

Housing Committee Minutes of January 24, 2018 Meeting

A meeting of the Portland City Council's Housing Committee (HC) was held on Wednesday, January 24, 2018 at 5:30 P.M. in room 209 of Portland's City Hall. Councilors present at the meeting included Committee members Councilor Kimberly Cook, Councilor Pious Ali, Councilor Jill Duson, Chair of the Committee and Mayor Ethan Strimling. City staff present included Mary Davis, Housing and Community Development Division Director, and Victoria Volent, Housing Program Manager.

Item 1: Review and accept Minutes of previous meeting held on November 29, 2017

Councilor Duson motioned and Councilor Ali seconded to accept the minutes from the November 29, 2017 Housing Committee meeting. Minutes were unanimously approved 3-0.

Item 2: Review 2017 Housing Policy Proposals

Item 3: Review 2017 Housing Committee Report, Goals, Work Plan, and Accomplishments

Item 4: Review Summary of Feedback of Housing Policy Proposals

Committee discussion was broad based and included the three agenda items referenced above.

Committee agreed to hold an additional meeting in February to discuss the Housing Policy Proposals in more detail. Early February meeting giving the public two weeks to provide feedback. Remind people we are going through process; link to "bucket list" and survey. Copy outreach to committee and councilors and mayor and include links to bucket list and survey.

Councilor Cook: highest priority should be adding housing to the market. Several possible policy proposals for the committee work plan: (1) ways to remove barriers to accessory dwelling units in all residential zones; (2) make it easier to add-on, remodel, improve existing homes (set-back requirements, etc), assess how to improve zoning and permitting issues, provide clarity of rules and requirements; (3) assess premium fee on high end condominium or housing developments with additional funds going to the Housing Trust Fund or to assist staff in streamlining permitting process, adjust planning and permitting fees for higher end development; (4) would like to hear from developers regarding strategies, issues with development (in Portland vs. other communities) of starter homes, basic family, workforce and low income housing, including an update on the Portland Housing Authority's strategic planning process; (5) is there a way to use rental registration data to verify condo conversions?

Councilor Duson: interested in taking further look at the TBRA program, community land trust; would like further information on housing rehab program/lead safe housing program, Portland Water District Program; considers Housing Advisory Board as a priority item.

Councilor Ali would like more information on community land trust model.

Item 5: First Review of Developer Feedback on the Inclusionary Zoning Ordinance

The Mayor requested that the feedback be forwarded to the Planning Board in advance of their work on the revisions to the ordinance. Staff would like an opportunity to respond to the feedback at a future meetings.

Item 6: Update on 2018 Short Term Rental Registration Process

Committee requested clarification on numbers presented in the chart on the second page of the memo. Committee would like information for future evaluation of the process: do the fees cover the costs of the program, monitoring, etc? Violations should be addressed and fees should be assessed without exceptions. Committee would like an update in the fall, after the summer/tourist season, to include audit of fees collected and how they were used (administrative costs, Housing Trust Fund amount, etc.) and a program review/audit – how did registration process work, review of number and type of registrations, etc. Committee questioned whether the city can hold provider companies responsible for those not registered.

Item 7: Committee Discussion re: 2018 Work Plan

Discussion included under Items 2, 3 and 4 above.

Item 8: 2018 Housing Committee Schedule and Community Process Discussion

Councilor Duson reviewed committee process and procedure issues.

Councilor Cook made a motion to adjourn with a second from Councilor Ali. Motioned approved 3-0. The meeting was adjourned at 8:27 p.m.

Respectfully submitted, Mary Davis