

# **SOCIAL HOUSING TASK FORCE**

Wednesday, January 14, 2026 at 6:00 PM  
Portland City Hall Basement, Room 24  
Kippy Richardson Room



## **MEMBERS**

City Councilor Kate Sykes, Co-Chair  
City Councilor Sarah Michniewicz  
Paul Styslinger  
Bill Stauffer  
Jason Spector  
Cat Buxton  
Wendy Cherubini  
Cullen Ryan  
Matthew Peters  
Kristin Leffler  
Jon Fetherston, Co-Chair  
Jonathan Culley  
Tim Wells

The Social Housing Task Force will conduct this meeting in-person. If you are not able to attend in person, a recording will be available in the [Agenda Center](#) following the meeting.

## **PUBLIC COMMENT INFORMATION:**

To submit written public comment on an agenda item, email [socialhousingtaskforce@portlandmaine.gov](mailto:socialhousingtaskforce@portlandmaine.gov). Submissions must be received by 12:00 pm the day before the Social Housing Task Force 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).

## **AGENDA:**

- 1. Review and Approve Minutes from the December 10, 2025 Meeting**
  - i. SHTF Draft Minutes of Meeting 12.10.2025
- 2. Administrative Updates, Announcements, etc.**
- 3. City Staff Discussion of City-Owned Land and Development Projects with Land Use Approvals That Have Not Advanced to Construction**
  - i. Staff Memo, List of City Owned Property and Projects with Land Use Approvals
- 4. Task Force Members Discussion Regarding Path Forward**

Social Housing Task Force Minutes of Business Meeting held December 10, 2025 at 6:00 pm

A recording of the meeting is posted [here](#). These minutes provide a record of those in attendance, the general discussion taking place, and motions made. Please refer to the recording for discussion details.

In attendance:

City Councilor Kate Sykes – Co-Chair  
Jon Fetherston – Co-Chair  
Paul Styslinger  
Bill Stauffer  
Wendy Cherubini  
Matt Peters  
Kristin Leffler  
Tim Wells  
Catherine Buxton  
Jonathan Culley

Greg Watson, Director of City's Housing and Economic Development Department  
Mary Davis, Division Director, City's Housing and Community Development Division  
Christian Roadman, GPCOG, Senior Planner

The meeting started at approximately 6:10 PM. It opened with approval of the minutes from November 12, 2025 (moved by Bill Stauffer, seconded by Jonathan Culley, with unanimous approval).

Chair Sykes informed the group that she co-presented at a DSA conference regarding Social Housing, along with a representative from Montgomery County's program. Her takeaways included that, given Maine's home rule, Portland can do a lot of things on its own if it wants to; and, though the City is small, it is already doing a lot of things in the housing realm that many other municipalities can't.

Paul Styslinger informed the group that he met with Zach Davidson, who wrote the [MIT thesis](#) "Interest Group Politics in U.S. "Social Housing" Experiments," and now works for the Cambridge Housing Authority, and that Mr. Davidson would be happy to talk with us if he could be helpful.

The discussion moved to Single Residence Occupancy (SRO) housing and whether it could be a desirable delivery model for social housing in Portland. The group discussed the potential promise of SROs, as well as drawbacks previously encountered by developers interested in providing them. Chair Sykes summarized the takeaways of the discussion as the group desiring to provide deep affordability, but understanding that monolithic buildings serving just one segment of the population is not in society's best interest. She also noted that in the long-term, the group can look into deeper affordability, but probably not for a first project. Instead, housing that everyone could imagine living in and want to live in might be a better, more sustainable project that helps build support for a social housing program.

Paul Styslinger noted that Zach Davidson advised not to pursue a whole project life cycle, but to pick the one tool you want to build on and work from there, to eventually create a menu of options you can move forward with; the group can't take on too many levers and variables at once. Chair Sykes noted that this was similar to advice from her co-presenter from Montgomery County, to get shovels in the ground and make sure you can succeed and recapitalize; "don't bite off more than you can chew." Discussion followed regarding what a successful, politically viable social housing strategy might be for Portland.

Chair Sykes requested a return to the agenda, to talk about Rhode Island's efforts towards financing social housing. Mary Davis explained that at the end of the group's last educational meeting, Adam Krea mentioned Providence, Rhode Island as offering a unique bonding model. She spoke with the director of the Housing and Human Services Department in Providence and found that what they are doing isn't much different than what Portland is already doing. However, they use bond funding to capitalize their housing trust fund and subsequently have more resources available. Ms. Davis

noted that Portland could replicate that. She also noted, however, that Rhode Island has some laws and policies that aren't available in Portland. These include entities (like a redevelopment authority) that can pursue bonding and a slightly distinct alternative to tax increment financing (TIF) called a tax stabilization plan. Staff will ask Corporation Counsel's office to look into whether the Portland Renewal Authority remains active in the charter or ordinances.

A discussion followed regarding TIF, low-income housing tax credits, bonding, and how the existing Jill Duson Housing Trust Fund is used; essentially, it provides some amount of subsidy through lower-interest loans than a bank would, for the public benefit of housing production and affordability covenants. However, the current program doesn't seek to fully recapitalize the loans, and much time may pass before the City receives payments back on projects it supports.

The group then discussed outstanding questions for Bond Council and the City's Finance Director.

Chair Sykes suggested that the agenda item for stakeholder mapping should be pushed back to another meeting. Discussion followed regarding what other topics the group would like to focus on. Requests included talking through hypothetical projects, identifying stalled projects, and inventory of City-owned land. Chair Fetherston also suggested the group discuss what it is that it wants to actually produce from this process that is acceptable to the whole group.

The meeting adjourned at approximately 7:56 pm (moved by Kristin Leffler, seconded by Tim Wells, with unanimous approval).

DRAFT



To: Social Housing Task Force

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**MEETING DATE** - January 9, 2026

**AGENDA ITEM** - Agenda Item 3. Discussion of City-Owned Land and Development Projects with Approvals That Have Not Advanced to Construction

**BACKGROUND/ANALYSIS** - The information presented was requested during the December 10, 2025 Meeting of the Social Housing Task Force.

**City-Owned Land**

During the Summer of 2025, staff in the Tax Assessor’s Office began a project to compile a list of city-owned property. The project began with a list of all parcels listed as City-owned in the City’s database. The list filtered out parcels such as parks, land banks, those with incompatible zoning, or those entirely within FEMA flood zones, wetlands, or shoreland areas. The remaining parcels were then evaluated using factors like utilities intersections, topography, land cover, neighborhood land values, and zoning-based housing capacity. From that process, the sites were ranked using an aggregated "developability score" based on the factors mentioned above. The list includes development concerns identified as:

- Land Cover refers to parcels that contain wetlands, shoreland zoning, or are significantly forested.
- Topography refers to parcels with significant differences in maximal elevation changes or steep slopes.
- Water/Sewer Line refers to parcels through which an existing water or sewer line runs.

**Development Projects with Approvals That Have Not Advanced to Construction**

Attachment B is a list of development projects with land use approvals that have not advanced to construction. The list was created from the data compiled for the [Housing Dashboard](#) available on the City’s website. The data is through the 3rd quarter of 2025.

**PREPARED BY**

Mary Davis, Housing and Community Development Division Director

**ATTACHMENTS**

**Attachment A** - List of City-Owned Land

**Attachment B** - List of Development Projects with Land Use Approval that Have Not Advanced to Construction

# Attachment A

<b>CBL</b>	<b>Street Address</b>	<b>Zoning</b>	<b>Known Major Concerns</b>		
211 B003001	1928 CONGRESS ST	RN1			Topography
112 G004001	12 DEERFIELD RD	RN3			
151A A013001	0 CORNELL ST	RN3			
428 C007001	563 WASHINGTON AVE	RN3			
058 A025001	32 SALEM ST	RN4			Topography
148 C001001	143 READ ST	RN3			
402 B010001	0 LORING AVE	RN3			
275 C049001	91 RIGGS ST	RN3			
261 B055001	111 ROWE AVE	RN1			
261 B017001	0 TERRACE AVE	RN1			
275 C051001	87 RIGGS ST	RN3			
209A A014001	1956 CONGRESS ST	RN1	Land Cover		Topography
013 K005001	0 SUMNER CT	RN4			Topography
275 C029001	0 LOMOND ST	RN3			
083B E001001	0 DIAMOND AVE	IR2	Land Cover		Topography
340 L017001	1315 FOREST AVE	RN1	Land Cover		
345 B005001	157 PLYMOUTH ST	RN1	Land Cover		
083B F007001	0 DIAMOND AVE	IR1	Land Cover		Topography
269 B004001	56 HOLM AVE	RN3			
083B K001001	0 PARK AVE	IR2	Land Cover		Topography
402 J001001	0 ASH ST	RN3	Land Cover		Topography
352 D018001	284 PALMER AVE	RN1	Land Cover		Topography
334 A015001	0 PALMER AVE	RN1	Land Cover		Topography
166 B014001	21 RANDALL ST	RN3			Water/Sewer Line
126 G003001	56 CLIFTON ST	RN3			Water/Sewer Line
192 K032001	192 WOLCOTT ST	RN3			Water/Sewer Line
402 B011001	0 THURLOW ST	RN3	Land Cover		Water/Sewer Line
385 B027001	200 LAMBERT ST	RN1		Topography	Water/Sewer Line
261 G009001	0 HILLCREST AVE	RN1	Land Cover	Topography	
402 E008001	0 GERTRUDE AVE	RN3	Land Cover		Water/Sewer Line
160 D020001	60 ROSEDALE ST	RN3	Land Cover	Topography	Water/Sewer Line
300 E039001	148 COMMONWEALTH DR	RN1		Topography	Water/Sewer Line
296 A006001	0 WARREN AVE	RN1	Land Cover	Topography	Water/Sewer Line
085 V006001	238 SEASHORE AVE	IR1	Land Cover	Topography	Water/Sewer Line
283 B053001	86 DENNETT ST	RN1	Land Cover	Topography	Water/Sewer Line

CBL	Main Address	PF Address	[Project Name or] Description	Site Plan Application ID	Site Plan Approval Date (if Applicable)	Status	Number of Units Approved	Total # of Affordable Units	Total # of Affordable Units		RENTAL Affordable Units		RENTAL Affordable Units		OWNER Affordable Units		OWNER Affordable Units		# of Market Rate Units (RENTAL)	# of Market Rate Units (OWNER)	# of IZ units
									Low Income (0-80%)	Workforce (80-120% AMI)	Workforce (80-100% AMI)	Low Income (0%-80%)	# of Affordable Units (OWNER)	Workforce (80-120% AMI)	Low Income (0%-80%)						
029 L0030	203 FORE	203 Fore Street	Jordan's Meats Redevelopment	2012-491	8/14/2012	Expired	18	0	0	0	0	0	0	0	0	0	18	0	18		
028 I0060	167 NEWB	167 Newbury Street	Newbury Lofts	2012-540	9/11/2012	Expired	19	0	0	0	0	0	0	0	0	0	19	0	19		
025 B0030	SOMERSE	59 Somerset Street	Subdivision	2014-203	3/3/2015	Expired	440	0	0	0	0	0	0	0	0	0	440	440	0		
044 B0060	161 YORK STREET	161 York Street	York St Redevelopment	2016-261	2/28/2017	Expired	11	0	0	0	0	0	0	0	0	0	11	0	11	0	
013 G0120	221 CONGRES	221 Congress Street	221 Congress Street	2016-260	4/6/2017	Expired	17	0	0	0	0	0	0	0	0	0	17	0	17	0	
045 E0210	SPRING	197 Spring Street	197 Spring Street	2017-061	5/9/2017	Expired	7	0	0	0	0	0	0	0	0	0	7	0	7		
135 E0080	510 STEVENS	510 Stevens Avenue	510 Stevens	2017-283	3/13/2018	Expired	3	0	0	0	0	0	0	0	0	0	3	3	0		
016 J0060	24 ST. LAWRENC E STREET	24 St. Lawrence Street	HR Property Mgt Shipyard Redevelopment	2017-242	7/24/2018	Expired	5	0	0	0	0	0	0	0	0	0	5	0	5		
020 C0090	86 NEWBL	86 Newbury Street	Shipyard Redevelopment	000045-2018	9/25/2018	Approved with Conditions	10	1	0	1	1	1	0	0	0	0	9	9	0	1	
344 E0060	300 ALLEN	300 Allen Avenue	Allen Ave - Mixed use, Estelle	000012-2018	9/25/2018	Expired	12	1	0	1	0	0	0	1	1	0	11	0	11	1	
016 E0160	57 ST. LAWRENC	57 St. Lawrence Street	57 St. Lawrence	000525-2019	8/13/2019	Expired	16	1	0	1	1	1	0	0	0	0	15	15	0	1	
026 F0080	CUMBERL	263 Cumberland Avenue	(89 room lodging	000748-2019	10/8/2019	Expired	0	0	0	0	0	0	0	0	0	0	0	0	0		
040 B0080	PLEASAN	32 Pleasant Street	Condos	000932-2019	3/10/2020	Expired	3	0	0	0	0	0	0	0	0	0	3	0	3		
293 D0140	844 STEVENS	844 Stevens Avenue	844 Stevens Avenue	000961-2020	7/21/2020	Expired	20	0	0	0	0	0	0	0	0	0	20	20	0	0	
327 B0040	1844 FOREST	1844 Forest Avenue	1844 Forest	000975-2020	2/9/2021	Expired	17	2	0	2	2	2	0	0	0	0	15	15	0	2	
016 F0250	30-32 ATL	30-32 Atlantic Street	30-32 Atlantic Street	001667-2021	12/14/2021	Approved with Conditions	4	0	0	0	0	0	0	0	0	0	4	4	0		
015 B0150	37 MONTF	37 Montreal Street	19 Willis Street	000807-2019	12/14/2021	Approved with conditions	12	1	0	1	0	0	0	1	1	0	11	0	11	0	
118 A0030	387 & 405	387 & 405 Deering Avenue	387 Deering Ave	001495-2021	2/22/2022	Expired	8	0	0	0	0	0	0	0	0	0	8	8	0		
036 H0030	94 PORTLA	94 Portland Street	94 Portland Street	001845-2021	3/22/2022	Approved with Conditions	4	0	0	0	0	0	0	0	0	0	4	4	0		
013 D0020	26 E. OXF	26 East Oxford Street	26 E. Oxford Street	001837-2021	7/12/2022	Approved with Conditions	6	0	0	0	0	0	0	0	0	0	6	6	0		
053 A0110	31 FOREST	31 Forest Street	31 Forest Street	002018-2022	1/24/2023	Approved with Conditions	3	0	0	0	0	0	0	0	0	0	3	3	0		
012 P0270	385 CONG	385 Congress Street	385 Congress Street	002156-2022	2/14/2023	Approved with conditions	9	0	0	0	0	0	0	0	0	0	9	0	9		
032 U003	185 COMM	185 Commercial Street	185 Commercial Street	002235-2022	2/28/2023	Approved with conditions	4	0	0	0	0	0	0	0	0	0	4	0	4		
190 K0100	73 POWSL	73 Powsland Street	Street	001808-2021	4/11/2023	Conditions	9	0	0	0	0	0	0	0	0	0	9	0	9		
027 A015	465 CONG	465 Congress Street	465 Congress Street	PL-002411-2023	5/23/2023	Approved with conditions	63	0	0	0	0	0	0	0	0	0	63	63	0	0	
037 D002	511 CONG	511 Congress Street	Creation of Dwelling Unit	PL-002419-2023	6/13/2023	Approved with conditions	107	27	0	27	27	27	0	0	0	0	80	80	0	27	
053 F0060	15 CRESC	15 Crescent Street	15 Crescent Street	2023	12/12/2023	Conditions	5	0	0	0	0	0	0	0	0	0	5	0	5		
037 F0220	477 CONG	477 Congress Street	Street	2023	12/12/2023	Conditions	140	40	0	40	40	40	0	0	0	0	100	100	0	40	
056 C0020	64 PINE ST	64 Pine Street	TBD	PL-002678-2024	5/14/2024	Conditions	9	0	0	0	0	0	0	0	0	0	9	0	9		
142 B015	985 FOREST	985 Forest Avenue	985 Forest Avenue	PL-002918-2024	9/10/2024	Approved with Condit	18	5	0	5	5	5	0	0	0	0	13	13	0	5	

033	H009	50 Cedar S	50 Cedar Street	Oxford Street	002885-2024	1/14/2025	Approved with Condit	24	0	0	0	0	0	0	0	0	0	24	24	0	6
				Phase 3 of 197 Oxford Street Phased Site Plan																	
026	A001	158 Lanca	158 Lancaster Street		002885-2024	1/14/2025	Approved with Condit	24	0	0	0	0	0	0	0	0	0	24	24	0	6
201	A005	125 Thom	125 Thompson's Point	Point	003090-2024	2/25/2025	Approved with Condit	255	0	0	0	0	0	0	0	0	0	255	255	0	0
010	D001	165 Washi	165 Washington Avenue	Avenue	003143-2024	2/25/2025	Approved with Condit	325	82	82	0	82	0	82	0	0	0	243	243	0	82
033	M001	PREBLE	61 Preble Street	61 Preble Street	PL-003222-2025	6/24/2025	Approved	217	0	0	0	0	0	0	0	0	0	217	217	0	55
299	D011	29 BELFOR	29 Belfort Street	TBD	PL-003161-2024	7/8/2025	Approved	50	13	0	13	13	13	0	0	0	0	37	37	0	13
044	B006	161 YORK	161 York Street	161 York Street	PL-003412-2025	10/28/2025	Approved with Condit	6	0	0	0	0	0	0	0	0	0	6	0	6	0
032	I0400	45 UNION	45 Union Street	45 Union Street	PL-003157-2024	12/9/2025	Approved with Condit	73	0	0	0	0	0	0	0	0	0	73	0	73	0
136	E0060	583 STEVE	65 McAuley Way - Building	TBD	001649-2021	1/25/2022	Conditions	28	0	0	0	0	0	0	0	0	0	28	0	28	3
136	E0060	583 STEVE	65 McAuley Way - Building	TBD	001649-2021	1/25/2022	Approved	42	0	0	0	0	0	0	0	0	0	42	0	42	5
018	A0010	58 FORE S	58 Fore Street	Ph. 2	2022	9/12/2023	Conditions	396	25	0	25	25	25	0	0	0	0	371	159	212	25
167	E0010	95 FRONT	95 Front Street	Street (PHA):	000672-2019	7/23/2019	Conditions	8	6	0	6	0	0	0	6	6	0	2	0	2	
022	I0030	STREET	47 Boyd Street	47 Boyd Street	008001-2019	11/12/2019	Expired	3	3	3	0	3	0	3	0	0	0	0	0	0	
033	K0090	337 CUMB	337 Cumberland Avenue	Avenue	001140-2020	9/15/2020	Expired	60	48	48	0	48	0	48	0	0	0	12	12	0	
385	A001	165 LAMB	165 Lambert Street	Lambert Woods	002078-2022	2/28/2023	conditions	90	90	0	90	0	0	0	90	90	0	0	0	0	0
124	J0050	186 WOOD	202 Woodford Street	186 Woodford Street	PL-002753-2023	5/28/2024	Approved with Condit	46	46	46	0	46	0	46	0	0	0	0	0	0	0
124	J0050	186 WOOD	186 Woodford Street	186 Woodford Street	PL-002753-2023	5/28/2024	Approved with Condit	51	51	51	0	51	0	51	0	0	0	0	0	0	0
022	H0010	OXFORD	70 East Oxford Street (AKA	TBD	PL-002845-2024	7/9/2024	Approved with Condit	55	50	50	0	50	0	50	0	0	0	5	5	0	0
016	F0010	ATLANTIC	42 Atlantic Street	42 Atlantic Street	2024	7/30/2024	Approved with Condit	30	30	30	0	30	0	30	0	0	0	0	0	0	0
046	D017	ST	156 High Street	156 High Street	2024	8/13/2024	Approved with Condit	31	31	31	0	31	0	31	0	0	0	0	0	0	0
033	K0100	CUMBERL	331 Cumberland Avenue	Avenue	2024	8/13/2024	Approved with Condit	60	48	48	0	48	0	48	0	0	0	12	12	0	0
026	B0180	Oxford	197 Oxford Street	Oxford Street	002885-2024	1/14/2025	Approved with Condit	48	48	48	0	48	0	48	0	0	0	0	0	0	0
022	H001	70 EAST O	9 Boyd Street - Phase 3	Phase 2	PL-003283-2025	5/27/2025	Approved	27	27									0	0	0	
022	H001	70 EAST O	9 Boyd Street - Phase 2	9 Boyd Street - Phase 2	PL-003283-2025	5/27/2025	Approved	92	82									10	10	0	
217	A0100	1877 CON	1877 Congress Street	TBD	PL-003020-2024	7/22/2025	Approved	156	78	0	78	0	0	0	78	78	0	78	26	52	39
269	B0010	1125 BRIG	1125 Brighton Avenue	TBD	PL-003379-2025	8/12/2025	Approved	50	50	47	3	50	3	47	0	0	0	0	0	0	0

- Affordable Projects
- Site Plans associated with Master Development Plans (MDPs), which have extended approval timeframes
- Recent Approvals (Do not exceed average or median time for site plans to receive building permit approval
- Site Plans that exceed average and median timeframe from site plan approval to building permit issuance