



CITY OF SOUTH PORTLAND

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James H. Gailey
City Manager

MINUTES

Affordable Housing Committee

Tuesday, June 21, 2016

7:00 PM

City Hall - Council Chambers

Attendees:

Tiffanie Bentley
Richard Berman
Chris Kessler
Isaac Misiuk

Mike Duvernay
Kim Coit
Mike Hulsey

Tex Haeuser, Planning Director
Joshua Reny, Asst. City Manager
Mary Jo Elliot, Research Analyst

Absent: None

* Committee members Adrian Dowling and Kathy Bouchard have given notice that they are unable to attend the final two Committee meetings.

1. Committee Chair Isaac Misiuk called the meeting to order at 7:10 p.m.
2. Pledge of Allegiance
3. Motion by Berman seconded by Coit to approve the minutes of the June 9th meeting. All in favor.
4. The next order of business was a review of the draft list of actions and policies the Committee will be recommending to the City Council.

The Committee began with Goal #1, which addresses housing market stability. Berman moved to set short-term housing goals of 200 new rental units and 400 new owner units by 2018. Hulsey seconded the motion. These numbers are based on the housing need that was documented in the 2015 HUD Housing Report, and South Portland's proportionate share would be approximately 10% of the total, reflecting its percentage of population and housing supply in the region. All in favor.

Isaac walked the committee through the several strategies, actions, and policies written under Goal #1. Reny moved to recommend item 1.1.1. Implement Comprehensive Plan and Neighborhood Master Plans. Hulsey seconded the motion. All in favor. Haeuser moved to

recommend all items from 1.1.2. to 1.2.2., as amended, which includes zoning amendments to allow more Accessory Dwelling Units, increasing density in neighborhood centers and commercial hubs, designating Transportation Corridors with increased density and relaxed parking standards, allowing more multi-family housing in areas where such housing already exists, creating a Project Development Fund to catalyze new projects, and investigating whether city-owned parcels may be suitable for housing development. Mary Jo seconded the motion. All in favor. Coit moved to recommend item 1.3.1. Create a Housing Replacement Policy. Tiffany seconded the motion. The motion passed with one opposed (Duvernay).

The next section reviewed was Goal #2, which focuses on creating new affordable housing. Josh walked the Committee through the strategies, actions, and policies. Hulse moved to recommend items from 2.1.1. to 2.1.3., which includes recommendations to commit the City partnering more closely with the SPHA, establishing a policy on Affordable Housing TIF, and developing a marketing plan to solicit housing proposals from developers. Coit seconded the motion. All in favor. Haeuser moved to recommend items from 2.2.1. to 2.2.3., as amended, which includes amending zoning to create a Density Bonus for affordable housing, embracing redevelopment of City-owned buildings for affordable housing, and exploring the concept of a Neighborhood Land Trust. Hulse seconded the motion. All in favor. Hulse moved to recommend items from 2.3.1. to 2.3.3., which includes establishing a Housing Trust Fund to directly support affordable housing projects, establishing an Affordable Housing Policy for the City, and committing the City to generating and support at least one LIHTC project each year. Berman seconded the motion. All in favor. Motion by Misiuk to recommend items 2.4.1. and 2.4.2., which are to support federal and state legislation that would increase access to housing vouchers, and generally support development plans and zoning that would increase the housing supply in the City. All in favor.

The third section, Goal #3, is focused on equitable housing regulations. Josh gave an overview of the strategies, actions, and policies listed in that section. Haeuser moved to recommend items 3.1.1. and 3.2.1., as amended, which include recommendations to work with Pine Tree Legal and the Landlords Association to make available educational materials on tenant and landlord rights and responsibilities, and to explore the feasibility of a Rental Unit Registration Program. Coit seconded the motion. The motion passed with one opposed (Duvernay). Haeuser moved to recommend item 3.3.1. to explore an ordinance that would prohibit landlords from discriminating by refusing to accept Section 8 vouchers. Coit seconded the motion. The motion passed with three opposed (Duvernay, Misiuk, Reny). Haeuser moved to recommend item 3.3.2., as amended, to explore creating a voluntary program with model lease that includes lengthened notice periods for rent increase or tenant to vacate, in exchange for dispute mediation mechanism and other possible incentives. Coit seconded the motion. The motion passed with two opposed (Duvernay, Kessler). Kessler moved to recommend item 3.4.1. with an amendment, to explore an ordinance that would impose limits on rent inflation and no-cause evictions. The motion failed due to lack of second. Kessler moved to recommend item 3.4.1. as written, which would explore an ordinance that would impose limits on rent inflation. Coit seconded the motion. The motion failed with all members opposed except Kessler voting in favor. Kessler moved to add item 3.4.2. which would explore an ordinance that would impose limits on no-cause evictions. Haeuser seconded the motion. The motion failed with all members opposed except Kessler voting in favor.

The final section to be reviewed was Goal #4, which is focused on the economic wellbeing and household income of residents. Josh gave an overview of the strategy, actions, and policies as written. Haeuser moved to recommend items from 4.1.1. to 4.1.3., which include implementing the recently adopted Economic Development Strategic Plan, embracing new investment and business developments that create good paying jobs, and supporting/promoting local businesses and entrepreneurs. Hulse seconded the motion. All in favor.

The Committee agreed to prioritize the list of 26 adopted recommendations. The original list of recommendations were written on large sheets of paper and each member was given seven colored dots to vote for their priority recommendations. Following this exercise, the votes were tallied. Two actions/policies received 7 votes each, two received 6 votes each, two received 5 votes each, and two received 4 votes each. All of the other recommended actions/policies received 3 or less votes. The Committee agreed to give special emphasis in the final report to the top 8 recommendations, all those receiving 4 or more votes each.

5. The Committee briefly discussed the draft committee report. Josh will update the report based on the discussion this evening and the Committee's final recommendations. The final draft will be emailed and there will be a period for review and comments. Isaac thanked all of the committee members and staff for the job well done during this expedited process.
6. Public Comments: None
7. Roundtable: None
8. Following a motion and second the meeting adjourned at 10:21 p.m.