



HOUSING & ECONOMIC DEVELOPMENT COMMITTEE

DATE: Tuesday, March 1, 2022

TIME: 5:30 PM

LOCATION: VIA Zoom

This meeting will be held remotely pursuant to the Remote Meeting Policy adopted by the Portland City Council and as authorized under 1 M.R.S. 403-B because of the existence of an emergency or urgent issue that requires the Committee to meet by remote methods. 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 available in the [Agenda Center](#) following the meeting.

For public comment, 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.

1. Zoom Public Meeting Information

- a. Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/88182387763?pwd=dkxVMWVORghsdDc4Z2d0bDhXL1Z2UT09>

Passcode: 102943

Or One tap mobile :

US: +19292056099,,88182387763# or +13017158592,,88182387763#

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Webinar ID: 881 8238 7763

International numbers available: <https://portlandmaine-gov.zoom.us/u/kbFHnFpfl>

2. Review and accept Minutes from February 15, 2022, Committee meeting - Action and Public Hearing Required

- a. See attached draft Minutes for approval.

3. Presentation of Age Friendly Portland and the Portland Age Friendly Business Program - No Action and no Public Hearing required.

- a. See attached Age Friendly Brochure

- b. Presentation by Linda Weare, City of Portland Director of ElderAffairs, and Cary Tyson, Executive Director of Portland Downtown

4. Update, discussion, and Committee direction on use of TIF Funds to Invest in Workforce Training (including a possible collaboration between Portland Adult Ed and PATHS) - No Action and no Public Hearing Required.

- a. See attached Memo from Anita St. Onge and Liz Love from Portland Adult Education

5. Communication/Discussion of 2022 Work Plan and Schedule - No Vote or Public Hearing Required

- a. See attached 2022 Work Plan and Schedule
- b. Communication from Corporation Counsel re: Minimum Wage Ordinance; are amendments permitted after 2020 Referendum.

6. Any other items that Committee and/or staff may want to discuss.

Next Meeting Date: March 15, 2022

Minutes

Remote Housing and Economic Development Committee

February 15, 2022

NOTE: This meeting was held via Zoom and can be viewed at this link:

<https://www.portlandmaine.gov/129/Agendas-Minutes> These Minutes provide a record of those in attendance, general discussion taking place, and motions made.

A remote meeting of the Housing and Economic Development Committee (HEDC) of the Portland City Council was held on Tuesday, February 18, 2022, at 5:30 p.m. via Zoom. Present from the Committee were Chair Pious Ali, and members Councilors Tae Chong, Roberto Rodriguez, and Councilor Andrew Zarro. Also present from the City Council was Mayor Kate Snyder. Present from the City staff were Acting Housing and Economic Development Department Director Mary Davis, Corporation Counsel Michael Goldman, Director of Parks, Recreation and Facilities Ethan Hipple, Waterfront Coordinator Bill Needelman, Director of Planning and Urban Development Department Christine Grimando, Urban Designer Sean King, Director of Public Buildings Kathy Alves, Principal Administrative Officer Lori Paulette, and Housing Program Manager Victoria Volent.

Item #1: Zoom Meeting Information – no Committee action required.

Item #2: Review and vote on February 1, 2022, draft meeting Minutes.

On motion made by Councilor Zarro, seconded by Councilor Rodriguez, the Committee voted unanimously (4-0) to accept the Minutes as published.

Item #3: Presentation of Part 1 of the 2021 Housing Report

Mary Davis introduced this item by noting the 2021 Housing Report will be presented in two parts with the first part to be presented this evening. Part 2 will be delivered in June.

Prior to the presentation, Committee members discussed items of interest for Part 2 of the

Housing Report such as, the anticipated economic impact of the Citizens Referendum on Inclusionary Zoning as regards the reduction in the affordability term from 99 years to 30 years; as regards the impact on the local job market should fewer Inclusionary Zoning units be created; and as regards the impact on fee-in-lieu contributions to the Jill C. Duson Housing Trust Fund.

Victoria Volent then provided a high-level overview of the 2021 Housing Report.

Committee members followed-up with a question regarding if Portland could adopt a policy change to introduce a “Portland AMI” that would essentially decrease the affordability levels described as area median income by using median household income as opposed to median family income in the metric used to determine affordability benchmarks, and asked if the Comprehensive Plan has a requirement as to the number of low-income or affordable units that should be created annually. In response, staff noted that yes, the City can adopt a “Portland AMI”, however by creating another layer of regulations that differ from those used by other subsidy sources, the feasibility impact may essentially persuade developers to create much needed subsidized housing outside of Portland potentially negatively influencing housing and economic development, or it would require a greater investment of scarce city funding to offset a lower “Portland AMI” level, again, potentially negatively influencing housing production.

Staff also noted that the Comprehensive Plan does not include a metric as to the number of affordable units that should be created annually. The Committee indicated they would like to see more “missing middle” units created. Staff noted the Jill C. Duson Housing Trust Fund is one means of incentivizing developers to create that category of housing.

Committee members asked if staff knew why the 2021 HOME funding was less than previous funding years. Staff noted HUD’s funding formula is included as a communication item in the packet but could not provide additional insight into why the funding was decreased.

In regards to complaints received by the Rent Board, the Committee would like to know more

details regarding the types of complaint, resolutions, enforcement efforts, data collection, and how the data is disseminated. Staff noted data collection and analysis is compiled by the Permitting and Inspection's Departments Housing Safety Division. The Work Plan includes a presentation by Permitting and Inspections during the June 21 meeting of the HEDC.

Item #4: Update on Portland Harbor Common

Mr. Hipple provided some history, noting that a year ago private pro bono representatives, with Richard Barringer leading the group, presented the City with a concept, now being called Portland Harbor Common between Ocean Gateway and the Maine State Pier. Today is to provide the Committee with the progress made and where this is heading. He noted that Nan Cummings, of the Portland Park Conservancy, is in attendance to also speak to this project.

Ms. Cummings thanked Mr. Hipple and noted that the Portland Park Conservancy (PPC) was formed the end of 2018 in response to Congress Square Park being considered for development and is currently still open space. The PPC's mission is to enhance the Portland Parks and Recreation program, and to support programs/projects that the City does not have the budget to do. The PPC and the City have a Memorandum of Understanding (MOU) in that regard, and another MOU just for this project - an opportunity to create a park on the water. Currently, there is no budget for the latter MOU, but moving forward the PPC will help with the public process and to raise funds.

Mr. Hipple then noted that the area is now a parking lot managed the City's Parking Department, adding that it supports the tugboat operations as well. Since March last year, there have a been a couple of public forums held and they heard from many for its future uses. He described Phase I of the project with open space, native plants, trees, seating, and walking areas. Public and private funding will be needed, and since January of this year a working group has

been formed to meet bi-weekly in furtherance of this project. A CIP request has been submitted for \$150,000 to pay for construction drawings, permitting, and more detail budget estimates, with total construction costs estimated at \$2 Million for Phase I. This would be followed up with a Request for Proposals for design and permitting services.

Ms. Cummings noted that the Office of Opportunity (OEO) is also part of the working group in support of inclusion for all, welcoming for all.

The Committee expressed support for the project and asked about the timeline for construction.

Mr. Hipple said that, depending on fund-raising, construction could start in 2023.

In response to Councilor Zarro, Ms. Cummings noted that with Federal grants there is generally a challenge to the recipient with a match, which could come from a variety of sources. She also noted that PCC would form a capital campaign fund-raising committee.

Mayor Snyder said she first heard of this project right after she was elected and thanked all for the work done to date and for PCC's involvement.

In response to Councilor Chong about Waterfront TIF Funds, Mr. Needelman noted that TIF funds cannot support public parks per State Statute. However, values in that TIF District would most likely go up with a park along the waterfront, thereby increasing TIF revenue.

Chair Councilor Ali noted his support and thanked staff and PCC for their involvement to move this forward.

Item #5: Harbor Dredge Project Status and Funding – Update, Public Hearing, and Vote Required

Mr. Needelman provided an update for the Committee, noting that the City has the permits for the CAD Cell in Portland Harbor and for dredging for wharfs and piers; the dredging is not for the channel as that is under the purview of the Federal Government. There are many

partners for this project, and he explained the need for dredging which will open up more berthing for Portland's waterfront. Because of the lack of dredging, Portland has lost over 26% of potential berthing, enough space to support 60 lobster boats or other smaller commercial vessels.

As part of the permitting process, a waterfront economic assessment report was needed to estimate the value of the Portland Harbor to the regional economy. This report noted that with 120 marine businesses in Portland and South Portland, these businesses have generated over \$1 Billion in annual revenue and provide employment for over 2,200 workers.

Mr. Needelman then described the CAD Cell and its construction. With this being a \$35 Million project, there have been two unsuccessful applications for Federal funding. A third attempt is now underway for Federal RAISE Grant funding of up to \$25 Million, the remainder to come from the State, Cities of Portland and South, and maybe ARPA funds.

Mr. Needelman closed by noting that an action item for this Committee would be to vote to recommend to the City Council authorizing the City Manager to apply for this Federal RAISE Grant in support of the project.

The Committee expressed support for the project, and Councilor Zarro noted that this should be also brought to Sustainability and Transportation Committee meeting (TSC).

Mr. Needelman agreed and noted that it would be presented at the next TSC meeting. Regarding the RAISE Application process coming up and due April 14, 2022, he noted that staff received a debrief from the Federal DOT regarding the previous failed attempts and expects, therefore, to have a stronger application for this round of funding.

Chair Councilor Ali opened the meeting for public comment.

Eamonn Dundon of the Portland Chamber of Commerce noted the Chamber's support for this critically important project and offered assistance with the Federal delegation. He noted

that a lot of cities get Federal lobbyists to assist and asked if this was being considered.

Ken Capron noted that the RAISE Grant has a 20% match. He asked about dredging the full harbor, and asked to see a copy of the debrief to review.

George Rheault of 28 Hanover Street noted that this project seems like welfare for wharf owners and questioned why this large investment is needed. He noted that in the Winter businesses are required to clear their sidewalks, and, similarly, wharf owners should dredge their own areas. Regarding construction of the CAD cell, to build it you have to remove contamination there and where would that contaminated product be disposed.

Mr. Needelman noted that as part of this process, the area for the CAD Cell was determined to be clean enough for the product removed there to go to a licensed site for disposal out to sea six miles off of Cape Elizabeth. He also noted that pier owners will contribute to the costs of the project, and that there is no formal debrief documents but could provide his redlined application to Mr. Capron based on the debrief discussion.

On motion then made by Councilor Chong, seconded by Councilor Zarro, the Committee voted 4-0 to recommend to the City Council to authorize the City Manager to apply for Federal RAISE Grant funds up to \$25 Million to support this project.

Item #6: Communications – No Public Hearing or Vote Required

Chair Councilor Ali noted that the 2022 Work Plan and Schedule are living documents and invited Committee members to offer their edits/additions to both he and Mary Davis.

The memo on HOME Program Federal Funding Formula and Memo on prior use of HOME Funds for Home Owner and Home Buyer Programs were the result of Committee discussions at the last meeting.

Item #7: Other items to be discussed/brought up by Board Directors and/or staff.

Seeing none, Chair Councilor Ali then moved to the last item on the Agenda.

Item #8: Public Hearing and Vote Required – Executive Session: Pursuant to 1 M.R.S.A. 405(6)(C), the Committee will go into executive session to provide staff guidance related to Fort McKinley Hospital property sale opportunity (a tax-acquired property).

Chair Councilor Ali asked if there was any public comment before voting to go into executive session.

George Rheault of 18 Hanover Street questioned why an executive session is needed the second time this month and no overview being presented. This is a large piece of property and expensive/complicated to reuse, and the residents of Great Diamond Island are concerned.

Ken Apron noted that the Committee has to state why going into executive session and wanted assurance that no action would be taken after the session.

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

Councilor Zarro then made a motion to go into executive session pursuant to 1 M.R.S.A. 405(6)(C) to provide staff guidance related to Fort McKinley Hospital property sale opportunity; Councilor Chong seconded the motion.

Chair Councilor Ali noted that the executive session is to provide guidance to staff in moving forward on putting this property out for sale, and that no action would be taken after the executive session. The meeting here would now end, and the Committee will adjourn after the executive session.

A vote was then taken on the motion and it passed 4-0 at 7:34 p.m.

On motion made by Councilor Chong, seconded by Councilor Rodriguez, the Committee voted 4-0 to come out of executive session and adjourn at 7:52 p.m.

Respectfully, Lori Paulette and Victoria Volent

AARP NETWORK OF AGE FRIENDLY COMMUNITIES

As the U.S. population ages and people stay healthy and active longer, communities must adapt. Well-designed, livable communities promote health and sustain economic growth, and they make for happier, healthier residents — of all ages.

A Livable Community is safe and secure, has affordable and appropriate housing and transportation options, and offers supportive community features and services. Once in place, those resources enhance personal independence, allow residents to age in place, and foster their engagement in the community's civic, economic and social life.

The AARP Network of Age Friendly Communities is an affiliate of the World Health Organization's Age-Friendly Cities and Communities Program, an international effort launched in 2006 to help cities prepare for rapid population aging and the parallel trend of urbanization. The program has participating communities in more than 20 nations, as well as 10 affiliates representing more than 1,000 communities.



Check out our Age Friendly Maine
Facebook page at
www.facebook.com/AgeFriendlyMaine



Introducing Age Friendly Portland



What is an AGE FRIENDLY COMMUNITY?

Also known as “Livable Communities”, Age Friendly Communities increase the capability of citizens to remain safe, active and included in all aspects of community life as they age. Age friendliness is measured across these eight domains of livability:

1. Outdoor spaces and buildings
2. Transportation
3. Housing
4. Social participation
5. Respect and social inclusion
6. Civic participation and employment
7. Communication and information
8. Community support and health services

What is an Age Friendly Business?

An Age Friendly Business is one that considers the needs of older adults and works to create a barrier-free environment, allowing people of all ages to shop, visit, dine and participate fully in whatever the business has to offer.

An Age Friendly Business ensures that it offers a comfortable and accessible environment for older people. This type of an environment will also naturally increase the comfort and accessibility for all residents, regardless of age.

Why is “age friendliness” important NOW?

- As the “baby boom” generation ages, America’s elderly population is growing rapidly.
- One in three Americans is currently over the age of 50.
- By 2030, one in five Americans will be age 65+.
- Maine has the oldest population in the nation.
- 41% of Maine residents have already passed their 50th birthday.
- By the year 2030, approximately 25% of Mainers will be age 65 or older.
- Nearly 13% of Portland’s population is age 65+ and expected to grow to 21% by 2030.

What are the BENEFITS of being designated as an Age Friendly Business or Organization?

- Being designated as Age Friendly shows potential customers that you are sensitive to the needs of all who walk through your doors, providing an easy to navigate, respectful and positive experience to everyone, regardless of age.
- The Age Friendly designation can be used as a marketing tool to attract and retain new customers and clients.
- Older adults tend to be loyal customers with strong purchasing power. Tapping in to this significant customer base can help increase your bottom line and grow your business.
- An Age Friendly designation also shows your support for Portland’s vision of an Age Friendly community. One that supports and values residents of all ages, promotes health, safety, independence, active participation and meaningful engagement in all aspects of community life.

AGE FRIENDLY BUSINESSES
consider patrons of
all ages and abilities in
everything they do!

- Marketing, Advertising, and Promotions
- Signage and Customer Communication
- Accessibility of Exterior and Interior Space
- Employee Training and Awareness
- Customer Service
- Product and Service Delivery

**AGE FRIENDLY
PORTLAND**



To: Economic Development Committee
 From: Anita St Onge, Executive Director
 Elizabeth Love, Assistant Director
 Date: 02/23/22
 RE: TIF Funded Workforce Training Update

This memo serves as an update regarding Portland Adult Education's FY22 TIF-supported workforce training programs, as well as a proposal for FY 23.

FY22 Outcomes To Date

PAE enrolled 41 students in TIF funded programs between July 1, 2021 - February 2022 from 14 distinct countries of origin. 89% identified as BIPOC, including 73% Black or African American, 5% Hispanic/Latino, 8% Asian and 3% more than one race.

<u>Program</u>	<u>Students Enrolled</u>	<u>Status</u>	<u>Outcomes to Date</u>
Education Academy	11	In Progress	5 Ed Tech III Certifications 1 Hired as Ed Tech III at PPS 1 Teacher Certification 2 Conditional Teacher Certifications
New Mainer Teller Training Program	9	In Progress	TBD
Hannaford Leadership Internship Pilot	3	Complete	All 3 interns hired by Hannaford in Department Lead positions ~ \$19/hour with benefits
Intensive English	10	In Progress	TBD
New Mainer Intensive Work Readiness Class	8	In Progress	TBD
Total	41		

FY23 Proposal:

PAE seeks a \$200,000 TIF-investment in FY 23 to continue successful programs and expand in key areas, specifically Commercial Drivers License training, Clean Energy training in partnership with PATHS and ReVision Energy, and ESOL instruction.

Education Academy: A customized program to meet individual foreign-trained students' needs for entering the education field starting as Ed Tech IIIs with pathways toward Teacher Certification. Job Placement: ~70%

Employers: Portland Public Schools, Other local schools districts

Partners: Goodwill Workforce Solutions

New Mainer Teller Training Program: A 3 month, 150-hour program taught by PAE instructors, ProsperityME and 10 bank and credit union partners; includes contextualized English, customer service, digital skills, personal finance, as well as networking/job search support, and includes the ABA Today's Teller Certification. Job Placement: ~75%

Employers: 10 banks and credit unions

Partners: Goodwill Workforce Solutions, Prosperity ME

Commercial Drivers License Program (NEW): A proposed partnership building off of PAE's successful CDL Permit Course for non-native English speakers combined with driving training and potential employment at PPS or City of Portland as a Class B School Bus or Class A CDL Driver. Job Placement: ~75%

Employers: Portland Public Schools, City of Portland

Partners: Goodwill Workforce Solutions

New Mainer Clean Energy Training Program with PATHS (NEW): Clean Energy Pre-Hire Training Program for non-native English speakers to enter Electrical and HVAC positions in the Clean Energy sector. Job Placement: ~70%

Employers: ReVision Energy

Partners: PATHS

Employment and English Preparation for New Arrivals: A blend of classroom instruction and advising to equip newly arrived immigrants with the skills and support to secure their first US job. Job Placement: ~70%

Employers: Multiple

ESOL Instruction for Low-Level English Speakers with Certified ESOL instructor:

Description: Two additional ESOL classes for Low Level English speakers with a Certified ESOL instructor.

Table 1. FY 23 Workforce Training Program Overview

Program	Students	Position	Starting Wage	TIF Request	% of Total Cost
Education Academy	10	Ed Tech III Certified Teacher	\$17.67/hr with benefits \$38,000 min	\$45,000	98%
New Mainer Teller Training Program	12	Bank/Credit Union Teller	\$15-20/hr with benefit	\$20,000	50%
Commercial Driver's License Program	18	CDL or Bus Driver	\$20-25/hr with benefits	\$40,000	80%
Clean Energy Training Program with PATHS	10	Electrical Apprentice at Revision or similar positions	\$19/hr with benefits	\$20,000	40%
Employment and English Preparation for New Arrivals	20	Multiple	\$14-18/hr	\$35,000	100%
ESOL Instruction for Low Level English Speakers	50	N/A	N/A	\$40,000	100%
Total	120			\$200,000	

Other cumulative results of TIF investments:

New Mainer Teller Training program update: Of the 20 graduates from the first two cohorts, 12 (60%) are working as Tellers in regional banks and credit unions with an average wage of \$15.50/hr, and others have secured comparable employment or continued to postsecondary education.

Education Academy and PPS - Of the 31 graduates of the first three cohorts (we're now running the fourth), 68% have been hired as Ed Tech III or Teachers. Specifically, 11 have been hired as Ed Tech III (35%), and 10 have been hired as Teachers (32%). Portland Public Schools has hired 11 Ed Academy graduates thus far - 4 as teachers and 7 as Ed Techs with more employment expected this year. We continue to identify opportunities for PAE to enhance PPS' equity goals.

DRAFT
Housing & Economic Development Committee
2022 Work Plan Schedule
as of February 25, 2022

March 1, 2022

1. Presentation of Age-Friendly Portland and the Portland Age-Friendly Business Program
2. Update and Discussion on use of TIF funds to invest in workforce training (including a possible collaboration between Portland Adult Ed and PATHS).
3. Communication Item re: Minimum Wage Ordinance; are amendments permitted after 2020 referendum

March 15, 2022

1. (Public Hearing) Review and Vote to Recommend Approval to the City Council of the Draft 5-Year HUD Consolidated Plan and FY23 HUD Annual Allocation Plan
2. (Public Hearing) Review and Recommendation Approval to the City Council of a Tourism Improvement District
3. Review and approval of a Purchase and Sale Agreement for City-owned property at 622 Auburn Street and 0 Gray Road, Falmouth

April 5, 2022

1. Communication Item: Community Development Week – April 18-22/Fair Housing Month
2. Presentation by Waterstone Properties re: Future Development Plans for Rock Row

April 19, 2022

1. (Public Hearing) Review and Vote to Recommend Approval to the City Council of an Analysis of Impediments to Fair Housing.
2. Overview of the Outdoor Dining Permitting and Licensing Program

May 3, 2022

1. (Public Hearing) Review and Vote to Approve Affordable Housing TIF CEA Applications
2. (Public Hearing) Review and Vote to Approve Funding Requests Received from the Affordable Housing Development Fund Applications for City Housing Trust and HOME Funds
3. Portland Downtown Annual Budget, Work Plan and City Agreement

May 17, 2022

- 1.

June 7, 2022

1. Presentation of Part II of the 2021 Housing Report, including a review of the Green New Deal impacts on housing production

June 21, 2022

1. Presentation, Annual 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
2. Overview of the Short Term Rental Registration Program

July 5, 2022

- 1.

July 19, 2022

- 1.

August 2, 2022

1. Review of Impacts of 2020 Green New Deal Referendum on housing development.

August 16, 2022

- 1.

September 6, 2022

- 1.

September 20, 2022

- 1.

October 4, 2022

- 1.

October 18, 2022

- 1.

November 1, 2022

1. Review of 2022 Committee Accomplishments Annual Report – Issue to the City Council as a communication
2. City Annual TIF District Activity Report – Issue to the City Council as a communication

November 15, 2022

December – No Committee meeting

COMPLETED WORK

January 4, 2022

1. Discussion of Committee priorities for 2022, including housing policy/investment strategies.

January 18, 2022

1. Finalizing Committee priorities for 2022, including housing policy/investment strategies.
2. (Public Hearing) Review and Vote to Recommend Approval to the City Council of the HUD Citizen Participation Plan
3. Executive Session: Discussion of Possible Disposition of City-owned property on Great Diamond Island.

February 1, 2022

1. (Public Hearing) Review and Vote to Recommend to the City Council – FY23 Housing Program Budget
2. (Public Hearing) Review and Vote to Recommend to the City Council – 2022 Jill C. Dusen Housing Trust Fund Annual Plan
3. (Public Hearing) Review and Vote to Approve to Issue - Affordable Housing TIF CEA and Affordable Housing Development Fund Application for City Housing Trust and HOME Funds

February 15, 2022

1. Presentation of Part I of the 2021 Housing Report
2. Update from the Portland Harbor Common Working Group
3. Harbor Dredge Project Status and Funding - Applications due 4/14/2022 for RAISE
4. Executive Session re: Fort Mckinley Property Sale Opportunity

2022 Housing and Economic Development Committee Work Plan February 17, 2022

	Annual Committee Work	Staff Recommendations	Committee Members' Priorities	Status
ECONOMIC DEVELOPMENT POLICY				
a. City/School-wide approach to procurement focusing on locally owned businesses (Phoenix AZ as example) (carried over from the 2021 work plan)			AZ	
b. Explore and expand relationship with Portland Buy Local				
Explore Neighborhood Identity/Branding (carried over from the 2021 work plan)			TC	
Review Tax Increment Financing (TIF) investment in workforce training for FY2023 funding.		X		
Explore TIF investment options to increase annual TIF support to Creative Portland (CP) (raise the funding floor from \$155k to \$200k) and to support performing art centers and the arts eco-system, which makes Portland unique as a destination for visitors and local residents.		X	TC	
Explore designation of a Tourism Improvement District		X	TC	
Research and present options for public-private partnerships to support parking garage and possible new affordable housing - City-owned Bayside Lot 6, (corner of Somerset & Chestnut St) acquired by the City Council through eminent domain		X		
Update on Harbor Dredge Status and Funding		X		✓
Review Outdoor Dining Permitting & Licensing Program			PA/AZ	
Explore the possibility of creating a workforce training program between Portland Adult Ed and Portland Technology High School .			PA	
Increase to minimum wage (discuss if permitted under 2020 citizen referendum?)			AZ	

	Annual Committee Work	Staff Recommendations	Committee Members' Priorities	Status
AFFORDABLE HOUSING POLICY AND BUDGETS				
Policy Discussion re: (1) Impacts of 2020 Referendum (Green New Deal) on housing development, (2) Guidelines and Priorities for the allocation of city resources for housing development		X	TC	(2)✓
Encourage developers seeking assistance through the City's Affordable Housing Development and/or TIF Programs to participate in the Section 8 Family Self Sufficiency Program.			TC	✓
Encourage housing development that supports the Comprehensive Plan goal for development along major thoroughfares off peninsula.		X	TC	✓
Review of FY 2023 Housing Program Budget (February)	X			✓
Review of 2022 Jill C. Duson Housing Trust Fund Annual Plan and the 2022 Affordable Housing Development Application (February)	X			✓
Host a Housing Summit (similar to one held in 2016)			PA	
Review of Short Term Rental Registration Program			PA	

AFFORDABLE HOUSING PUBLIC-PRIVATE PARTNERSHIPS				
Review and Vote to Approve Funding Requests Received from (1) the Affordable Housing Development Applications for City Housing Trust and HOME funds and (2) Affordable Housing TIF CEA Requests. (May)	X			
Review City surplus property to sell/lease to support affordable housing		X	PA	

	Annual Committee Work	Staff Recommendations	Committee Members' Priorities	Status
REAL ESTATE TRANSACTIONS				
622 Auburn Street and 0 Gray Road P&S Agreement		X		
Purchase and Sale Agreement for the sale of a portion of City-owned Thames Street Property		X		
Kennebec Street Realignment (from Brattle to Forest)		X		

	Annual Committee Work	Staff Recommendations	Committee Members' Priorities	Status
ANNUAL REPORTS AND ACTIONS				
Presentation of 2021 Housing Report (February) Part I and Part II	X			Part I ✓
5-Year HUD Consolidated Plan and FY223 Annual Allocation Plan (Jan-April) (1) Analysis of Impediments to Fair Housing & (2) Amendments to the HUD Citizens Participation Plan		X		
Presentation, Annual Overview and Integrated Report from Permitting & Inspections and Fire Department re: Short-term and Long-term Rental Housing Safety & Inspection Program - Implementation and Financial Report (April)	X		Process established under prior Housing Committee	
Fair Housing Month (April) Community Development Week Activities (April 18-22, 2022)	X	X		
Portland Downtown Annual Budget, Work Plan and City Agreement (May)	X			
City TIF District Annual Activity Report (November)	X			
Committee Annual Accomplishment Report (November)	X			



TO: Councilor Ali, Chair
Members of the Housing and Economic Development Committee

FROM: Mary Davis, Interim Director
Housing and Economic Development Department

DATE: February 25, 2022

SUBJECT: COMMUNICATION ITEM: Work Plan Item – Minimum Wage Ordinance

Included on the 2023 HEDC Work Plan is a request to look at an increase to the minimum wage and whether it is possible to amend the local ordinance given the recent citizen initiative. Jen Thompson, Corporation Counsel, was consulted and provided the attached guidance via email.



Mary Davis <mpd@portlandmaine.gov>

Re: Portland Minimum Wage

1 message

Jen Thompson <jlt@portlandmaine.gov>
 To: Mary Davis <mpd@portlandmaine.gov>

Sat, Feb 12, 2022 at 9:42 AM

Hi Mary - Chapter 9 (Section 9-46) of the City's Code is pretty clear that the Council may not amend ordinance language enacted by citizen initiative for a period of 5 years. Because the minimum wages outlined in the City's ordinance were enacted by citizen's initiative in 2020, they may not be amended by the Council until 2025.

Jen Thompson
 Acting Corporation Counsel
 City of Portland, Maine
 207.874.8480
jlt@portlandmaine.gov



On Fri, Feb 11, 2022 at 4:13 PM Mary Davis <mpd@portlandmaine.gov> wrote:
 Jen,

Members of the HEDC included in their 2022 work plan to look at an increase to the minimum wage and whether it is possible to amend the ordinance given the recent citizen initiative. Would you be able to provide guidance on this question?

Mary P. Davis
 Interim Director
 City of Portland
 Housing and Economic Development Department
[389 Congress Street Room 312](#)
[Portland ME 04101](#)
 (207)874-8711
mpd@portlandmaine.gov



Sign up to receive city news & alerts
 Report issues via SeeClickFix
www.portlandmaine.gov

City Hall is currently closed to the public.
 FMI visit www.portlandmaine.gov/COVID19