

SOCIAL HOUSING TASK FORCE



Wednesday, February 11, 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
Catherine 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. 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 January 14, 2026 Meeting**
 - i. Draft Minutes from the January 14, 2026 Meeting
2. **Administrative Updates, Announcements, etc., as needed**
3. **Discussion regarding Calibration Survey and Path Forward**
 - i. Calibration Survey Summary
4. **Debrief and Discussion regarding educational sessions from January 28th (Portland Housing Authority) and February 4th (Bonds)**
 - i. PHA Slide Deck (January 28th Education Session)
 - ii. Bond Discussion Follow Up (February 4th meeting)
5. **Staff Update on City-Owned Property**
 - i. Staff Memo
 - ii. City Owned Property List

- iii. Tax Records and Maps
- iv. Information re 1928 and 1956 Congress
- v. Information re 21 Randall Street
- vi. Ch 14 Sec 6 Permitted and Conditional Uses in RN Zones
- vii. Ch 14 Sec 6.6.2 Accessory Dwelling Units
- viii. Ch 14 Sec 7 Dimensional Standards
- ix. Ch 14 Sec 7.4.1 Conservation Residential Development
- x. Ch 14 Sec 17.2 Affordable Housing Density Bonuses

Social Housing Task Force Minutes of Business Meeting held January 14, 2026 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

Bill Stauffer

Wendy Cherubini

Matt Peters

Tim Wells

Jonathan Culley

Jason Spector

Cullen Ryan

City Councilor Sarah Michniewicz

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 6:07 PM. It opened with approval of the minutes from December 10, 2025 (moved by Wendy Cherubini, seconded by Jonathan Culley, with unanimous approval).

Christian Roadman and Mary Davis informed the group that the educational session on bonding intended for January needs to be pushed to February 4th, and that discussion from today's meeting could inform a potential topic and scheduling for a new January session.

Mary Davis provided background on the list of City-owned properties provided for this meeting (drawn from a list completed this summer by the Assessing Department), as well as the list of projects that have not moved forward (drawn from data that informs the City's housing data dashboard).

Discussion followed about the list of City-owned properties, why certain properties were excluded, requests for additional information, and the role and charge of the City's land bank.

Discussion moved to the list of potentially stalled projects. Mary Davis clarified that the list includes several categories: affordable projects that are likely moving forward, those associated with Master Development Plans (so they have extended approval times and may or may not move forward), recent approvals which may just need more time, and those which have exceeded the average time to get from planning board approval to building permit issuance. That last group, specifically projects in the 2022/2023 timeframe, may be those the task force wishes to focus on.

Discussion followed about the list of stalled projects and potential follow up. Matt Peters noted that checking in with some of these projects may be worthwhile: Montgomery County's approach seemed to be finding projects that the developer essentially would have walked away and lost sunk costs. The Montgomery County program gave those projects an option they didn't have before. That's also a little less risky for any Portland social housing entity because it's an already advanced process/plan/vision, instead of beginning from scratch.

Councilor Sykes noted the potential for taking over an existing building as well. Jonathan Culley wondered if the City might be able to take advantage of Historic Tax Credits to facilitate development, though there might need to be an additional middle party to do so. He noted that there are several well-known buildings in town, such as the Trelawney Building, where something needs to happen, but a project could probably only work with Historic Preservation Tax Credits.

Discussion followed regarding potential paths forward, and potential topics for further education. Jonathan Culley noted that the Portland Housing Authority has developable land and wondered if there might be an opportunity to partner with them to find a parcel. Chair Sykes noted that it might be worth bringing in the Portland Housing Authority to talk about it. Wendy Cherubini noted the possibility of converting City land we don't think of as available for housing – parking lots around the Reiche School, for instance.

Chair Sykes acknowledged that there seem to be three potential paths forward: developing vacant land, purchasing a building in need of renovation, and getting involved in a project that is already stalled. Matt Peters noted the additional option of purchasing a well-maintained apartment building, getting it out of the speculative market.

The group moved the calibration survey agenda item, and Chair Sykes noted that it may be best to discuss it at the next business meeting.

The group confirmed interest in a late-January educational session with the PHA, focused on what a City social housing program might help solve, what projects could get built if they weren't waiting on historic tax credits, and what level of flexibility the organization has across its board and charter to pursue broader projects and broader mixes of incomes.

The meeting adjourned at approximately 7:19 pm (moved by Bill Stauffer, seconded by Councilor Michniewicz, with unanimous approval).

DRAFT

How important, to you, are the potential outcomes listed below in the context of the Social Housing Task Force?

Not a priority

Somewhat a priority

Absolutely a priority

Creation of a new, City-run development entity

City influence over residential development (towards greater affordability)

Restarting stalled private market housing projects

Facilitating private market projects with low-interest loans

Establishing City equity in residential real estate

Making a return on City investment

Perpetually facilitating creation of new housing

Creating new housing below 80% AMI

Creating new housing at approximately 100% AMI

Creation of any new housing at all

Protecting residential apartments from rent increases and condo conversion

Influencing market rent prices

How important, to you, are the potential outcomes listed below in the context of the Social Housing Task Force?

Not a priority

Somewhat a priority

Absolutely a priority

5	4	2	Creation of a new, City-run development entity
1	2	8	City influence over residential development (towards greater affordability)
3	4	4	Restarting stalled private market housing projects
5	1	5	Facilitating private market projects with low-interest loans
2	2	7	Establishing City equity in residential real estate
	8	2	Making a return on City investment
	4	7	Perpetually facilitating creation of new housing
2	2	7	Creating new housing below 80% AMI
	5	6	Creating new housing at approximately 100% AMI
1	2	8	Creation of any new housing at all
6	1	4	Protecting residential apartments from rent increases and condo conversion
3	5	3	Influencing market rent prices

What is the minimum number of dwelling units created, the maximum level of City investment merited, and the maximum timeline for delivery of meaningful results for a social housing effort to be “worth doing”?

of units

10 → 8,700

Max. investment

\$5 million → \$100 million

Max. timeline

1 year → 30 years

Does the value of a social housing program rest in the short term (creation of units) or the long term (owning dwelling units outright, reinvesting returns, influencing market prices)?

Long term

4 votes

Short term

0 votes

Both

7 votes

Scenario A: The City spends \$20 million to construct a new 40-unit apartment building, which is owned by the City. The City makes all the interest payments using rent payments for the apartments, which are all targeted at 100% AMI. In 20 years, the City owns the building outright. It then targets the rental apartments at 70% AMI, to cover the building's maintenance and operations costs in perpetuity.

Are you comfortable with this scenario as the outcome of the Social Housing Task Force's work?



Yes: 9

No: 2

Scenario B: The City spends \$15 million to restart 3 stalled multifamily housing projects via below-market-rate loans (say, 5%). Together, the projects yield 300 new apartments. Most are market rate and out of reach of many Portlanders. However, under the City's inclusionary zoning ordinance, 75 of the units are deed restricted to 80% AMI in perpetuity. The City does not have an equity stake in any of the apartments. The loans must all be paid back. Within 20 years, the City has been paid in full and has achieved / earned a return on its investment.

Are you comfortable with this scenario as the outcome of the Social Housing Task Force's work?


Yes: 5


No: 6

Scenario C: The City spends \$15 million to purchase and refurbish a 50-unit apartment building. It fully owns the apartments, which are targeted at 90% AMI. Rents cover slightly more than operations and maintenance, so that the City can contribute \$10,000 to the Jill Duson Housing Trust Fund every year.

Are you comfortable with this scenario as the outcome of the Social Housing Task Force's work?


Yes: 9


No: 2

Scenario D: A developer works with the City to create a 150-unit apartment building, where those apartments are targeted equally across a range of 80% AMI to 120% AMI. In order to make the project work, the City contributes a \$10 million investment, provides the land, and offers property tax relief. The City maintains an equity stake in the project, ensuring a percentage of returns from rent, for reinvestment in other housing projects down the line.

Are you comfortable with this scenario as the outcome of the Social Housing Task Force's work?



Yes: 9

No: 2

Scenario E: The City hires five new staff and forms the Portland Social Housing Department. Those staff pursue creation, purchase, seizure, and/or rehabilitation of properties as able, targeting rent for the Department's units from 80 - 100% AMI. The units are spread among single-family homes, duplexes, four-unit buildings, and one 20-unit building. Most (but not all) of program costs, including staff salaries, are recouped via rents, and the City owns each dwelling unit outright.

Are you comfortable with this scenario as the outcome of the Social Housing Task Force's work?



Yes: 6



No: 5

What AMI (if any) must be targeted for a project to merit subsidy in the form of City land donations and property tax relief?

AMI

60 → **“any, assuming City equity”**



Portland Housing Authority: Overview

Data as of October 9, 2025





About the Portland Housing Authority (PHA)

Mission Statement:

PHA partners with the community to provide and expand affordable housing and services that improve quality of life, enhance safety, and promote personal success for the people we serve and the neighborhoods in which they reside.

Services & Community Alignment:

PHA offers long-term affordable housing and rental assistance to over 3,000 low-income families, seniors, and disabled individuals, **servicing nearly 10% of Portland's population and 30% of the Public School population.**

PHA Staffing Structure

7 Member Board – Overseeing 4 primary entities

107 FTE, 7 PTE positions

2 Unions (ASCME & Teamsters)

Undergoing Asset Repositioning for all Public Housing sites (767 units 15 Properties converted/568 units 5 properties remaining)

Our Primary Entities



PHA Federal Authority

- **Legal Basis:** The Portland Housing Authority (PHA) operates under the U.S. Housing Act of 1937, **overseen and funded by HUD.**
- **HUD assigns** PHAs (Code ME003) to manage public housing and Section 8 in specific areas.
- **PHA has federal authority** to develop and manage affordable housing and rental assistance in Portland, Maine.

PHA State Authority (Maine Law)

Enabling Legislation:

Under Maine law, municipalities can establish local housing authorities via a city resolution.

- In **1943**, the **Portland City Council** created the **Portland Housing Authority** as an **autonomous public organization**.
- While operating independently, the housing authority addresses the public housing needs of the city and adjoining jurisdiction.

State Relationship:

PHA functions separately from MaineHousing.

- MaineHousing oversees housing finance and policy at the state level.
- PHA is responsible for managing local HUD programs and housing services within Portland.
- Although they collaborate on funding, each maintains distinct responsibilities and governing boards.
- Maine has 23 local housing Authorities + 1 State Housing Authority

PHA Municipal Authority (City of Portland)

- **Formation and Governance:** The Portland Housing Authority (PHA) was created by the Portland City Council to carry out federal and local housing initiatives. Though it functions independently, it serves as the **City's designated public housing agent, with its board members appointed by the City Council to ensure proper oversight.**
- **Collaboration at the Local Level:** PHA works in partnership with various City departments such as Housing and Economic Development, Planning, and Community Development to coordinate policies and advance the City's objectives related to housing and homelessness.

Area of Coverage

The PHA's jurisdiction covers the following cities and towns:

- Buxton
- Cape Elizabeth
- Cumberland
- Dayton
- Falmouth
- Freeport
- Hollis
- Gorham
- Gray
- New Gloucester
- North Yarmouth
- Old Orchard Beach
- Portland
- Pownal
- Raymond
- Scarborough
- South Portland
- Standish
- Westbrook
- Windham
- Yarmouth
- And the following Islands:
 - Chebeague island
 - Frye Island
 - Long Island
 - Peaks Island

Units Overview



The total PHA population is **5,270** residents across units.

For comparison – Avesta Housing serves 4704



PHA Public Housing and RAD/LIHTC properties = **1,335** units.

For comparison Lewiston Housing Authority has 466, Westbrook Housing @ 500, SPHA @600



Voucher Programs (Housing Choice, Project-Based, EHV, etc.) **2,136** Leased.

For Comparison LHA 914 Leased, WHA 953, SPHA 739



About 80% of the PHA community receive assistance via voucher programs.



“Project-Based” Vouchers Assisting Our Partners in Portland



- **Project-Based Vouchers (PBVs)** provide rental subsidies linked to specific housing units, not tenants. The housing authority pays part of the rent directly to landlords, and tenants must live in the assigned unit to receive assistance. PBVs often help vulnerable groups and providers who seek to assist them in financing housing developments.

Some of our 35 PBV Partners

155 Danforth

PHDC

Branigan House (Shalom)

Croquet Lane (Shalom)

Equinox, Holly St, St. John St., Winding Way, Winter Landing (CHOM)

Florence House, Huston Commons & Logan Place (Avesta/Preble)

Iris Park (Iris Network)

Yale Court

Wessex Woods

Strive

Porter Station



Supporting Units for Specialty Populations

POPULATION TYPE	PROJECTS SERVING	NOTES
Elderly	18 Projects	Includes “55+” project preference
Disabled	23 Projects	Some overlap with Elderly/Families
Families	14 Projects	Includes refugee families and special needs families
Homeless Set-aside	14 Projects	Units vary per project (range 2–30 units)

Homeless Set-Aside Total Units

Total Homeless / Supportive Housing PBV Units: **114**

Demographics: Gender, Race, <20

	RAD	LIPH	VO	Portland Maine (2021 ACS)
Female	51	54	55	34817
Male	49	46	45	33246
Female Headed	181 (50%)	308 (59%)	1313 (61%)	2964 (10%)
Total Residents	629	1315	4216	68063
Residents <20 yo	192 (31%)	330 (64%)	1412 (33%)	@11,625 (17%)
White	325 (51%)	640 (49%)	2687 (64%)	54500 (80%)
Black/AA	207 (33%)	527 (40%)	1298 (31%)	6050 (9%)
Asian	93 (15%)	142 (11%)	202 (5%)	2170 (3%)
Other (American Indian, Alaskan Native, Native Hawaiian or Pacific Islander)	1%	1%	1%	.4%

Demographics: Disabled, Household Size

	RAD	LIPH	VO	Portland Maine (2021 ACS)
Disabled	36%	31%	37%	13%
Non-Disabled	64%	69%	63%	87%
Elderly (65+)	30%	17%	20%	15%
Household size (number of people in the Household)				
1	249 (69%)	233 (43%)	1321 (61%)	13627 (40%)
2	43 (12%)	107 (21%)	322 (15%)	9164 (27%)
3	23 (6%)	59 (11%)	211 (11%)	5651 (17%)
4	20 (6%)	55 (11%)	146 (7%)	4127 (12%)
5	15 (4%)	29 (6%)	72 (3%)	1602 (5%)
6	5 (1%)	15 (3%)	47 (2%)	477 (1%)
7+	5 (1%)	28 (5%)	44 (2%)	102 (.3%)

Demographics: Income and Poverty Levels

	RAD	LIPH	VO	Portland Maine (2021 ACS)
Average HH Gross Income	NA	\$24,308	\$20,072	\$83,399
% of HH below 2024 Federal Poverty Guideline	NA	55%	62%	9%

Summary and Insights

PHA serves 5,270 residents; majority via voucher programs.

LIPH residents have lowest incomes and highest racial and citizenship diversity and highest percentage of people <20 yo.

Voucher participants have higher earnings and smaller households.

Disability and elderly representation consistent ($\approx 20\text{--}37\%$). PHA serves more single parent households, disabled households, and households experiencing poverty than the city population as a whole.

Waiting for Affordable Housing Choice Vouchers: Statewide Summary

Total Families: **21,506**

Income Levels:

- **Extremely Low Income: 18,547 (86.24%)**
- Very Low Income: 2,471 (11.49%)
- Low Income: 395 (1.84%)
- Over Income: 93 (0.43%)

Family Type:

- Families with Children: 7,041 (32.74%)
- Elderly Families: 3,425 (15.93%)
- Families with Disabilities: 9,764 (45.40%)
- One Household Member: 11,901 (55.34%)

Race/Ethnicity:

- White: 17,002 (79.06%)
- Black or African American: 3,541 (16.47%)
- Asian: 364 (1.69%)
- Alaska Native or American Indian: 729 (3.39%)
- Pacific Islander: 116 (0.54%)
- Hispanic or Latino: 1,743 (8.10%)

Locality:

- Live Local: 2,614 (12.15%)
- Work Local: 1,339 (6.23%)

Waiting for Housing Choice Vouchers: Portland Applicants

Total Families: **3,297**

Income Levels:

- **Extremely Low Income: 2,462 (74.67%)**
- Very Low Income: 672 (20.38%)
- Low Income: 139 (4.22%)
- Over Income: 24 (0.73%)

Family Type:

- Families with Children: 978 (29.66%)
- Elderly Families: 556 (16.86%)
- Families with Disabilities: 1,317 (39.95%)
- One Household Member: 1,972 (59.81%)

Race/Ethnicity:

- White: 2,405 (72.95%)
- Black or African American: 651 (19.75%)
- Asian: 104 (3.15%)
- Alaska Native or American Indian: 70 (2.12%)
- Pacific Islander: 13 (0.39%)
- Hispanic or Latino: 197 (5.98%)

Locality:

- Live Local: 2,614 (79.28%)
- Work Local: 1,339 (40.61%)

State

Total Families: **21,506**

Income Levels:

- Extremely Low Income: 18,547 (86.24%)
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- Hispanic or Latino: 1,743 (8.10%)

Local

Total Families: **3,297**

Income Levels:

- Extremely Low Income: 2,462 (74.67%) (-11.57)
- Very Low Income: 672 (20.38%) (+8.89)
- Low Income: 139 (4.22%) (+2.38)
- Over Income: 24 (0.73%) (+.30%)

Family Type:

- Families with Children: 978 (29.66%) (-3.08)
- Elderly Families: 556 (16.86%) (+.93)
- Families with Disabilities: 1,317 (39.95%) (-5.45)
- One Household Member: 1,972 (59.81%) (+4.47)

Race/Ethnicity:

- White: 2,405 (72.95%) (-6.11)
- Black or African American: 651 (19.75%) (+3.28)
- Asian: 104 (3.15%) (+1.46)
- Alaska Native or American Indian: 70 (2.12%) (-1.27)
- Pacific Islander: 13 (0.39%) (-.15)
- Hispanic or Latino: 197 (5.98%) (-2.12)

Waiting for Public Housing

Public Housing - Waiting List Status Report as of 9/30/2025									
	Studio	1BR	2BR	3BR	4BR	5BR	6BR	Total	Waiting List
Franklin Towers	30	150	20					200	194
Bayside East			56	30	12			98	220
Bayside Terrace			9	15				24	194
Kennedy Park				14	27	3	2	46	93
Public Housing Centralized								368	85
Total	30	150	85	59	39	3	2	368	
Waiting List	1	216	308	201	54	5	0		786

Waiting for PHA Non-PH

Non-Public Housing - Waiting List Status Report as of 9/30/2025									
	Studio	1BR	2BR	3BR	4BR	5BR	6BR	Total	Waiting List
38 Mayo								0	NO
43 Hammond			1	3				4	225
81-87 Salem				3				3	115
100 State St.		148	20					168	45
155 Anderson				6				6	512
841 Congress									NO
Bayside Anchor	5	34	6					45	956
Dermot Ct.				2	2			4	174
Front St. East	3	11	12	22	10	2		60	1314
Front St. West		39	6					45	
Harbor Terrace	32	83	5					120	132
Riverton Park			21	68	26	20	6	141	278
Sagamore Village		20	130	40	10			200	524
Solterra	23	10	12	10				55	808
Washington Gardens	60	36	4					100	123
Total	123	381	217	154	48	22	6	951	
Waiting List	6	2768	1289	924	172	34	0		5206

Portland Housing Development Corporation (PHDC) At a Glance

501(c)4 non-profit development entity for
PHA

Development Activity 2014 -2025

300 new construction units
338 renovated affd. units
334 current public housing units
169 Section 8 Program housing
226 Non-LIHTC/Non-PH units
1,367 TOTAL Owned/Managed
units

New units in Pipeline: 319
Renovation Units in Pipeline: 569
Units under construction: 330



Front Street Ph 1

PORTLAND HOUSING AUTHORITY

Sample “Capital Stack”

2015

Bayside Anchor – 45 family apartments

Sources:

MaineHousing subsidy -	\$ 645,725
MaineHousing debt -	\$1,550,788
City Fed HOME -	\$ 500,000
LIHTC equity -	\$5,061,538
Solar ITC equity -	<u>\$ 42,642</u>
TOTAL -	\$7,800,694

Construction Cost / SF:	\$156
Total Dev. Cost / unit:	\$173,348
City subsidy (non-TIF)/unit:	\$11,110

2025

9 Boyd St. (COMB Block) – 55 family apartments

Sources:

MaineHousing subsidy -	\$ 1,000,000
MaineHousing debt -	\$11,252,428
City HTF -	\$ 650,000
FHLB AHP subsidy -	\$2,000,000
LIHTC equity -	\$11,341,682
Deferred Dev. Fee -	\$ 500,000
DECD Loan -	<u>\$ 250,000</u>
TOTAL -	\$26,958,459

Construction Cost / SF:	\$324
Total Dev. Cost / unit:	\$490,802
City subsidy / unit:	\$11,818

PHA/PHDC Land Status

- Before conversions: Declaration of Trust by HUD restricts use to public housing – no mortgages / financing *(80% AMI restriction)*
- Re-Positioning: Under HUD's Disposition Program PHDC owns land with a Restrictive Use Covenant. All properties **permanently affordable**, even after tax credit use restrictions expire *(80% AMI in perpetuity; LIHTC 60% AMI for 45 years (in perpetuity))*
- Last conversions:
 - Franklin Towers – September 2026 *(200 units to be renovated with a lot split for future development)*
 - East Bayside – 5-10 years *(134 units with potential for hundreds more under RE-CODE)*
 - Other scattered sites with underutilized land
- Other opportunities:
 - Local “preservation” deals *(saving existing “affordable” housing)*
 - New construction projects in the works

Recent Projects & Next Steps



Riverton Park
118 under renovation and **64** new homes under construction



Harbor Terrace
120 renovated homes for seniors completed September 2025



Sagamore Village & Franklin Towers
Historic renovations to improve **400** homes



COMB Block
174 new homes, many dedicated to seniors and families where 40 units stand



Funding Challenges

- Limits of Federal Funding (*Losing public housing program; HOME funds flat funded; LIHTC very limited; Buy America restrictions added*)
- Maine funding oversubscribed 5:1 (*4-5 LIHTC projects yearly statewide; Loan product good at Interest only; No State Subsidy for 4% walk-in program, rural or homeownership*)
- AHTIF fills operating cost gaps and helps PHA access additional funding sources. Operating costs are rising quickly. (*Sagamore (no TIF) goes from \$0 taxes to \$435,000/yr. and City will not pick up trash - \$75,000 project cost*)



Other Challenges

City Fees

Substantial fees reduce City support and limit feasibility
(planning board; building permit; impact fees, legal and underwriting; ROW infrastructure)

Green Building Ordinance

Complexity and misalignment with MSHA and PHDC energy standards slows construction of green buildings
(PHDC has built largest number of Passive House units in Maine)

Environmental Issues

Improved coordination of Environmental Reviews is needed to address environmental/brownfield remediation. *(City does their assessment and MaineHousing will not use City's, they must do their own costing time and money)*



Questions?



City of Portland | Finance Department

Brendan O'Connell, *Director*



To: Members of the Social Housing Task Force

From: Brendan T. O'Connell, Finance Director

Mary Davis, Housing & Community Development Division Director

Date: February 4, 2026

Re: Bond Discussion Follow Up

SUMMARY

The purpose of this memo is to respond to questions that were raised during the November 19, 2025 meeting of the Social Housing Task Force. The answers within this memo have been compiled by City staff (Finance Director Brendan T. O'Connell, Housing & Community Development Director Mary Davis, Housing and Economic Development Director Greg Watson) and, where noted, also by the City's external Bond Advisory firm (Moors & Cabot) and external legal counsel.

Task Force Question 1: Do revenue bonds impact the City's credit ratings?

Response from the City's external Bond Advisor – Moors & Cabot: Paying for a project with the proceeds from a Revenue Bond financing is legally a non-recourse obligation supported only by cash flows to pay associated debt service. The security for a municipal revenue bond is typically defined in a bond resolution or a trust indenture, which acts as a contract between the issuer and its bondholders. The resolution or indenture most often identifies the bond's security as a lien on the net revenues of the system after the payment of regular operating and maintenance expenses. It may also be enhanced by posting collateral, albeit burdensome to bondholders who would have to liquidate such.

The closer the City is to the incorporation and/or governance of an organization that would construct, manage, or share in typical operating involvement of a project, the more difficult it is to deny involvement or responsibility. This is not a legal responsibility of the City per se, but investors will look to and even expect implicit support by the City in times of financial or operational difficulty. The larger the project, the more vulnerable the City becomes in a "too big to fail" concept.

Also, while there is no "moral obligation" for the City to be involved it is not unreasonable to expect that parties affected by misfortunes of the project would seek, and maybe even obtain, a more active participation of the City than the City had anticipated. The rating analysts are aware of this circumstance and look to the history of bailouts or lifeboats in their analysis of these probabilities ... and rate accordingly.

Finally, the rating analysts look first at "is it necessary" and then "is it desired"? Having passed that level of due diligence, the next hurdle is "is this consistent with essential uses that the City is to provide". Finally, they question the origination capacity, skill sets and depth of experience and talent available to make the project work. This is a major component of "Management", one of the four major rating

criteria ... that could have an impact on the City's rating.

This comes to a discussion of "Notching". This is the qualitative process of adjusting a specific debt issue's rating to reflect credit-specific risks relative to the issuer's overall creditworthiness. While top-tier, tax-backed debt may align with the issuer's rating, other debt instruments (revenue bonds, special tax bonds) may be notched up or down based on security, legal pledges, and structural features. This also has the reverse effect. If the subordinate obligor experiences difficulty than this could easily have an affect on the City's direct operations (e.g., if the school budget is out of wack, the City's general fund is expected for the cure; similarly, it is not uncommon that a TIF financed enterprise fails in its expectations thus leading to reduced expected TIF revenue or, worse, a draw on City reserves).

Task Force Question 2: Is the principal repayment (structure) requirements a condition of the bond or is it set by the City's Debt Management Policy? If set by the policy, are there guidelines or requirements in the policy for principal repayment?

Response from staff: The City's [Debt Management Policy](#) notes that debt service "Payments will be structured with level principal and declining interest over the life of the debt, except in instances where level debt service payments offer economic benefit, such as for rate stabilization."

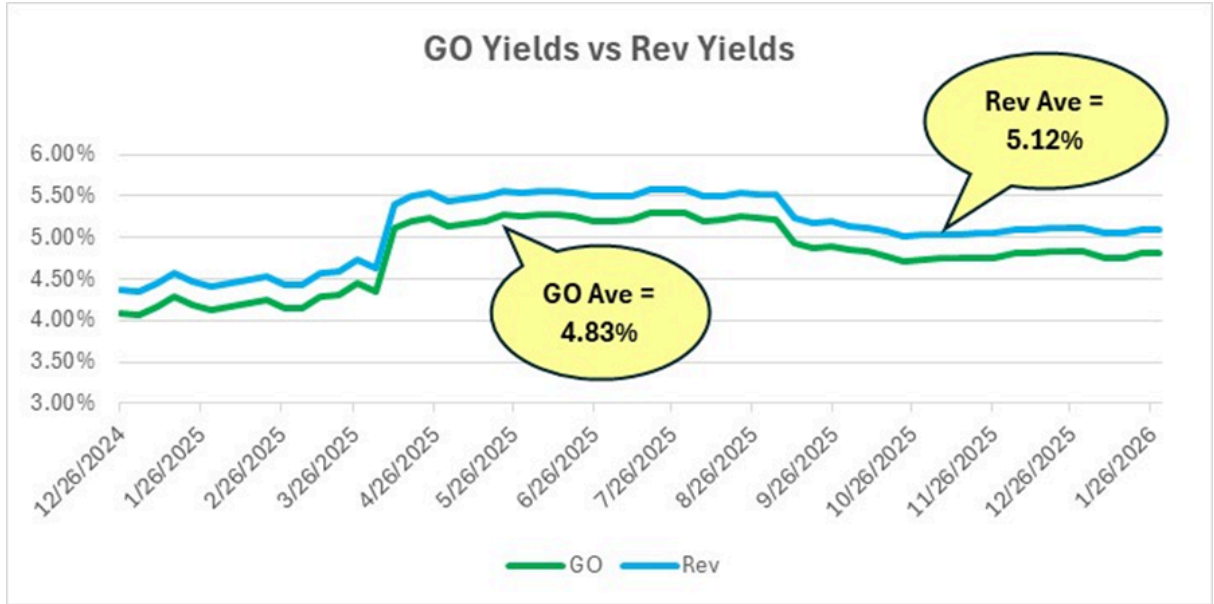
Once a specific debt issuance proposal is under consideration by the Social Housing Task Force, the specific projected cash flows / debt service payments could be projected by the Director of Finance and outside Bond Counsel.

Task Force Question 3: Is there a higher interest rate associated with either a general obligation bond or a revenue bond?

Response from the City's external Bond Advisor - Moors & Cabot: The methodology that covers debt backed by a general obligation ("GO") bond pledge to pay debt service is an unlimited tax, contractual "full faith and credit pledge," including, either explicitly or implicitly, the issuer's obligation to levy an unlimited ad valorem property tax to pay debt service. The unconditional and open-ended nature of the GO pledge typically means an issuer legally commits all of its revenue-generating capacity to meet debt service obligations.

A revenue bond is a category of municipal bond supported by the revenue from a specific project. Investors in revenue bonds focus heavily on the project's ability to generate cash flow. A key metric is the debt-service coverage ratio, which measures if the project generates enough income to cover interest and principal payments and if the project is desired and if the project is needed.

General obligation (GO) bonds are traditionally considered to have lower credit risk than revenue bonds because their payments are backed by a broader range of potential income streams. This bodes for lower ratings for revenue obligations, as they are generally considered slightly higher risk than GO bonds and, consequently, even in the same rating range, investors demand higher yields (interest rates) for revenue bonds.



(1) General obligation bonds maturing in 20 years are used in compiling these indexes. The 20-bond index has an average rating equivalent to Moody's Aa2 and S&P's AA.

(2) Revenue bonds maturing in 30 years are used in compiling this index. It has an average rating equivalent to Moody's A1 and S&P's A-plus.

Task Force Question #4: Is city ownership needed to stay under the 10% threshold for tax exempt bond issuance?

The general response below was provided by the City's external Bond Counsel - Pierce Atwood. It is worth noting that this particular question gets complex / nuanced fairly quickly, and that an engagement letter or contract may be required to research any specific proposal. We have rates from a variety of local firms which can be shared as needed.

For a workforce housing project (e.g., a project that does not meet applicable low-income, affordable housing limits) to qualify for tax-exempt financing, the project must be owned by the City and either operated by the City directly, or operated by a third-party manager under a qualified management contract. The project could be owned by the City directly, or by an entity formed by the City that qualifies under §115 of the Code.

Task Force Question #5: What other cities are using bond financing for housing development? What kind of bond financing is being used in these communities? How do we make sure that there is a revenue stream to repay the bond and create a revolving loan fund?

Response from City staff: Instances of municipalities directly issuing bonds to construct housing are somewhat limited. Examples of debt being issued by local or State redevelopment/housing authorities, such as the Providence, RI example shared during the [December 10, 2025](#) Social Housing Task Force meeting, are more prevalent. A few examples of where municipalities were the direct issuer of social housing debt intended to build new housing include the following cities/towns:

New York City [has sold over \\$2B in taxable general obligation bonds](#) to finance low income housing projects.

In 2023, **San Francisco** approved \$170,780,000 IN TAXABLE GENERAL OBLIGATION BONDS (SOCIAL BONDS – AFFORDABLE HOUSING, 2019) SERIES 2023C which were intended to:

- create new affordable homes, especially for the City's growing senior population;
- accelerate the rebuilding of distressed public housing sites for some of the City's most vulnerable residents;
- expand rental and homeownership opportunities for the City's middle-income residents and workforce, including educators, first responders, non-profit workers, and service industry employees;
- allocate one third of Proposition A (2019)'s bond funds to serve extremely Low-Income households (30% AMI or less).

In 2024, **Chicago** issued [\\$1.25B](#) in General Obligation and Sales Tax Securitization Corporation bonds, of which \$625 million over 5-years will be used to create affordable housing. The bonds will be primarily tax-exempt, however up to 35% will be taxable in order to use the funds as revolving loans and other non-capital expenses. The City will also leverage other resources such as tax increment financing and LIHTC to augment the bond funds.

Elsewhere in the State of Maine, the **Town of Rockland** is hoping to use a recently approved \$10M in bonding authority to assist homeowners and developers in building [affordable and workforce housing](#) by leveraging funding available through MaineHousing. However, the funds will not be used directly by the City to construct housing. The City hired a planning consultant and is facilitating a task force that will advise the City Council on ways to address housing needs and options for using the funding available through the housing bond. In addition to the housing bond, the City will also leverage tax increment financing and credit enhancement agreements.

Task Force Question 6: Would we need to stand up a separate entity, like the Jetport Enterprise Fund, to issue bonds for housing development? If so, would that require a charter amendment?

Response from City staff: Corporation Counsel's Office is conducting research regarding the Portland Renewal Authority to determine if the entity legally exists today and what authorities the Renewal Authority has, including the ability to bond.

Response from the City's external Bond Counsel: Just to be clear, the Jetport Enterprise Fund is not a separate legal entity. Rather, it is a "department" or "unit" of the City. The City could pursue a workforce housing project as the City proper, as a separate enterprise fund of the City (like the Jetport, which is not a separate legal entity), or through the establishment of an actual separate legal entity that qualifies under §115 of the Code.

Task Force Question 7: Didn't the state pass legislation recently that identified housing as public infrastructure?

Response from City staff: LD 1681, approved in 2025, added to the definition of public infrastructure "...municipal shelter facilities and housing projects managed and operated by a municipality or a municipal housing authority, as defined in section 4702, subsection 10-A,..." See text excerpt noted here.

APPROVED	CHAPTER
JUNE 10, 2025	250
BY GOVERNOR	PUBLIC LAW

STATE OF MAINE

—
**IN THE YEAR OF OUR LORD
TWO THOUSAND TWENTY-FIVE**

—
H.P. 1116 - L.D. 1681

**An Act to Consider Municipal Shelter Facilities and Housing Projects
Essential for Public Health, Welfare and Safety by Updating the Definition of
"Public Service Infrastructure"**

Be it enacted by the People of the State of Maine as follows:

Sec. 1. 30-A MRSA §5903, sub-§8-A, as amended by PL 2001, c. 90, §3, is further amended to read:

8-A. **Public service infrastructure.** "Public service infrastructure" means those facilities that are essential for public health, welfare and safety. Those facilities include, without limitation, sewage treatment facilities, municipal water supply and treatment facilities, solid waste facilities, public safety equipment and facilities, roads, traffic control devices and other transportation facilities, sidewalks, trees, buried utility lines and other streetscape improvements, parks and other open space or recreational areas, public access to coastal and inland waters, geographic information systems, municipal shelter facilities and housing projects managed and operated by a municipality or a municipal housing authority, as defined in section 4702, subsection 10-A, and any other public facility that benefits the public.



To: Social Housing Task Force

MEETING DATE

February 11, 2026

AGENDA ITEM

Agenda Item 5 Staff Update on City-Owned Property

BACKGROUND/ANALYSIS

City-Owned Property

At the January 14, 2026 meeting of the Task Force, staff reviewed a list of 35 city-owned properties that were determined to have a high “developability score” based on factors such as utilities intersections, topography, land cover, neighborhood land values, and zoning-based housing capacity. 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.

Jonathan Culley, Task Force member, reviewed the list and created a sublist of eight parcels that may be appropriate for multi-family development, eliminating lots of less than 10,000 square feet and lots that had no street access. He met with Councilor Sykes to review the list. Councilor Sykes asked Staff to review the list and provide preliminary analysis on Zoning (dimensional standards, allowable density, etc.) and also access to infrastructure (utilities, sidewalks, transit, etc.).

Staff have begun the review process and are sharing preliminary information at this time.

The City’s Land Use Code is in [Chapter 14](#). There are several sections to refer to that impact the number of units that can be built on any particular lot.

Chapter 14, Section 6 includes Permitted and Conditional Uses in each zone (see Table 6-A attached) as well as the Accessory dwelling unit provision in Sec. 6.6.2, attached, which allows up to 2 additional ADU units on any lot zoned for residential use.

Chapter 14, Section 7 contains the allowable Dimensional Standards (see Table 7-A attached) as well as alternative residential development forms called a conservation residential development (CRD) - Sec. 7.4.1, attached, which allows a developer to reduce lot size, setbacks, lot coverage and street frontage requirements in exchange for conserving a portion of the site as conservation land.

Chapter 14, Section 17 is the Housing section. Section 17.2.2 (attached) includes affordable housing density incentives. Allowable density and height bonuses can be found in Section 17.2.2.D permits a developer to develop 2.5x the base density allowance on each developable lot when they provide 50% or more of the units as affordable.

PREPARED BY

Mary Davis
Housing and Community Development Division

ATTACHMENTS

City Owned Property List

Tax Record and Map for each of the 8 identified properties

Information re: 1928 and 1956 Congress Street

Information re: 21 Randall Street

Chapter 14 Permitted and Conditional Uses in RN Zones Sec 6.

Chapter 14 Accessory Dwelling Units Sec. 6.6.2

Chapter 14 Dimensional Standards Sec. 7

Chapter 14 Conservation Residential Development Sec. 7.4.1

Chapter 14 Affordable Housing Density Bonus Sec. 17.2

CBL	Street Address	Zoning	Acres	Sq. ft.	Assessed Val	Notes
211 B003001	1928 CONGRESS ST	RN1	8.5934	374,328	\$1,500,000	Topography, Not Reviewed by COTAPC, proximity to Jetport, Conservation Easement & Wetlands
151A A013001	0 CORNELL ST	RN3	3.1044	135,227	\$871,400	Access from Cambridge St, needs further staff evaluation re availability
209A A014001	1956 CONGRESS ST	RN1	18.6147	810,856	\$2,229,900	Topography, Not Reviewed by COTAPC, proximity to Jetport, Conservation Easement & Wetlands
345 B005001	157 PLYMOUTH ST	RN1	0.3916	17,056	\$92,700	"Pork chop" lot, Not reviewed by COTAPC
352 D018001	284 PALMER AVE	RN1	3.1697	138,074	\$123,600	Topography, Not reviewed by COTAPC
166 B014001	21 RANDALL ST	RN3	0.3204	13,956	\$25,000	Water/Sewer Line easement, Reviewed by COTAPC, Adjacent to PHA Front St, in discussions with PHA re sale
126 G003001	56 CLIFTON ST	RN3	0.2434	10,601	\$265,100	Water/Sewer Line, Reviewed by COTAPC to retain for visibility and traffice reconfiguration
385 B027001	200 LAMBERT ST	RN1	0.6721	29,275	\$98,200	Topography, Reviewed by COTAPC, available for sale

Printable page

PARID: 211 B003001
CITY OF PORTLAND

1928 CONGRESS ST

Parcel

Parcel ID	211 B003001
Property Location	1928 CONGRESS ST
Unit	
Living Unit	
Land Use Code	56 - GOVERNMENTAL Verify legal use with the Zoning Office
Land Area (acreage)	8.5934
Notes	211-B-3 CONGRESS ST 1920-1952 374328SF
Utilities	1 - ALL PUBLIC - -

Owners

Owner	CITY OF PORTLAND
Address	389 CONGRESS ST
City, State, Zip	PORTLAND ME 04101
Deed Date	0
Book	
Page	

Assessed Values

Land	\$1,535,500
Building	\$0
Total	\$1,535,500
Homestead / Veterans Exemption	\$0
Other Exemptions	\$1,535,500
Taxable Value	\$0

Sales History

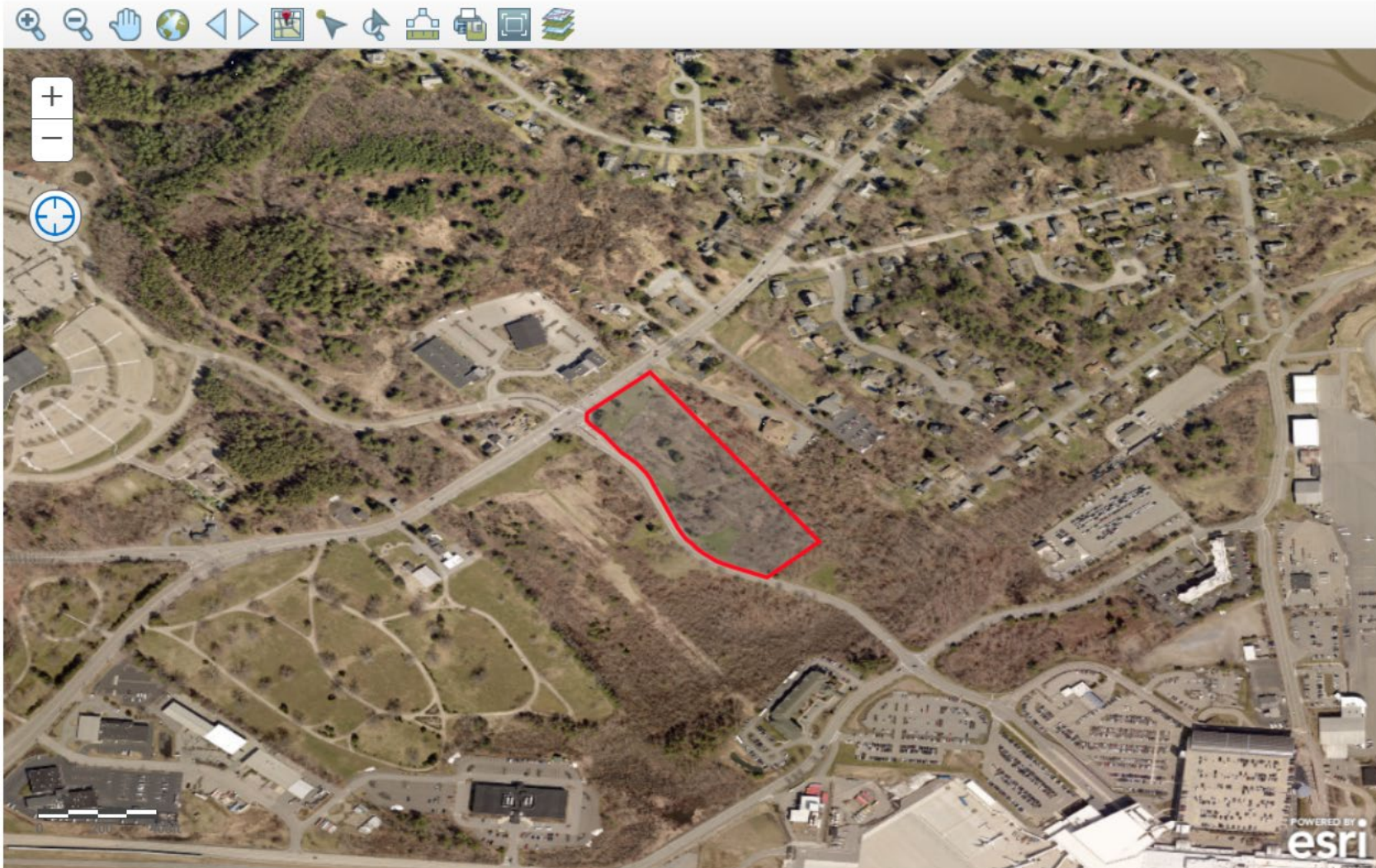
Date	Price	Grantee	Grantor	Book	Page
01/01/1800	\$0	CITY OF PORTLAND			

Assessment History

Year	Land	Building	Total	Standard Exemption	Other Exemption	Taxable Value
2025	\$1,535,500	\$0	\$1,535,500	\$0	\$1,535,500	\$0
2024	\$1,181,100	\$0	\$1,181,100	\$0	\$1,181,100	\$0
2023	\$1,181,100	\$0	\$1,181,100	\$0	\$1,181,100	\$0
2022	\$1,181,100	\$0	\$1,181,100	\$0	\$1,181,100	\$0
2021	\$1,181,100	\$0	\$1,181,100	\$0	\$1,181,100	\$0
2020	\$590,600	\$0	\$590,600	\$0	\$590,600	\$0
2019	\$590,600	\$0	\$590,600	\$0	\$590,600	\$0
2018	\$590,600	\$0	\$590,600	\$0	\$590,600	\$0
2017	\$590,600	\$0	\$590,600	\$0	\$590,600	\$0
2016	\$590,600	\$0	\$590,600	\$0	\$590,600	\$0

1928 Congress

PARID: 211 B003001
CITY OF PORTLAND



Printable page

PARID: 151A A013001
CITY OF PORTLAND

0 CORNELL ST

Parcel

Parcel ID 151A A013001
 Property Location 0 CORNELL ST
 Unit
 Living Unit
 Land Use Code 56 - GOVERNMENTAL
 Verify legal use with the Zoning Office
 Land Area (acreage) 3.1044
 Notes 151A-A-13
 R MORRILL ST
 135227 SF
 Utilities 1 - ALL PUBLIC
 -
 -

Owners

Owner CITY OF PORTLAND
 Address 389 CONGRESS ST
 City, State, Zip PORTLAND ME 04101
 Deed Date 04/01/2003
 Book NCFY03
 Page

Assessed Values

Land \$871,400
 Building \$0
 Total \$871,400
 Homestead / Veterans Exemption \$0
 Other Exemptions \$871,400
Taxable Value \$0

Sales History

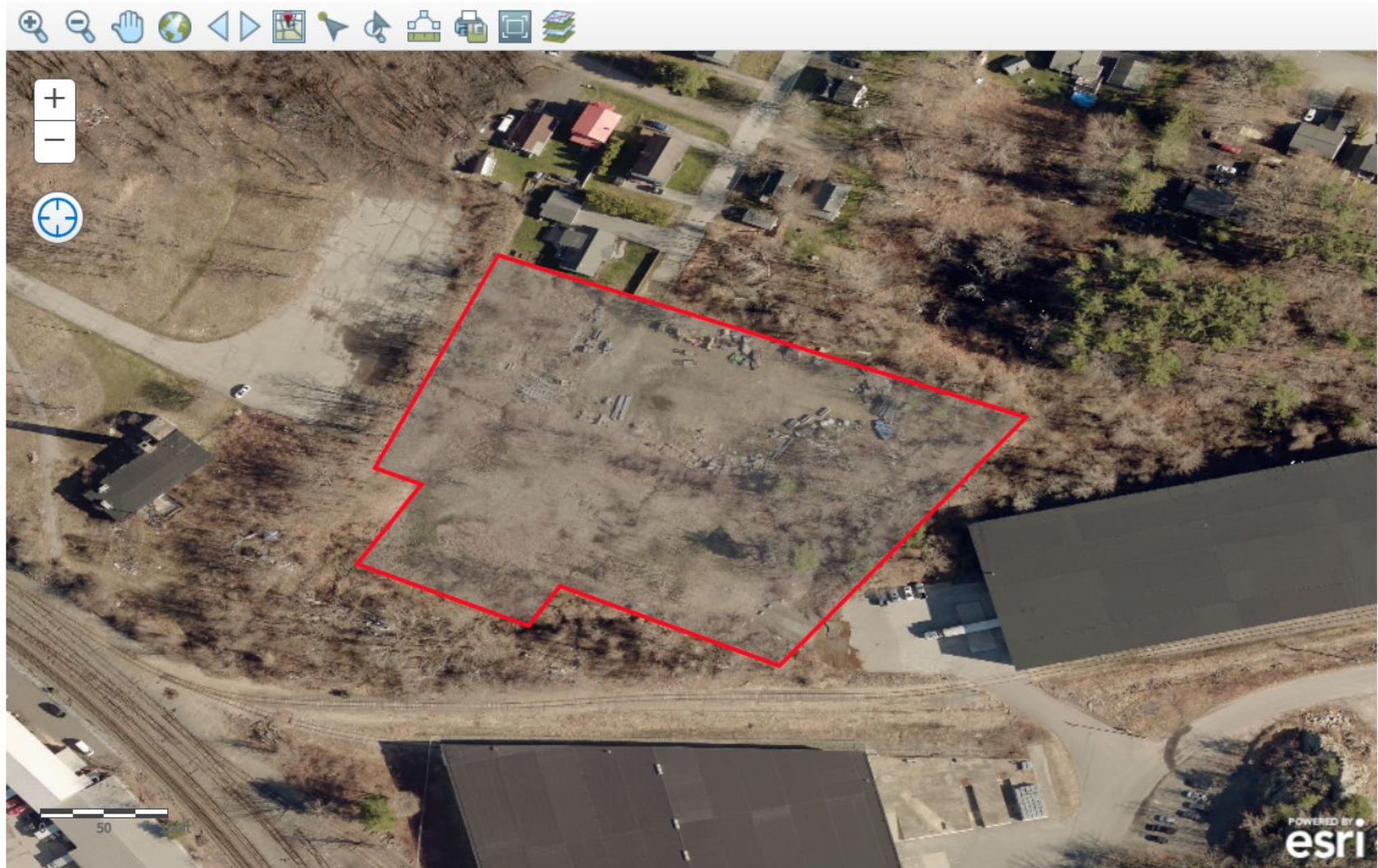
Date	Price	Grantee	Grantor	Book	Page
04/01/2003	\$0	CITY OF PORTLAND	REEF NORMAN & RAYMOND H REEF TRUSTEES	NCFY03	
05/06/1988	\$0	REEF NORMAN S & RAYMOND H REEF TRUSTEES		8279	185
07/15/1985	\$0	REEF, NORMAN		6826	263

Assessment History

Year	Land	Building	Total	Standard Exemption	Other Exemption	Taxable Value
2025	\$871,400	\$0	\$871,400	\$0	\$871,400	\$0
2024	\$661,000	\$0	\$661,000	\$0	\$661,000	\$0
2023	\$661,000	\$0	\$661,000	\$0	\$661,000	\$0
2022	\$661,000	\$0	\$661,000	\$0	\$661,000	\$0
2021	\$661,000	\$0	\$661,000	\$0	\$661,000	\$0
2020	\$377,600	\$0	\$377,600	\$0	\$377,600	\$0
2019	\$377,600	\$0	\$377,600	\$0	\$377,600	\$0
2018	\$377,600	\$0	\$377,600	\$0	\$377,600	\$0
2017	\$377,600	\$0	\$377,600	\$0	\$377,600	\$0
2016	\$377,600	\$0	\$377,600	\$0	\$377,600	\$0

0 Cornell

PARID: 151A A013001
CITY OF PORTLAND



Printable page

PARID: 209A A014001
 CITY OF PORTLAND

1956 CONGRESS ST

Parcel

Parcel ID	209A A014001
Property Location	1956 CONGRESS ST
Unit	
Living Unit	
Land Use Code	56 - GOVERNMENTAL Verify legal use with the Zoning Office
Land Area (acreage)	18.6147
Notes	209A-A-14 211-A-2 CONGRESS ST 1950-1990 INTERNATIONAL PARKWAY 810856 SF
Utilities	1 - ALL PUBLIC - -

Owners

Owner	CITY OF PORTLAND
Address	389 CONGRESS ST
City, State, Zip	PORTLAND ME 04101
Deed Date	0
Book	
Page	

Assessed Values

Land	\$2,229,900
Building	\$0
Total	\$2,229,900
Homestead / Veterans Exemption	\$0
Other Exemptions	\$2,229,900
Taxable Value	\$0

Sales History

Date	Price	Grantee	Grantor	Book	Page
01/01/1800	\$0	CITY OF PORTLAND			

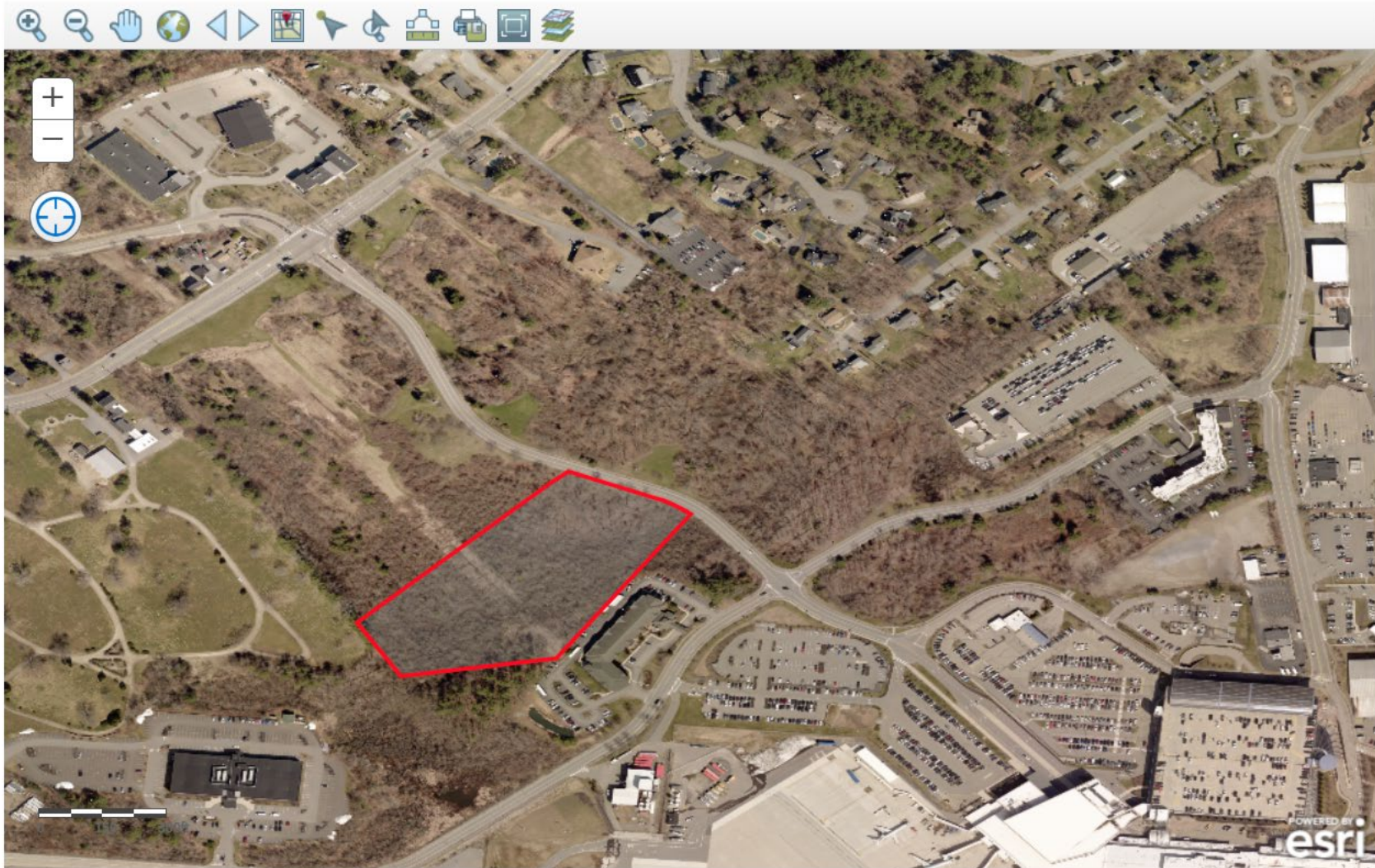
Assessment History

Year	Land	Building	Total	Standard Exemption	Other Exemption	Taxable Value
2025	\$2,229,900	\$0	\$2,229,900	\$0	\$2,229,900	\$0
2024	\$1,773,800	\$0	\$1,773,800	\$0	\$1,773,800	\$0
2023	\$1,773,800	\$0	\$1,773,800	\$0	\$1,773,800	\$0
2022	\$1,773,800	\$0	\$1,773,800	\$0	\$1,773,800	\$0
2021	\$1,773,800	\$0	\$1,773,800	\$0	\$1,773,800	\$0
2020	\$1,013,600	\$0	\$1,013,600	\$0	\$1,013,600	\$0
2019	\$1,013,600	\$0	\$1,013,600	\$0	\$1,013,600	\$0
2018	\$1,013,600	\$0	\$1,013,600	\$0	\$1,013,600	\$0
2017	\$1,013,600	\$0	\$1,013,600	\$0	\$1,013,600	\$0
2016	\$1,013,600	\$0	\$1,013,600	\$0	\$1,013,600	\$0

1956 Congress

PARID: 209A A014001

CITY OF PORTLAND



Printable page

PARID: 345 B005001
 CITY OF PORTLAND

157 PLYMOUTH ST

Parcel

Parcel ID 345 B005001
 Property Location 157 PLYMOUTH ST
 Unit
 Living Unit
 Land Use Code 56 - GOVERNMENTAL
 Verify legal use with the Zoning Office
 Land Area (acreage) .3916
 Notes 345-B-5-38-39-40
 PLMOUTH ST 155-157
 VILLA AVE ROSLYN ST
 17056SF
 Utilities 2 - PUBLIC WATER
 -
 -

Owners

Owner CITY OF PORTLAND
 Address 389 CONGRESS ST
 City, State, Zip PORTLAND ME 04101
 Deed Date 0
 Book
 Page

Assessed Values

Land \$92,700
 Building \$0
 Total \$92,700
 Homestead / Veterans Exemption \$0
 Other Exemptions \$92,700
Taxable Value \$0

Sales History

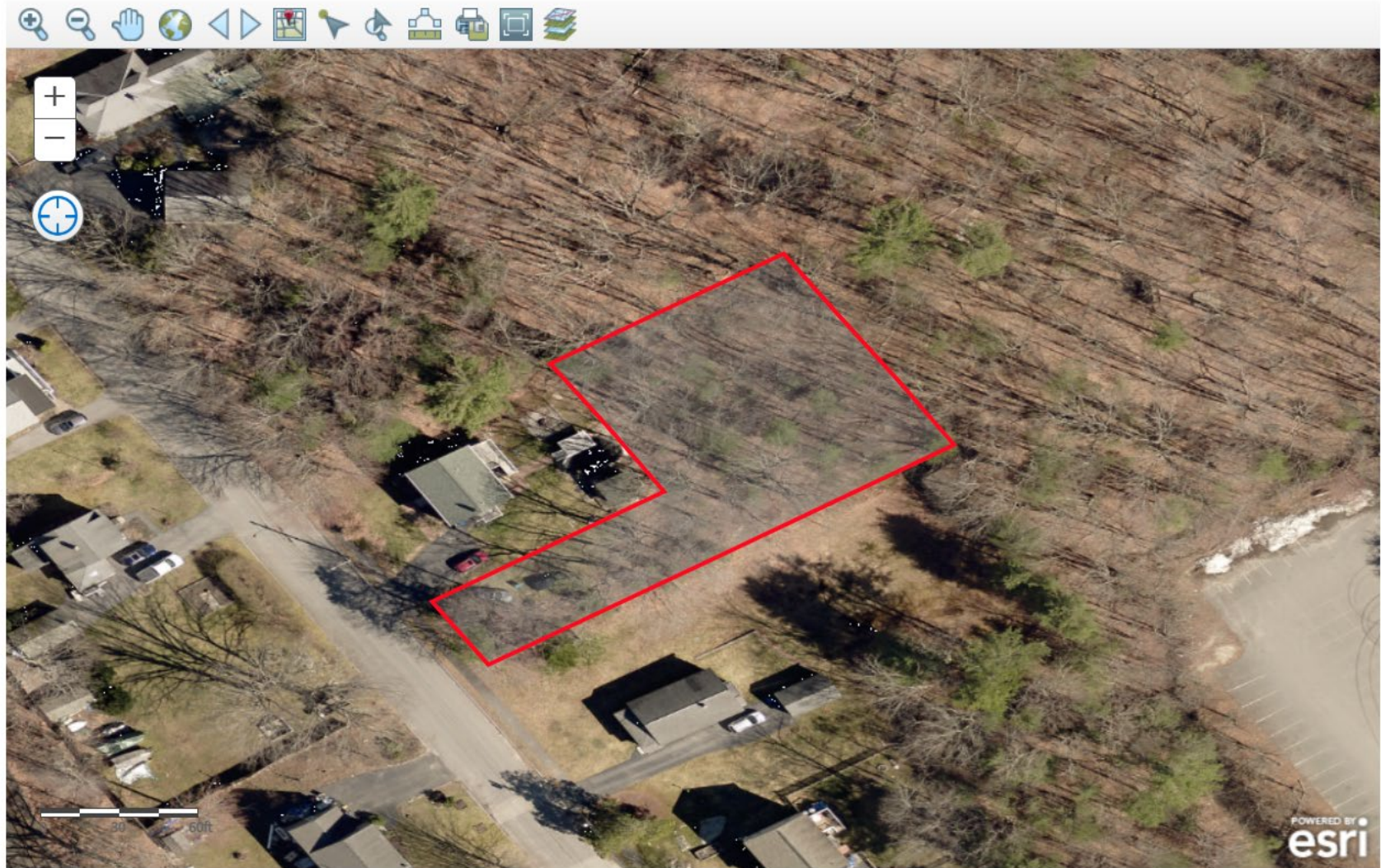
Date	Price	Grantee	Grantor	Book	Page
01/01/1800	\$0	CITY OF PORTLAND			

Assessment History

Year	Land	Building	Total	Standard Exemption	Other Exemption	Taxable Value
2025	\$92,700	\$0	\$92,700	\$0	\$92,700	\$0
2024	\$37,000	\$0	\$37,000	\$0	\$37,000	\$0
2023	\$37,000	\$0	\$37,000	\$0	\$37,000	\$0
2022	\$37,000	\$0	\$37,000	\$0	\$37,000	\$0
2021	\$37,000	\$0	\$37,000	\$0	\$37,000	\$0
2020	\$38,800	\$0	\$38,800	\$0	\$38,800	\$0
2019	\$38,800	\$0	\$38,800	\$0	\$38,800	\$0
2018	\$38,800	\$0	\$38,800	\$0	\$38,800	\$0
2017	\$38,800	\$0	\$38,800	\$0	\$38,800	\$0
2016	\$38,800	\$0	\$38,800	\$0	\$38,800	\$0

157 Plymouth

PARID: 345 B005001
CITY OF PORTLAND



Printable page

PARID: 352 D018001
CITY OF PORTLAND

284 PALMER AVE

Parcel

Parcel ID	352 D018001
Property Location	284 PALMER AVE
Unit	
Living Unit	
Land Use Code	56 - GOVERNMENTAL <i>Verify legal use with the Zoning Office</i>
Land Area (acreage)	3.1697
Notes	352-D-18 353-D-1 354A-A-3 PALMER AVE 284-300 138074 SF
Utilities	2 - PUBLIC WATER 3 - PUBLIC SEWER -

Owners

Owner	CITY OF PORTLAND
Address	389 CONGRESS ST
City, State, Zip	PORTLAND ME 04101
Deed Date	19851213
Book	7203
Page	60

Assessed Values

Land	\$123,600
Building	\$0
Total	\$123,600
Homestead / Veterans Exemption	\$0
Other Exemptions	\$123,600
Taxable Value	\$0

Sales History

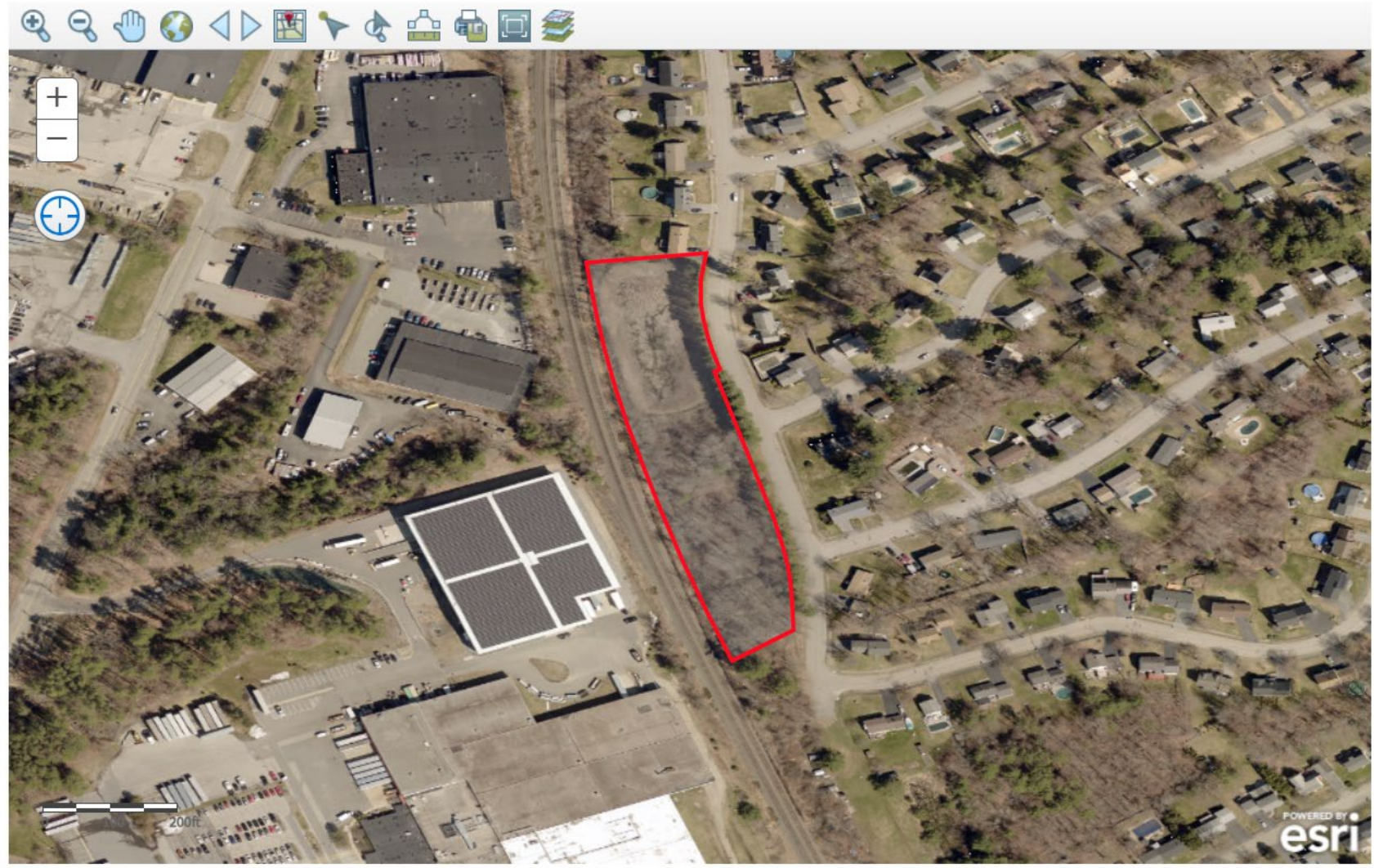
Date	Price	Grantee	Grantor	Book	Page
12/13/1985	\$0	CITY OF PORTLAND		7203	60

Assessment History

Year	Land	Building	Total	Standard Exemption	Other Exemption	Taxable Value
2025	\$123,600	\$0	\$123,600	\$0	\$123,600	\$0
2024	\$55,200	\$0	\$55,200	\$0	\$55,200	\$0
2023	\$55,200	\$0	\$55,200	\$0	\$55,200	\$0
2022	\$55,200	\$0	\$55,200	\$0	\$55,200	\$0
2021	\$55,200	\$0	\$55,200	\$0	\$55,200	\$0
2020	\$58,700	\$0	\$58,700	\$0	\$58,700	\$0
2019	\$58,700	\$0	\$58,700	\$0	\$58,700	\$0
2018	\$58,700	\$0	\$58,700	\$0	\$58,700	\$0
2017	\$58,700	\$0	\$58,700	\$0	\$58,700	\$0
2016	\$58,700	\$0	\$58,700	\$0	\$58,700	\$0

284 Palmer

PARID: 352 D018001
CITY OF PORTLAND



Printable page

PARID: 166 B014001
CITY OF PORTLAND

21 RANDALL ST

Parcel

Parcel ID 166 B014001
 Property Location 21 RANDALL ST
 Unit
 Living Unit
 Land Use Code 56 - GOVERNMENTAL
 Verify legal use with the Zoning Office
 Land Area (acreage) .3204
 Notes 166-B-14-15-16
 RANDALL ST 21-23
 ILLSLEY ST 34-36
 13956SF
 Utilities 2 - PUBLIC WATER
 3 - PUBLIC SEWER
 -

Owners

Owner CITY OF PORTLAND
 Address 389 CONGRESS ST
 City, State, Zip PORTLAND ME 04101
 Deed Date 0
 Book
 Page

Assessed Values

Land \$25,000
 Building \$0
 Total \$25,000
 Homestead / Veterans Exemption \$0
 Other Exemptions \$25,000
Taxable Value \$0

Sales History

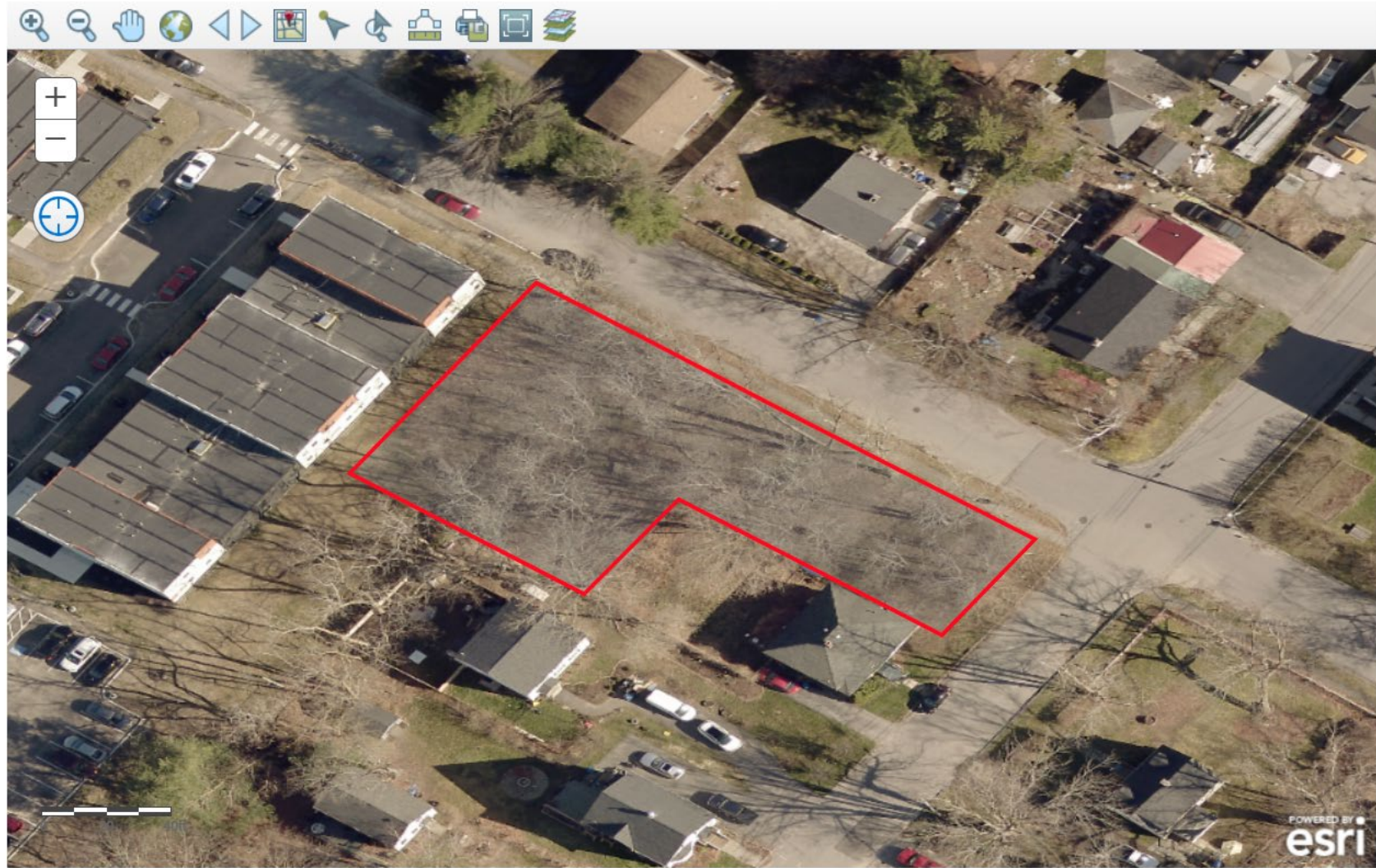
Date	Price	Grantee	Grantor	Book	Page
01/01/1800	\$0	CITY OF PORTLAND			

Assessment History

Year	Land	Building	Total	Standard Exemption	Other Exemption	Taxable Value
2025	\$25,000	\$0	\$25,000	\$0	\$25,000	\$0
2024	\$11,900	\$0	\$11,900	\$0	\$11,900	\$0
2023	\$11,900	\$0	\$11,900	\$0	\$11,900	\$0
2022	\$11,900	\$0	\$11,900	\$0	\$11,900	\$0
2021	\$11,900	\$0	\$11,900	\$0	\$11,900	\$0
2020	\$11,900	\$0	\$11,900	\$0	\$11,900	\$0
2019	\$11,900	\$0	\$11,900	\$0	\$11,900	\$0
2018	\$11,900	\$0	\$11,900	\$0	\$11,900	\$0
2017	\$11,900	\$0	\$11,900	\$0	\$11,900	\$0
2016	\$11,900	\$0	\$11,900	\$0	\$11,900	\$0

21 Randall

PARID: 166 B014001
CITY OF PORTLAND



Printable page

PARID: 126 G003001
CITY OF PORTLAND

56 CLIFTON ST

Parcel

Parcel ID 126 G003001
 Property Location 56 CLIFTON ST
 Unit
 Living Unit
 Land Use Code 56 - GOVERNMENTAL
 Verify legal use with the Zoning Office
 Land Area (acreage) .2434
 Notes 126-G-3
 CLIFTON ST
 56-66 10601 SQ FT
 Utilities 2 - PUBLIC WATER
 3 - PUBLIC SEWER
 -

Owners

Owner CITY OF PORTLAND
 Address 389 CONGRESS ST
 City, State, Zip PORTLAND ME 04101
 Deed Date 0
 Book
 Page

Assessed Values

Land \$265,100
 Building \$0
 Total \$265,100
 Homestead / Veterans Exemption \$0
 Other Exemptions \$265,100
Taxable Value \$0

Sales History

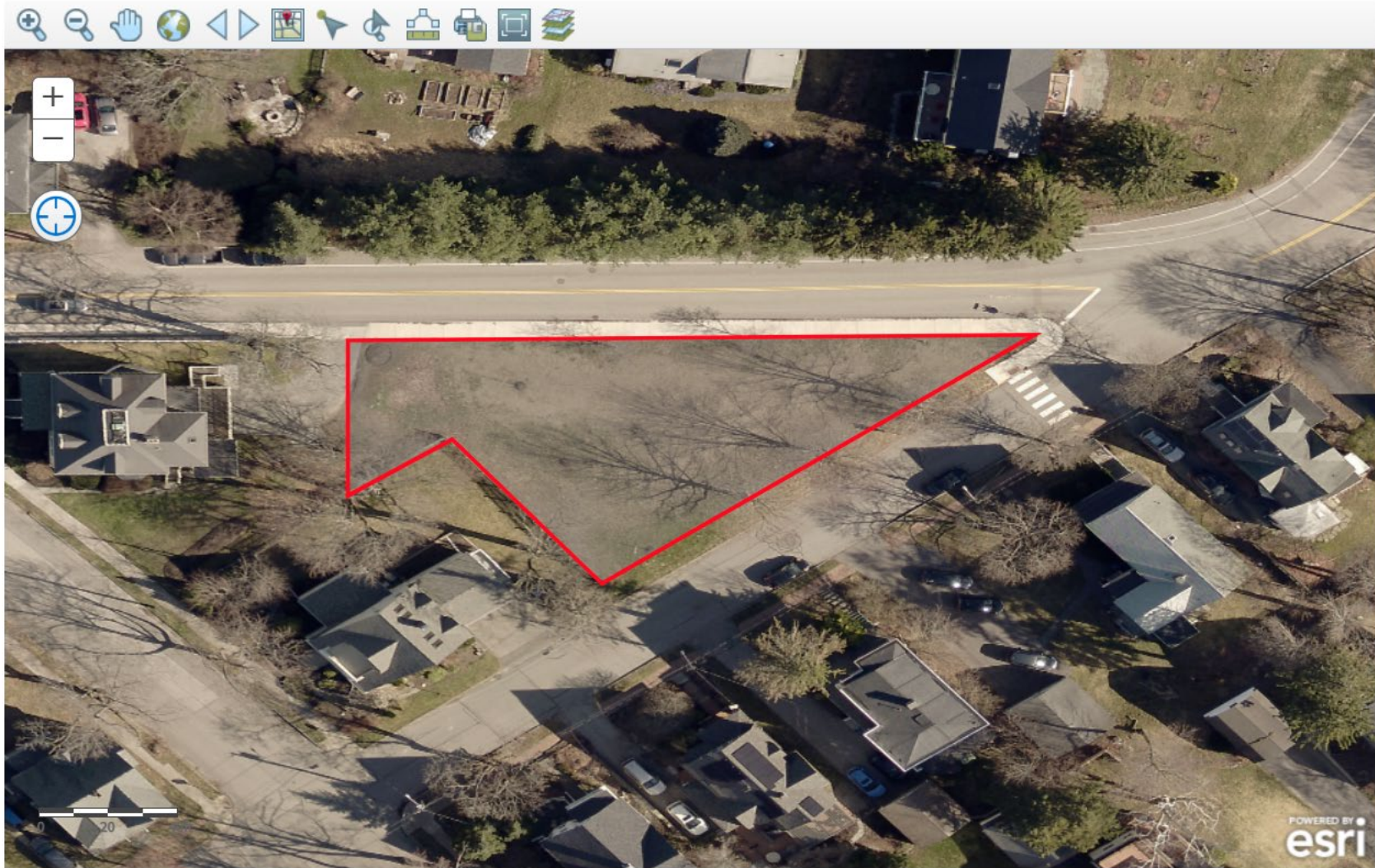
Date	Price	Grantee	Grantor	Book	Page
01/01/1800	\$0	CITY OF PORTLAND			

Assessment History

Year	Land	Building	Total	Standard Exemption	Other Exemption	Taxable Value
2025	\$265,100	\$0	\$265,100	\$0	\$265,100	\$0
2024	\$47,000	\$0	\$47,000	\$0	\$47,000	\$0
2023	\$47,000	\$0	\$47,000	\$0	\$47,000	\$0
2022	\$47,000	\$0	\$47,000	\$0	\$47,000	\$0
2021	\$47,000	\$0	\$47,000	\$0	\$47,000	\$0
2020	\$64,400	\$0	\$64,400	\$0	\$64,400	\$0
2019	\$64,400	\$0	\$64,400	\$0	\$64,400	\$0
2018	\$64,400	\$0	\$64,400	\$0	\$64,400	\$0
2017	\$64,400	\$0	\$64,400	\$0	\$64,400	\$0
2016	\$64,400	\$0	\$64,400	\$0	\$64,400	\$0

56 Clifton

PARID: 126 G003001
CITY OF PORTLAND



Printable page

PARID: 385 B027001
CITY OF PORTLAND

200 LAMBERT ST

Parcel

Parcel ID	385 B027001
Property Location	200 LAMBERT ST
Unit	
Living Unit	
Land Use Code	56 - GOVERNMENTAL <i>Verify legal use with the Zoning Office</i>
Land Area (acreage)	.6721
Notes	385-B-27 LAMBERT ST 200-214 WASHINGTON AVE 2073- 3211 29275 SF
Utilities	2 - PUBLIC WATER 3 - PUBLIC SEWER -

Owners

Owner	CITY OF PORTLAND
Address	389 CONGRESS ST
City, State, Zip	PORTLAND ME 04101
Deed Date	03/27/1980
Book	04581
Page	119

Assessed Values

Land	\$98,200
Building	\$0
Total	\$98,200
Homestead / Veterans Exemption	\$0
Other Exemptions	\$98,200
Taxable Value	\$0

Sales History

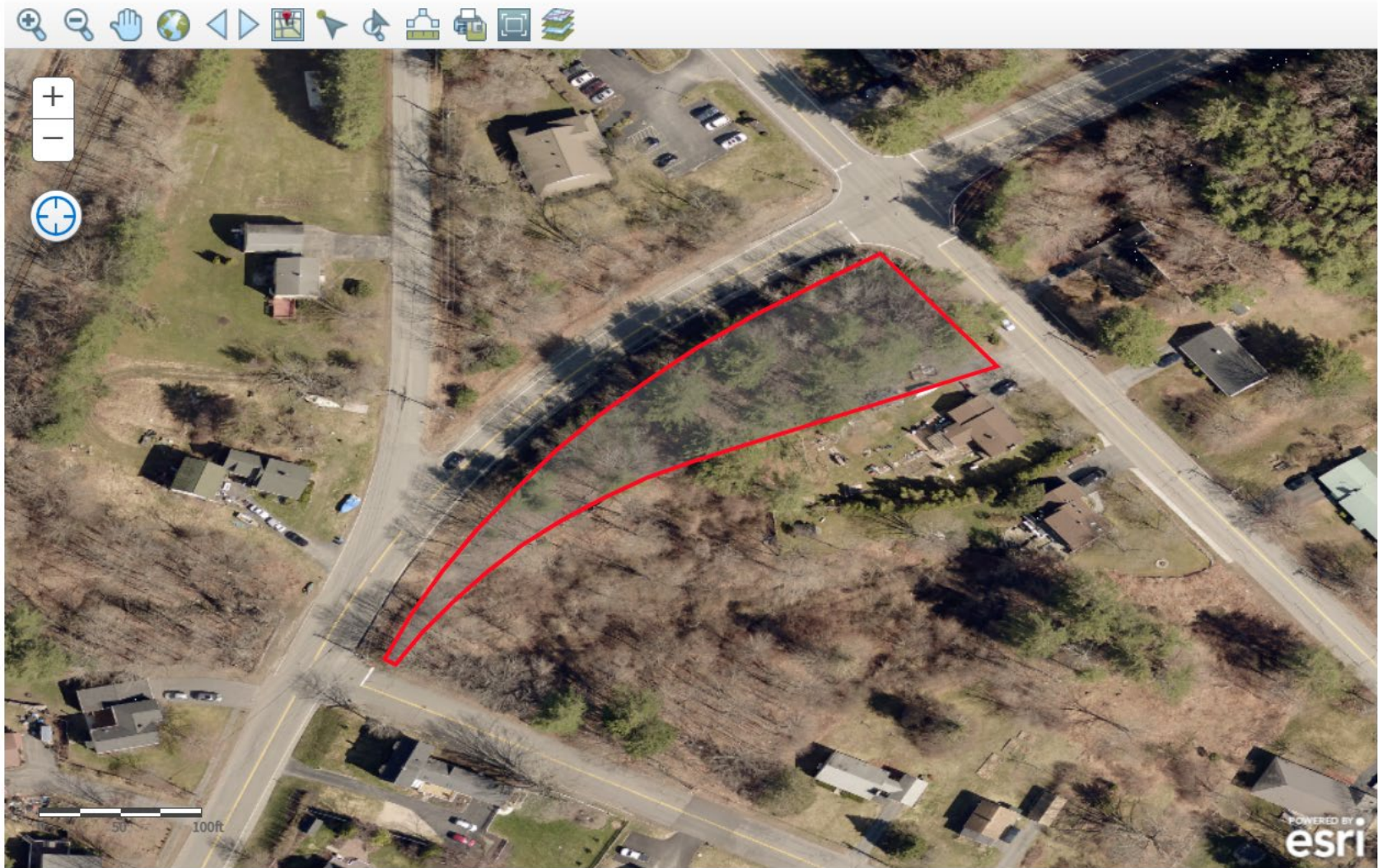
Date	Price	Grantee	Grantor	Book	Page
03/27/1980	\$0	CITY OF PORTLAND	CITY OF PORTLAND	04581	119

Assessment History

Year	Land	Building	Total	Standard Exemption	Other Exemption	Taxable Value
2025	\$98,200	\$0	\$98,200	\$0	\$98,200	\$0
2024	\$39,200	\$0	\$39,200	\$0	\$39,200	\$0
2023	\$39,200	\$0	\$39,200	\$0	\$39,200	\$0
2022	\$39,200	\$0	\$39,200	\$0	\$39,200	\$0
2021	\$39,200	\$0	\$39,200	\$0	\$39,200	\$0
2020	\$43,900	\$0	\$43,900	\$0	\$43,900	\$0
2019	\$43,900	\$0	\$43,900	\$0	\$43,900	\$0
2018	\$43,900	\$0	\$43,900	\$0	\$43,900	\$0
2017	\$43,900	\$0	\$43,900	\$0	\$43,900	\$0
2016	\$43,900	\$0	\$43,900	\$0	\$43,900	\$0

200 Lambert

PARID: 385 B027001
CITY OF PORTLAND





DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

- SITE PLANNING AND DESIGN
- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- PERMITTING
- AIRPORT ENGINEERING
- CONSTRUCTION ADMINISTRATION
- TRAFFIC STUDIES AND MANAGEMENT

April 16, 2004

Mr. Frank J. Delguidice
Acting Chief, Permits and Enforcement Branch
Regulatory Division
Department of the Army
New England District, Corps of Engineers
696 Virginia Road
Concord, Massachusetts 01742-2751

**Subject: Army Corps of Engineers
Permit 199600176 (Identified in letter as Portland International Jetport
199300176)**

Dear Mr. Delguidice:

As a follow-up to your April 7, 2004 letter finding the 5-year monitoring condition acceptable, we are enclosing a copy of the easement deed for the subject lands.

The deed was recorded in the Cumberland County Registry of Deeds in Book 14883, Page 150.

If you have any questions, please contact me.

Very truly yours,

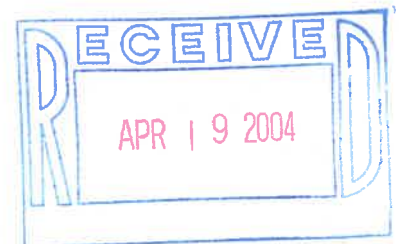
DeLUCA-HOFFMAN ASSOCIATES, INC.

Michael J. DeLuca, P.E.
Senior Vice President

MJD/sq/JN2389/Delguidice4-16

Enclosure

C: Jay Clement, U.S. Army Corps of Engineers
Artie Sewall, Director of Operations, Portland International Jetport
Colen Peters, Devine Tarbell and Associates



CITY OF PORTLAND, MAINE

City Hall
389 Congress Street
Portland, Maine 04101

FACSIMILE MESSAGE COVER SHEET
RETURN FAX NUMBER (207) 874-8497

DATE: August 10, 1999

This facsimile transmission is confidential, and may be privileged and is intended for the use of the addressee only. If you are not the addressee, (or a person responsible for delivering this transmission to the addressee), DO NOT use this transmission in any way, but promptly contact the sender by telephone. Thank You.

MESSAGE to the attention of: Zina Henderson

*Permit No. 199600176
City of Portland*

Company/Entity: Environmental Resource Unit
Army Corps of Engineers
New England District

Message From: Elizabeth Boynton

Phone #: Corporation Counsel's Office
(207) 874-8480

Receiving FAX number: 978-318-8303

Total # of Pages (including cover sheet): 6

MESSAGE: Per your request, attached is a copy of the Easement Deed which was recorded in the Cumberland County Registry of Deeds, Book 14883, Page 150. Please let me know if you need anything more. I am sending a copy of the original by mail as well.

pc: Mike DeLuca, DeLuca Hoffman

**DECLARATION OF COVENANTS AND RESTRICTIONS
AFFECTING PROPERTY OF THE CITY OF PORTLAND LOCATED AT
PORTLAND INTERNATIONAL JETPORT, COUNTY OF CUMBERLAND
AND STATE OF MAINE**

⁹ THIS DECLARATION is made this 30th day of June, 1998, by the **CITY OF PORTLAND**, a municipal corporation with a principal address of 389 Congress Street, Portland, Maine 04101 (hereafter "City");

WHEREAS, the City holds title to certain real property situated at the Portland International Jetport, said real property being more specifically described in Exhibit A, attached hereto and incorporated herein;

WHEREAS, the real property described in Exhibit A as the Wetlands Compensation Package (areas of "Restoration, Creation, Wetland Preservation, and Upland Preservation") shall provide compensatory mitigation for the environmental effects of the City's transportation project known as the "Congress Street Access and Access Road Extension" - FAA Project No. AIP 3-27-0038-35 and 41; and

WHEREAS, said real property shall be retained or restored to wetland status, or restricted to such status for a period of time as provided herein, pursuant to (1) Section 404 of the Clean Water Act (33 U.S.C. Section 1344) and accompanying regulations; (2) permit issued by the Army Corps of Engineers (Permit Number 199600176); and (3) permit issued by the State of Maine, Department of Environmental Protection (Permit Numbers L-13760-18/31-J-A, L-13760-18-K-M, L-13760-19-O-M) (the real property described in Exhibit A as the Wetlands Compensation Package, referred to hereinafter in its entirety as the "Protected Property"); and

WHEREAS, the City, The Maine Department of Environmental Protection, and the Army Corps of Engineers, recognizing the functions and values of the Protected Property have the common purpose of conserving the functions and values of the Protected Property, conserve and protect the indigenous plant and animal populations, and prevent the use or development of the Protected Property for any purpose or in any manner that would conflict with its condition, for the benefit of the City of Portland and the people of the State of Maine; and

WHEREAS, the Protected Property, as restored, shall have significant educational, aesthetic, and ecological functions and values ("conservation values"); and

WHEREAS, preservation of the Protected Property is consistent with federal, state and local governmental conservation policy; and

WHEREAS, the City of Portland further intends, as owner of the Property to preserve and protect the conservation values of the Protected Property; in perpetuity.

NOW, THEREFORE, in consideration of the above, the City does hereby covenant and agree that the Protected Property is and shall be held, and if conveyed shall be subject to, the

restrictions, covenants, conditions, servitudes and easements set forth in the various clauses of this Declaration, which it is hereby covenanted and agreed shall inure to the benefit of and be binding upon the City, its successors and assigns, and shall be binding upon the Protected Property as described herein, to wit:

1. **PURPOSE:** It is the purpose of this easement to assure that the Protected Property: (1) will be retained forever in its natural or restored status; and (2) will not be used in a way that will significantly impair or impede the conservation uses of the Protected Property.
2. **USE OF THE PROPERTY: Protected Property:** The Protected Property shall be used for limited educational and conservation purposes only. No commercial, industrial, quarrying, or mining activities shall be permitted on the Protected Property. No motorized vehicles of any kind, including recreational vehicles, all-terrain vehicles, motorcycles, dirt bikes, and snowmobiles shall be permitted on the Protected Property except in emergencies and when necessary to the exercise of the City's rights under the terms of this Declaration. No filling, paving, dumping, excavation or other alteration shall be made to the surface of the Protected Property other than that caused by the forces of nature. Any activity or on use of the Protected Property inconsistent with the purposes of this Declaration.
3. **RIGHTS OF CITY:** Nothing herein shall be construed to enforce the terms of this Declaration against the City or its successors or assigns for any changes to the Protected Property due to causes beyond the City's control, such as changes caused by fire, flood, storm, or the unauthorized wrongful acts of a third party. The City reserves the right to sell, give, or otherwise convey the Protected Property, provided such conveyance is subject to the terms of this Declaration; and the terms, conditions, covenants, restrictions and purposes imposed herein shall be binding not only upon the City but upon its agents, successors and assigns, and all other successors to them in interest, and shall continue as a servitude running with the Protected Property in perpetuity.


No right of access by the general public to any portion of the Protected Property is conveyed by this Declaration.


4. **CUTTING OF TIMBER AND VEGETATION:** The destruction or removal of standing timber, plants, shrubs or other vegetation shall not be permitted, except, however, the minimum amounts necessary for the following:
 1. The right to clear and restore vegetation that is damaged or destroyed by the forces of nature, such as fire or disease and when necessary to prevent the spread of disease;
 2. The right to clear and restore vegetation, in the event of an emergency, when necessary to prevent the spread of fire;
 3. The right to gather, use or remove dead wood; and

11. **SEVERABILITY:** If any provision of this Declaration or the application thereof is found to be invalid, the remainder of the provisions of the Declaration, or the application of such provision to persons or circumstances other than those as to which it is found to be invalid, shall not be affected thereby.

IN WITNESS WHEREOF the City has executed this document the day and year first above written.


CITY OF PORTLAND

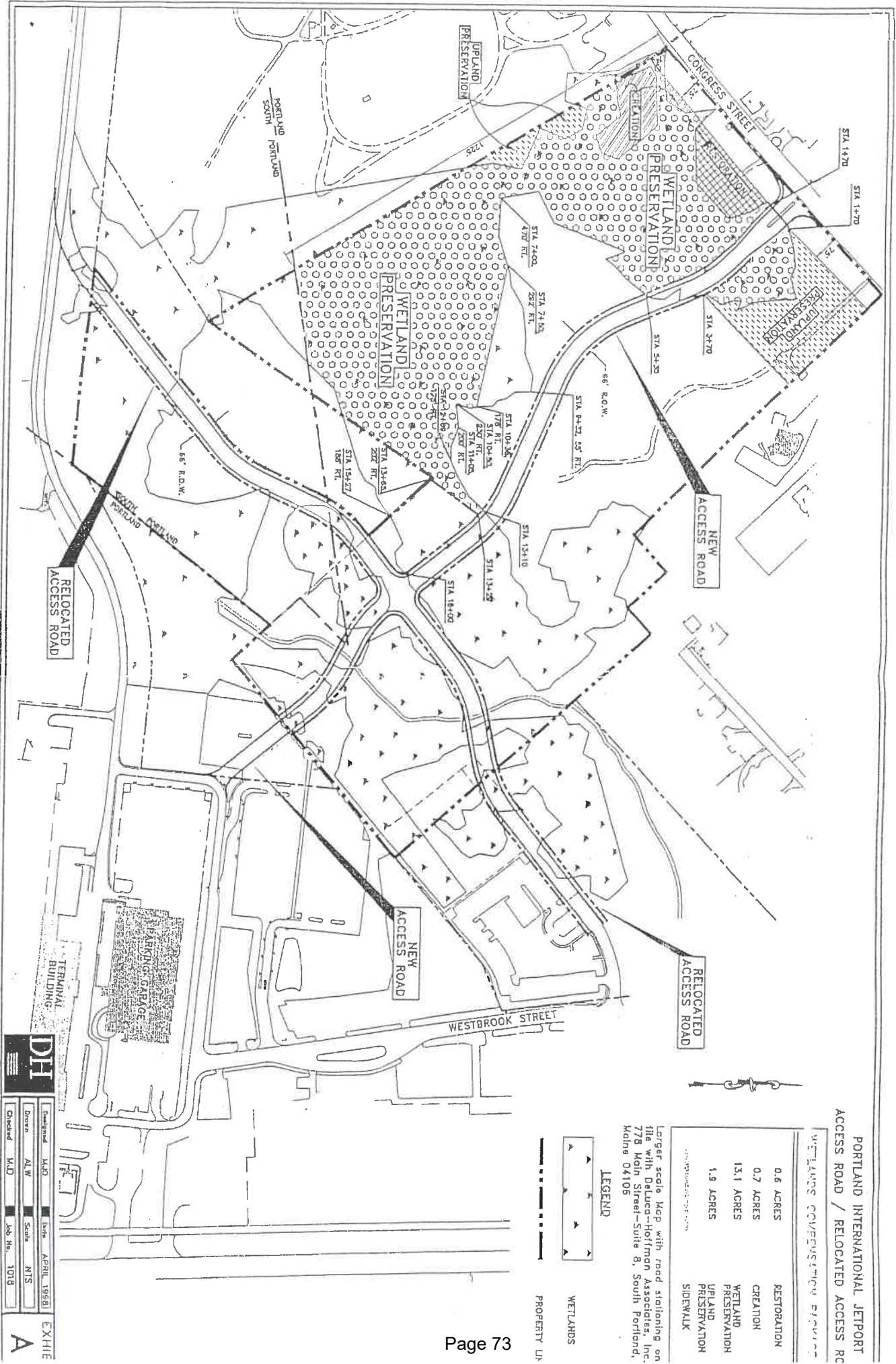

Robert B. Ganley
City Manager


WITNESS

**STATE OF MAINE
CUMBERLAND, ss**

Personally appeared the above named Robert B. Ganley, City Manager, and acknowledged the foregoing instrument to be his free act and deed in his capacity as Manager of the City of Portland.


Notary Public/~~Attorney-at-Law~~
SONIA T. BEAN
NOTARY PUBLIC, MAINE
COMMISSION EXPIRES JANUARY 10, 2001



PORTLAND INTERNATIONAL JETPORT
ACCESS ROAD / RELOCATED ACCESS RC

WETLANDS COMPENSATION PROJECT

0.6 ACRES	RESTORATION
0.7 ACRES	CREATION
13.1 ACRES	WETLAND PRESERVATION
1.9 ACRES	UPLAND PRESERVATION
	SIDEWALK

Larger scale Map with road stationing on 116 with Deluca-Hoffman Associates, Inc. 778 Main Street-Suite 8, South Portland, Maine 04106

LEGEND

- WETLANDS
- PROPERTY LINE

DH

Designed	MAO	Date	APRIL 1988
Drawn	ALW	Scale	NIS
Checked	MAO	Job No.	1018

EXHIBIT
A

DEPARTMENT OF THE ARMY PERMIT

Permittee City of Portland, Dept. of Transportation & Waterfront Facilities, 1001 Westbrook Street, Portland, Maine 04102

Permit No. 199600176

Issuing Office New England Division

NOTE: The term "you" and its derivatives, as used in this permit, means the permittee or any future transferee. The term "this office" refers to the appropriate district or division office of the Corps of Engineers having jurisdiction over the permitted activity or the appropriate official of that office acting under the authority of the commanding officer.

You are authorized to perform work in accordance with the terms and conditions specified below.

Project Description:

place and maintain fill in conjunction with the construction of an airport access road. Up to 2.3 acres of wetlands will be impacted by the project.

In accordance with the attached plans entitled "CITY OF PORTLAND, FILL FOR PROPOSED NEW & RELOCATED ACCESS ROAD" in seven (7) sheets dated "3/96".

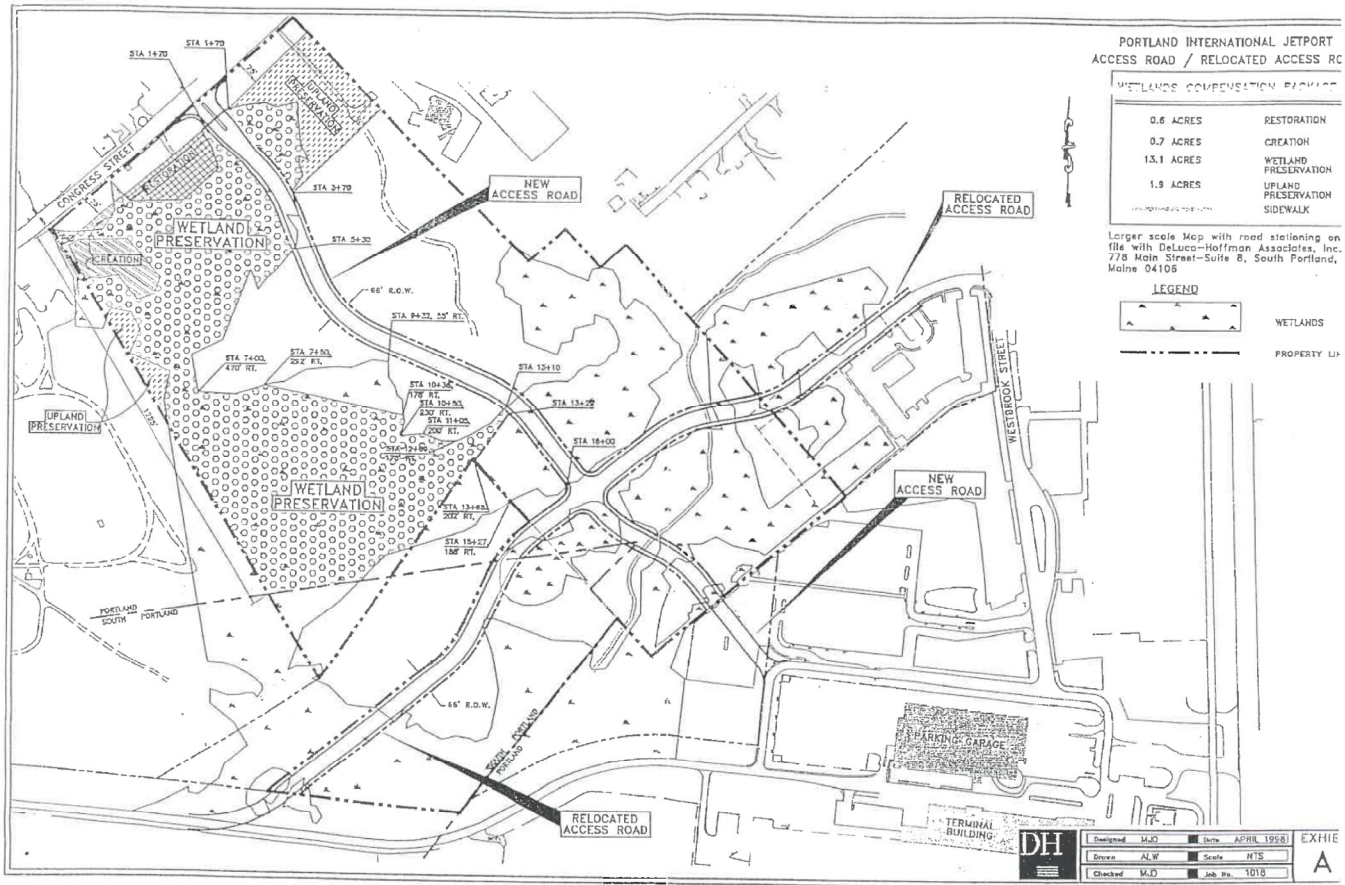
Project Location:

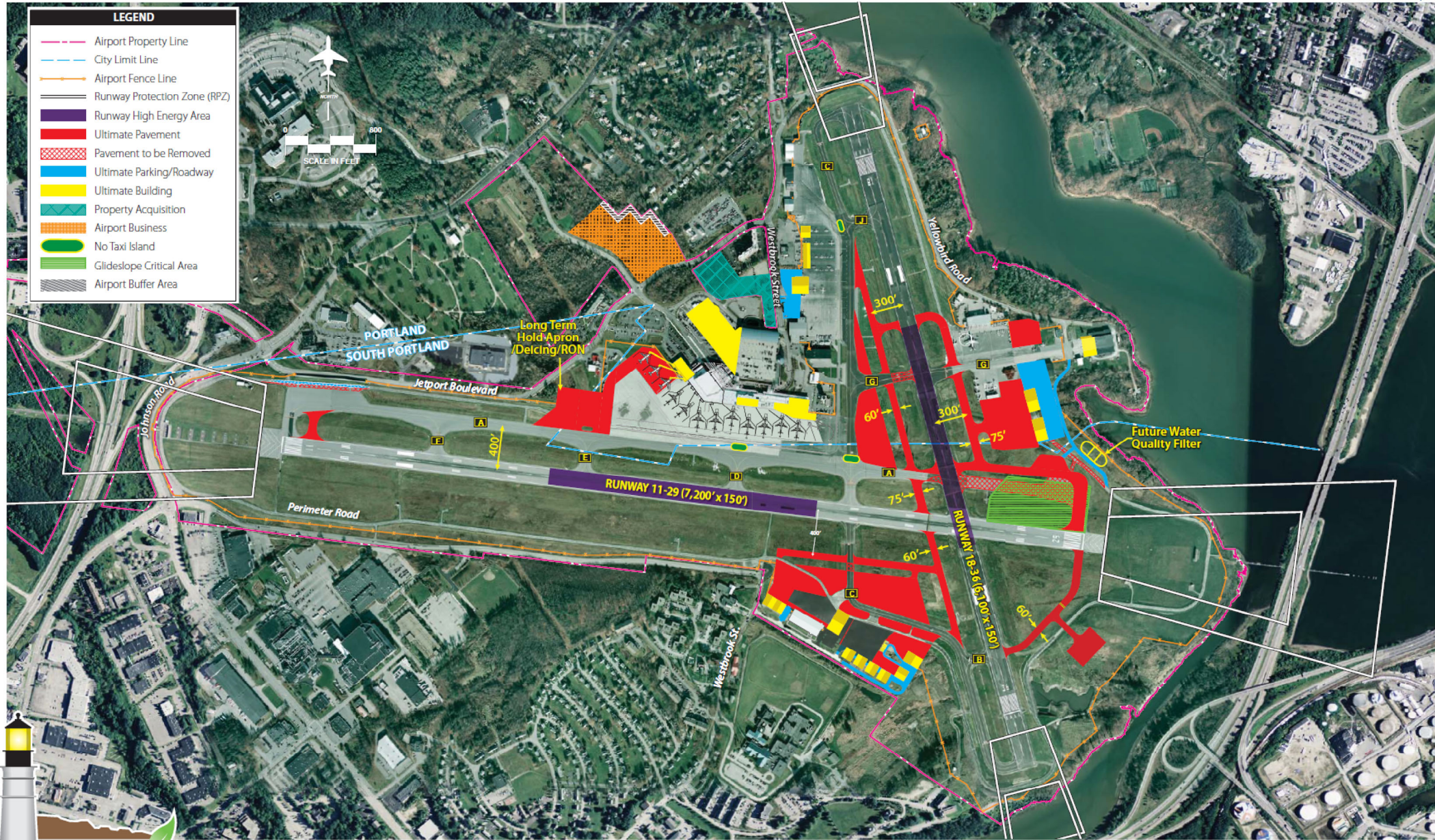
In freshwater wetlands off Congress Street and Johnson Road at Portland, Maine.

Permit Conditions:

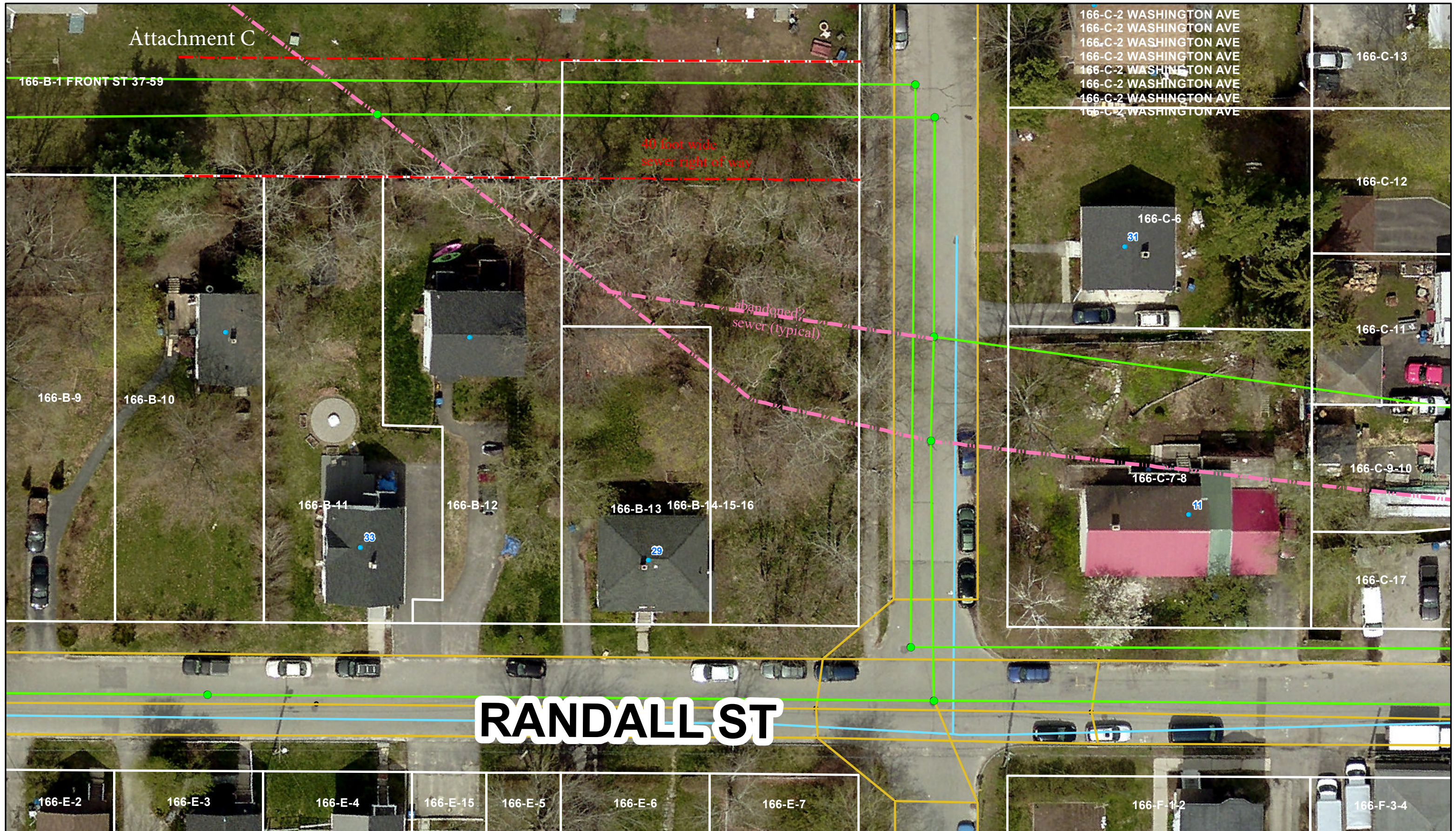
General Conditions:

1. ~~The time limit for completing the work authorized ends on~~ APR 3 2002 ~~.~~ If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least one month before the above date is reached.
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

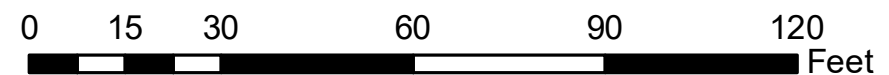




Attachment C



GIS SKETCH OF 21 RANDALL ST
AUGUST 8, 2019 1"=30'





City of Portland Maine Parcel Viewer



0 50 100ft

2,927,522.746 308,993.883 Feet

GIS_TIDAL
440_A001

ROW
Baxter Boulevard



TABLE 6-A: PERMITTED AND CONDITIONAL USES IN RESIDENTIAL NEIGHBORHOOD ZONES

	RN-1	RN-2	RN-3	RN-4	RN-5	RN-6	Use Standards	
Residential	Single-family dwellings	●	●	●	●			
	Two-family dwellings	●	●	●	●			
	Three-family dwellings	●	●	●	●			
	Four-family dwellings	●	●	●	●			
	Multi-family dwellings	○	●	○	●	●	●	6.4.12
	Townhouse dwellings		●		●		●	6.4.13
	Group homes	○	○	○	○	○	○	6.4.17
	Lodging houses			○	○	●	●	6.4.21
Institutional	Child care centers + small child care facilities	○	○	○	○	○	○	6.4.9
	Elementary, middle, and secondary schools	○	○	○	○	○	○	
	Governmental uses	●	●	●	●	●	●	
	Places of assembly	○	○	○	○	○	○	6.4.30
	Post-secondary schools			○	○	○	○	6.4.31
	Residential care facilities (small)	○	○	○	○	○	○	6.4.35
	Residential care facilities (large)	○	○	○	○	○	○	
	Comm.	Bed and breakfasts				●/○	●/○	●/○
Hostels					●/○	●/○	●/○	6.4.18
Market gardens		○	○	○	○	○	○	6.4.25
Neighborhood nonresidential reuse		○	○	○	○	○	○	6.4.26
Other	Cemeteries	●	●	●	●	●	●	
	Parks and open spaces	●	●	●	●	●	●	
	Solar energy systems (minor)	●	●	●	●	●	●	6.4.38
	Utility substations	○	○	○	○	○	○	6.4.39

Key: ● = permitted | ○ = conditional | Blank = not permitted | ●/○ = permitted or conditional per use standards

standard shall apply separately to each leased portion of the principal building.

- C. No accessory use or uses not within a building shall occupy more than a combined total of 25% of the unbuilt lot area, with the exception of off-street parking or as otherwise provided in Subsection 6.6.2.

6.6.2 Standards for specific accessory uses

A. Accessory Dwelling Units (ADUs)

1. Accessory Dwelling Units (ADUs) shall be permitted on all lawfully conforming and nonconforming lots with legal residential uses.
2. ADUs shall be permitted as new detached accessory structures, building additions, or within existing lawfully conforming or nonconforming structures. However, the addition of an ADU may in no way increase the degree of nonconformity of any structure unless otherwise permitted under this subsection.
3. Up to two ADUs shall be permitted per qualifying property.
4. Under circumstances where an existing nonconforming structure is converted to an ADU, the design of the ADU shall take into consideration to the extent practicable the privacy of adjacent properties.
5. An ADU shall be limited to a gross floor area of $\frac{2}{3}$ of the gross floor area of the largest principal unit on the lot. The aggregate square footage of detached ADUs on a lot shall not exceed the gross floor area of the principal structure.

6. ADUs shall be exempt from maximum lot coverage and minimum lot area per dwelling unit requirements.
7. Detached ADUs shall be limited to a maximum height of 18 feet, unless constructed above a garage, in which case the height of the structure shall be limited to 25 feet.
8. In residential zones, detached ADUs, regardless of size, shall be subject to side and rear setbacks for detached accessory structures less than 250 square feet, as established in Article 7.
9. Detached ADUs shall not be permitted between a principal structure and a front lot line.

B. Antennas, discs, transmitting and receiving equipment.

Building-mounted antennas, discs, and other transmitting and receiving equipment shall be:

1. No taller than 15 feet above the highest structural steel of the building roof.
2. Setback no less than 15 feet from the building perimeter.
3. Integrated into the architecture of the building in placement, form, color, and material so as to screen or camouflage such equipment from public view.

C. Drive-throughs

1. Drive-throughs shall be permitted as an accessory use in the B-4 zone.
2. Drive-throughs shall be permitted as conditional accessory uses in the B-2 zone only if a drive-through was located on the site as of the effective date of this Code.
3. In all other zones, drive-throughs shall be prohibited.

TABLE 7-A: RESIDENTIAL NEIGHBORHOOD ZONE DIMENSIONAL STANDARDS

	RN-1	RN-2	RN-3	RN-4	RN-5	RN-6	
Lot area (min.)	Single-family	6,500 SF	6,000	5,000 SF	2,000 SF	--	--
	Two-family	6,500 SF	6,000	5,000 SF	2,000 SF	--	--
	Three-family	6,500 SF	6,000	5,000 SF	2,000 SF	--	--
	Four-family	6,500 SF	6,000	5,000 SF	2,000 SF	--	--
	Townhouse	--	1,500 SF/unit	--	1,500 SF/unit	--	1,200 SF/unit
	Multi-family		1,200SF/unit		725 SF/unit	1,200 SF/unit, minimum of 40,000 SF	435 SF/unit
Nonresidential	6,500 SF	6,000 SF	5,000 SF	2,000 SF	40,000 SF	2,000 SF	
Street frontage (min.)	40 ft.	40 ft., except 15 ft./unit for townhouse	40 ft.	20 ft., except 15 ft./unit for townhouse	50 ft.	20 ft., except 15 ft./unit for townhouse	
Front setback (min.)	Average of adjacent front yards minus 5 ft.		Average of adjacent front yards minus 5 ft.	Average of adjacent front yards minus 5 ft.	Average of adjacent front yards minus 5 ft.	25 ft.	--
Rear setback (min.)	Principal structures and detached accessory structures (>250 SF footprint)	25 ft.	20 ft.	20 ft.	10 ft.	25 ft.	5 ft.
	Detached accessory structures (<250 SF footprint)	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
Side setback, interior (min.)	Principal structures and detached accessory structures (>250 SF footprint)	8 ft.	8 ft., except that a side setback may be reduced to not less than 5 ft. provided that the cumulative side yards are not less than 16 ft.	7 ft., except that a side setback may be reduced to not less than 4 ft. provided that the cumulative side yards are not less than 14 ft.	5 ft., except that a side setback may be reduced to not less than 0 ft. provided that the cumulative side yards are not less than 10 ft.	16 ft.	5 ft., except that a side setback may be reduced to not less than 0 ft. provided that the cumulative side yards are not less than 10 ft.
	Detached accessory structures (<250 SF footprint)	5 ft.	5 ft.	3 ft.	3 ft.	5 ft.	3 ft.
Side setback, corner (min.)	15 ft., or the depth of an adjacent front yard directly abutting the corner side yard of the lot, whichever is less	10 ft., or the depth of an adjacent front yard directly abutting the corner side yard of the lot, whichever is less	10 ft., or the depth of an adjacent front yard directly abutting the corner side yard of the lot, whichever is less	--	25 ft.	--	



DIMENSIONAL STANDARDS

TABLE 7-A (CONT.): RESIDENTIAL NEIGHBORHOOD ZONE DIMENSIONAL STANDARDS

	RN-1	RN-2	RN-3	RN-4	RN-5	RN-6
Structure height (max.) (Unless otherwise governed by the City of Portland Height Map or the Fort Sumner Park Height Overlay)	35 ft.	35 ft.	35 ft.	35 ft., except 45 ft. for buildings with 3 or more dwelling units. In all cases, height shall be limited to 35 ft. within 15 ft. of a rear lot line when abutting an RN-1, RN-2, or RN-3 zone	55 ft.	65 ft., except 45 ft. within 15 ft. of an RN-1, RN-2, RN-3, RN-4, OS-R, or OS-P zone
Detached accessory structure height (max.)	18 ft.	18 ft.	18 ft.	18 ft.	18 ft.	18 ft.
Building length (max.) (Multi-family + Nonresidential uses)	--	--	--	70 ft.	180 ft.	--
Lot coverage (max.)	Residential uses	60%	60%	60%	60%	100%
	Nonresidential uses	35%	50%	50%	60%	100%
Landscaped open space ratio (min.)	Residential uses	30%	30%	30%	20%	--
	Nonresidential uses	50%	30%	30%	20%	--
Width of garage opening on front façade (max.)	--	--	--	9 ft. or 30% of the front façade, whichever is greater, however in no case more than 20 ft.	--	9 ft. or 30% of the front façade, whichever is greater, however in no case more than 20 ft.

7.4 ALTERNATIVE RESIDENTIAL DEVELOPMENT OPTIONS

The following alternative residential development options are available within certain zones as indicated. These alternative residential development options are intended to provide creative opportunities for residential development by modifying standards within certain zones to allow for a variety of densities and site designs. Alternative residential development options may not be combined.

7.4.1 Conservation residential development

- A.** A conservation residential development permits a reduction in minimum lot area in exchange for provision of common open space, allowing for the efficient use of land and preservation of Portland’s natural resources.
- B.** Conservation residential development is permitted in the RN-1, IR-1, and IR-2 zones.
- C.** A conservation residential development shall be a minimum of two acres in area.
- D.** A conservation residential development shall be designed to prioritize the preservation of important natural features such as streams, wetlands, stands of mature trees, and critical wildlife habitats. Development shall minimize impacts on the natural environment by carefully laying out structures, streets, and other infrastructure, including buffer zones to protect and connect existing natural areas on site.
- E. Development standards**
 - 1. Site layout**
 - a.** All lots within a conservation residential development shall have

frontage on a street, private way, or common open space within the development.

- b.** The maximum number of lots permitted within a conservation development shall be determined by the total acreage of the site divided by the applicable minimum residential lot area requirement of the underlying zone.
- c.** All lots within the conservation residential development shall meet the dimensional requirements of the underlying zone with the exception of the following:
 - i.** Minimum lot area and street frontage may be reduced by no more than 50%.
 - ii.** Maximum lot coverage and minimum landscaped open space ratio requirements do not apply to lots of 5,000 square feet or less in lot area.
 - iii.** A minimum side setback of five feet applies to all lots within a conservation residential development unless otherwise specified below.
 - iv.** A minimum corner side setback of ten feet applies to all corner lots within a conservation residential development unless otherwise specified below.
 - v.** Front and rear setbacks may be reduced by 50% for all lots within the conservation residential

development, unless otherwise specified below.

- vi.** Where a lot within the conservation residential development abuts adjacent property, minimum side and rear setbacks are required in accordance with the standards of the underlying zone.
- vii.** Where a lot within the conservation residential development abuts a street at the perimeter of the development, minimum front setback and minimum street frontage is required in accordance with the standards of the underlying zone.

2. Common open space

- a.** In addition to any open space otherwise required by this code, 30% of the total site area of a conservation residential development shall comprise common open space. Common open space shall be designed as follows:
 - i.** Required common open space shall maintain a minimum width of at least 30 feet in any direction.
 - ii.** Common open space may be improved for recreational use, or left in a natural state. If improved for recreational use, no more than 10% of the common open space shall comprise impervious surfaces.

- iii.** No more than 50% of the required common open space shall be covered by water.
- iv.** Structures located within any common open space shall be accessory to any recreational use of the space.
- b.** Common open space may be conveyed as follows:
 - i.** To the City of Portland.
 - ii.** To a nonprofit corporation or charitable trust, the purposes or powers of which include retaining or protecting the natural, scenic, or open space values of real property; assuring the availability of real property for agricultural, forest, recreational, or open space use; protecting natural resources; or maintaining or enhancing air or water quality of real property.
 - iii.** To one or more homeowner’s associations.
- c.** Common open space associated with a conservation residential development shall not be sold, and has no future development rights.

7.4.2 Cottage court residential development

- A.** A cottage court residential development allows for small lot residential development in a manner that coordinates dwelling types and common open space into a cohesive whole, maintained in shared stewardship by residents.
- B.** Cottage court residential development is allowed in the RN-1, RN-2, RN-3, and IR-2 zones.

- B. The Zoning Board of Appeals must make positive findings on each of the four criteria above in order for any such adjustment to be valid. An applicant aggrieved of a decision of the Zoning Board of Appeals may appeal a decision under this subsection pursuant to the provisions of Article 2.

17.1.11 Effect of other City ordinances

- A. Nothing in this section shall permit the demolition or conversion to nonresidential use of dwelling units in residential property protected by Article 16, except as permitted by that ordinance.
- B. A conditional zone may not be used to circumvent the application of this section. The terms of this section shall apply to any conditional zone which involves dwelling units affected by this section. Notwithstanding the foregoing, nothing herein shall be deemed to prevent the City and the applicant from agreeing to terms which exceed those imposed by this section by means of a conditional zone.

17.1.12 Appeals

Any applicant aggrieved by a decision of the Planning Authority under this section may appeal to the Zoning Board of Appeals within 30 days of that decision.

17.2 AFFORDABLE HOUSING

17.2.1 Purpose

It is in the public interest to promote an adequate supply of housing that is affordable to a range of households at different income levels. Therefore, the purpose of this section is to offer incentives to developers to include units of affordable housing within development projects and to require the

inclusion of affordable housing units in development projects in certain contexts. In so doing, this section will assist the city in meeting its comprehensive goals for affordable housing, in preventing the overcrowding and deterioration of the limited supply of affordable housing, and promote the health, safety, and welfare of its citizens.

17.2.2 Affordable housing incentives

- A. **Eligible projects.** Under this subsection, eligible projects shall include any development project:
 1. That is permissible under the provisions of this Land Use Code in the zone in which it is proposed.
 2. That creates new dwelling units, among which is at least one low-income or workforce housing unit for rent or sale, through new construction, substantial alteration of existing structures, adaptive reuse or conversion of a nonresidential use to residential use, or any combination of these elements. Affordable housing units for sale or rent may not differ in exterior design from other units within an eligible project.
- B. **Reduction of fees.** Notwithstanding any other provision of this Land Use Code or Chapter 6 to the contrary, development fees, including site plan review and inspection fees, subdivision review and inspection fees, impact fees, administrative fees, and construction and permit fees as described in Chapter 6 of the City of Portland Code of Ordinances, shall be reduced by the City for an eligible project in the manner described in Table 17-A. Development



TABLE 17-A: AFFORDABLE HOUSING FEE REDUCTIONS

% of New Units That are Low-Income or Workforce	Development Fee Discount	Cost of Work (Building Permit) Fees
10% up to but not including 15%	10% reduction	\$9.90 per \$1,000
15% up to but not including 20%	15% reduction	\$9.35 per \$1,000
20% up to but not including 25%	20% reduction	\$8.80 per \$1,000
25% or more	25% reduction	\$8.25 per \$1,000

TABLE 17-B: BONUSES FOR ELIGIBLE PROJECTS

% Low-income or Workforce Units	Density Permitted¹
10-19%	1.1 x base
20-29%	1.25 x base
30-49%	1.3 x base
50-74%	2.5 x base
>75%	2.5 x base

¹ “Base” is the number of units allowed under the zoning without this bonus but with any other bonuses applied.

fees do not include any fees charged for review conducted by any party other than the City.

C. Expedited review. The Planning Authority shall perform its review of an eligible project in as expedited a manner as is practical, without impairing the scope or thoroughness of the review. The Planning Authority may adopt administrative procedures to prioritize review of eligible projects and facilitate this expedited review. The Planning Board shall make its best efforts to give priority in scheduling workshops and public hearings related to any plans or applications required for an eligible project that are within the Planning Board’s jurisdiction, without impairing the scope or thoroughness

of its review. At the conclusion of these public meetings, the Planning Board shall promptly issue a decision on all such plans and applications before it for consideration.

D. Density and height bonuses.

Notwithstanding any other provision of this Land Use Code to the contrary, in order to encourage low-income and workforce units in areas prioritized for growth, eligible projects as defined under Subsection 17.2.2 may avail themselves of the following options:

1. *Density bonuses.* The maximum number of units that would otherwise be allowed under this Land Use Code shall be increased for an eligible project in the manner described in Table 17-B, applicable where residential is allowed as a permitted or conditional use in mainland zones.
2. *Height bonuses.* In mixed-use zones, the TOD zones, and the RN-6, for eligible projects over ten units in size in which over 75% of units are low-income or workforce units, maximum heights as permitted under Article 7 shall be increased by 10 feet.
3. *Unit size.* In order to be eligible for this subsection, the low-income and workforce housing units must meet Subsections 17.2.3(C)(2), (3), and (4).
4. *Term of affordability.* Affordable units under this subsection shall be deed-restricted to remain affordable for 30 years or the longest term permitted under federal, state, and local laws, whichever is longer. Such deed restrictions shall be recorded in the Cumberland County Registry of Deeds.

17.2.3 Ensuring workforce housing

- A. Purpose.** Based on the City’s Comprehensive Plan and the City’s 2015 housing study, it is in the public interest to promote an adequate supply of housing that is affordable to a range of households at different income levels. The purpose of this subsection is to ensure that housing developments over a certain size provide a portion of workforce housing units and, by doing so, promote the health, safety, and welfare of Portland citizens.
- B. Applicability.** This subsection shall apply to site plan applications that create ten or more new dwelling units for rent or for sale through new construction, substantial alteration of existing structures, adaptive reuse or conversion of a nonresidential use to residential use, or any combination of these elements. This subsection shall not apply to projects that otherwise meet or exceed the standards of 17.2.3(C).
- C. Standards.** Development projects subject to this subsection shall meet to the following requirements:
 - 1. At least 25% of the units in the project shall meet the definition of workforce housing unit for sale or for rent as defined in Article 3. The project shall have the option of paying a partial fee-in-lieu as per (5) below or providing an additional unit on-site for any fractional value.
 - 2. Projects shall not be segmented to avoid compliance with these provisions.
 - 3. Workforce units must be integrated with the rest of the development, must use a common entrance in the case of mixed market rate and workforce buildings, must

TABLE 17-C: MINIMUM TERM OF AFFORDABILITY FOR REQUIRED WORKFORCE UNITS

% of Workforce	
Units Provided	Minimum Term of Affordability
25%	30 years
50%	20 years
100%	10 years

provide no indication from the exterior or from areas inside the respective buildings that these units are workforce housing units, and must demonstrate general parity in unit design, finishes, and amenities between market and workforce units in the development. Applications shall include a narrative that addresses parity of workforce and market rate units, a description of workforce and market rate unit attributes and amenities, phasing if applicable, and integration into the respective building and site design.

- 4. Workforce units need not be the same size as other units in the development but the cumulative number of bedrooms in such units shall be no less than 25% of the total number of bedrooms in the development.
- 5. As an alternative to providing workforce housing units, projects may pay a fee-in-lieu of some or all of the units. In-lieu fees shall be paid into the Housing Trust Fund. The fee for affordable units not provided shall be \$150,000 per unit, adjusted annually in the same way as the fee under Subsection 17.1.8.
- 6. Workforce housing units for sale, if converted to workforce housing units for



rent, shall become subject to the income limits and other requirements of such units.

7. The term of affordability for the required 25% workforce units provided shall be defined as shown in Table 17-C.
 8. Projects shall be subject to an affordable housing agreement with the City of Portland, unless a project is otherwise subject to such an agreement requiring an equal or greater percentage of affordable units at an equal or lower income target level than required by this section.
- D. Density and height bonuses.** Projects that are subject to this subsection shall be eligible for density and height bonuses under Subsection 17.2.2(D).
- E. Implementation guidance.** The Housing & Economic Development Department shall provide guidance on income verification methods, affordable housing agreements, and subsequent monitoring requirements.
- F. Reporting to City Council.** In conjunction with the annual report on the Housing Trust Fund, the Planning Authority shall annually report on developments subject to this subsection, the number of units produced, the amount of fee-in-lieu collected, and the overall effectiveness of this subsection in achieving its stated purpose.

17.2.4 Inclusionary zoning for hotel projects

- A. Purpose.** This subsection is based on City analysis, most specifically the analysis documented in the Greater Portland Council of Government study *Proposed Hotel Linkage Fee: Supportable Range* dated August 29, 2018, that finds that new hospitality developments create a need for new affordable housing. This need is

the result of the fact that hospitality developments necessarily create a number of jobs that do not pay employees at a rate sufficient to allow those employees to afford market-rate housing in the City of Portland.

- B. Hotel projects.** For the purposes of this subsection, hotel projects shall include any hotel as defined in Article 3 consisting of 10 or more guest rooms for rent to transient guests or to extended stay guests of up to six months. Any expansion of an existing hotel by 10 or more rooms within any five-year period will also be considered a hotel project.
- C. Low-income housing minimum.** All hotel projects shall provide one unit of low-income housing for rent in the City of Portland for every 28 rooms in the hotel project, which shall meet the standards outlined in Subsections 17.2.3(C)(2), (3), and (4) and in the implementing regulations governing low-income units. Such units shall contain two bedrooms and be a minimum of 900 SF in floor area. This amount shall be rounded up to the nearest increment of 28 rooms. These units shall be deed restricted for the longest period permitted by law, shall not be used for short-term rentals of less than 30 days, and must be provided with distinct entrances from the street to delineate them from the hotel itself.
- D. Fee-in-lieu alternative.** As an alternative to providing low-income housing units under Subsection 17.2.4(C) above, a hotel project may pay a fee-in-lieu of \$3,806 per hotel guest room. This amount shall be paid into the City's Housing Trust Fund and used for the purposes set forth in the ordinance and regulations applicable to that trust.

- E. Annual adjustments.** The amounts in Subsection 17.2.4(D) above shall be adjusted annually in the same way as the fee under Section 17.1.8.
- F. Implementation guidance.** The Housing & Economic Development Department shall provide guidance on income verification methods, affordable housing agreements, and subsequent monitoring requirements.

17.3 JILL C. DUSON HOUSING TRUST FUND

17.3.1 Purpose

The purpose of enacting this section is:

- A.** To establish a City of Portland Housing Trust Fund for the promotion, retention, and creation of an adequate supply of housing, particularly affordable housing, for all economic groups and to limit the net loss of housing units in the city.
- B.** To serve as a vehicle for addressing very low, low, and moderate income housing needs through a combination of funds as set out in this article.

17.3.2 Establishment of the Jill C. Duson Housing Trust Fund

The City Council shall establish a special revenue account under the name “City of Portland Jill C. Duson Housing Trust Fund” (Housing Trust Fund). Deposits into the fund shall include:

- A.** Contributions from the City’s housing replacement ordinance under Subsection 17.1.8.
- B.** In-lieu fees under Subsections 17.2.3 and 17.2.5.
- C.** Funds appropriated to be deposited into the fund by vote of the City Council.
- D.** Voluntary contributions of money or other liquid assets to the fund.

- E.** Any federal, state, or private grant or loan funds provided to the fund.
- F.** Interest from fund deposits and investments.
- G.** Repayments of loans made from the fund.

17.3.3 Management of the trust fund

The City Manager, or their designee, shall serve as the manager of the Housing Trust Fund. The responsibilities of the manager, subject to the orders of the City Council, shall include:

- A.** Maintaining the financial and other records of the Housing Trust Fund.
- B.** Disbursing and collecting Housing Trust Fund monies in accordance with the Housing Trust Fund annual plan.
- C.** Monitoring the use of monies distributed to successful applicants for Housing Trust Fund support to assure on-going compliance with the purposes of the fund and the conditions under which these monies were granted or loaned.

17.3.4 Housing Trust Fund annual plan

- A.** Each fiscal year, the City Council shall adopt a Housing Trust Fund annual plan. The City Manager shall submit to the City Council a recommended Housing Trust Fund annual plan, utilizing the revenues of the Housing Trust Fund as well as any other funds the manager may propose as appropriate. The housing committee of the City Council or such other committee as the council shall designate shall conduct public hearings on the recommended plan and refer the matter to the council for action.
- B.** The Housing Trust Fund annual plan shall include: