



HOUSING & ECONOMIC DEVELOPMENT COMMITTEE

DATE: Tuesday, May 17, 2022

TIME: 5:30 PM

LOCATION: This meeting will take place remotely using 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.

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/82356283380?pwd=UmNvTEVPbFdDY0lvZGhPckptTC8ydz09>

Passcode: 486622

Or One tap mobile :

US: +13017158592,,82356283380# or +13126266799,,82356283380#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833

Webinar ID: 823 5628 3380

International numbers available: <https://portlandmaine-gov.zoom.us/j/82356283380?pwd=UmNvTEVPbFdDY0lvZGhPckptTC8ydz09>

1. Review and accept draft meeting Minutes of May 3, 2022, meeting,

- a. See attached draft Minutes.

2. Public Hearing/Vote: 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 guidance and direction on the following:

- a. Negotiations for the sale of the remaining Thames Street City-owned property; and,

b. Negotiations for amending the Sea Dogs Lease at Hadlock Field.

3. Outdoor Dining Follow-Up - No Vote or Public Hearing - Dena Libner

a. See attached Memorandum.

4. Presentation of Public Restroom Plan for Downtown Portland - No Vote or Public Hearing - Dena Libner

a. Verbal presentation.

5. Public Hearing Review and Vote to Recommend to the City Council a Purchase and Sale Agreement for Land Bank Commission's purchase of Redlon Woods property – Ethan Hipple

a. See attached Memorandum

Executive Session: Pursuant to 1 M.R.S.A 405(6)(C) and 5 M.R.S.A. 13119-A the Committee may go into executive session to provide staff guidance and direction on negotiations for this item.

6. Communication: 2022 Workplan and Schedule – No Vote or Public Hearing Required

a. See attached 2022 Workplan and Schedule

7.

Next Meeting Date: June 7, 2022

Minutes

Remote Housing and Economic Development Committee

May 3, 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, May 3, 2022, at 5:30 p.m. via Zoom. Present from the Committee were Chair Councilor Pious Ali, and members Councilors Tae Chong and Roberto Rodriguez. Committee member Councilor Andrew Zarro could not be present. Present from the City staff were Interim Housing and Economic Development Department Director Mary Davis, Principal Adm. Officer Lori Paulette, and Housing Program Manager Victoria Volent.

Item #1: Review and vote on April 19, 2022, draft meeting Minutes.

On motion made by Councilor Chong, seconded by Councilor Rodriguez, the Committee voted unanimously (3-0) (Councilor Zarro absent) to accept the Minutes.

Item #2: Public Hearing on Portland Downtown Fiscal Year 2023 Budget and Work Plan for Committee discussion and vote to recommend forwarding to the City Council for Approval

Ms. Davis introduced this item noting that annually, since the inception of this municipal development district in 1992, action by the City Council is required to: authorize the Agreement between the City and Portland Downtown; accept the Development Plan; and, authorize the assessments to the properties in the District. The Portland Downtown (PD) FY2023 budget for the

assessment is \$1.2 Million, and it is estimated that a \$.66 assessment per \$1,000 of property value in the District will cover the PD budget.

Cary Tyson, Executive Director of PD, then briefly shared his screen and noted the FY2022 highlights (please refer to backup material on City website for more information), the proposed Development Plan for FY2023, and the budget.

Chair Councilor Ali asked about the “distant dinner” event, as well as translation services for its programs and services.

Mr. Tyson noted that the distant dinner, in a partnership with the International Downtown Association, was a remote dinner with Canada to encourage tourism for both areas. As far as translation, they have begun translating material, Annual Report for instance, and is working on signage in different languages in the District.

Councilor Chong asked about PD’s services during the pandemic due to no in person meetings, and Mr. Tyson noted that Merry Madness pivoted with QR codes for touchless service, a local gift swap with no interaction, as well as webinars for businesses with SCORE to assist with marketing through social media and updating of websites.

Councilor Rodriguez noted the increase in the budget and asked if it was primarily due to inflation and Mr. Tyson responded in the affirmative.

Chair Councilor Ali then opened the meeting for public comment.

George Rheault of Bayside noted good leadership at PD. He questioned the alleyway behind Mechanics Hall on Casco Street being cleaned up with, however, graffiti remaining higher up on the building, noting it would be good to see that cleaned up as well. Also, for Pandora’s lights he suggested that a private sponsor pay for this annual event, as it costs more than the Police Cadet Program.

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

Mr. Tyson noted that the alleyway work was done by a grant PD received.

On motion made by Councilor Rodriguez, seconded by Councilor Chong, the Committee voted 3-0 to forward this item to the City Council for approval.

Item #3: Presentation by Waterstone Properties re: Future Development Plans for Rock Row

Oliver Olsson, representing Rock Row, shared his screen and displayed the area it recently purchased 10 acres in Portland abutting the subject property in Westbrook. He then described the access to the airport and to downtown Portland, partnering relationships with area colleges, the Tax Increment Financing District with Westbrook, updates on infrastructure improvements, family-oriented events and arts events on site, large and small spaces for conferences/concert events (latter to be inside in the future) spaces, and the diversity of the campus from commercial, residential, retail, office, bioscience, health tech, food hall, and “heritage industries” of aquaculture, agriculture, and timber. He described the economic impact as \$1.6 Billion annually, with 4,000 job on site which would double over time.

Councilor Chong thanked Mr. Olsson for the presentation and noted the City-owned Portland Technology Park nearby on Rand Road. There are sites there that could possibly be used for any spillover from Rock Row.

Karen Prescott, also with Rock Row, said that she would contact Ms. Davis to learn more about that Park.

Chair Councilor Ali asked about target markets, and Mr. Olsson said that one goal is the innovation market, with Ms. Prescott adding also general office space, both large and small. Rock Row offers a variety of diverse space for all sectors.

Chair Councilor Ali noting no further discussion, thanked all for the update.

Item #5 Review of Affordable Housing TIF CEA and Housing Development Fund

Requests

Mary Davis introduced this item by noting this evening's presentation is meant as an introduction to the five funding requests received in response to the *Affordable Housing Development and Tax Increment Financing Application*. A financial analysis of each project will be presented to the Committee during their May 17 meeting.

Victoria Volent provided a broad overview of each project (45 Dougherty Street; Dougherty Court; Lambert Woods South; 95 Front Street Phase 3; Riverton Park Redevelopment & Renovation). Items presented include a description of each project, the funding request, a breakdown of bedroom units, affordability limits, indication of any market rate units, proposed amenities, and compliance with the Green New Deal and the Green Building Code.

The Committee indicated they are excited about the number of units and diverse housing opportunities proposed for consideration.

Item #6 Communication: 2022 Work Plan and Schedule

Councilor Ali indicated the Committee would discuss the 2022 Work Plan and schedule during their June 7th meeting.

Seeing no further comments/discussion, on motion made by Councilor Rodriquez, seconded by Councilor Chong, the Committee voted 3-0 to adjourn at 6:57 p.m.

Respectfully, Lori Paulette and Victoria Volent

City of Portland | Executive Department

Dena Libner, *Chief of Staff*



To: Members of the Housing & Economic Development Committee

From: Dena Libner, Chief of Staff

Date: May 10, 2022

Re: Staff Feedback on Winter Outdoor Dining Program

Summary

The purpose of this memo is to share staff feedback on the concept of a Winter Outdoor Dining Program in Portland. While we share the Committee's interest in supporting small businesses, our experience in administering a winter outdoor dining program during the pandemic leads us to believe that the benefits of and demand for such a program do not justify the significant cost.

Feedback: Low Demand, High Costs

Given existing staffing levels and programs, we would not be able to develop, administer, and enforce regulations related to a winter outdoor dining program without hiring additional staff. The Permitting & Inspections Department estimates that up to three new staff members (a plan reviewer, an inspector and a licensing assistant) would be needed for these purposes, carrying a cost of approximately \$200,000 annually.

The consequences of an understaffed program were obvious during the pandemic, when the City continued its outdoor dining program through the winter. In winter 2020/2021, 42 restaurants received outdoor dining permits. However, only a small minority used them. Instead, they used parking spaces intended for parklets as storage space for tables, chairs, and concrete barricades. The end result – toppled furniture, piles of dirty snow, and the unnecessary loss of parking space – created an atmosphere of neglect, not vibrancy.

A winter outdoor dining program would also require the development of seasonally-unique requirements that take into account snow removal operations, winter driving conditions, and demand for heaters, among other things. Making sure these requirements are enforced in the field and that parking spaces are used for parklets, not storage, is costly, requiring regular inspections and re-inspections.

In addition to staffing costs, the Department of Public Works' placement and removal of additional barricades would carry a cost of up to \$100 per block (~\$800 per parklet). In

addition, the loss of wintertime parking revenue is estimated at approximately \$460 per month, per parklet.

Snow removal crews also observed safety issues resulting from the buildup of snow and ice next to parklet blocks. The buildup causes the navigable part of the roadway to narrow significantly over the course of the winter, making wintertime driving more difficult than usual. Plowing alongside and around parklets also slows snow removal operations, impacting our ability to make all roads as safe as possible for drivers.

As referenced above, demand for outdoor dining in the winter has proven to be low. During the pandemic – a time when businesses were exploring every opportunity to survive – very few were interested in continuing to operate outdoors past mid-November. In the 2020 outdoor dining season (April to November), 322 outdoor dining permits were issued. That winter (December to April), only 43 outdoor dining permits were issued – most were not used. In April 2021, however, the number of active outdoor dining permits skyrocketed to 299.

Recommendation

Currently, the City of Portland’s outdoor dining season for parklets runs from April 15 to October 31. This schedule was established by the City Council in 2019, and is outlined in Sec. 25-27(b)(1) of the City of Portland Code of Ordinances.¹

To respond to the growing interest in outdoor dining, we suggest that the Housing & Economic Development Committee consider recommending an amendment to Section 25 of City Code to increase the parklet outdoor dining season by an additional month (April 1 to November 15), providing restaurant owners with more time during which they can operate outdoors.

¹ The outdoor dining season for all other public property is April 1 to November 15. This schedule is not set forth in City Code; we believe it may have been established as a Department rule, but have been unable to confirm.

To: Housing and Economic Development Committee
From: Pat Bailey, Chair, Land Bank Commission
Ethan Hipple, Director, Parks, Recreation and Facilities Department
Date: May 12, 2022
Re: Redlon Woods Property Acquisitions for Land Bank

This memo is intended to provide backup information for the proposed acquisition of parcels in the area known as Redlon Woods. The acquisition is divided into three phases, which are detailed below. The Land Bank Commission has voted in favor of each of the three proposed phases. The proposal now requires review and recommendation by the Housing and Economic Development Committee, followed by review and approval by the City Council.

Combined, these acquisitions would add onto the 2.03 acres currently in the Land Bank within Redlon Woods, bringing the total to over 4.25 acres of land that would be preserved as open space and remain open to the public.

These parcels have been reviewed by the Planning, Public Works, and Parks, Recreation and Facilities Departments. The Planning Department has indicated that while future development for housing is possible at a significant cost, developing low-income or workforce housing on these lots would not be feasible (separate memo attached). The Department of Public Works supports the acquisition of these parcels for water resource and stormwater management functions (separate memo attached). The Parks, Recreation and Facilities Department supports this acquisition as it moves the City further toward the goal of every resident living within a 10 minute walk of a park or trail. The acquisition also preserves mature forest tree canopy, provides wetland and vernal pool habitat, and serves as a recreational resource for the entire city.

Property Name: Redlon Woods

Location: The end of June St directly off Stevens Ave. The properties sit behind Fire Station 3, in a wooded and ledgy area.

Land Bank Priority Scorecard:

The sites were ranked using the Land Bank prioritization process and matrix (scorecard) that is on file with the Land Bank's records. The sites are ranked as a medium to high priority since it meets several of the criteria for Land Bank properties. The property is within a 10 minute walk of a residential neighborhood encompassing most of the Rosemont neighborhood and is one of the larger undeveloped forested canopies of deciduous and coniferous trees within the city. The One Climate Future Plan and the city's 2030 Comprehensive Plan both commit Portland to adopt and integrate resilience standards for future development. These standards are intended to minimize the collective impact of climate hazards from more intense storms. Keeping the land as open space protects the forested canopy and minimizes the stormwater runoff problem that has been evident in the surrounding neighborhood since the 1980's.

There are currently many paths and trails within the woods used frequently by residents of the surrounding area and could be further improved to create a trail network that could be a resource for all City residents. This property is within one block of two METRO transit lines, and is frequently used as a shortcut for commuters and students to reach the METRO stops on Brighton Ave and Stevens Ave.

The site is zoned residential and has access from Rockland Ave, June St, Motley St, Kenilworth St, Redlon Park Rd and the paper street known as Caroline St. Although there is demand for residential development, the cost to develop the paper street to required standards would be a considerable expense for a developer.

Phase 1

Thirteen parcels along the paper street known as Caroline St at the dead end of June St. The parcels are identified as 193 D005-12 and 193D021—25 consisting of 51,629 square ft or approximately 1.185 acres. The parcels are owned by Janet and Steve Berry. The current total assessed value for the Berrys' home and the surrounding land is \$616,400. The land is valued at \$145,900 and the house is valued at \$470,500. The Berry's are interested in preserving the land surrounding their home as open space and contacted the Land Bank Commission back in 2016 to sell the collection of lots for a specified price. The purchase price as set forth in the proposed purchase and sale agreement for these parcels is \$99,000.

Phase 2

Six parcels along the paper street known as Caroline St at the dead end of June St identified as 193D13 to 18 consisting of .69 acres. The parcels are currently owned by Coastal Oaks LLC. Coastal Oaks had previously submitted a plan for development of single family homes on this parcel, but, after incurring significant pre-development expenses and determining that the property would be difficult to develop, has agreed to sell the properties to the City for Land

Bank purposes. The current assessed value is \$101,700, but a recent valuation by a local broker suggested that these lots would sell for \$210,000. The purchase price in the proposed purchase and sale agreement for the property is \$225,000. Neighborhood residents have raised approximately \$121,700K towards that purchase price, and the remainder would come from the Land Bank Fund.

Phase 3

Parcels near the paper street known as Rockland St and Caroline St identified as 177F23 and 177F19 consisting of .25 acres. These parcels are already owned by the City of Portland and would simply need to be designated as Land Bank properties.

To: Housing and Economic Development Committee
From: Kevin Kraft, AICP, Deputy Director Planning & Urban Development
Date: May 10, 2022
Subject: Development Challenges for Redlon Woods

In the Fall of 2016, the Department of Public Works and the Land Bank Commission identified several properties in the vicinity of Redlon Park Road for stormwater and conservation purposes, respectively. These properties were brought to the attention of the City Owned and Tax Acquired Properties Committee (COTAPC) who subsequently requested that the Planning and Urban Development Department research the reuse of all or some of the land identified in this area for potential housing development.

The City's Planning Director provided a memo to the city Council in October 2017 summarizing the Department's assessment and determining that redevelopment of the land would be challenging because of topography, presence of extensive ledge and wetlands, stormwater runoff issues, and lack of infrastructure necessary to service the area (roads and sewers). The analysis concluded that redevelopment of the land under the current R-3 Residential zoning for both single-family or as a Planned Residential Unit Development (PRUD) was unlikely.

In 2020, Coastal Oaks LLC, applicant, submitted subdivision and major site plan applications for some of the land that was previously analyzed to facilitate the reconfiguration of six parcels into three new parcels intended for single family home construction and to build a new street to access the lots. During staff's review of the application, significant concerns were identified regarding stormwater management, wetland impacts, and street constructability given the challenging topography.

Concerns related to stormwater management and wetland impacts included the limited hydraulic capacity of the area and the potential for discharge from the new lots to cause impacts to infrastructure downstream and to nearby properties, further exacerbating stormwater runoff problems in the area. Street constructability concerns were related to the applicant's proposed lot layout and the existing grades of the site, making it challenging to build a new connector road that would meet the City's street acceptance standards. Furthermore, the rights of Coastal Oaks LLC to use and construct a portion of Caroline Street, which is a dedicated, unaccepted paper street, as a means of access to its property was not established and Right, Title, and Interest for a portion of the existing paper street has remained outstanding.

The Phase 2 parcels, currently owned by Coastal Oaks LLC and under consideration for acquisition to be added into the Land Bank, are zoned R-3 Residential. R-3 is a residential zone mapped in off-peninsula

neighborhoods and characterized by single-family homes or planned residential unit developments on parcels with a minimum lot area of three acres. The developer's land area is below three acres and does not meet the minimum lot area for PRUDs in the R-3 zone. Therefore, the only residential development permitted on the site would be a small number of single-family homes, and even this has proved challenging, due to the significant topographic challenges, environmental sensitivities, and cost associated with constructing the necessary infrastructure to access and service the lots.

Department of Public Works
Michael Murray
Acting Director



To: Portland Housing and Economic Development Committee and City Council
From: Department of Public Works
Date: May 10, 2022
RE: Redlon Woods Parcels

The Department of Public Works and Water Resources Division support the acquisition and preservation of the undeveloped area west of Stevens Avenue, commonly referred to as Redlon Woods. Aside from the recreational, wildlife habitat and other open space benefits this woodland provides to local residents, the landscape is important from a water resource perspective. The sloping terrain consists of a mix of ledge, thin soils and perched wetlands and several drainage divides that convey runoff to either the storm drain system and eventually to Capisic Pond or to the combined sewer system. Over the years development in this area has increased the volume of stormwater runoff, while reducing the amount of landscape and vegetation available to absorb and mitigate it, resulting in additional neighborhood drainage issues and complaints. Further development and clearing of this area would exacerbate the existing situation, jeopardize water quality and likely result in additional public maintenance costs and/or the need for significant investment in additional infrastructure to address drainage issues. Preservation of this wooded open space is a small investment in water resources protection and management that will pay many dividends in the future.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Murray", with a long, sweeping horizontal line extending to the right.

Michael Murray
Acting Director of Public Works



Property: 0 Caroline St, Portland, ME (3 vacant lots)

To whom it may concern,

I have been asked to provide an opinion of value on the above referenced address. As one of the most active listing agents in Maine, among the highest producing in Cumberland County, the #1 listing/selling agents in Portland for 10+, I'm uniquely qualified to provide this assessment.

Attached are the most relevant recent sales

- Comparable sales data is the best predictor of current market value (what a buyer might pay). This is especially the case for undeveloped land.
- There have been several off-peninsula, buildable lot sales within the past 2 years of similar lot size ranging from \$20,000--\$97,500, due to this wide range in price, the location/desirability and expenses associated with upgrading the road/drainage needs to be taken into consideration.

Based off of information provided by sales and my extensive knowledge of the Portland real estate market and projects/developments in Portland, my professional opinion of the market value as of 4/25/2022 totals: \$210,000.00 or \$70,000.00/lot

If I can provide more details, please call my cell: 207-939-0185 or tomlandry@benchmarkmaine.com. Note: this is not an appraisal.

Hope this information is helpful!

A handwritten signature in black ink, appearing to be 'Tom Landry'.

tom landry

Broker/Owner

207-939-0185

tomlandry@benchmarkmaine.com

Existing parcels in Land Bank

Phase 2 acquisition (in red)

Phase 1 acquisition (in blue)

250' from lot lines

250' from Caroline St. extended

Any development that occurs within Redlon would require blasting of ledge. The 250 Ft radius lines represent the area where homes would have to be inspected prior to blasting.

Phase 3 acquisition (in purple)



CITY OF PORTLAND, MAINE
DEPT. OF PUBLIC WORKS
212 CANCO RD, SUITE B
PORTLAND, MAINE 04103
PHONE (207) 874-8801

LEGEND

- Land Bank Parcels
- Taylor Owned
- Developer Owned
- Berry Parcels
- City Owned

Drainage

- Brook
- Ditch or Brook

Water Bodies

- swamp
- Contour Lines

Redlon Woods Area

Note: Drainage & Water Bodies were derived from aerial imagery, not survey or wetland delineation. They are an indicator of potential water features only.



January 7, 2020

DESIGN BY DAR DRAWN BY DAR CHECK BY XXX
0 25 50 100 150 200 Feet

Redlon Woods Trail Concept Plan

Tracks

 Redlon Loop

 Access Point

Tracks

 Redlon Vernal Pool

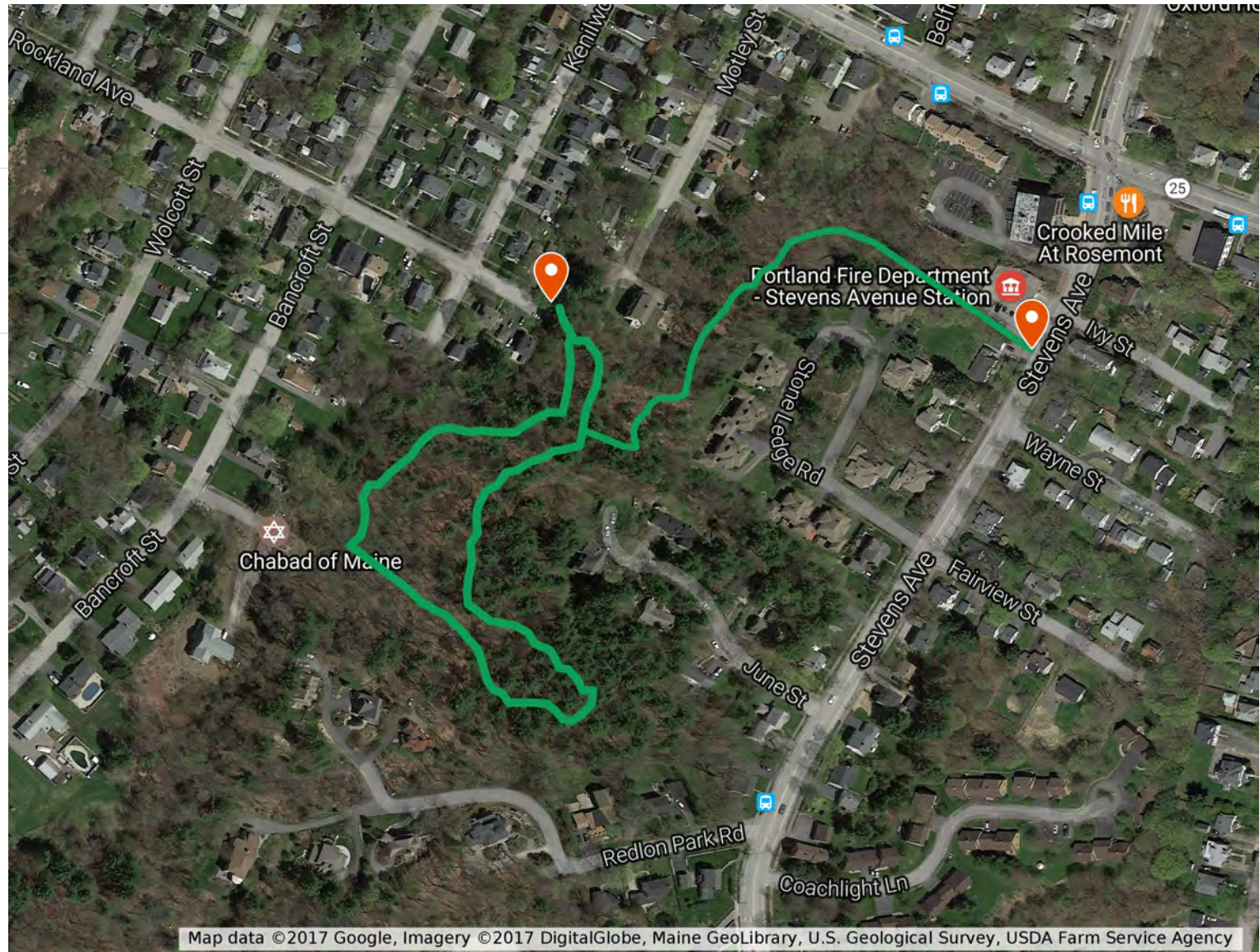
 Access Point

Potential trail routes for Redlon Woods property.

Some sections exist as informal routes already.

Improvements would be minimal, probably less than a week's worth of work for volunteer groups.

Plan updated 1/23/17



THIS IS NOT A BOUNDARY SURVEY

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MORTGAGE INSPECTION OF: DEED BOOK 18003 PAGE 30 COUNTY Cumberland
PLAN BOOK 11 PAGE 109 LOT 33, 34, 67-69 +

ADDRESS: 36 June Street, Portland, Maine

Job Number: 1133-04-A2

Inspection Date: 08-27-21

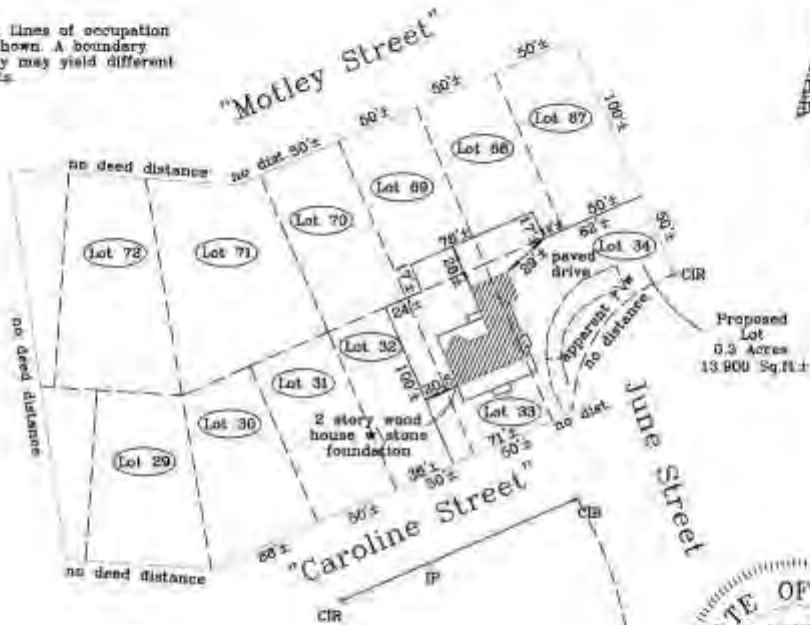
Scale: 1" = 80'

Client File #: LandBank

Buyers: Land Bank

Sellers: Scott and Janet Berry

NOTE: Lines of occupation are shown. A boundary survey may yield different results.



I HEREBY CERTIFY TO: Jewell & Bulger, P.A. The Lender
and its title insurer.
Monuments found did not conflict with the deed description.
The dwelling setbacks do not violate town zoning requirements.
As delineated on the Federal Emergency Management Agency Community Panel 230051-0013B.
The structure does not fall within the special flood hazard zone.
The land does not fall within the special flood hazard zone.
A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

Livingston-Hughes

Professional Land Surveyors

88 Guinea Road

Kennebunkport, Maine 04046

207-967-9761 phone 207-967-4831 fax

www.livingstonhughes.com

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

Proposed Lot of 13,900 sq ft to be held by the Berrys. The remaining land (lot 29-32 and Lot 67-72) would be sold to the City of Portland to be put into the Land Bank

CONTRACT FOR THE SALE OF REAL ESTATE

Date: February, 2022

RECEIVED OF: City of Portland whose mailing address is 389 Congress Street, Portland, ME 04101, Attn: Danielle P. West, City Manager hereinafter called the Purchaser(s), the sum of Two Thousand Five Hundred Dollars (\$2,500.00) as earnest money deposit and in part payment of the purchase price of the following described real estate, situated in the municipality of Portland, County of Cumberland, State of Maine and located at portion of 36 June Street, as described in Exhibits A and B, being a portion of the land described at said County's Registry of Deeds Book 16003, Page 302 and further described as: vacant land, hereinafter called the Property, being property owned by Scott H. Berry and Janet S. Berry, whose mailing address is 36 June Street, Portland, ME, hereinafter called the Seller(s). The purchase and sale of the Property is upon the terms and conditions indicated below:

1. PERSONAL PROPERTY: The following items of personal property are included in this sale (if applicable): none.
2. PURCHASE PRICE: The TOTAL purchase price being Ninety-Nine Thousand Dollars (\$99,000.00) to be paid as follows: at closing.
3. EARNEST MONEY/ACCEPTANCE: Jewell & Bulger, PA (the City's attorney) shall hold said earnest money in a non-interest bearing account and act as Escrow Agent until closing, at which time said earnest money shall be credited toward the purchase price; this offer shall be valid until 2/28/2022 at 5:00 PM; and, in the event of the Seller's non-acceptance, this earnest money shall be returned promptly to the Purchaser(s).
4. TITLE: That a deed, conveying good and merchantable title in accordance with standards adopted by the Maine Bar Association shall be delivered to the Purchaser(s) and this transaction shall be closed and the Purchaser(s) shall pay the balance due and the parties shall execute all necessary papers on or before 7/15/2022. If Seller(s) is unable to convey in accordance with the provisions of this paragraph, then the Seller(s) shall have a reasonable time period, not to exceed thirty (30) days, from the time the Seller(s) receives written notice of the defect, unless otherwise agreed to by both parties, to remedy the title, after which time, if such defect is not corrected so that there is merchantable title, the Purchaser(s) may, within fifteen (15) days thereafter, at Purchaser's option, declare the contract null and void and any earnest money shall be returned to the Purchaser(s) and neither party shall have any further obligation hereunder. If the Purchaser(s) does not declare the contract void within the period set forth above, the Purchaser(s) shall have waived the right to object to title. The Seller(s) hereby agrees to make a good-faith effort to cure any title defect during such period.
5. DEED: That the property shall be conveyed by a Warranty deed, and shall be free and clear of all encumbrances except building and zoning restrictions of record, restrictive covenants and conditions of record and usual public utilities servicing the property and shall be subject to applicable land use and building laws and regulations.
6. POSSESSION /OCCUPANCY: Possession/occupancy of premises shall be given to Purchaser(s) immediately at closing unless otherwise agreed by both parties in writing.
7. LEASES/TENANT SECURITY DEPOSITS: N/A
8. PRORATIONS: The following items shall be prorated as of the date of closing:
 - a. Real Estate Taxes based on the municipality's tax year. Seller is responsible for any unpaid taxes for prior years.
 - b. Seller(s) shall pay its transfer tax as required by the State of Maine. Purchaser is exempt from paying transfer taxes.
9. INSPECTIONS: The Purchaser(s) is encouraged to seek information from professionals regarding any specific issue of concern. The Agent makes no warranties regarding the condition, permitted use or value of the Seller's real or personal property. This Contract is subject to the following inspections, with the results being satisfactory to the Purchaser(s):

TYPE OF INSPECTION	YES	NO	RESULTS REPORTED	TYPE OF INSPECTION	YES	NO	RESULTS REPORTED
a. General Building	☐	☐	Within <u>#</u> days	g. Lead Paint	☐	☐	Within <u>#</u> days
b. Sewage Disposal	☐	☐	Within <u>#</u> days	h. Pests	☐	☐	Within <u>#</u> days
c. Water Quality	☐	☐	Within <u>#</u> days	i. ADA	☐	☐	Within <u>#</u> days
d. Radon Air Quality	☐	☐	Within <u>#</u> days	j. Wetlands	☐	☐	Within <u>#</u> days
e. Radon Water Quality	☐	☐	Within <u>#</u> days	k. Environmental Scan	☒	☐	Within <u>120</u> days
f. Asbestos Air Quality	☐	☐	Within <u>#</u> days	l. Other: <u>survey</u>	☒	☐	Within <u>120</u> days

The use of days is intended to mean from the effective date of this Contract. All inspections will be done by inspectors chosen and paid for by the Purchaser(s). If the result of any inspection or other condition specified herein is unsatisfactory to the Purchaser(s), in Purchaser(s) sole discretion, Purchaser(s) may declare the Contract null and void by notifying Seller(s) in writing within the specified number of days, and any earnest money shall be returned to the Purchaser(s). If the Purchaser(s) does not notify the Seller(s) that an inspection is unsatisfactory within the time period set forth above, this contingency is waived by the Purchaser(s). In the absence of inspection(s) mentioned above, the Purchaser(s) is relying completely upon Purchaser's own opinion as to the condition of the property.

11. FINANCING: N/A
12. AGENCY DISCLOSURE: The Purchaser(s) and Seller(s) acknowledge that there are no agent(s) representing either party incident to this transaction.
13. .DEFAULT: If Purchaser(s) fails to perform any of the terms of this Contract or is otherwise in default of any of its obligations, Seller's sole remedy shall be to retain the earnest money as full and complete liquidated damages. In the event Seller fails to perform any of the terms of this Contract or is otherwise in default of any of its obligations, Purchaser shall have the right to pursue all legal and equitable remedies available to it, including, without limitation, specific performance, but at all times may elect in substitution therefor, the right to a return of the earnest money. Notwithstanding any other provision of this agreement, Escrow Agent shall have the right to require written releases from both parties prior to releasing the earnest money to either party. If a dispute arises between Purchaser(s) and Seller as to the existence of a default hereunder and/or the release of the earnest money and said dispute is not resolved by the parties within (30) days, Escrow Agent may elect to file an action in interpleader and deposit the earnest money in the court to resolve said dispute, or otherwise disburse the earnest money pursuant to Maine Real Estate Commission regulations. Purchaser(s) and Seller, jointly and severally, shall indemnify Escrow Agent for all costs, losses, expenses, and damages, including reasonable attorneys' fees, incurred by Escrow Agent in connection with said action and/or in connection with any dispute relating to this Contract and/or the Deposit. This provision shall not be deemed a waiver of any defenses, immunities or limitations of liability or damages available to the Purchaser under the Maine Tort Claims Act, other Maine statutory law, judicial precedent, common law, or any other defenses, immunities or limitations of liability available to the Purchaser.
14. MEDIATION: Any dispute or claim arising out of or relating to this Contract or the premises addressed in this Contract shall be submitted to mediation. This clause shall survive the closing of this transaction.
15. PRIOR STATEMENTS: Any verbal representations, statements and agreements are not valid unless contained herein. This Contract completely expresses the obligations of the parties. This is a Maine contract and shall be construed according to the laws of Maine.
16. HEIRS/ASSIGNS: This Contract is assignable YES ☒ NO ☐. This Contract shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns (if assignment is allowed by the terms of this Contract), of the respective parties.
17. COUNTERPARTS: This Contract may be signed on any number of identical counterparts, including telefacsimilie copies, with the same binding effect as if the signatures were on one instrument. Original or telefacsimilied signatures are binding.
18. BINDING CONTRACT: This Contract is a binding contract when signed by both Seller(s) and Purchaser(s) and when that fact has been communicated to all parties or to their agents. The Effective Date of the Contract is noted below. Time is of the essence of this Contract.
19. REVIEW OF LEASES AND INCOME AND EXPENSE INFORMATION: N/A
20. Intentionally Omitted.
21. OTHER: The Buyer's obligations are subject to approval by the Portland City Council.

A COPY OF THIS CONTRACT IS TO BE RECEIVED BY ALL PARTIES AND, BY SIGNATURE, RECEIPT OF A COPY IS HEREBY ACKNOWLEDGED. IF NOT FULLY UNDERSTOOD CONSULT AN ATTORNEY.

Seller(s) acknowledges that the laws of the State of Maine provide that every buyer of real property located in Maine must withhold a withholding tax equal to 2 1/2% of the consideration unless the Seller(s) furnishes to the Buyer(s) a certificate by the Seller(s) stating, under penalty of perjury, that Seller(s) is/are a resident of Maine or the transfer is otherwise exempt from withholding.

Purchaser

Date

Name/Title

Soc. Sec # or Tax I.D.

The Seller(s) accepts the offer and agrees to deliver the above-mentioned property at the price and upon the terms and conditions set forth above.

Signed this: _____ day of _____ 2022.

Effective date of Contract: _____, day of _____ 2022.

The Listing Licensee is N/A

The Selling Licensee is N/A

Seller: Scott H. Berry

Date

Name/Title

Seller – Janet S. Berry

Date

Name/Title

CONTRACT FOR THE SALE OF REAL ESTATE

Date: May, 2022

RECEIVED OF: City of Portland whose mailing address is 389 Congress Street, Portland, ME 04101, Attn: Danielle P. West, City Manager hereinafter called the Purchaser(s), the sum of Two Thousand Five Hundred Dollars (\$2,500.00) as earnest money deposit and in part payment of the purchase price of the following described real estate, situated in the municipality of Portland, County of Cumberland, State of Maine and located at June and Caroline Streets; assessor 193-D 13 to 18 being the property owned by Coastal Oaks, LLC, a Maine limited liability company with a mailing address of 198 Saco Avenue, Old Orchard Beach, Maine, hereinafter called the Seller(s), and described at said County's Registry of Deeds Book 36907, Page 160 upon the terms and conditions indicated below:

1. PERSONAL PROPERTY: The following items of personal property are included in this sale (if applicable): none.
2. PURCHASE PRICE: The TOTAL purchase price being Two Hundred Twenty-Five Thousand Dollars (\$225,000.00) to be paid as follows: at closing.
3. EARNEST MONEY/ACCEPTANCE: Jewell & Bulger, P.A., shall hold said earnest money in a non-interest bearing account and act as Escrow Agent until closing, at which time said earnest money shall be credited toward the purchase price; this offer shall be valid until 5 days after the date set forth above; and, in the event of the Seller's non-acceptance, this earnest money shall be returned promptly to the Purchaser(s).
4. TITLE: That a deed, conveying good and merchantable title in accordance with standards adopted by the Maine Bar Association shall be delivered to the Purchaser(s) and this transaction shall be closed and the Purchaser(s) shall pay the balance due and the parties shall execute all necessary papers on or before 7/29/2022. If Seller(s) is unable to convey in accordance with the provisions of this paragraph, then the Seller(s) shall have a reasonable time period, not to exceed thirty (30) days, from the time the Seller(s) receives written notice of the defect, unless otherwise agreed to by both parties, to remedy the title, after which time, if such defect is not corrected so that there is merchantable title, the Purchaser(s) may, within fifteen (15) days thereafter, at Purchaser's option, declare the contract null and void and any earnest money shall be returned to the Purchaser(s) and neither party shall have any further obligation hereunder. If the Purchaser(s) does not declare the contract void within the period set forth above, the Purchaser(s) shall have waived the right to object to title. The Seller(s) hereby agrees to make a good-faith effort to cure any title defect during such period.
5. DEED: That the property shall be conveyed by a Quitclaim with Covenant deed, and shall be free and clear of all encumbrances except building and zoning restrictions of record, restrictive covenants and conditions of record and usual public utilities servicing the property and shall be subject to applicable land use and building laws and regulations.
6. POSSESSION /OCCUPANCY: Possession/occupancy of premises shall be given to Purchaser(s) immediately at closing unless otherwise agreed by both parties in writing.
7. LEASES/TENANT SECURITY DEPOSITS: N/A
8. PRORATIONS: The following items shall be prorated as of the date of closing:
 - a. Real Estate Taxes based on the municipality's tax year. Seller is responsible for any unpaid taxes for prior years.
 - b. Seller(s) shall pay its transfer tax as required by the State of Maine. Purchaser is exempt from paying transfer taxes.
9. INSPECTIONS: No warranties or representation are made concerning the condition of premises. All warranties and representation are disclaimed with respect to any improvement located on said premises, including improvements located underground and the location and/or boundaries of said Premises. The Purchaser shall assume risk for any defects. Purchaser expressly acknowledges and agrees that the purchase price reflects the "AS IS, WHERE IS" condition of said premises and the assumption of all risks relating to undisclosed defects. The Purchaser(s) is encouraged to seek information from professionals regarding any specific issue of concern. The Agent makes no warranties regarding the condition, permitted use or value of the Seller's real or personal property. This Contract is subject to the following inspections, with the results being satisfactory to the Purchaser(s):

TYPE OF INSPECTION	YES	NO	RESULTS REPORTED	TYPE OF INSPECTION	YES	NO	RESULTS REPORTED
a. General Building	☐	☐	Within <u>#</u> days	g. Lead Paint	☐	☐	Within <u>#</u> days
b. Sewage Disposal	☐	☐	Within <u>#</u> days	h. Pests	☐	☐	Within <u>#</u> days
c. Water Quality	☐	☐	Within <u>#</u> days	i. ADA	☐	☐	Within <u>#</u> days
d. Radon Air Quality	☐	☐	Within <u>#</u> days	j. Wetlands	☐	☐	Within <u>#</u> days

e. Radon Water Quality ☐ ☐ Within # days k. Environmental Scan ☒ ☐ Within 60 days
f. Asbestos Air Quality ☐ ☐ Within # days l. Other: survey ☒ ☐ Within 60 days

The use of days is intended to mean from the effective date of this Contract. All inspections will be done by inspectors chosen and paid for by the Purchaser(s). If the result of any inspection or other condition specified herein is unsatisfactory to the Purchaser(s), in Purchaser(s) sole discretion, Purchaser(s) may declare the Contract null and void by notifying Seller(s) in writing within the specified number of days, and any earnest money shall be returned to the Purchaser(s). If the Purchaser(s) does not notify the Seller(s) that an inspection is unsatisfactory within the time period set forth above, this contingency is waived by the Purchaser(s). In the absence of inspection(s) mentioned above, the Purchaser(s) is relying completely upon Purchaser's own opinion as to the condition of the property.

11. FINANCING: N/A
12. AGENCY DISCLOSURE: N/A, no brokers, each party will indemnify the other from any broker claims.
13. DEFAULT: If Purchaser(s) fails to perform any of the terms of this Contract or is otherwise in default of any of its obligations, Seller's sole remedy shall be to retain the earnest money as full and complete liquidated damages. In the event Seller fails to perform any of the terms of this Contract or is otherwise in default of any of its obligations, Purchaser shall have the right to pursue all legal and equitable remedies available to it, including, without limitation, specific performance, but at all times may elect in substitution therefor, the right to a return of the earnest money. Notwithstanding any other provision of this agreement, Escrow Agent shall have the right to require written releases from both parties prior to releasing the earnest money to either party. If a dispute arises between Purchaser(s) and Seller as to the existence of a default hereunder and/or the release of the earnest money and said dispute is not resolved by the parties within (30) days, Escrow Agent may elect to file an action in interpleader and deposit the earnest money in the court to resolve said dispute, or otherwise disburse the earnest money pursuant to Maine Real Estate Commission regulations. Purchaser(s) and Seller, jointly and severally, shall indemnify Escrow Agent for all costs, losses, expenses, and damages, including reasonable attorneys' fees, incurred by Escrow Agent in connection with said action and/or in connection with any dispute relating to this Contract and/or the Deposit. This provision shall not be deemed a waiver of any defenses, immunities or limitations of liability or damages available to the Purchaser under the Maine Tort Claims Act, other Maine statutory law, judicial precedent, common law, or any other defenses, immunities or limitations of liability available to the Purchaser.
14. MEDIATION: Any dispute or claim arising out of or relating to this Contract or the premises addressed in this Contract shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules of the American Arbitration Association. This clause shall survive the closing of this transaction.
15. PRIOR STATEMENTS: Any verbal representations, statements and agreements are not valid unless contained herein. This Contract completely expresses the obligations of the parties. This is a Maine contract and shall be construed according to the laws of Maine.
16. HEIRS/ASSIGNS: This Contract is assignable YES ☒ NO ☐. This Contract shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns (if assignment is allowed by the terms of this Contract), of the respective parties.
17. COUNTERPARTS: This Contract may be signed on any number of identical counterparts, including telefacsimilie copies, with the same binding effect as if the signatures were on one instrument. Original or telefacsimilied signatures are binding.
18. BINDING CONTRACT: This Contract is a binding contract when signed by both Seller(s) and Purchaser(s) and when that fact has been communicated to all parties or to their agents. The Effective Date of the Contract is noted below. Time is of the essence of this Contract.
19. REVIEW OF LEASES AND INCOME AND EXPENSE INFORMATION: N/A
20. Seller(s) and Purchaser(s) acknowledge receipt of the Maine Real Estate Commission Disclosure of Agency Relationship Form (Form #2), *if the property is, or has a component of, one to four residential dwelling units.*
21. OTHER:
 - a) The Purchaser's obligations are subject to approval by the Portland City Council.
 - b) The Purchaser's obligations are subject to \$125,000.00 of the purchase price being raised from private donations restricted to this project. Purchaser shall provide Seller evidence of commitments for such private donations, accompanied by proof of funds, reasonably satisfactory to Seller, within 10 days of City Council approval. If Purchaser fails to deliver such commitment letters satisfactory to Seller within such timeframe, Seller may terminate this Contract and refund the earnest money deposit to Purchaser, and the parties will have no further obligations to each other under this Contract.

A COPY OF THIS CONTRACT IS TO BE RECEIVED BY ALL PARTIES AND, BY SIGNATURE, RECEIPT OF A COPY IS HEREBY ACKNOWLEDGED. IF NOT FULLY UNDERSTOOD CONSULT AN ATTORNEY.

Seller(s) acknowledges that the laws of the State of Maine provide that every buyer of real property located in Maine must withhold a withholding tax equal to 2 1/2% of the consideration unless the Seller(s) furnishes to the Buyer(s) a certificate by the Seller(s) stating, under penalty of perjury, that Seller(s) is/are a resident of Maine or the transfer is otherwise exempt from withholding.

Purchaser

Date

Name/Title

Soc. Sec # or Tax I.D.

The Seller(s) accepts the offer and agrees to deliver the above-mentioned property at the price and upon the terms and conditions set forth above and agrees to pay the Broker the commission for services herein according to the Listing Agreement. The obligation to pay said commission or sum shall survive the closing of this transaction. Seller agrees that Broker may apply any deposit(s) received in connection with the sale of the Property toward commissions due and payable under this Agreement. If the earnest money is forfeited by Purchaser(s), it shall be evenly distributed between the Broker and Seller(s), provided, however, that Broker's portion shall not exceed the full amount of the commission specified. In the event the Seller(s) defaults on its obligations hereunder, The Boulos Company shall be entitled to costs of collection, including reasonable attorneys' fees.

Signed this: _____ day of _____, _____. Effective date of Contract: _____, day of _____, _____

The Listing Licensee is N/A

The Selling Licensee is N/A

Coastal Oaks, LLC, Seller

Date

Name/Title

Soc. Sec # or Tax I.D.

Coastal Oaks, LLC, Seller

Date

Name/Title

Soc. Sec # or Tax I.D.

Offer reviewed and refused on _____, _____, _____, Seller

MLS #: 1493636
Status: Closed

County: Cumberland
Property Type: Land

Public Detail Report
Seasonal: No

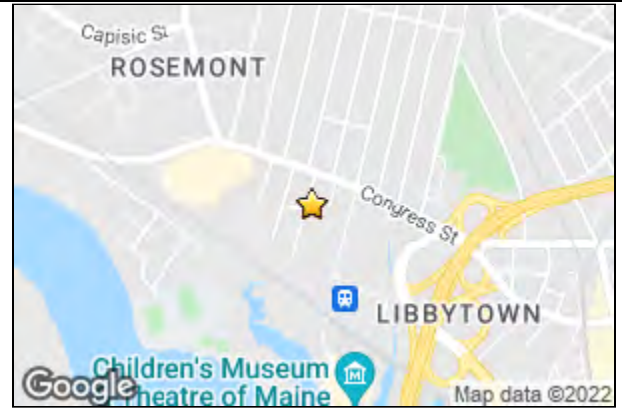
List Price: \$100,000
Original List Price:
\$100,000

Directions: Congress St to Powsland St. Lot will be on the left. Sign on property.



26 Powsland Street
Portland, ME 04102

List Price: \$100,000
MLS#: 1493636



Land Information

Surveyed:	Yes	Waterfront:	No	Zoning:	R5
Lot Size Acres +/-:	0.11	Water Views:	No	Zoning Overlay:	Unknown
Source of Acreage:	Public Records				
Mobile Homes Allowed:	Unknown				

Property Features

Driveway:	No Driveway	Electric:	No Electric	Transportation:	Major Road Access; Near Airport;
Location:	Near Public Beach; Near Railroad; Near Shopping; Near Town; Near Turnpike/Interstate	Gas:	No Gas		Public Transport Access
Recreational Water:	Nearby; Public	Water:	Public	Roads:	Paved; Public
		Sewer:	Public Sewer	Site:	Level; Open

Tax/Deed Information

Book/Page/Deed:	36937/194/All	Full Tax Amt/Yr:	\$86/ 2021	Map/Block/Lot:	190/G/12
Deed/Conveyance Type Offered:	Warranty			Tax ID:	PTLD-000190-G000012-000001

Remarks

Remarks: Rare! Buildable level lot in desirable location near downtown Portland. R5 zoning allows for a single family dwelling.

LO: Keller Williams Realty

Sold Information

Sold Terms/Other:	Closed Date: 06/15/2021
	Closed Price: \$97,500

Listing provided courtesy of:



Tom Landry
Benchmark Real Estate
72 Pine St #6
Portland, ME 04102
207-775-0248
207-775-0248

LandryTeam@benchmarkmaine.com
<http://www.BenchmarkMaine.com>



Prepared by Tom Landry on Monday, April 25, 2022 11:29 AM.

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MLS #: 1448312
Status: Closed

County: Cumberland
Property Type: Land

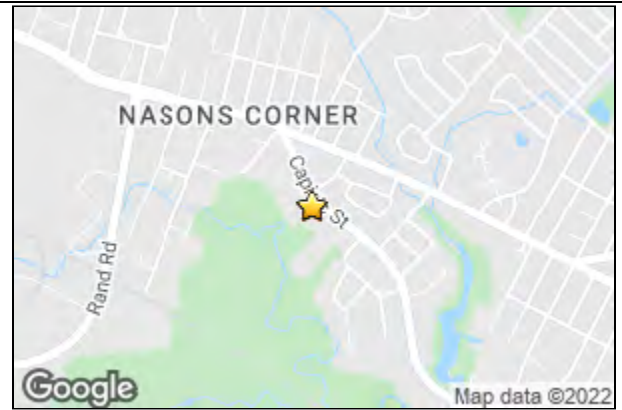
Public Detail Report
Seasonal: No

List Price: \$99,000
Original List Price:
\$99,000



**454 Capisic Street
Portland, ME 04102**

**List Price: \$99,000
MLS#: 1448312**



Land Information

Surveyed:	Yes	Waterfront:	No	Road Frontage +/-:	55
Lot Size Acres +/-:	0.35	Water Views:	No	Source of Road Frontage:	Survey
Source of Acreage:	Survey			Zoning:	R3
Mobile Homes Allowed:	Unknown			Zoning Overlay:	Yes
				Bank Owned REO:	No

Property Features

Driveway:	No Driveway	Electric:	No Electric	Roads:	Paved; Public
Location:	Near Shopping; Near Turnpike/Interstate; Neighborhood	Gas:	No Gas	Site:	Level
		Water:	None		
		Sewer:	None		

Tax/Deed Information

Book/Page	TBD/TBD	Full Tax Amt/Yr:	\$1/ 2020	Map/Block/Lot:	259/C/14
Deed/Conveyance Type	Quit Claim w/			Tax ID:	454CapisicPortland04102
Offered:	Covenant				

Remarks

Remarks: Check out this buildable .35acre lot in the desirable Capisic Street neighborhood! This is a premium location only a short distance from downtown Portland, Westbrook's new Rock Row, access to I-95 and more. With wide sidewalks for easy walking and a location near beautiful Jewell Falls and Portland Trails access, it's a great place to enjoy the natural beauty and welcoming spirit of one of Portland's long-established communities. The road frontage of the lot allows for a generously sized driveway leading you to a private rear lot with beautiful views of the Fore River Shoreland. The buildable area is large enough for a liberally-sized single family (or 2-unit) home (*verify building plans with the city of Portland) and spacious yard. Buildable lots of this size in established Portland neighborhoods are a rare find! Come be a part of this Capisic Street community and build your dream home in this incredible location!! **Property has been staked so that interested buyers can give themselves a tour. Stakes with no tape or pink tape denote property boundaries. Stakes with green tape denote buildable area. Refer to maps in MLS for more details.

LO: Keller Williams Realty

Sold Information

Sold Terms/Other:	Closed Date: 05/22/2020
	Closed Price: \$93,900

Listing provided courtesy of:



Tom Landry
Benchmark Real Estate
72 Pine St #6
Portland, ME 04102
207-775-0248
207-775-0248

LandryTeam@benchmarkmaine.com
<http://www.BenchmarkMaine.com>

Prepared by Tom Landry on Monday, April 25, 2022 11:29 AM.



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MLS #: 1496427
Status: Closed

County: Cumberland
Property Type: Land

Public Detail Report
Seasonal: No

List Price: \$100,000
Original List Price:
\$100,000

Directions: The lot located between 14 and 24 Cypress Street.



0 Cypress Street
Portland, ME 04103

List Price: \$100,000
MLS#: 1496427



Land Information

Surveyed:	No	Waterfront:	No	Zoning:	R5
Lot Size Acres +/-:	0.12	Water Views:	No	Zoning Overlay:	Unknown
Source of Acreage:	Public Records				
Mobile Homes Allowed:	No				

Property Features

Driveway:	No Driveway	Electric:	On Site	Transportation:	Major Road Access; Near Airport; Public Transport Access
Parking:	No Parking	Gas:	Natural - At Street	Roads:	Paved; Public
Location:	Intown; Near Shopping; Near Town; Near Turnpike/Interstate; Neighborhood; Suburban	Water:	Public	Site:	Level; Open; Sidewalks
		Sewer:	Public Sewer		

Tax/Deed Information

Book/Page	33352/218	Full Tax Amt/Yr:	\$1/ 2020	Map/Block/Lot:	344/E/033
				Tax ID:	0cypressstreetportland04103

Remarks

Remarks: A very exciting offering! Buildable, level and cleared lot in coveted North Deering neighborhood. Less than 10 minutes to downtown. This lot is ready for you to build your dream house on. Broker has placed stakes to give a rough idea of the road frontage. Just an estimate (+/-) one foot. The lot located between 14 and 24 Cypress Street.

LO: Harborview Properties, Inc.

Sold Information

Sold Terms/Other:	Closed Date: 09/17/2021
	Closed Price: \$91,500

Listing provided courtesy of:



Tom Landry
Benchmark Real Estate
72 Pine St #6
Portland, ME 04102
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207-775-0248

LandryTeam@benchmarkmaine.com
<http://www.BenchmarkMaine.com>



Prepared by Tom Landry on Monday, April 25, 2022 11:29 AM.

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MLS #: 1443070
Status: Closed

County: Cumberland
Property Type: Land

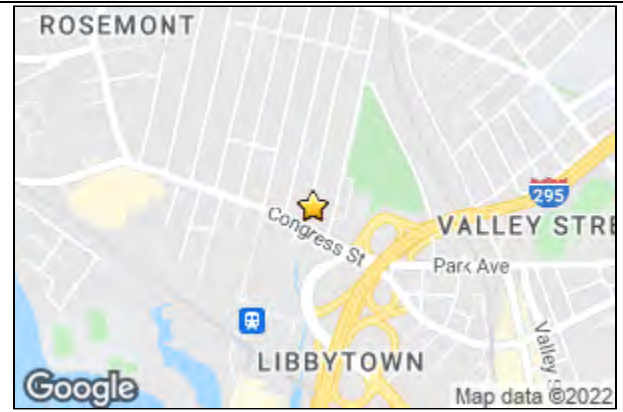
Public Detail Report
Seasonal: No

List Price: \$115,000
Original List Price:
\$115,000



17 Massachusetts
Avenue
Portland, ME 04102

List Price: \$115,000
MLS#: 1443070



Land Information

Lot Size Acres +/-:	0.16	Waterfront:	No	Zoning:	R5
Source of Acreage:	Public Records	Water Views:	No	Zoning Overlay:	Unknown
Mobile Homes Allowed:	No				

Property Features

Driveway:	No Driveway	Electric:	No Electric	Roads:	Paved; Public
Parking:	On Site	Gas:	No Gas	Site:	Level; Open
Location:	Intown; Near Shopping	Water:	Public		
		Sewer:	Public Sewer		

Tax/Deed Information

Book/Page	34766/167	Full Tax Amt/Yr:	\$2,056/ 2019	Map/Block/Lot:	78/A/5
				Tax ID:	PTLD-000078-000000-A005001

Remarks

Remarks: Rare opportunity to build in Portland. Convenient location close to shopping, public transportation, the university, the interstate. Zoning ordinance suggests suitability for 2 units. Buyer should confirm with city of Portland.

LO: RE/MAX Shoreline

Sold Information

Sold Terms/Other:	Closed Date: 12/03/2020
	Closed Price: \$90,000

Listing provided courtesy of:



Tom Landry
Benchmark Real Estate
72 Pine St #6
Portland, ME 04102
207-775-0248
207-775-0248

LandryTeam@benchmarkmaine.com
<http://www.BenchmarkMaine.com>

Prepared by Tom Landry on Monday, April 25, 2022 11:29 AM.



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Directions: Brighton Avenue past the University of Southern Maine (traveling west), right on Devonshire Street.



**33 Devonshire Street
Portland, ME 04103**

**List Price: \$84,900
MLS#: 1474757**



Land Information

Surveyed:	Yes	Waterfront:	No	Zoning:	R5
Lot Size Acres +/-:	0.14	Water Views:	No	Zoning Overlay:	No
Source of Acreage:	Survey			Bank Owned REO:	No
Mobile Homes Allowed:	No				

Property Features

Driveway:	No Driveway	Electric:	No Electric	Transportation:	Near Airport
Location:	Near Railroad; Near Shopping; Near Town; Near Turnpike/Interstate; Neighborhood	Gas:	Natural - At Street	Roads:	Public
		Water:	Public	Site:	Level; Open; Sidewalks
		Sewer:	Public Sewer		

Tax/Deed Information

Book/Page/Deed:	4496/200/Partial	Full Tax Amt/Yr:	\$1/ 2020	Map/Block/Lot:	082/B/018001
Deed Restrictions:	Unknown	School District:	Portland Public Schools	Tax ID:	33 Devonshirestreetportland04103

Remarks

Remarks: This is a rare build-able lot in Portland's popular Oakdale neighborhood. The University of Southern Maine's Portland campus and Deering Center public schools are nearby. Access to I-295, Amtrak and Portland International Jetport are within 2-3 miles. This lot is level and open so preparation for your new build is easy. The lot is a pre-existing lot of record that was split from 82-B-18. Call Jaye 207-671-7430 for information about accessing the site.

LO: Portside Real Estate Group

Sold Information

Sold Terms/Other:	Closed Date: 03/12/2021
	Closed Price: \$80,000

Listing provided courtesy of:



Tom Landry
Benchmark Real Estate
72 Pine St #6
Portland, ME 04102
207-775-0248
207-775-0248

LandryTeam@benchmarkmaine.com
<http://www.BenchmarkMaine.com>

Prepared by Tom Landry on Monday, April 25, 2022 11:29 AM.



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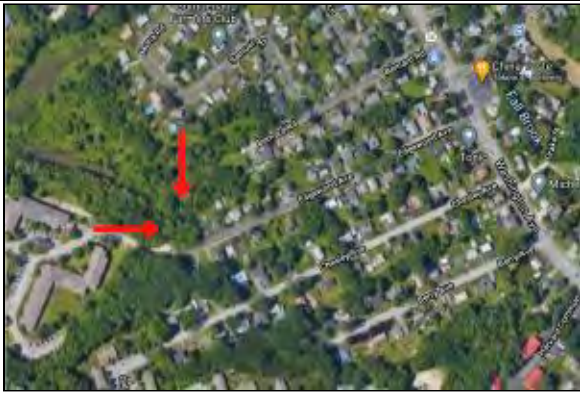


MLS #: 1467567
Status: Closed

County: Cumberland
Property Type: Land

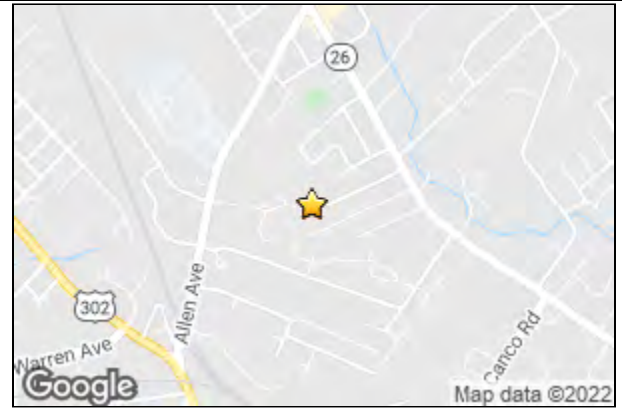
Public Detail Report
Seasonal: No

List Price: \$34,900
Original List Price:
\$69,900



**0 Edgewood Avenue
Portland, ME 04103**

**List Price: \$34,900
MLS#: 1467567**



Land Information

Surveyed:	Yes	Waterfront:	No	Zoning:	R-3
Lot Size Acres +/-:	0.11	Water Views:	No	Zoning Overlay:	Yes
Source of Acreage:	Public Records				
Mobile Homes Allowed:	No				

Property Features

Driveway:	No Driveway	Electric:	On Site	Roads:	Paved; Public
Parking:	No Parking	Gas:	Natural - At Street	Site:	Wooded
Location:	Near Town; Neighborhood	Water:	Public		
		Sewer:	Public Sewer		

Tax/Deed Information

Book/Page	34312/286	Full Tax Amt/Yr:	\$93/ 2020	Map/Block/Lot:	436/A/29
Deed/Conveyance Type Offered:	Quit Claim			Tax ID:	0edgewoodavenueportland04103

Remarks

Remarks: Build your dream home in this convenient Portland neighborhood at the end of dead end street. Nicely wooded lot with access to town amenities at the street. Property will need a dimensional variance from the city of Portland for road frontage. Attached find boundary surveys for both 1 & 2 story dwellings. Lots of possibilities for this affordable Portland lot! Property is being sold as is with no contingencies.

LO: Keller Williams Realty

Sold Information

Sold Terms/Other:	Closed Date: 05/07/2021
	Closed Price: \$34,900

Listing provided courtesy of:



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72 Pine St #6
Portland, ME 04102
207-775-0248
207-775-0248

LandryTeam@benchmarkmaine.com
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Prepared by Tom Landry on Monday, April 25, 2022 11:29 AM.



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MLS #: 1488901
Status: Closed

County: Cumberland
Property Type: Land

Public Detail Report
Seasonal: No

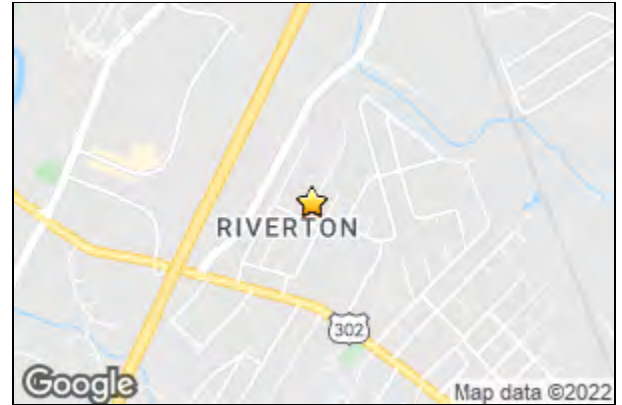
List Price: \$35,000
Original List Price:
\$35,000

Directions: Forest Ave. to Dover Street to Tarbell Ave. Look for sign on the right side of the street.



0 Tarbell Avenue
Portland, ME 04103

List Price: \$35,000
MLS#: 1488901



Land Information

Surveyed:	Unknown	Waterfront:	No	Road Frontage +/-:	150
Lot Size Acres +/-:	0.27	Water Views:	No	Source of Road Frontage:	Public Records
Source of Acreage:	Public Records			Road Frontage Oth	Deed
Acreage Oth Source:	Deed			Src:	Res
Mobile Homes Allowed:	No			Zoning:	Unknown
				Zoning Overlay:	

Property Features

Driveway:	No Driveway	Electric:	No Electric	Roads:	Gravel/Dirt; Other Road
Location:	Intown; Neighborhood	Gas:	No Gas	Site:	Level; Rolling/Sloping; Wooded
		Water:	Public		
		Sewer:	Public Sewer		

Tax/Deed Information

Book/Page/Deed:	15592/178-179/ All	Full Tax Amt/Yr:	\$548/ 2020	Map/Block/Lot:	332//H8-H12
Deed/Conveyance Type Offered:	Warranty			Tax ID:	0TarbellAvePortland04103

Remarks

Remarks: Future opportunity?!? PLEASE NOTE PER THE CITY OF PORTLAND: "Tarbell Ave. is a dedicated, unaccepted, and continued (2017) street. " In order to obtain a building permit the street(s), including the frontage of this lot must be brought up to City Codes & Standards. See attached documents for requirements.

LO: Bean Group

Sold Information

Sold Terms/Other:	Closed Date: 09/14/2021 Closed Price: \$25,000
-------------------	---

Listing provided courtesy of:



Tom Landry
Benchmark Real Estate
72 Pine St #6
Portland, ME 04102
207-775-0248
207-775-0248

LandryTeam@benchmarkmaine.com
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MLS #: 1481978
Status: Closed

County: Cumberland
Property Type: Land

Public Detail Report
Seasonal: No

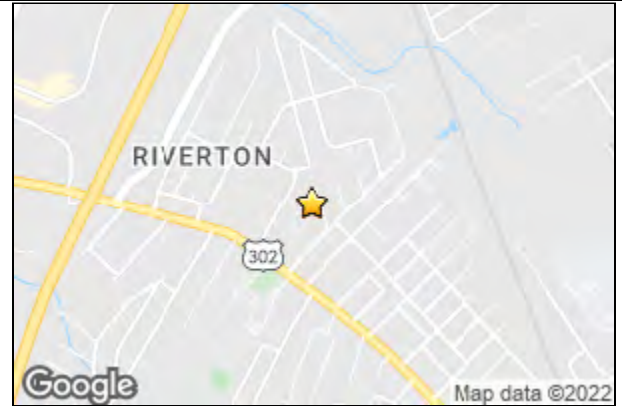
List Price: \$20,000
Original List Price:
\$20,000

Directions: Take Newton st then turn left on Harmony rd. Go down to small open field on left approx 275ft from Newton st This lot is to the right of the open space in the pine trees.



**22 Harmony Road
Portland, ME 04103**

**List Price: \$20,000
MLS#: 1481978**



Land Information

Surveyed:	No	Waterfront:	No	Zoning:	R-3
Lot Size Acres +/-:	0.15	Water Views:	No	Zoning Overlay:	Unknown
Source of Acreage:	Public Records				
Mobile Homes Allowed:	Unknown				

Property Features

Driveway:	No Driveway	Electric:	Unknown	Roads:	Dead End; Gravel/Dirt
Parking:	No Parking	Gas:	Unknown	Site:	Level
Location:	Near Shopping; Neighborhood	Water:	None		
Restrictions:	No Restrictions	Sewer:	None		

Tax/Deed Information

Book/Page/Deed:	7724/292/All	Full Tax Amt/Yr:	\$124/ 2021	Map/Block/Lot:	337/142-43
Deed/Conveyance Type Offered:	Personal Rep			Tax ID:	PTLD-000337-C000042-000001

Remarks

Remarks: Rare opportunity! Can be purchased as a package deal You can get 52 Newton st which already has a house on it and 3 lots that could be buildable with a road upgrade. The package deal is 52 Newton st, this lot, 8 Harmony rd and 12 Harmony rd. These are lots with a lot of potential on a dead end road right in Portland. Located in a quiet neighborhood but still very close to all the wonderful amenities Portland has to offer. All offers are due by Sunday at 5pm.

LO: Coldwell Banker Realty

Sold Information

mike@loisjordan.com

Sold Terms/Other:

Closed Date: **04/23/2021**

Closed Price: **\$20,000**

Listing provided courtesy of:



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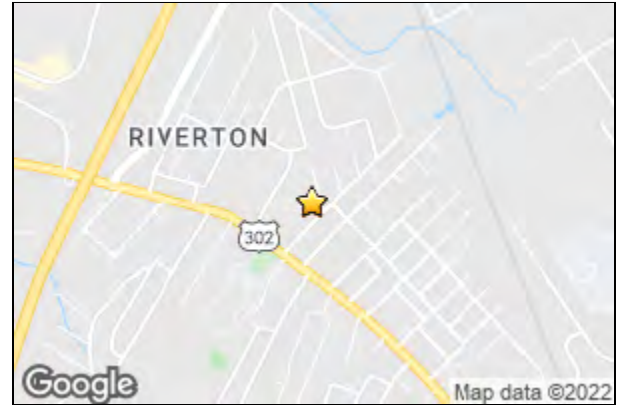


Directions: Take Newton st, then turn left on Harmony rd. Directly behind 52 Newton st



**8 Harmony Road
Portland, ME 04103**

**List Price: \$20,000
MLS#: 1482199**



Land Information

Surveyed:	Unknown	Waterfront:	No	Zoning:	R-3
Lot Size Acres +/-:	0.18	Water Views:	No	Zoning Overlay:	Unknown
Source of Acreage:	Public Records				
Mobile Homes Allowed:	Unknown				

Property Features

Driveway:	No Driveway	Electric:	No Electric	Roads:	Dead End; Gravel/Dirt
Parking:	No Parking	Gas:	No Gas	Site:	Level
Location:	Intown; Near Shopping; Neighborhood	Water:	None		
Restrictions:	No Restrictions	Sewer:	None		

Tax/Deed Information

Book/Page	7350/154	Full Tax Amt/Yr:	\$147/ 2021	Map/Block/Lot:	337//48-49
Deed/Conveyance Type Offered:	Personal Rep			Tax ID:	PTLD-000337-C000048-000001

Remarks

Remarks: Rare opportunity! Can be purchased as a package deal You can get 52 Newton st which already has a house on it and 3 lots that could be buildable with a road upgrade. The package deal is 52 Newton st, this lot, 12 Harmony rd and 22 Harmony rd. These are lots with a lot of potential on a dead end road right in Portland. Located in a quiet neighborhood but still very close to all the wonderful amenities Portland has to offer. All offers are due by Sunday at 5pm.

LO: Coldwell Banker Realty

Sold Information

mike@loisjordan.com
Sold Terms/Other:

Closed Date: **04/23/2021**
Closed Price: **\$20,000**

Listing provided courtesy of:



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Portland, ME 04102
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207-775-0248

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MLS #: 1482198
Status: Closed

County: Cumberland
Property Type: Land

Public Detail Report
Seasonal: No

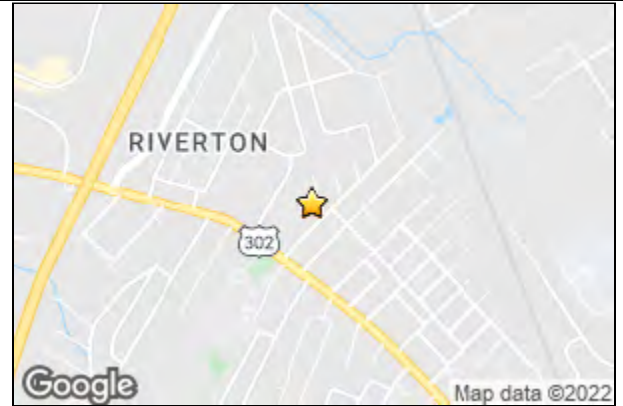
List Price: \$20,000
Original List Price:
\$20,000

Directions: Take Newton st then turn left on Harmony rd. Go down to small open field on left approx 275ft from Newton st This lot is to the left of the open space in the pine trees.



**12 Harmony Road
Portland, ME 04103**

**List Price: \$20,000
MLS#: 1482198**



Land Information

Surveyed:	Unknown	Waterfront:	No	Zoning:	R-3
Lot Size Acres +/-:	0.17	Water Views:	No	Zoning Overlay:	Unknown
Source of Acreage:	Public Records				
Mobile Homes Allowed:	Unknown				

Property Features

Driveway:	No Driveway	Electric:	No Electric	Roads:	Gravel/Dirt
Location:	Intown; Near Shopping; Neighborhood	Gas:	No Gas	Site:	Level
		Water:	None		
		Sewer:	None		

Tax/Deed Information

Book/Page/Deed:	6969/343/All	Full Tax Amt/Yr:	\$140/ 2021	Map/Block/Lot:	337/146-47
Deed/Conveyance Type Offered:	Personal Rep			Tax ID:	PTLD-000337-C000046-000001

Remarks

Remarks: Rare opportunity! Can be purchased as a package deal You can get 52 Newton st which already has a house on it and 3 lots that could be buildable with a road upgrade. The package deal is 52 Newton st, this lot, 8 Harmony rd and 22 Harmony rd. These are lots with a lot of potential on a dead end road right in Portland. Located in a quiet neighborhood but still very close to all the wonderful amenities Portland has to offer. All offers are due by Sunday at 5pm.

LO: Coldwell Banker Realty

Sold Information

mike@loisjordan.com

Sold Terms/Other:

Closed Date: **04/23/2021**

Closed Price: **\$20,000**

Listing provided courtesy of:



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Portland, ME 04102
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MLS #: 1509436
Status: Closed

County: Cumberland
Property Type: Land

Public Detail Report
Seasonal: No

List Price: \$29,000
Original List Price:
\$29,000

Directions: Forest Ave to Newton St, Left on Randolph St across from Risbara Greenhouse.



0 Holbrook Street
Portland, ME 04103

List Price: \$29,000
MLS#: 1509436



Land Information

Surveyed:	Unknown	Waterfront:	No	Zoning:	R2
Lot Size Acres +/-:	0.34	Water Views:	No	Zoning Overlay:	Unknown
Source of Acreage:	Public Records				
Mobile Homes Allowed:	Unknown				

Property Features

Driveway:	No Driveway	Electric:	No Electric	Roads:	Gravel/Dirt
Parking:	No Parking	Gas:	No Gas	Site:	Level
Location:	Near Golf Course; Near Shopping; Neighborhood; Suburban	Water:	None		
View:	Trees/Woods	Sewer:	None		

Tax/Deed Information

Book/Page	2325/110	Full Tax Amt/Yr:	\$569/ 2020	Map/Block/Lot:	335/D/9-11,31-32
Deed/Conveyance Type	Quit Claim w/ Covenant			Tax ID:	0holbrookstreetportland04103

Remarks

Remarks: Rare opportunity for a buildable lot in Portland! Road upgrade needed. Located in a quiet neighborhood yet very close to all the amazing amenities Portland has to offer.

LO: Coldwell Banker Realty

Sold Information

Sold Terms/Other:	Closed Date: 10/08/2021
	Closed Price: \$20,000

Listing provided courtesy of:



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Benchmark Real Estate
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Portland, ME 04102
207-775-0248
207-775-0248

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DRAFT
Housing & Economic Development Committee
2022 Work Plan Schedule
as of May 13, 2022

May 17, 2022

1. Execute Session regarding negotiations of Seadogs Lease and Purchase and Sale Agreement for the sale of a portion of City-owned Thames Street Property
2. Outdoor Dining Follow-Up
3. Review of Public Restroom Plan for Downtown Portland
4. (Public Hearing) Review and Vote to recommend to the City Council a Purchase and Sale Agreement for Land Bank Commission's purchase of Redlon Woods property.

June 7, 2022

1. (Public Hearing) Review and Vote to Approve Affordable Housing TIF CEA Applications and Funding Requests Received from the Affordable Housing Development Fund Applications for City Housing Trust and HOME Funds (tentative, if not ready then will be on first July meeting agenda)
2. (Public Hearing) Review and Vote to recommend to the City Council a Purchase and Sale Agreement for a portion of City-owned property on Thames Street.
3. Panel Discussion re: Minimum Wage

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
3. Presentation of Part II of the 2021 Housing Report, including a review of the Green New Deal impacts on housing production.
4. (Public Hearing) Review and Recommend Approval to the City Council of a Tourism Improvement District (Tentative)

July 5, 2022 (date may be re-scheduled)

1. (Public Hearing) Review and Vote to Approve Affordable Housing TIF CEA Applications and Funding Requests Received from the Affordable Housing Development Fund Applications for City Housing Trust and HOME Funds (tentative?)
2. USL Soccer League Discussion

July 19, 2022 (date may be re-scheduled)

- 1.

August 2, 2022 (date may be re-scheduled)

- 1.

August 16, 2022 (date may be re-scheduled)

- 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

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 22, 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. Presentation and Committee Direction to Staff re: Food Truck Plan for the Eastern Prom
3. Update, Review, Committee Direction to Staff re: Tourism Improvement District
4. (Public Hearing) Review and approval of a Purchase and Sale Agreement for City-owned property at 622 Auburn Street and 0 Gray Road, Falmouth and amendments to the 165 Lambert Street Purchase and Sale Agreement

April 5, 2022

1. Review and Approval to Issue RFP for the Sale and Redevelopment of City-Owned Property - Diamond Cove Former Fort McKinley Hospital Property
2. Communication Item: Community Development Week – April 11-15/Fair Housing Month
3. Communication Item re: Additional Guidance from Corporation Counsel regarding the City's Minimum Wage Ordinance
4. Communication Item: Housing Safety Office and Rent Board - Overview of Roles and Responsibilities

April 19, 2022

1. Presentation and Committee Discussion regarding preliminary findings of the Analysis of Impediments to Fair Housing.
2. Overview of the Outdoor Dining Permitting and Licensing Program

May 3, 2022

1. Portland Downtown Annual Budget, Work Plan and City Agreement
2. Presentation by Waterstone Properties re: Future Development Plans for Rock Row
3. Review of Affordable Housing TIF CEA and Housing Development Fund Requests

2022 Housing and Economic Development Committee Work Plan May 4, 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		Con Plan ✓ (2)✓
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 11-15, 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			