

1. 5:00 P.M. City Council Workshop Agenda

Documents:

[AGENDA.PDF](#)

2. 5:00 P.M. 2018 Council Goals

Documents:

[2018 COUNCIL GOALS.PDF](#)

Portland, Maine



Yes. Life's good here.

## **CITY COUNCIL WORKSHOP**

**5:00p.m.**

**City Hall – City Council Chambers**

### **AGENDA**

1. City Council Goals Setting



Office of the Mayor, Ethan K. Strimling

## 2018 Goals

### 1. Ensuring Educational & Lifelong Success -- Offering Universal Pre-K in Portland

The research is clear - kids who go through high-quality pre-k programs are better prepared for kindergarten than those who don't. Right now the city is only meeting 25% of our need with the current pre-k program and our lowest income kids are being the hardest hit. This proposal is to put out an advisory referenda to ask Portland residents if they are willing to pay for a high quality universal Pre-K program for every four year old in the city. (Will work with School Board on this goal)

### 2. A Sustainable City – Solarize Portland

Many cities around Portland have instituted "Solarize" programs to promote solar power and help facilitate the bulk purchase of solar energy conversion. Portland should do the same, as well as switching the City's electric plan to renewable, purchasing more electric vehicles for our fleet, installing more charging stations around the city, and exempting environmental upgrades to homes from increased valuation. (Plan is to refer to Sustainability)

### Already on Committee Work Plans

### 3. Affordable Workforce Housing - Capitalizing the Housing Trust Fund to \$10 Million

One of the Council's 2017 goals was to fully capitalize the Housing Trust Fund [Trust]. This proposal will inject \$8 million into the Trust by the end of 2019 - three million from the sale of the WEX property and \$5 million through a bond. Growing the Trust to \$10 million will leverage upwards of \$50-60 million in additional money toward our housing crisis and build upwards of 1,000 units of affordable housing over the next five years. (Finance Committee)

### 4. A Safe, Healthy Workforce - Earned Paid Sick Time

Currently 20,000 workers in Portland can't earn even one paid day off to care for their own medical well-being or that of their child. This proposal will ensure that every worker in Portland receives at least 6 paid days off a year to take care of health or safety issues for themselves or their family. (HHS Committee)

### 5. Responsible Contracting for City Contracts

Last year, the council passed a revision to our TIF policy to require that all contractors that work on a project which receives a CEA, pay their workers a livable wage with benefits. This proposal will require that the same standard apply to all city contracts with private entities, plus require that they have an apprenticeship program. (Finance Committee)

Health & Human Services and Public Safety Committee

*Councilor Belinda Ray, District 1, Chair*

*Councilor Brian Batson, District 3*

*Councilor Pious Ali, At-Large*

**Background & Workplan Information for 2018 Council Goal Setting Session:**

Much of the committee’s early 2018 Work Plan stems from items that were first broached in 2017. For that reason, much of our early workplan is already established. The major items we will be dealing with in the next few months are outlined below, along with updates we anticipate receiving over the course of the year:

MEETING DATE	PRIMARY FOCUS	POSSIBLE TOPIC	ANTICIPATED UPDATES
March 20, 2018	Noise ordinance rewrite/updates	New Emergency Shelter Planning & Design will be addressed by the committee intermittently, as necessary throughout 2018	Portland Opportunity Crew
April 10, 2018			
April 24, 2018	Mandatory Paid Sick Leave		Needle Exchange, STD/HIV Testing, Free Clinic #s
May 8, 2018			
May 22, 2018			
June 12, 2018			
June 26, 2018			
July 10, 2018			
September 11, 2018			Status of Grace Street/ENSO program and sharing of space at 105 India Street
September 25, 2018			
October 9, 2018			
October 23, 2018			
			Positive Health Program Transition Follow-up
			City Health Assessment

Along with the three issues (noise ordinance, shelter planning and design, paid sick leave), the committee has identified the following two topics as top priorities for 2018:

- **Sober/Recovery Housing: Regulation or Accreditation Process (begun in 2017)**
- **Opioid Epidemic: Discussion around Comprehensive User Engagement Sites (New)**

**Other issues under consideration but not identified as committee priorities:**

- Small Shelter Zoning (began at committee level in 2017; went to Planning Board; Planning Board sent it back to committee)
- Bayside/Congress Street Corridor issues (discussed at an impromptu public hearing last August)
- Regulations for Backyard Fire Pits (New to committee: raised by residents and former Councilor Brennerman as air quality issue, particularly for asthma sufferers)
- 100-foot requirement for issuing entertainment licenses: Discuss measuring technique and evaluate if 100 feet is the appropriate distance (New to committee: raised at Council meeting when considering a new entertainment license application)

**Items that may need to come to—or come back to—the committee at some point:**

- Fire Department Facilities Assessment – With a great deal of work recommended on our FD Facilities, it is possible the committee may need to consider this issue in the future.
- Noise Ordinance – While we expect to have some recommendations to improve the city’s approach to regulating sound, we are not sure when a more complete rewrite of the noise ordinance, integrating the information gleaned from Acentech’s sound monitoring equipment, will be ready. If we don’t get the full rewrite completed in April, we will anticipate taking up this issue again at a future date.
- Zoning regulations around retail sales of recreational marijuana – this is heavily dependent upon the state legislature making headway, but could require committee consideration at some point this year

## Portland City Council Committee on Housing

**Goal/Objective: Increase access to rental and ownership housing that is safe and affordable for working and low-income families.**

Safe, affordable and accessible housing remains the core objective. The 2018 Housing Committee will focus on policies that help residents match their housing needs with appropriate options over a lifetime. Success is when we have a broad array of housing choices to serve evolving individual and family housing needs.

Solid housing stock, parks and open space, quality education, proximity to jobs and entertainment are all important elements that significantly influence whether Portland can retain and sustain current residents and attract new residents of all ages, backgrounds and abilities.

### 2018 Committee Workplan Priorities

1. Identify an opportunity to engage the city in a public/private partnership project or projects to add rental and ownership units to our housing inventory, by leveraging policy, planning expertise, funding, zoning, public land, creating a Land Trust and /or other strategies. Towards this goal, the Committee initiated a general exploration in its February meeting of work done in other cities using surplus city property to leverage housing development through formation of a Community Land Trust (CLT). The Land Trust idea is but one of a number of strategies the Committee may explore to develop and forward to proposal to the full council.
2. Identify and recommend policy to remove barriers to Accessory Dwelling Units in residential zones – the Committee proposes to review the effectiveness of loosened ADU policy approved by the council several years ago and consider revisions or additional adjustments in tandem with the first phase of the ReCode Portland zoning rewrite.
3. Develop and recommend a Housing Advisory Board consistent with the language approved by the Council as part of the 2016 Housing security package, including housing professionals, tenant and landlord representatives, to assist the City in developing and implementing policy options to address existing and developing issues.

### Other Projects highlighted for action by the Committee

Develop a proposal for a "hotel linkage fee" to fund City housing programs and recommend action to the full council.

Evaluate the condominium conversion ordinance to assess compliance with the tenant notice and relocation assistance requirements and recommend if the condominium conversion fee should be increased to fund TBRA and/or the Housing Trust Fund.

Sponsor development of a cost neutral proposal to take on administration the Portland Water District's water efficiency and repair services program and recommend action to the full council.

Notes: In addition to the 2018 items noted above, the Housing Committee will continue to serve as the lead council committee for guidance, evaluation and implementation of ongoing multi-year housing program and policy initiatives including, for example:

- The Rental Housing Safety & Inspection Program
- The Short Term Rental Registration Program
- The Inclusionary Zoning Requirements
- Revisions to Chapter 14 Land Use Code **Division 30**
- Develop framework, policy and priorities for use of the Housing Trust Fund
- Review and Recommendation of HUD funded Community Development and Home Program budget
- Sponsor review of Housing market data and policy developments and publish a 2018 addendum to the October 2017 Housing Report including an update and evaluation of policy implementation e.g. inclusionary zoning, housing safety and inspections, short term rentals, Landlord/Tenant disputes and evictions, and the impact of the Division 30 revisions. dispute housing security. This work is a continuation of the commitment made last year to establish a dashboard for annual data mining and semi-annual publication of a State of Housing Report.

# Economic Development Committee

## **Short Term / Discrete Items**

- PILOT (payment in lieu of taxes) policy
- POT Utilization (pursue possible RFP for private partners)
- Disparity study (determine whether to pursue)
- Possible amendments to Waterfront TIF district
- Various leases of City properties
- Possible sales of City properties (Riverside, Thames St. lot)

## **Longer Term / Broader Items**

- Broadband access
- Establish Development Impact Fees
- Amethyst Lot/ Portland Landing
- Possible expansion of Portland Transportation Center Expansion (in partnership with MDOT and others)
- Workforce development initiatives (possible expansion of Portland Adult Ed, possible job training / apprenticeship program, etc.)
- Outdoor seating and open forum for restaurants

## Legislative / Nominating Committee

- Refine the process by which the Committee/Council/City identifies bills of interest, takes positions on bills and communicates those positions to the Legislature and the Portland delegation
- Foster a working relationship with the City's legislative delegation

City Council Goal Setting Session  
Sustainability and Transportation Goals  
3/26/2018

**Short Term:**

- Bike-share ordinance/ rules and regs
- Solar
  - Assessment of Personal Property
  - Historic Review
  - City Owned Parking Garages
- Community Forum for METRO Bus Stop Naming (Partnership with METRO)
- Electronic Vehicle Charging Stations
- Pedestrian Only Streets

**Long Term:**

- Climate Action Plan
- Parking Review and Study (Eastern Waterfront and beyond)
- Pesticide Ordinance Implementation
- Large-scale Fossil Fuel Infrastructure Ordinance
- Bicycle Infrastructure
- Benchmarking Ordinance Oversight

## FINANCE COMMITTEE

- FY17 Audit
- FY18 Capital Improvement Plan
- FY18 Operating Budget (School and Municipal)
- Review Fund Balance (and debt) Policies
- Discuss long term (at least 5 years) Capital Improvement Plans
- Discuss options for capitalizing Housing Trust Fund
- Discuss Mayor's proposed Responsible Contractor Ordinance
- Discuss fiscal impact memos