryen Plante