

**Housing & Economic
Development Committee Meeting**
Tuesday, July 21, 2026 at 5:30 PM



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

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

REMOTE ACCESS INFORMATION

The Housing & Economic Development Committee will conduct this meeting remotely via Zoom pursuant to the Remote Meeting Policy adopted by the Portland City Council. Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend, a recording will be available in the [Agenda Center](#) following the meeting.

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

<https://portlandmaine-gov.zoom.us/j/83329598115?pwd=QnfQQHnN8dDEDPPXS55htOhMV8zKPz.1>

1. **Review and accept Minutes of previous meeting held on June 30, 2026.**
 - a. See attached draft Meeting Minutes from June 30, 2026
2. **Communication: Quarter 2 (4/1/2026 - 6/30/2026) Rent Control Report - Jessica Quattropani, Permitting and Inspections Department Director**

The Permitting and Inspections Department produced this quarterly communication to detail Rent Control activities for Quarter 2 of Calendar Year 2026 - from April 1, 2026, through June 30, 2026. The report includes information on the Rent Board, Rent Control Inspections, and the number of complaints (including founded and unfounded and in progress), audits, quality controls, and license reviews for the quarter. Committee action is not required.

 - a. See attached Rent Control Quarter 2 report
3. **Discussion: Discuss amendment(s) to Rent Control Ordinance to strengthen enforcement - Councilor Pious Ali, Chair**

The Housing and Economic Development Committee will discuss possible amendment(s) to the Rent Control Ordinance in alignment with the 2026 City Council goal of accelerating housing production and strengthening affordability protections.

 - a. See attached Memo to the HEDC
 - b. See attached relevant portions of Chapter 6

4. **Discussion: Consider policy to enhance public support for the arts - Councilor Pious Ali, Chair**
The Housing and Economic Development Committee will discuss policy initiatives to enhance public support for the arts, in alignment with the 2026 City Council goal of strengthening economic vitality and supporting local businesses.
5. **Public Comment: Review and possible recommendation to the City Council amendments to the City's Tax Increment Financing Policy - Mary Davis, Housing and Community Development Director, Heidi McCarthy, Housing Program Manager**
The Housing and Economic Development Committee will consider amendments to the TIF Policy, which staff recommend for the purpose of accelerating housing production by simplifying the application and approval process. Public comment will be taken prior to Committee action.
 - a. See attached Memo to the HEDC
 - b. Draft Proposed Tax Increment Financing Policy
 - c. 3.31.2026 HEDC Memo re: TIF Policy
6. **Public Comment: Review and recommendation to the City Council of a request for funding from the Jill C. Duson Housing Trust Fund re: Hope Acts, Hope House - Mary Davis, Housing and Community Development Director, Heidi McCarthy, Housing Program Manager**
Hope Acts has submitted a request for funding in the amount of \$386,037 from the Jill C. Duson Housing Trust Fund. The funding would be used to support energy efficiency improvements and address critical structural issues in the basement which were unknown prior to the start of construction. Public comment will be taken prior to Committee action. Mary Davis and Heidi McCarthy will lead this discussion.
 - a. See attached Memo to the HEDC
 - b. Hope Acts Application Information
 - c. Underwriting Memo
7. **Executive Session: Pursuant to 1 M.R.S.A. 405(6)(C) and 5 M.R.S.A. 13119-A, the Committee will go into executive session to provide staff direction regarding possible negotiation for sale of City-owned property at Portland Technology Park - Dena Libner, Assistant City Manager, Nancy Martin, Business Programs Manager**

Next Meeting Date: September 15, 2026