



HOUSING COMMITTEE

DATE: Thursday, November 12, 2020

TIME: 5:30 PM

LOCATION: ZOOM MEETING INSTRUCTIONS:

The Housing Committee will hold a remote meeting on THURSDAY November 12, 2020 at 5:30 pm. This meeting will take place remotely using Zoom.

Virtual meetings are allowed using emergency legislation approved by LD 2167; 1 M.R.S. §403-A, that authorizes cities and towns to conduct meetings online.

Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend live, a recording will be uploaded to portlandmaine.gov/livestream the next day.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85422881759?pwd=OHRoUkpSZXdYcVZsTkdNbWQ0SHVWQT09>

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AGENDA

1. Review and accept Minutes of previous meeting held on October 14, 2020
 - a. Draft Minutes 10-14-20
2. Review of 2020 Annual Housing Committee Report
 - a. 2020 Annual Housing Committee Report
3. Verbal Update from Staff Regarding Request to HUD for a 1-Year Extension to Submit the 5-Year Consolidated Plan
4. Verbal Update from Staff Regarding Portland Median Income Discussion at the October 20 Economic Development Committee Meeting
5. 2020 and 2021 Work Plan Discussion (new and/or updated recommendation to forward to the 2021 Housing Committee)
 - a. 2020 and 2021 Work Plan

Next Meeting Date:
December 9, 2020 (tentative)

Housing Committee Minutes of October 14, 2020 Meeting

A remote meeting of the Portland City Council's Housing Committee was held on Wednesday, October 14, 2020 at 5:30 P.M. via ZOOM. Councilors present at the meeting included Committee members Councilor Pious Ali, Councilor Kim Cook and Councilor Jill Duson, Chair of the Committee. City staff present included Mary Davis Division Director Housing and Community Development, Victoria Volent Housing Program Manager, Amanda Methot Compliance Officer, and Kelley Walsh HCD Program Manager. Member of the Rental Housing Advisory Committee included Co-Chairs Meredith Cook and Regan Sweeney.

Item 1: Review and accept Minutes of previous meetings held on September 17, 2020

Motion by Councilor Cook to accept the minutes from September 17, 2020. Motion was seconded by Councilor Ali and the minutes were approved 3-0.

Item 2: Presentation, Overview and Integrated Report from the Rental Housing Advisory Committee

Meredith Cook and Regan Sweeney, co-chairs of the Rental Housing Advisory Committee noted their enthusiasm at the opportunity to connect with the Housing Committee. They noted it might be helpful if the Housing Committee employed the RHAC as a source of advice and assistance, and that they would appreciate feedback from the Housing Committee on a path forward towards a closer working relationship. A Work Plan, provided by the Housing Committee for the RHAC was suggested.

Mary Davis introduce the other members of the RHAC that were at the meeting

Councilor Duson asked the other members if they had comments that would like to share. Seeing none, Councilor Duson thanked the RHAC for their time. The Housing Committee will be very different after the election as two members of the current Committee will no longer be members of the Council. The new Housing Committee may wish to hold a similar meeting with the RHAC. As the RHAC is an advisory Committee, the RHAC could be a place where members of the public can conduct longer conversations prior to action by the Housing Committee.

Councilor Cook expressed her thanks to the volunteers of the RHAC for their time. This conversation with the Housing Committee may be more useful with the new Housing Committee. The RHAC was conceived before her arrival on the Council; however, she is not sure how the RHAC can be most helpful to the Housing Committee or City. The Council has limited itself with policy ideas via the

annual goal setting. So not sure if every item brought forward by the RHAC deserves the full Council review. The Housing Committee does need to make a decision on how the next Housing Committee should interact with the RHAC.

Councilor Ali- He will continue on the Housing Committee if the mayor appoints him. He thank the RHAC for their time and energy. He looks forward to continue working with the RHAC.

Councilor Duson open the meeting to public comment. Seeing no requests to comment, the public comment period was closed.

Mary will add this conversation regarding interaction between the two Committees to the Work Plan for the next Housing Committee.

Councilor Duson thanked the RHAC again for their hard work.

Item 3: Presentation, Review and Recommendation to the City Council on the Community Development Block Grant (CDBG) Priority Task Force Report

Mary Davis introduced this item. She noted the U.S. Department of Housing and Urban Development (HUD) requires that communities receiving HUD funding (CDBG, HOME, ESG) undertake a planning process every three to five years to review local affordable housing and community development needs. This process is designed to help communities develop priorities and multi-year goals in coordination with other community plans and resources to make a greater impact within the community.

The 5-Year Consolidated Plan will be submitted to HUD in May, 2021. Staff is seeking Council approval of the Community Development Goals and Priorities, as well as, changes to the CDBG allocation process. Staff is seeking changes at this time so they can be incorporated into the FY 21/22 CDBG Allocation Process which begins at the end of October.

A letter from the City Manager detailing his recommendations regarding the 2020 CDBG Priority Setting Task Force Report is attached. There are several recommendations that the City Manager does not support, particularly during these challenging times. In his letter to the City Council, the City Manager indicates that it would be his preference that council accept the 2020 CDBG Priority Task Force Report and delay implementation of the recommendations noted in his letter for at least one year. At that time the City Council can re-assess the implementation of these recommendations prior to the start of the FY 2022-2023 CDBG program year.

Mary Davis thanked staffed members Amanda Methot and Kelly Walsh for their work.

Jim Hall- Co-chair of the 2020 CDBG Priority Task Force. Thanked Council members and fellow task force members. He presented to the Housing Committee how the Task Force came to various decisions.

“Staff helped us analyze data from prior allocation rounds, and a concurrent community outreach effort.

We reviewed the history and performance of set-asides, as well as the question of whether it would even be possible to predict which programs should get preference through this particular five-year plan.

There was a lively discussion around the long-standing set-aside that funds civilian coordinators of community policing – given national attention on disproportionate minority contact, and the question of whether we need to shift funds from enforcement first-responders to allied human services. We recommended keeping this set-aside, with an asterisk asking whether the city might find ways in the future to fund it from the city budget.

We debated ways to balance funding of smaller new and innovative programs, which don't tend to score well in areas requiring past experience. We agreed on a set-aside requiring a minimum overall score. Last year this would have allotted up to \$128,000 before opening up the remainder to larger veteran services.

Priority adjustments were largely data-driven, with special consideration for the experience of service providers on our committee.

The community ranked Parks and Rec very high (perhaps partly due to news at the time regarding encampments and city layoffs). Taking the data at face value, we recommended promoting this priority level. Assuming our recommendations on scoring – this would provide 5 bonus percentage points rather than 2.

Service providers indicated that most people can maintain consistent rent once they have help with thresholds such as first/last/deposit. We voted to recommend recasting this activity as “housing startup assistance”, and raise priority from 2 to 5 bonus points.

A similar discussion indicated that it would be helpful to consolidate assistance around mental health and substance use into a single broader category for “behavioral health”, allowing various needs to be served simultaneously without forcing an arbitrary choice of category. This is also consistent with the highest priorities of the community.

Staff indicated there was no way to know whether job-creation programs actually lead to permanent positions after the funded year. Given our desire to prioritize measurable outcomes, we recommended shifting this category from the 5-point to the 2-point priority list.

Some areas have proven difficult to form into CDBG applicant programs, including financial counseling and micro-enterprise. Providers also indicated that the type of financial planning involved was not the most helpful activity, so we recommended removing bonus points. We also recommended removing the priority points from historic preservation and facade improvements, as these provide the least direct human impact, and have more appropriate funding sources available.

The community ranked permanent solutions such as housing and homelessness prevention higher than temporary measures like food assistance or emergency shelter. Along with the existence of other funding sources, this contributed to our recommendation to provide 2 rather than 5 bonus points to food

assistance. Given current unknowns, we did leave “emergency shelter” in the 5-point bucket, with a request to review when a more stable situation prevails.

Analysis of the last five years of applications suggested lowering certain caps, in construction and development, and city funding maximums. We also saw certain calculations were not serving the intended purpose. Our recommendations would remove a formula involving percentage of prior funding, in favor of a flat maximum for construction / development. Our understanding was that another specific threshold on public infrastructure never came close to limiting requests, so we recommended removing that calculation. This was not at all intended to indicate lower priority for infrastructure improvements.

There was a general desire to make the scoring system simpler, more transparent and more predictable. Our recommendation would have the allocation committee use the same ranking range on all sub-categories, then apply weights to important areas. We provided a detailed recommendation in this schema that tries to respect recent relative levels. The allocation committee determines each year’s relative weights, so we felt a consistent scale could be an improvement that still allows flexibility. There’s no reason this system has to be limited to whole-number ranks or multipliers.

The category for “Consistency with city plans” had gradually been lowered to a single point, because of the overlap with a separate rating of how well a given application contributes to city goals. We voted to absorb this language into the narrative of the larger category.

The format of the collaboration section has discouraged multiple types of outreach, and forced low-quality documentation where complicated memoranda were involved. We recommended increasing the page limit, and scoring overall collaboration rather than making applicants choose one type.

Finally, we hope this program can balance a need for prescriptive structure with an ability to respond as future needs become clearer – specifically considering ongoing developments around the health crisis, racial equity, and solutions to homelessness in Maine.

The city manager has recommended delaying consideration of certain changes. Our public meetings have adjourned so I can’t speak for the group on this – but to me it appears consistent with our request to remain open to emerging trends.”

Mary Davis summarized the City Manager’s memo.

Councilor Duson thanked the task force for their deep dive and review of the programs. She also thanked staff for their work.

The Committee discussed delaying a recommendation from the Housing Committee to the City Council on the Community Development Block Grant Priority Task Force Report until the new Housing Committee is seated.

Council Ali- thanked the Task Force Committee for the work they did.

Councilor Cook- thanked the Task Force for all their hard work.

The Committee discussed incorporating the work of the Racial Equity Steering Committee into the report.

Mary Davis noted some of the process changes were suggested for implementation in a few weeks' time while the 5-year plan would not be submitted to HUD until May of 2021. This is a living document and the Council can make priority and funding changes at any time.

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

Mary Davis indicated she would bring the Housing Committee's recommendation to the City Manager.

Councilor Cook- made a motion to move this item to the City Council without a recommendation from the Housing Committee.

The Committee discussed a one-year delay on submitting the 5-year plan until after the Racial Equity Steering Committee has completed their work.

Mary Davis explained the 5-year plan is required to be submitted by May 2021 and to vary from that cycle the City would need to receive permission from HUD to establish a new 5-year plan schedule. Further, the 5-year plan can be amended with a public process, which has been done in the past at the time of the annual action plan.

The Committee discussed community engagement during the process and requesting a filing extension from HUD. Mary Davis noted the City Manager would be required to make the formal request. If the request were granted, then the City would operate under the old plan.

Councilor Duson express her concern that the reason the Committee is requesting the delay will not change in the next six months. The City Manager's recommendations get us to the same place. She is leaning towards forwarding the Task Forces' recommendation to the City Council.

Councilor Cook likes the idea of a delay. An extension would give time for the Task Force to incorporate public engagement in a post pandemic world.

Councilor Ali supports a delay which would allow the Racial Equity Steering Committee to weigh in.

Mary Davis indicated she would have a conversation with the City Manager.

The Committee indicated action on this item would not be taken this evening. Staff is directed to pursue an extension with HUD on the submission of the 5-year plan. Staff is requested to update the Housing Committee on this item during their next meeting.

Item 4: Presentation of the 2020 Interim Housing Report

Victoria Volent introduced this item noting the many achievements accomplished by the Housing Committee towards creating affordable and market rate housing through funding initiatives and the sale of

city-owned property.

Councilor Duson thanked staff for the report.

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

Item 5: Affordable Housing TIF Policy Discussion regarding potential revisions to the terms of Credit Enhancement Agreements

Mary Davis introduced this item. In 2017, the City Council amended the City's Tax Increment Financing (TIF) Policy to allow the maximum average percentage of 75% of captured revenue to be returned to a developer of an affordable housing project. The change was implemented to support projects competing for Low Income Housing Tax Credits (LIHTC). The tax credit application process, administered by MaineHousing, includes a scoring matrix that awards up to 4 points for projects receiving property tax relief. Points are awarded on a tiered approach based on the percentage and length of property tax relief. The LIHTC application process is very competitive. The City's willingness to provide tax increment financing is one way the City can support projects competing for this resource. It was assumed that only projects competing for LIHTC would request this level of TIF financing. The city is now seeing projects not eligible for LIHTC, requesting City assistance through an Affordable Housing TIF. As a result, staff is proposing several changes to the maximum percentages and terms for credit enhancement agreements.

The first proposed change is the recommendation to add a definition of affordable that matches the definition used in other city programs, such as Inclusionary Zoning. Second, implement a tiered approach to determine the maximum percentage of captured revenue returned to the developer based on the number of restricted affordable units and the level of affordability in the project. Thirdly, require the term of the TIF to match the length of affordability of the project

Staff asked the Housing Committee if they would provide a recommendation to the Economic Development Committee for their October 20 meeting.

Councilor Cook indicated she does not like something coming to the Housing Committee with a recommendation to another Committee. Housing issues, including TIFs and sale of land, should go to the Committee that had jurisdiction over the item. Though she appreciates the approach of bringing the two Committees together, she is not sure why the Housing Committee is involved if they are not providing a motion to the Council. As The Economic Development Committee is the committee of jurisdiction, she will deal with this item when it comes to full council.

Councilor Duson indicated this item is something the new Housing Committee should review. She is on the fence on taking action to approve staff recommended changes to the Economic Development Committee (EDC).

Councilor Ali- I would recommend we vote on this so they may take action.

Councilor Cook- I feel the need to recommend that we consider adding a criteria around the Portland median income limit. However, I am not sure if it is appropriate asking the EDC to consider that recommendation. I would want to make a recommendation regarding alerting the Council to the area median income metric but not alerting the EDC.

Councilor Duson- The Housing Committee has talked through using a different metric than the Portland HUD Metro Fair Market Area Median Income, but I am not comfortable proposing to the EDC or the full Council of whether we should submit a Portland Median Income for AMI. I hope that is not a barrier with moving this forward to the EDC.

Mary Davis explained that the federal programs the City administers requires the City to use the HUD Metro Fair Market Area Median Income. The State Affordable Housing TIF statutes also references the HUD area median income. Therefore, for consistency purposes we use the same source for the income level. However, there is nothing that indicates the City cannot use another metric, as long as it does not exceed the HUD AMI limit.

Councilor Duson- I agree with Councilor Cook that this is an important data point to keep in front of us. I support the consistency argument, and it is something familiar to the developers.

Councilor Cook- I also appreciate the consistency and the relevancy. Whatever the AMI is, it is the role of the Council to decide what percentage of AMI we want to focus on. I think we should make that decision based on PMI. Leave the programs in the AMI language, but decide the percentage of AMI based on PMI.

Councilor Duson- I understand but disagree. It's a salient argument. It makes sense to put in parenthesis what this means as PMI but I stop short of substituting AMI with PMI. There is a lot of value in using the same reference in all of our programs..

Councilor Cook- Because PMI is not our standard; I ask where is this on the PMI. I want this metric to be available for consideration by the Council. I support AMI as a metric for HUD projects, but would hope that PMI is used by future Councils.

Mary Davis- We can add PMI, if that is the directive, on how to report for future reports.

Councilor Duson- We are asking that this becomes a footnote or reference or sentence on how this means

as PMI. Can we do a sample calculation for this?

Mary Davis – we can include that in the memo for the EDC as a side by side comparison. This outgoing Housing Committee would recommend the next Council make PMI a standard of considering housing projects.

Motion by Councilor Duson to recommend proposing these changes to the EDC with a side-by-side PMI comparison and recommending that PMI become a routine part of the economic analysis. Motion seconded by Councilor Ali. The motion passed 3-0.

Item 6: Update on the CDBG (CARES Act) Rental Assistance Program

Mary Davis introduced this item noting it is basically the same update the Council heard during their August 8 meeting.

The program began accepting applications July 6, 2020, providing up to \$750/month in rental assistance and \$250 in utility assistance payments. Applicants were required to apply monthly, and were eligible for up to three months of assistance. In August, the application changed to support applicant self-certification and increased available rental assistance from \$750 to \$1,000. This change significantly increased the number of applications submitted.

The program closed October 1, 2020. All applications received through October 1, 2020 are being processed on a first come, first serve basis until all funds are expended. Despite the program closure, applications continue to be received by The Opportunity Alliance. All applications received after October 1 are retained and filed by date received. If additional funding is allocated to this program, applications received after October 1 will be certified and processed.

As of September 30, Opportunity Alliance received a total of 547 applications. To date, 459 applications were submitted to the HCD office for final approval and processing of payment; 433 applications have been approved, 11 applications have been denied, and 15 applications are pending.

With 88 applications currently in the queue to be reviewed, the program funding will be fully expended within the next week. Therefore, the City Manager recommended and the City Council approved an additional \$524,669 in funding for the program. The funding is made possible through a CDBG-CV Round 3 CARES Act allocation. The proposal will be submitted to HUD for final approval on Tuesday, October 13; HUD approval is required prior to re-opening the application process. Staff anticipates receiving HUD approval before the end of October.

Mary recognized Kelley Walsh and Amanda Methot for their work with this program.

Councilor Duson thanked staff for their swift action to help people during this emergency situation and thanked Opportunity Alliance for their role and support of the City.

Item 7: 2020 Work Plan Discussion

Councilor Duson asked the Committee if there is something in the draft Work Plan you think is missing, it should be noted this evening so we can finalize it in the next meeting, otherwise please drop a note to Mary if you have any additional comments or revisions for the next meeting.

Motion to adjourn by Councilor Cook, seconded by Councilor Ali, (approved 3-0), the meeting adjourned at 8:23 P.M.

Respectively submitted,

Victoria Volent



CITY OF PORTLAND
Housing and Economic Development Department
Housing and Community Development Division

TO: Councilor Duson, Chair
Members of the Housing Committee

FROM: Victoria Volent, Housing Program Manager
Mary Davis, HCD Division Director

DATED: November 5, 2020

RE: 2020 Housing Committee Report
Goals, Work Plan, and Accomplishments

INTRODUCTION

The City Council Goal's for 2020 included increasing access to rental and home ownership housing that is safe, affordable and accessible. Listed below are the 2020 Housing Committee accomplishments which reflect the Committee's work to address the Council goal followed by the 2020 Housing Committee Workplan priorities.

HOUSING COMMITTEE ACCOMPLISHMENTS

The Housing Committee met eleven times throughout 2020, including the meeting on November 12th. Outlined below is a brief overview of how the Committee addressed the 2020 City Council goal.

During the February 12 meeting, the Housing Committee recommended the 2020-2021 Housing Program Budget to the City Council. The budget included funding from HUD's HOME Program, the CDBG Housing Development Fund, Lead Safe Housing Program, and Housing Trust Fund. During that same meeting, the Housing Committee also endorsed the 2020-2021 Affordable Housing Development Application. It has been the policy of the City to utilize an annual application and/or RFP process for the allocation of city resources (HOME and Housing Trust) budgeted for the development of affordable housing. A third item presented to the Committee was their endorsement of the Affordable Housing Tax Increment Financing (AHTIF) Program Application created in an effort to coordinate and streamline the process for allocation of city resource.

During the March 4 meeting of the Housing Committee, the Committee approved the issuance of three Request for Proposals (RFP) for city-owned lots located at 21 Randall Street, 165 Lambert Street, and 43 & 91 Douglass Street. One of the goals in the RFP included providing mixed income units affordable to households earning 60% to 120% of the area median income. The RFP required affordability restrictions for a minimum of 30 years for homeownership and the longest period allowed by law for rental units. The RFPs encouraged higher density zoning that furthers exceptional projects as well as

alternative ownership models that encourage mixed income communities with long-term affordability for maximum number of units.

The Housing Committee recommended four Affordable Housing Tax Increment Financing (AHTIF) districts for projects located at 83 Middle Street, 200 Valley Street, 337 Cumberland Avenue, and 577 Washington Avenue (Washington Gardens) on May 13. On August 12, the Committee considered and recommended the disposition of city-owned parcels at 622 Auburn Street and 0 Gray Road in Falmouth.

PROPOSED HOUSING DEVELOPMENT

- **200 Valley Avenue:** Avesta Housing Development Corporation
 - \$97,545 HOME Funds;
 - 497,455 Housing Trust Funds;
 - \$4,092,269 Affordable Housing Tax Increment Financing (TIF)
 - 60 new units of rental housing;
 - 15 efficiency units, 38 one-bedroom units, 9 two-bedroom units and 13 three-bedroom units;
 - 36 units will be affordable to households earning at or below 50% Area Median Income (AMI), 12 units will be affordable to households earning at or below 60% AMI, and 12 units will be at market rates.

- **337 Cumberland Avenue:** Portland Housing Authority Development
 - \$500,000 Housing Trust Funds;
 - 60 new units of rental housing;
 - 36 units will be affordable to households earning at or below 50% of the Area Median Income (AMI), 12 units will be affordable to household earning at or below 60% AMI, and 12 units will at market rate.

- **577 Washington Avenue (Washington Gardens):** Portland Housing Development Corp.
 - \$400,000 HOME Funds;
 - \$184,150 CDBG Funds;
 - \$3,809,991 Affordable Housing Tax Increment Financing (TIF)
 - Affordable Housing TIF returning an average of \$96,305 annually to the developer over 30 years;
 - 100 units of senior rental housing (60% affordable at or below 50% AMI and 40% at or below 60% AMI).

- **83 Middle Street:** Community Housing of Maine
 - \$193,266 HOME Funds
 - \$200,000 CDBG Funds;
 - \$136,734 Housing Trust Fund
 - \$1,559,287 Affordable Housing TIF
 - 50 new units of rental housing;
 - 20 units will be affordable to households earning at or below 50% of the Area Median Income (AMI) and, 30 units will be affordable to household earning at or below 60% AMI.

- **104 Grant Street:** Community Housing of Maine
 - \$2,749,457 Affordable Housing TIF
 - 23 new units of homeownership (condo) units;
 - 10 units will be at market rate and 13 units will be deed restricted at or below 120% AMI

CITY-OWNED PROPERTY

- Three city-owned parcels
- 122-142 new units of low and market rate units
- Rental, single-family, condominium, co-operative housing, accessory dwelling units
- 75% of units affordable to low and middle income households
- 100% Green Building Code compliant
- New tax revenue

21 Randall Street: Greater Portland Land Trust

- 13 units of homeownership housing
- Land owned by the Greater Portland Community Land Trust
- Deed restricted land lease to ensure long-term affordability
- 100% priced at or below 110% AMI; and
- 5 one-bedroom units, and 8 three-bedroom units.

165 Lambert Street: Maine Cooperative Development Partners

- Minimum of 20 units of cooperative housing
- 100% priced between 60% AMI to 100% AMI; and
- Minimum 20 three-bedroom/2 bath units.

The City Council is reviewing the Request for Proposal from two different developers for the City-owned parcel located at 43 & 91 Douglass Street. The City Council is expected to vote on November 9th to recommend that staff begin to negotiation terms for a Purchase and Sale Agreement with one of the two proposed developers.

ADDITIONAL 2020 ACTIVITIES

- Committee recommended to the City Council review of the Rental Housing Advisory Committee recommendation regarding application fees for rental housing units
- Committee approved renewal of membership in the Cumberland County HOME Consortium
- Committee recommended and City Council approved the FY 2020 Housing Trust Fund Annual Plan
- Committee received a presentation on Limited Equity Co-Operative Housing Model
- Committee received a presentation on changes to HUD/CDBG Eligible Areas map
- Committee received a presentation of Federal, State, and local update regarding COVID-19 and housing related issues
- Committee reviewed and recommended to the City Council approval of CDBG-CV and ESG-CV Supplemental Funding
- Committee reviewed and recommended to the Economic Development Committee the disposition of City-owned property at 157 Brackett Street and 176 Clark Street
- Committee reviewed and discussed direction related to an Affordable Housing Tax Incremental Financing request for a housing development proposal at 45 Brown Street
- Committee reviewed the FY21 HUD Annual Allocation Plan
- Committee reviewed and discussed Tom Watson's request to amend the Portland City Council approved 44/52 Hanover Street Purchase and Sale Agreement to change the development program from commercial maker space to a mixed-use residential and commercial property
- Committee reviewed and discussed the FY20 HUD Consolidated Annual Performance

- Report
- Committee reviewed and recommended to the City Council of the CDBG Task Force Report
- Committee reviewed the 2020 Interim Housing Report
- Continued oversight of:
 - Rental Housing Safety & Inspection Program
 - Residential Rental Registration Program
 - Inclusionary Zoning requirements

FUTURE WORK

The 2020 Housing Committee continued the progress made by earlier Housing Committees in another busy and productive year. Achievements centered on advancing the Council goal of increasing access to rental and ownership housing that is safe, affordable and accessible. Listed below are a few items for the next Housing Committee to consider as part of their work plan for 2021.

- Continue the discussion regarding lodging houses
- Coordinate and receive updates regarding the ReCode Committee process
- Review City-owned parcels for housing development
- Consider holding a Housing Policy Forum
- Explicitly exempt development projects from Inclusionary Zoning that are otherwise “affordable” (e.g. Avesta, Portland Housing Authority, Community Housing of Maine)
- Partner with non-profit organizations to allow for the creation of affordable units on smaller lots than what is currently allowed under zoning. Consider affordability and unit/building size restrictions for allowing development smaller lots
- Encourage and support the creation of additional low income and workforce housing through innovative funding and housing models
- Continue to encourage and incentivize the development of Housing First projects
- Continue to work on sustainable means of capitalizing the Housing Trust Fund
- Discussion of the use of Portland Median Income vs. HUD Area Median Income

ATTACHMENTS:

Final 2020 Housing Committee Work Plan

Final 2020 Housing Committee Work Plan

November 5, 2020

COMPLETED WORK

January 9, 2020 (Thursday)

1. 2020 Work Plan Discussion
2. Communication Item(s): Follow-up Response to Comments regarding the 2019 Housing Report, and Bayside Village Follow-up

February 12, 2020

1. Rental Housing Advisory Committee Policy Recommendation
2. (Action Item) Housing Program Budget - Review and Recommendation to the City Council
3. (Action Item) Renewal of Membership in the Cumberland County HOME Consortium
4. (Action Item) Review and Recommendation to the City Council of the 2020 Housing Trust Fund Annual Plan
5. (Action Item) Affordable Housing Development Application - Review and Approval to Issue by the Committee
6. (Action Item) Affordable Housing TIF Application – Review and Approval to issue by the Committee
7. Presentation of City-Owned Property for Review
8. 2020 Work Plan Discussion – Housing Committee Goals for 2020

March 4, 2020 – Joint Meeting Economic Development

1. Presentation on Limited Equity Co-Operative Housing Model
2. Presentation on changes to HUD/CDBG Eligible Areas Map
3. (Action Item) Review, public hearing and possible recommendation to Council re: AHTIF request, 104 Grant Street
4. (Action Item) Review and Authorization to Release RFP re: disposition of City-Owned Property at 21 Randall Street, 165 Lambert and 43/91 Douglass Street; (Possible Executive Session to discuss disposition of City-Owned Property)
5. Executive Session to provide direction to staff regarding possible disposition of city-owned real estate at 431 Commercial Street and city-owned property in Falmouth

April 8, 2020 Cancelled

April 22, 2020

1. Presentation of Federal, State, and local update regarding COVID-19 and housing related issues.
2. Communication Item update on issuance of RFP for 43 & 91 Douglass Street, 165 Lambert Street, and 21 Randall Street
3. 2020 Work Plan Discussion

May 13, 2020

1. Executive Session: Possible disposition of City-owned real estate at 431 Commercial Street; and Possible disposition of City-owned property in Falmouth.
2. (Action Item) Review and Recommendation regarding Rental Housing Advisory Committee Policy Recommendation
3. (Action Item) Review and Recommendation to the City Council of CDBG-CV and ESG-CV Supplemental Funding Recommendations
4. Review of Funding Requests Received from the Affordable Housing Development Applications – Avesta 200 Valley Street, PHA Washington Gardens and 337 Cumberland Avenue
5. (Possible Action Item) Review, public hearing and possible recommendation to Economic Development Committee and/or City Council re: AHTIF requests CHOM 83 Middle Street, Avesta 200 Valley Street, 337 Cumberland Avenue, PHA Washington Gardens – 577 Washington Avenue
6. (Action Item) Review and Recommendation to City Council re: Disposition of City-Owned Property at 157 Brackett Street and 176 Clark Street
7. 2020 Work Plan Discussion

June 10, 2020

1. (Action Item) Review and Recommendation to the City Council of Funding Requests Received from the Affordable Housing Development Applications – Avesta 200 Valley Street, PHA Washington Gardens and 337 Cumberland Avenue
2. Discussion and Housing Committee direction related to an Affordable Housing Tax Increment Financing request for a housing development proposal located at 45 Brown Street
3. Communication Item FY21 HUD Annual Allocation Plan
4. 2020 Work Plan Discussion including Housing Forum discussion

July 8, 2020

1. Discussion and Housing Committee direction related to Tom Watson's request to amend the Portland City Council approved 44/52 Hanover Street (former DPW Fleet Services Building) Purchase and Sale Agreement to change the development program from commercial maker space to a mixed-use residential and commercial property.
2. Discussion and Housing Committee input to the Economic Development Committee regarding review of RFP responses for redevelopment of city owned property at 21 Randall Street, 43 & 91 Douglass Street and 165 Lambert Street.
3. 2020 Work Plan Discussion – including rescheduling of the September meeting date (conflict with City Council Meeting)

August 12, 2020

1. (Action Item) Review and Recommendation to the City Council on Disposition of Tax Acquired and City-Owned Property (431 Commercial Street, 622 Auburn Street, 0 Gray Road, Falmouth)
2. Communication Item Update on Development Projects within Portland and Member Consortium Communities
3. 2020 Work Plan Discussion

September 17, 2020

1. Presentation, Overview and Integrated Report from Permitting and Inspections and Fire Department re: Short-term and Long-term Rental Housing Safety & Inspection Program - Implementation and Financial Report (Public Comment)
2. (Action Item) Review and Recommendation to the City Council on Disposition of Tax Acquired and City-Owned Property (431 Commercial Street, 622 Auburn Street, 0 Gray Road, Falmouth)
3. Communication Item: FY20 HUD Consolidated Annual Performance Report
4. Communication Item: 2020 Interim Housing Report
5. 2020 Work Plan Discussion

October 14, 2020

1. Presentation, Overview and Report from the Rental Housing Advisory Committee (this will be a verbal report) (Public Comment)
2. Presentation, Review and Recommendation to the City Council Report of CDBG Task Force Report (Public Comment)
3. Presentation of 2020 Interim Housing Report (Public Comment)
4. Affordable Housing TIF Policy Discussion regarding potential revisions to the terms of Credit Enhancement Agreements
5. Update on the CDBG-CV (CARES Act) Rental Assistance Program
6. 2020 and 2021 Work Plan Discussion (new and/or updated recommendations to forward to the 2021 Housing Committee)

November 12, 2020 (Thursday)

1. Review of 2020 Annual Housing Committee Report
2. Verbal Update from Staff Regarding Request to HUD for a 1-Year Extension to submit the 5-Year Consolidated Plan
3. Verbal Update from Staff Regarding Portland median income discussion at the October 20 Economic Development Committee Meeting
4. 2020 and 2021 Work Plan Discussion (new and/or updated recommendations to forward to the 2021 Housing Committee)

**Draft 2020 Housing Committee Work Plan
as of November 5, 2020**

November 12, 2020 (Thursday)

1. Review of 2020 Annual Housing Committee Report
2. Verbal Update from Staff Regarding Request to HUD for a 1-Year Extension to submit the 5-Year Consolidated Plan
3. Verbal Update from Staff Regarding Portland median income discussion at the October 20 Economic Development Committee Meeting
4. 2020 and 2021 Work Plan Discussion (new and/or updated recommendations to forward to the 2021 Housing Committee)

December 9, 2020 (Tentative)

WORK PLAN TOPICS

Lodging House Discussion

Coordinate and be kept aware of ReCode Committee process, meetings, etc.

Street Standards

City-Owned Property

200 Lambert Street

33 Portland Street

Inclusionary Zoning – minor process/clarifying language updates

Housing Policy Forum – to be referred to 2021 committee

COMPLETED WORK

January 9, 2020 (Thursday)

1. 2020 Work Plan Discussion
2. Communication Item(s): Follow-up Response to Comments regarding the 2019 Housing Report, and Bayside Village Follow-up

February 12, 2020

1. Rental Housing Advisory Committee Policy Recommendation
2. (Action Item) Housing Program Budget - Review and Recommendation to the City Council
3. (Action Item) Renewal of Membership in the Cumberland County HOME Consortium
4. (Action Item) Review and Recommendation to the City Council of the 2020 Housing Trust Fund Annual Plan
5. (Action Item) Affordable Housing Development Application - Review and Approval to Issue by the Committee
6. (Action Item) Affordable Housing TIF Application – Review and Approval to issue by the Committee
7. Presentation of City-Owned Property for Review
8. 2020 Work Plan Discussion – Housing Committee Goals for 2020

March 4, 2020 – Joint Meeting Economic Development

1. Presentation on Limited Equity Co-Operative Housing Model
2. Presentation on changes to HUD/CDBG Eligible Areas Map
3. (Action Item) Review, public hearing and possible recommendation to Council re: AHTIF request, 104 Grant Street
4. (Action Item) Review and Authorization to Release RFP re: disposition of City-Owned Property at 21 Randall Street, 165 Lambert and 43/91 Douglass Street; (Possible Executive Session to discuss disposition of City-Owned Property)
5. Executive Session to provide direction to staff regarding possible disposition of city-owned real estate at 431 Commercial Street and city-owned property in Falmouth

April 8, 2020 Cancelled

April 22, 2020

1. Presentation of Federal, State, and local update regarding COVID-19 and housing related issues.
2. Communication Item update on issuance of RFP for 43 & 91 Douglass Street, 165 Lambert Street, and 21 Randall Street
3. 2020 Work Plan Discussion

May 13, 2020

1. Executive Session: Possible disposition of City-owned real estate at 431 Commercial Street; and Possible disposition of City-owned property in Falmouth.
2. (Action Item) Review and Recommendation regarding Rental Housing Advisory Committee Policy Recommendation

3. (Action Item) Review and Recommendation to the City Council of CDBG-CV and ESG-CV Supplemental Funding Recommendations
4. Review of Funding Requests Received from the Affordable Housing Development Applications – Avesta 200 Valley Street, PHA Washington Gardens and 337 Cumberland Avenue
5. (Possible Action Item) Review, public hearing and possible recommendation to Economic Development Committee and/or City Council re: AHTIF requests CHOM 83 Middle Street, Avesta 200 Valley Street, 337 Cumberland Avenue, PHA Washington Gardens – 577 Washington Avenue
6. (Action Item) Review and Recommendation to City Council re: Disposition of City-Owned Property at 157 Brackett Street and 176 Clark Street
7. 2020 Work Plan Discussion

June 10, 2020

1. (Action Item) Review and Recommendation to the City Council of Funding Requests Received from the Affordable Housing Development Applications – Avesta 200 Valley Street, PHA Washington Gardens and 337 Cumberland Avenue
2. Discussion and Housing Committee direction related to an Affordable Housing Tax Increment Financing request for a housing development proposal located at 45 Brown Street
3. Communication Item FY21 HUD Annual Allocation Plan
4. 2020 Work Plan Discussion including Housing Forum discussion

July 8, 2020

1. Discussion and Housing Committee direction related to Tom Watson’s request to amend the Portland City Council approved 44/52 Hanover Street (former DPW Fleet Services Building) Purchase and Sale Agreement to change the development program from commercial maker space to a mixed-use residential and commercial property.
2. Discussion and Housing Committee input to the Economic Development Committee regarding review of RFP responses for redevelopment of city owned property at 21 Randall Street, 43 & 91 Douglass Street and 165 Lambert Street.
3. 2020 Work Plan Discussion – including rescheduling of the September meeting date (conflict with City Council Meeting)

August 12, 2020

1. (Action Item) Review and Recommendation to the City Council on Disposition of Tax Acquired and City-Owned Property (431 Commercial Street, 622 Auburn Street, 0 Gray Road, Falmouth)
2. Communication Item Update on Development Projects within Portland and Member Consortium Communities
3. 2020 Work Plan Discussion

September 17, 2020

1. Presentation, Overview and Integrated Report from Permitting and Inspections and Fire Department re: Short-term and Long-term Rental Housing Safety & Inspection Program - Implementation and Financial Report (Public Comment)
2. (Action Item) Review and Recommendation to the City Council on Disposition of Tax Acquired and City-Owned Property (431 Commercial Street, 622 Auburn Street, 0 Gray Road, Falmouth)
3. Communication Item: FY20 HUD Consolidated Annual Performance Report
4. Communication Item: 2020 Interim Housing Report
5. 2020 Work Plan Discussion

October 14, 2020

1. Presentation, Overview and Report from the Rental Housing Advisory Committee (this will be a verbal report) (Public Comment)
2. Presentation, Review and Recommendation to the City Council Report of CDBG Task Force Report (Public Comment)
3. Presentation of 2020 Interim Housing Report (Public Comment)
4. Affordable Housing TIF Policy Discussion regarding potential revisions to the terms of Credit Enhancement Agreements
5. Update on the CDBG-CV (CARES Act) Rental Assistance Program
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