

2018 Interim Update of Housing Data and Policy Implementations

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State of the Housing Market

EXISTING CONDITIONS AND TRENDS

RENTAL MARKET SURVEY

In January 2018, the City of Portland conducted a comprehensive survey of local rental property owners. The primary objective of the survey was to estimate the rent levels across the city and by neighborhood. Information was gathered from two primary sources; property owners of residential rental units registered with the city, and the rent rolls of approximately twenty landlords and property managers who owned or managed a large number of buildings and units in the city.

Through the City's rental housing registration, 3,771 properties representing 12,425 units were identified as residential rental units appropriate for the study.

Results from the survey indicate that the most common rental units in Portland are one- and two-bedroom units, together representing almost three-quarters of all rental properties. Studio apartments and three-bedroom units are less common, at 14% and 13%, respectively, and very few of the City's rental units contain four bedrooms (2%).

The survey includes both high-end properties and income-regulated units. In this way, the results reflect the full spectrum of Portland's rental market. The survey asked respondents to list the rent for the "most recent unit you rented of each size".

The high response rate and representative distribution of properties allowed for a number of robust estimates of the Portland rental market, including estimates of current rent levels, the change in rents levels from a year ago, the average number of occupants living in a rental unit, and the prevalence of including utilities in the rent.

The median monthly rent for all rental units in Portland, regardless of size, is \$1,200, and the average rent is \$1,225. This includes both units with landlord-paid utilities and tenant-paid utilities. Compared to last year, rents are flat, with a median price change of \$0 across all unit sizes, and an average change of +\$26. In general, rents increase as the number of bedrooms increase, ranging from a median rent of \$850 for a studio apartment to a median rent of \$1,980 for a four-bedroom unit.

Studio apartments make up a little more than 10% of rental units in Portland. The median rent for a studio is \$850, with the middle 50% of rents falling between \$730 and \$925. The median price per square foot is \$2.30, and the median change in rent compared to last year is \$0. The average number of occupants is 1.1.

Roughly, one-third of Portland rental units have one-bedroom. The median rent for a one-bedroom unit is \$1,050, with the middle 50% of rents falling between \$850 and \$1,200. The median price per square foot is \$1.80, and the median change in rent compared to last year is \$0. The average number of occupants is 1.5

Two-bedroom units, representing about 40% of the City's rental units, have a median rent of \$1,380 and an average rent of \$1,360, with the middle 50% of rents between \$1,200 and \$1,465.

Roughly, 17% of units have three bedrooms. The median rent for a three-bedroom is \$1,500, with the middle 50% of rents falling between \$1,220 and \$1,800. The median price per square foot is \$1.20, and the median change in rent compared to last year is \$0. The average number of occupants is 3.0.

Very few rental units in Portland are four-bedrooms (2%). The median rent for a four-bedroom is \$1,980, with the middle 50% of rents falling between \$1,600 and \$2,000. The median price per square foot is \$1.10, and the median change in rent compared to last year is \$0. The average number of occupants is 3.7.

For two-bedroom units, the East End and West End neighborhoods have the highest average rents. Rents in the Oakdale, Parkside, and Bayside neighborhoods are about average, although that masks considerable variation within the neighborhood. North Deering, Downtown, Deering Center, East Deering, Riverton, and Valley Street had rents below the citywide average.

Please visit the [Rental Market Survey, Portland, Maine 2018](#) to read the full report.

MEREDA

The Maine Real Estate & Development Association (MEREDA) is an organization whose mission is to promote an environment for responsible development and ownership of real estate throughout the state. Through their website (www.mereda.org) MEREDA provides, among other services, residential market analysis, forecasts, and the MEREDA Index. The MEREDA Index is a measure of real estate activity designed to track changes in Maine's real estate markets. The Index is a composite of nine seasonally adjusted measures reflecting both new development and transactions involving existing properties.

From the *MEREDA Index Spring Edition, 2018*, MEREDA anticipates there is likely to be growth for many months to come, perhaps slowed only slightly by rising interest rates, land prices, and construction costs. Low inventory due to so little construction from 2007 to 2014 continues to fuel demand as does Maine's older housing stock and aging populations.

According to MEREDA, overall the residential market is robust. The element that continues to influence price is inventory. The median home price in Southern Maine rose 6.9% over the past two quarters and approximately 10% over the past year. During this time the volume of transactions declined by 5%. The rise in median price is a direct result of buyers chasing limited amount of homes for sale. Portland's peninsula and Deering Center continue to be a hot market. Condominium projects appeal to empty nesters, and young urban buyers seeking vibrant, mixed use, pedestrian and bike friendly communities. New home starts are up although construction materials remain high with a shortage of labor. If these two factors remain tight, most new construction homes will be sold above median price.

Please visit the [Spring 2018 MEREDA Index](#) to read the full report.

MULTI-FAMILY FORECAST FOR SOUTHERN MAINE

Brit Vitalius, the President of the Southern Maine Landlord Association, prepares an annual real estate forecast for Southern Maine. Before providing predictions, the report assesses current market conditions regarding inventory (Greater Portland has a record low inventory of 0 to 1.5 months), pricing (Portland rents are leveling off), affordability (affordability has improved with subsidized rents catching up with and passing market rents), and change in median sale price of single-family housing (Portland's median sale price increased from 2016 to 2017 by 13%). The forecast for 2018 noted sales would stay strong in Portland due to high demand and low inventory, and rents were anticipated to remain flat due to regional development.

Please visit the [Multi-Family Forecast for Southern Maine](#) to read the full report.

2018 INCOME LIMIT- PORTLAND HUD METRO AREA

The U.S. Department of Housing and Urban Development (HUD) computes income limits for Portland based on local Area Median Income (AMI). At least 11 HUD programs and 14 other federal programs use some variation of HUD's income limits. Portland applies HUD's income limits to determine and monitor household eligibility with the City's Inclusionary Zoning and Low-Income Housing programs, and for residential housing federally funded through HOME and Community Development Block Grants (CDBG).

The chart below depicts the maximum income level for various household sizes using HUD's AMI designations. HUD describes households in the 30% AMI bracket as extremely low-income. 50% AMI is also known as very-low income households. 80% AMI households are low-income earners, and 100% to 120% AMI are commonly known as workforce housing households.

Household Size

AMI	1	2	3	4	5	6	7	8
30%	\$18,950	\$21,650	\$24,350	\$27,050	\$29,250	\$31,400	\$33,550	\$35,750
50%	\$31,550	\$36,050	\$40,550	\$45,050	\$48,700	\$52,300	\$55,900	\$59,500
60%	\$37,860	\$43,260	\$48,660	\$54,060	\$58,440	\$62,760	\$67,080	\$71,400
80%	\$50,350	\$57,550	\$64,750	\$71,900	\$77,700	\$83,450	\$89,200	\$94,950
100%	\$63,070	\$72,080	\$81,090	\$90,100	\$97,308	\$104,516	\$111,724	\$118,932
110%	\$69,400	\$79,300	\$89,200	\$99,100	\$107,050	\$115,000	\$122,900	\$130,850
120%	\$75,700	\$86,500	\$97,300	\$108,100	\$116,750	\$125,400	\$134,050	\$142,700

Source: HUD, 2018 Income limits – Portland HUD Metro FMR Area

MAXIMUM MONTHLY RENT

Affordable housing means different things to different people depending upon income level. To be considerable affordable, rent and utilities in an apartment or the monthly mortgage payment and housing expenses for a homeowner should be less than 30% of a household's gross monthly income.

The chart below presents the maximum affordable housing expenses (rent plus utilities) broken down by household size and income levels. For example, a low-income household (80% AMI) of three people is a household that earns less than \$64,750 but more than \$48,660. At an income level of \$64,750, the household is able to afford a maximum rent of \$1,168 per month. A household, based on size and income, which pays more than 30% of their income on housing expenses is considered rent burdened.

Household Size

AMI	1	2	3	4	5	6
30%	\$474	\$541	\$609	\$676	\$731	\$785
50%	\$788	\$845	\$1,171	\$1,307	\$1,442	\$1,576
60%	\$947	\$1,082	\$1,217	\$1,352	\$1,461	\$1,569
80%	\$1,259	\$1,439	\$1,168	\$1,798	\$1,943	\$2,086
100%	\$1,577	\$1,802	\$2,027	\$2,253	\$2,433	\$2,613
120%	\$1,893	\$2,162	\$2,433	\$2,703	\$2,919	\$3,135

Source: HUD

PORTLAND RENTS

From the 2018 Rental Market Survey conducted on behalf of the City, the following chart provides information for units by bedroom count. For example, a two-bedroom unit, the most common rental unit in Portland and the usual proxy for the overall rental market, has a median rent of \$1,380 and an average rent of \$1,360. The middle 50% of rents for two-bedroom units fall between \$1,200 and \$1,465, and the median price per square foot for a two-bedroom unit is \$1.50. The median rent for the highest-quality two-bedroom units is \$1,800 (7% of two-bedroom units) while the median rent for the remaining 93% of units is \$1,375.

Summary of Rents

	Studio	1BD	2BD	3BD	4BD	All
Median Rent	\$850	\$1,050	\$1,380	\$1,500	\$1,980	\$1,200
Average Rent	\$865	\$1,050	\$1,360	\$1,565	\$1,875	\$1,225
25th Percentile	\$730	\$850	\$1,200	\$1,220	\$1,600	\$935
75th Percentile	\$925	\$1,200	\$1,465	\$1,800	\$2,000	\$1,400
Square Feet (median)	365	600	906	1,200	1,450	749
\$/Square Foot (median)	\$2.30	\$1.80	\$1.50	\$1.20	\$1.10	\$1.64
Median Y/Y Change	\$0	\$0	\$0	\$0	\$0	\$0
Average Y/Y Change	\$27	\$19	\$24	\$37	\$15	\$26
# of Occupants (average)	1.1	1.5	2.3	3.0	3.7	2.1
Median Rent for Class A^{viii}	\$1,150	\$1,550	\$1,800	\$2,700	n/a	\$1,600
Median Rent for Non-Class A	\$836	\$1,025	\$1,375	\$1,500	\$1,980	\$1,158

Source: Stepwide Data Research, Rental Market Survey, Portland Maine 2018

MONTHLY MEDIAN RENT BY NEIGHBORHOOD

Also from the 2018 *Rental Market Survey* is the following chart that shows the median and average rents for two-bedroom units in each of twelve Portland neighborhoods. The chart compares the neighborhood's average rent (or adjusted rent) to the city average. For the samples of five neighborhoods, one large building heavily influenced the average rents for the neighborhood. Because this is the first time the survey was done, it is not possible to know whether this building is representative of the neighborhood. To be conservative, each neighborhood's sample was adjusted so that no single building exerted an influence greater than 33% on the neighborhood's average rent (as measured by the contribution of the weighted average of each building to the total average). This resulted in adjusted average rents for five neighborhoods, as shown in the table.

For two-bedroom units, the East End and West End neighborhoods have the highest average rents. Rents in the Oakdale, Parkside, and Bayside neighborhoods are about average, although that masks considerable variation within the neighborhood. North Deering, Downtown, Deering Center, East Deering, Riverton, and Valley Street had rents below the overall average.

Neighborhood	Bldngs	Units	25 th %	Median	75 th %	Average	Adjusted Average
Bayside	47	234	\$963	\$1,350	\$1,800	\$1,423	\$1,346
Deering Center/Back Cove	84	143	\$1,100	\$1,225	\$1,350	\$1,242	\$1,242
Downtown	24	103	\$995	\$1,135	\$1,500	\$1,257	\$1,273
East Deering	48	139	\$1,200	\$1,225	\$1,350	\$1,252	\$1,252
East End	95	249	\$1,185	\$1,400	\$1,640	\$1,482	\$1,482
North Deering	33	150	\$1,390	\$1,465	\$1,465	\$1,397	\$1,285
Oakdale	58	257	\$1,395	\$1,400	\$1,400	\$1,359	\$1,327
Parkside	64	167	\$1,165	\$1,325	\$1,500	\$1,374	\$1,374
Riverton	12	138	\$1,400	\$1,400	\$1,450	\$1,406	\$1,285
Valley Street	35	138	\$1,150	\$1,200	\$1,300	\$1,240	\$1,240
West End	104	355	\$1,250	\$1,378	\$1,406	\$1,408	\$1,408
Other / Combined	57	99	\$1,100	\$1,200	\$1,400	\$1,238	\$1,238
TOTAL	661	2,172	\$1,200	\$1,380	\$1,465	\$1,360	

The “Other/Combined” neighborhood includes Rosemont, Stroudwater, Libbytown, and Nason’s Corner
Source: Stepwide Data Research, Rental Market Survey, Portland Maine 2018

PORTLAND HOUSING INITIATIVES

Subsidized Housing Development

The U.S. Department of Housing and Urban Development’s (HUD) mission is to “create strong sustainable, inclusive communities and quality affordable homes for all”. To fund this mission, HUD allocates money directly to states and local governments for community planning and development projects through HOME Investment Partnership Programs, and Community Development Block Grants (CDBG). Under the umbrella of HUD is the Neighborhood Stabilization Program (NSP) was a program established under the 2008 stimulus-funding packet approved by the U.S. Congress. Congress appropriated three rounds of funding; Portland was not a direct grantee, funding was provided through Maine Department of Economic and Community Development. The NSP program was established to assist communities with high rates of foreclosed and abandoned properties. The Housing Development Fund (HDF) is comprised of loan repayment from the housing rehabilitation program funded through the CDBG Program, and proceeds from the sale of properties assisted through HUD Urban Development Action Grant Program (UDAG) in Portland. The money that comes into this fund from these programs is repurposed towards housing rehabilitation and development. Locally, Portland’s Housing Trust Fund (HTF) and Affordable Housing Tax Increment Financing (TIF) support the production of housing for very low-income households and workforce housing households.

Subsidized Housing Development in Portland Since 2000

No.	Owner/Project	Units	HOME	HDF	CDBG	HTF	TIF	NSP
1	Adams School	16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,710,000
2	Bayside Anchor	45	\$500,000	\$ -	\$ -	\$ -	\$ -	\$ -
3	Bayside East	20	\$250,000	\$ -	\$ -	\$ -	\$ -	\$ -
4	58 Boyd Street	55	\$200,000		\$ 30,000		\$ 2,144,566	
5	977 Brighton Avenue	40	\$ -	\$ -	\$ -	\$300,000	\$ 1,954,486	\$ -
6	17 Carleton	37	\$ -	\$ -	\$ -	\$ -	\$ 726,000	\$ -
7	409 Cumberland	57	\$500,000	\$ -	\$ -	\$ -	\$ 759,392	\$ -
8	53 Danforth	43	\$325,000	\$ -	\$ -	\$ -	\$ -	\$ -
9	Deering Place	80	\$200,000	\$ -	\$ -	\$ -	\$ 4,185,757	\$ -
10	Elm Terrace	38	\$403,795	\$ -	\$ -	\$ -	\$ -	\$ -
11	Florence House	25	\$240,000	\$ -	\$ -	\$ -	\$ -	\$ -
12	Fore River	20	\$388,474	\$ -	\$ -	\$ -	\$ -	\$ -
13	37 Front Street	111	\$ 510,174	\$ -	\$250,000	\$925,000	\$ -	\$ -
14	IRIS Park Apartments	31	\$ -	\$250,000	\$ -	\$ -	\$ -	\$ -
15	Island View Apartments	70	\$ 71,015	\$ 192,639	\$ 136,346	\$ -	\$ -	\$ -
16	178 Kennebec Street	46	\$370,000	\$ -	\$ -	\$ -	\$ 2,889,164	\$ -
17	Logan Place	30	\$435,000	\$ -	\$ -	\$ -	\$ -	\$ -
18	Motherhouse	88	\$627,223	\$ -	\$ -	\$ -	\$ -	\$ -
19	65 Munjoy	8	\$ -	\$ -	\$ -	\$ 175,000	\$ -	\$ -
20	Oak Street	37	\$ -	\$ -	\$ -	\$380,585	\$ -	\$ -
21	Pearl Place - Phase I	60	\$427,000	\$ -	\$ -	\$ -	\$ 615,502	\$ -
22	Pearl Place - Phase II	54	\$400,000	\$ -	\$ -	\$ -	\$ -	\$ -
23	Rosa True School	10	\$ 118,500	\$ -	\$ -	\$ -	\$ -	\$ -
24	Shalom House	10	\$ 93,000	\$ -	\$ -	\$ -	\$ -	\$ -
25	Peaks Senior Housing	12	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -
26	Peninsula Community II L	16	\$307,700	\$ -	\$ -	\$ -	\$ -	\$ -
27	Peninsula Community III L	10	\$200,000	\$ -	\$ -	\$ -	\$ -	\$ -
28	Peninsula Community LP	12	\$300,000	\$ -	\$ -	\$ -	\$ -	\$ -
29	St. Doms Family Housing	12	\$ -	\$436,500	\$ -	\$ -	\$ -	\$ -
30	Unity Village	33	\$ 86,500	\$ -	\$363,863	\$ -	\$ -	\$ -
31	Valley Street	24	\$320,000	\$ -	\$ -	\$ -	\$ -	\$ -
32	Walker Terrace	40	\$382,000	\$220,000	\$ -	\$ -	\$ -	\$ -
33	134 Washington Ave	18	\$522,448	\$ -	\$ -	\$ -	\$ 207,116	\$ -
34	Wellesley Estates	45	\$ -	\$256,000	\$ -	\$ -	\$ -	\$ -
35	Yale Court	30	\$ 150,000	\$200,000	\$ -	\$ -	\$ -	\$ -
		Units	HOME	HDF	CDBG	HTF	TIF	NSF
	Total	1283	\$8,477,829	\$1,555,139	\$780,209	\$1,780,585	\$13,481,983	\$1,710,000
	Total City Investment		\$27,785,745					
	Avg. City Contribution/Un		\$21,656.86					

Last Updated 10-2-16

By leveraging federal and local funding, the City has invested almost \$28 million in the creation of 1,283 units of affordable housing since the adoption of the 2002 Housing Plan.

INITIATIVES AND IMPLEMENTATION TOOLS

Inclusionary Zoning

A development of ten or more units of housing in the City requires the project to provide either on-site or off-site workforce housing units, or make a payment to the City's Housing Trust Fund. Since passage of the Ensure Workforce Housing Ordinance in 2015, there have been several projects reviewed under the Inclusionary Zoning requirements. The projects have chosen a number of creative approaches towards meeting the Ordinance, which is designed to provide flexibility in how to produce workforce housing.

The following is a chart of inclusionary zoning development projects from December 2015 to September 2018. These projects do not include housing developed with any tax credits or city subsidies.

Address	Status	# of Units	Type	Workforce Units	On-site Units	Off-site Units	Fee-in-lieu
169 Newbury	Completed	26	Condo	2	0	2	\$0
62 India	Completed	29	Condo	0	0	0	\$276,500**
443 Congress	Completed	28	Rental	0	0	0	\$280,000*
20 Thames	Under Construction	28	Condo	0	0	0	\$280,000
1 Joy Place	Under Construction	12	Condo	1	1	0	\$0
70 Anderson	Under Construction	10	Rental	1	1	0	\$0
1700 Westbrook	Under Construction	123	S/F	12	12	0	\$0
60 Parris	Under Construction	23	Condo	2	2	0	\$0
75 Chestnut	Approved (2016)	54	Rental	5	5	0	\$0
161 York	Approved (2017)	11	Condo	0	0	0	\$110,000
221 Congress	Approved (2017)	17	Condo	0	0	0	\$170,000
153-165 Sheridan	Approved (2017)	19	Condo	1	1	0	\$0
218 Washington	Approved (2017)	45	Condo	0	0	0	\$416,250
22 Hope Ave	Approved (2018)	16	SF	1	1	0	\$0
383 Commercial	Approved (2018)	82	Condo	8	0	8	\$0
56 Hampshire	Approved (2018)	30	Rental	3	0	1	\$209,398
86 Newbury	Approved (2018)	10	Rental	1	1	0	\$0
300 Allen	Approved (2018)	12	Condo	1	1	0	\$0
subtotals		575		38	25	11	\$1,185,648
Pending Projects							
1844 Forest	Under Review	16	Rental	TBD	TBD	TBD	TBD
140 Congress	Under Review	13	Rental	1	1	0	\$0
208 Fore	Under Review	34	Rental	0	0	0	\$355,977

*Fee-in-lieu collected on 12-19-2017. ** Fee-in-lieu collected on 7-3-2018.

During a review of the Inclusionary Zoning Ordinance on June 18, the City Council amended the code to redefine the term low-income household from "80%" AMI to "100%" AMI, add "single-family" and "subdivisions consisting of a group of dwellings" to the term eligible project, removed the sunset clause, and amend the number of required units in a project from 10% "rounded down" to 10% with the "option of paying a partial fee-in-lieu as per (e) 4 below for any fractional value or providing an

additional unit on site.” The latter changes addressed concerns that the on-site fee-in-lieu requirement, while listed at 10%, can be as low as 5.25% when the calculation of a project’s inclusionary obligation results in a fractional unit that is rounded down.

The Planning Board amended the *Guidelines for Developers of Inclusionary Workforce Units* (on June 12, 2018) to change the calculation of the maximum sale price of a workforce unit from 30% of 120% AMI to 30% of 110% AMI. A well-calculated sale price allows for a range of buyers rather than the rare buyer that can afford the maximum sale price calculated at 30% of 120% AMI and income qualify as earning at or below 120% AMI. Applying a target AMI that is 10 percentage points less than the target AMI of 120% broadens the market of income-qualified households eligible to purchase the maximum priced workforce housing unit. Prior to this amendment, the Planning Board approved three workforce condominium units at the higher maximum sale price calculation.

The Planning Board will also review for amendment a change to language related to a “restrictive period”. Found in the *Workforce Housing Agreement* (signed by the Developer and the City) the term “restrictive period” is a period “at least 180 days following the City’s Notice of Determination”. The Notice of Determination is the date the City communicates to the developer the maximum allowable sale price of the workforce home ownership unit. During those 180 days, workforce units are not necessarily listed for sale or even identified as Workforce Housing in advertising material. Staff is finding that 180 days from commencement of marketing is not sufficient time to allow for sale of deed-restricted units. In fact, in speaking to others who market similar units nationally, staff has learned that it is difficult to successfully market them prior to construction being largely complete. In order to provide the necessary time to publically notify and properly market the units, staff is going to recommend revisions to this language at a future Planning Board meeting..

To assist with the sale of the three condominium units approved before passage of the amendments, and to help workforce households find affordable rental and home ownership units, the City recently launched a marketing page on its web site. The *Workforce Units for Rent and Sale in Portland* site lists units created through the City’s Inclusionary Zoning ordinance. The web page provides a listing of currently available units, contact information, eligibility requirements, and charts to assist with determining income eligibility based on household size and income. Along with searching current listings, browsers can also sign-up to be notified of future housing opportunities. The link to the City’s Workforce Housing Units in Portland for Sale and Rent marketing page is: <http://www.portlandmaine.gov/2367/Workforce-Housing-Units> A [News Flash](#) from October 18 regarding the condominium units has also generated buyer interest.

In the event that these extended marketing efforts are not successful by themselves, staff will be suggesting contingency plans to ensure that these three units are sold to households that meet the workforce standards. Staff suggestions and proposals that may require Council action will be proposed at a future Housing Committee meeting.



Parris Terraces



1 Joy Place

Accessory Dwelling Units

A 2018 Housing Committee goal is to increase access to rental and ownership housing that is safe and affordable for working and low-income families. As part of achieving that goal, the Committee prioritized the objective of identifying and recommending policies to remove barriers to Accessory Dwelling Units (ADU) in residential zones.

An ADU is an additional living quarter that is independent of and wholly contained within a principal building or attached/detached accessory structure (such as a garage) on property where a single-family dwelling-unit or multi-family dwelling-unit is the principal use. ADU's have the potential to increase the city's supply of affordable housing (both for rental and home ownership), augment the diversity of housing options available to Portland's residents, provide flexibility for property owners, address shifting demographic trends towards smaller households, allow more possibilities for aging in place, and allow for the more efficient use of existing housing stock and infrastructure.

The ReCode Portland initiative is an opportunity to review ADU regulations. While the first phase of the ReCode work is primarily focused on organizational issues such as formatting and readability, there are some substantive policy issues that will be taken up in that phase. The current disjointed approach to ADU's is one of those policy issues that will be tackled in the first phase.

Most of Portland's residential zoning districts permit some form of an accessory dwelling unit. ReCode Portland will explore establishing a more uniform definition and set of requirements across Portland's various zoning districts to broaden opportunities for implementation, reduce unwanted regulatory constraints and employ consistent terminology. It will also look at streamlining the process for ADU permitting to encourage ADU's as a method of increasing the quantity and diversity of Portland's housing stock. Current thinking is that ADU rules will be made consistent across the mainland, with a slightly different set of rules for the islands based on a review of recommendations from Peaks Island's non-profit community-based committee called Homestart.

Low-Income Rental Housing Units

The city of Portland allows for the use of additional dwelling units within the R-5 zone when the owner agrees to certain restrictions based on income and rental limits that comply with Section 14-118 (a) 5. The homeowner is to rent the accessory dwelling unit only to eligible individuals or families that earn at or below 80% of the Area Median Income. The size of the household and the number of bedrooms determines the maximum rent amount.

Low-Income Rental Housing Agreement properties as of October 2018

Address	No. of Bedrooms	Unit(s)	Approval Date with ZBA	Effective Date of Agreement
14 Alba Street	two/one	1 st floor & 2 nd floor	01/07/2015	10/06/2016
593 Washington	one	3 rd floor (attic)	06/16/2016	08/25/2017
77 William Street	one	3 rd floor (attic)	01/19/2017	08/25/2017
75 Douglas Street	one	above garage	06/01/2017	11/15/2017
79 Clinton Street	one	third floor	09/21/2017	pending
240 Brighton Ave	two	third floor	11/2/2017	pending
613 Washington	studio	third floor (attic)	11/15/2017	pending
11 Galvin Street	one	third floor (attic)	02/01/2018	pending
27 Brentwood	studio	detached garage	06/21/2018	pending
170 Veranda St	2 one-bdrm	1 st floor & 2 nd floor	08/16/2018	pending

Source: Housing and Community Development

Rental Housing Advisory Committee

Section 6-225 of the Tenant Housing Rights Ordinance creates a Rental Housing Advisory Committee. At the August 13, 2018 City Council meeting, the Council approved changes to the composition of the Rental Housing Advisory Committee, and their recommended duties. The recommended changes to the structure and duties of the Rental Housing Advisory Committee is in keeping with the 2018 Portland City Council Committee on Housing goal to develop and recommend a Housing Advisory Board consistent with the language approved by the Council as part of the 2016 Housing security package.

The number of members belonging to the Rental Housing Advisory Committee increased from seven members to nine members. Seven committee members will continue to be comprised of three landlords, three tenants and one at-large member who is neither a landlord nor a tenant. One additional member will have experience in legal rights/interests of tenants nominated by Pine Tree Legal Assistance. The other additional member will have experience in legal rights/interests of landlords nominated by the Southern Maine Landlord Association.

The duties of the Rental Housing Advisory Committee will include providing the Housing Committee with recommendations or proposals for improvements, modifications, or changes to the City's housing ordinance or policies. The Rental Housing Advisory Committee will also identify educational opportunities, seminars, and materials that would be useful to landlords and tenants.

The City Clerk will advertise openings to the Rental Housing Advisory Committee during the week of November 19. Interviews with the City Council's Nominating Committee will occur in February 2019 for a start date of April, 2019.

Disorderly House Ordinance

The Police Department requested amendments to the disorderly house ordinance (City Code of Ordinances, Section 6-202) to provide notice to tenants when the enforcement of the disorderly house ordinance against the landlord may impact the interests of the tenants. Providing notice is important to protect the rights of all tenants, especially those tenants that may not have contributed to the incidents that gave rise to the designation of the property as a disorderly house but may be impacted by the relief granted by the Court.

The first amendment to the disorderly house ordinance requires the City to provide notice to tenants once a formal complaint (e.g. typically a Rule 80(k) action) is filed in court against the landlord/owner for enforcement of the ordinance. The tenants would receive notice of the complaint by posting at the premises or regular mail. Following receipt of the notice, tenants would be allowed to join in the matter as interested parties. The second amendment requires the City to provide all tenants of the building with "reasonable written notice of said condemnation or posting against occupancy." If the City is required to move forward with condemnation of the property involving an immediate threat to the health and safety of the tenants, the proposed amendment will allow tenants adequate time to seek alternate housing or retain counsel if additional relief is required. The City Council approved these amendments during their July 18, 2018 meeting.

Munjoy Hill Conservation Overlay District

On December 18, 2017 the City Council voted to approve a six-month moratorium on demolition and new construction in the R-6 district on Munjoy Hill. This action was taken in response to concentration of demolition of existing structures in the area, and accompanying concerns about the appropriateness of the design and scale of some of the new construction taking place. The moratorium included a requirement for the implementation of interim zoning to govern development in the R-6 zone for the duration of the moratorium to be implemented within 65 days of December 4, 2017. Following six months of stakeholder meetings, including two public listening sessions, the Planning Board recommended creation of a new overlay district to regulate development in the R-6 zone on Munjoy Hill. During their June 4 meeting, the Council added a new section 14-140.5, Munjoy Hill Conservation Overlay District, to the code. These amendments created additional dimensional standards for redevelopment; added requirements regulating design of items such as roof lines and parking locations; and added a demolition review process that would temporarily stay removal of buildings that meet standards for being "preferably preserved". These ordinance changes were designed to ensure that new development and redevelopment on Munjoy Hill is compatible with the existing built form in the area.

In conjunction with passage of a new Munjoy Hill Conservation Overlay District, the Council approved an amendment to the zoning map to depict the new Overlay Zone.

Additions to Existing Buildings

From discussions during the Munjoy Hill outreach process, the Planning Board recommended amendments to simplify and modernized the requirements for additions to non-conforming structures in the City in order to better accommodate owners' desire to put limited additions on these structures. A non-conforming structure would be allowed to add a one-time, one-story addition onto a non-conforming section, provided that any addition does not otherwise increase the non-conformity of the building. The change is intended to allow for appropriate additions to existing buildings than the current language, which limits extensions more significantly and in a manner that is unlikely to be cost-effective for a homeowner. The amendment took effect on June 5 to replace the Interim Planning Overlay (IPOD) and moratorium on demolition for Munjoy Hill.

Amendment to B-1 and B-1b Neighborhood Business Zone

The B-1 and B-1b Neighborhood Business zones are intended to foster mixed-use development in its traditional form, with residential uses located over ground floor commercial spaces. However, this design standard is somewhat incompatible with fair housing laws that require residential projects of four or more units provide ADA accessible ground-floor units where no elevator exists, or make all units and common space accessible in a building where an elevator does exist. Installation of an elevator for universal building access in small-scale mixed-use projects is oftentimes challenging if not cost prohibitive, thus requiring a ground-floor residential unit. The City Council approved (on March 5, 2018) amendment of the city code to allow live/work units or straight residential units (determined by depth of street frontage) to remove the regulatory barrier on ground-floor units in off-peninsula locations.

Portland Water District Efficiency and Repair Services Program

This program provides financial assistance to low-income residential customers of the Portland Water District (PWD) for the repairs and improvements that reduce water consumption through the installation of plumbing fixtures and water saving devices including the repair of leaking or broken water pipes, toilets, hot water tanks, faucets, showerheads, toilet dams, and low-flow devices. The City of Portland administers the program on behalf of the PWD. A qualified residential customer is one who owns and occupies a year round residence within the PWD service area and whose household income is at or below 80% of the area median income. The PWD has initially set aside \$10,000 for this program.

Short-term Rental Registration Program

Portland approved an ordinance in April 2017 requiring Short-term rental (STR) owners to register with the city effective January 1, 2018 and placed a cap of 300 non-owner occupied units on the mainland. The purpose of the Ordinance is to protect Portland's long-term rental units from leaving the local market to host short-term guests, and to ensure the safety of each unit. The City adopted a registration fee to pay the cost of inspections. Funds not spend towards program administration are deposited into the Housing Trust Fund for the creation of affordable housing.

A recent review of the nascent program determined short-term rental registration fees exceeded initial estimates. Registration revenue of \$124,921 surpassed the budget estimates by 108.2% or \$64,921. \$33,318.80 from the registration revenue was deposited into the Housing Trust Fund at the end of FY18. The greatest challenge facing the program is landlords who are unresponsive to registration and inspection requests. Concentrated outreach efforts during the first half of the calendar year have greatly reduced delinquent rental registrations.

The Housing Committee is reviewing data and proposed amendments to Chapter 6, Article VI, Residential Rental Unit Registration Requirements as it applies to short-term rentals units. Per the request of the Housing Committee, Permitting and Inspections provided two tables for discussion during their October 24 meeting. The first table charts the number of owner-occupied short-term rental applications and the potential of non-owner occupied units in owner-occupied buildings based on the assumption that each owner-occupied applicant is registering their own unit as the primary residence. The second table charts owner-occupied short-term rental applicants and the potential number of non-owner occupied units in owner-occupied buildings on the assumptions that each owner-occupied applicant is not registering their own unit as the primary residence.

Table 1. Owner-occupied Short Term Rental Applicants and the Potential Number of Non-Owner Occupied Units in Owner-Occupied Buildings (Scenario 1) 2017-2018

Number of Units Registered	Number of Owner-Occupied Applicants	Potential Number of Owner-Occupied Primary Units	Potential Number of Non-Owner Occupied Mainland Units in Owner-Occupied Buildings	Total Number of Units
5	2	2	8	10
4	3	3	9	12
3	13	13	26	39
2	49	49	49	98
1	309	309	0	309
Total	376	376	92	468

Source: Energov software, City of Portland, September 18, 2018.

Table 2. Owner Occupied Short Term Rental Applicants and the Potential Number of Non-Owner Occupied Units in Owner Occupied Buildings (Scenario 2) 2017-2018

Number of Units Registered	Number of Owner Occupied Applicants	Potential Number of Owner Occupied Primary Units	Potential Number of Non-Owner Occupied Mainland Units in Owner Occupied Buildings	Total Number of Units
5	2	0	10	10
4	3	0	12	12
3	13	0	39	39
2	49	0	98	98
1	309	0	309	309
Total	376	0	468	468

Source: Energov software, City of Portland, September 18, 2018.

Tables 1 and 2 provide data of owner occupied applicants registering their own unit and the potential number of non-owner occupied units within owner-occupied buildings based on the number of units registered. The true value for the number of owner occupied applicants registering their primary unit is between 0-376. The true value for the number of non-owner occupied units within owner occupied buildings is between 92-468. Per Permitting and Inspections, it is challenging to provide a more exact estimate during the inaugural year because the rental registration form did not ask which is the owner's unit. This question will be added to the rental application and will capture this data for the next registration cycle and beyond.

The Housing Committee has begun an overview of the short-term rental ordinance. To assist with their review, the Housing Committee recommends the City Council commission a study to analyze the impact of short-term rental units on the long-term rental housing market.

Long Term Rental Registration and Inspection Program

Michael Russell, Director of the City's Permitting and Inspections Department, presented a review of the Rental Registration and Inspection Program over the course of three Housing Committee meetings (July 31, September 26 and October 11).

The Fire Department collaborates with the Permitting and Inspections Department's Housing Safety Office on proactive inspections, scheduling, on-going training, education, re-inspections and answering complaints regarding long-term rental units. The four major themes of focus are life safety, consistency, being reasonable, and communication.

Rental Registration by Total Number of Applicants and Units, 2017-18

	Long term	Short term
Applicants	4,376	643
Units	17,796	781

Note: As of September 18, 2018.

Rental Registration Follow-up Effort by the Number of Landlords, 2017-18

Type of Follow-up	Total	Long term	Short Term
Letter or Notice of Violation	2,215	1,700	515
Summons	56	56	0

Note: As of September 18, 2018.

FY18 Rental Inspections by Number and Type

	Total
Housing Safety	3,802
Infestation/Insects	68
Legalization of Unit	37
Total	3,907

Note: Permitting and Inspections Department data only.

Source: All data is from Energov software (Tyler Technology), City of Portland, 2018.

During the October 11 meeting of the Housing Committee, Fire Chief Keith Gautreau presented a recap and history of the Fire Department’s Inspection Program from May 2015 to date.

New Inspection Program / Process since May 2015

- o March 2015 NFPA (National Fire Protection Assoc.) Training
- o Training on our software and how to maximize its potential
- o New Enforcement Procedures in place (Summons & Consent Agreements)
- o Court appearances / pursuing legal action for extreme cases
- o Focus on Residential Housing
- o Focus on Quality not Quantity (take time and follow through)
- o Recurring Department wide training twice in 2016 & 2017
- o Started Joint Inspections with HSO November 2018
- o Switched over to new Energov (Tyler) software April 2018

Fire Prevention Activities: Includes Residential Apartments (> 3 units), Schools, Fire Permits, Complaints, Hazmat and Public Education

Year	Jan – March	April – June	July - Sept	Oct - Dec	Total
2016	519	966	790	788	3,063
2017	483	930	802	759	2,974
2018	651	181	203	0	1,035*

*November 2017, the Fire Department began joint inspections with the Housing Safety Office

Percentage of follow-up inspections

Year	Total	Reinspections	Percentage	Public Education
2016	3,063	284	9%	138
2017	2,974	552	19%	122
2018	1,035	205	20%	33*

*33 number impacted due to vacant Captain’s position

The educational component of the process includes brochure information regarding the State Fire Marshall's egress window policy, fire escape-planning, and fire alarm safety tips.

Please visit the [Update on Fire Department Inspections Program](#) to read the full report.

RESOURCES

FEDERAL SOURCES

The U. S. Department of Housing and Urban Development's (HUD) mission is to "create strong, sustainable, inclusive communities and quality affordable homes for all." To fund this mission, HUD allocates money directly to state and local governments for community planning and development projects through:

- HOME Investment Partnership Programs (HOME)
- Community Development Block Grants (CDBG)
- Emergency Solutions Grants Program (ESG)
- Housing Development Fund (HDF)
- Neighborhood Stabilization Program (NSP) (no longer available)
- Lead Hazard Control Grant
- Brownfield Economic Development Initiative

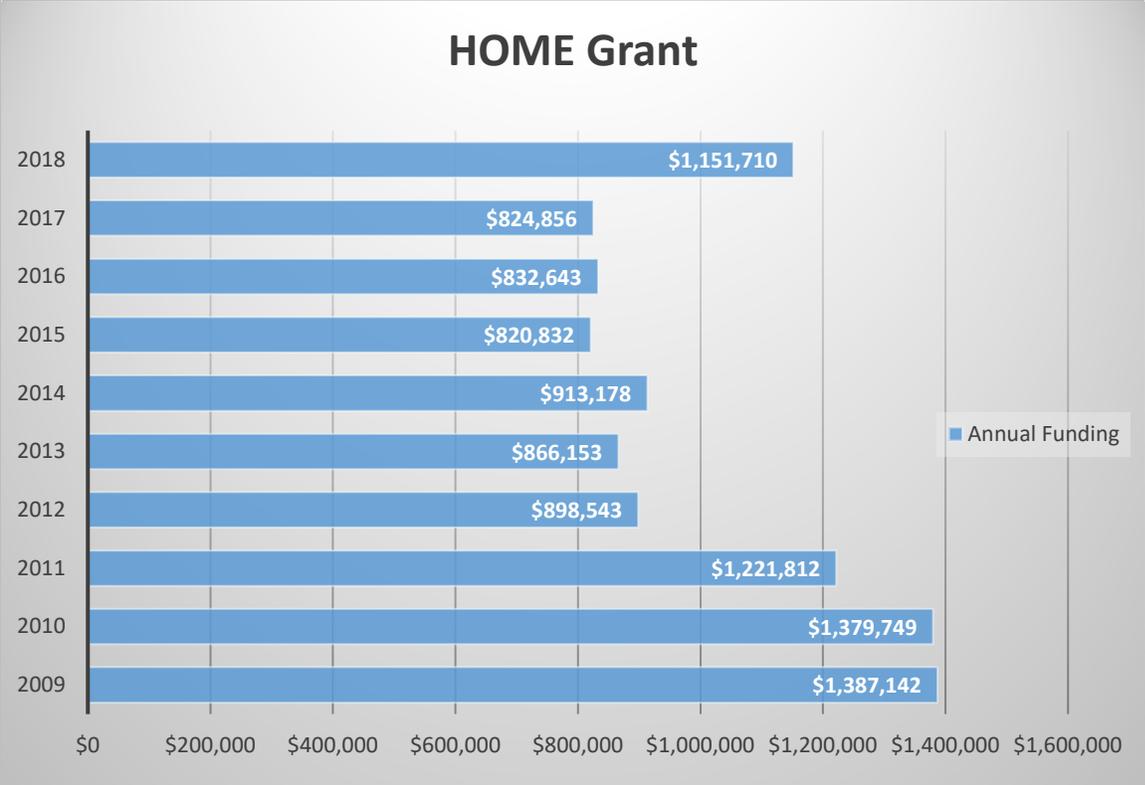
HOME Investment Partnership Program (HOME)

HOME funds can assist with building, buying, and/or rehabilitating housing for rent or homeownership as well as providing direct short-term rental assistance and security deposits to low-income families through Tenant Based Rental Assistance Voucher Program (TBRA). The City's HOME Program provides assistance through housing rehabilitation, tenant based rental assistance and the Affordable Housing Development Program which focuses on the development of new affordable rental housing.

HOME funding invested in rental housing assists households at or below 60% area median income. HOME funding invested in housing rehabilitation assists households at or below 80% area median income.

HOME has been the largest funding source for the City helping to develop (in conjunction with other local and federal programs) 1,057 units of low-income housing through the allocation of approximately a little more than \$8.4 million in funds since 2000.

Portland received \$1,151,710 in HOME funding for fiscal year 2018-2019, an increase of \$326,854 from the previous year. FY19 funding allocations will help to create: 75 housing units at 510 Cumberland/Deering Place (\$200,000 in addition to \$300,000 provided in FY18); 111 housing units at 37 Front Street (\$510,174); and 51 housing units at 178 Kennebec Street (\$370,000).

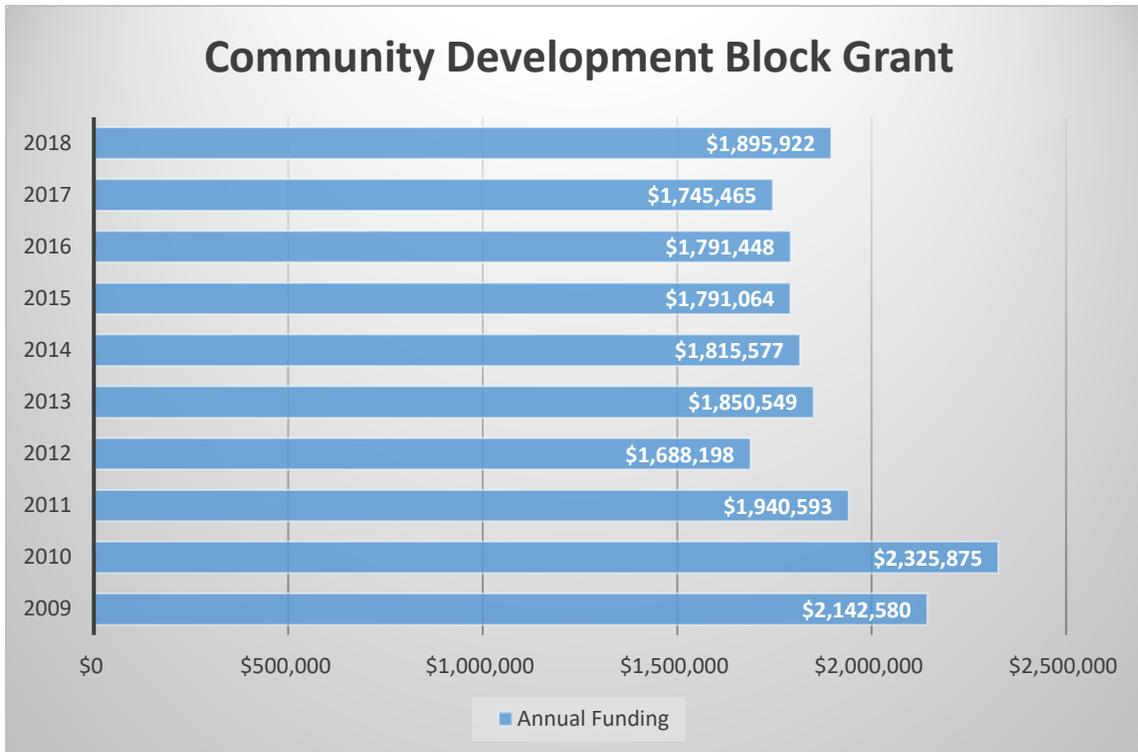


Source: HUD Exchange, HUD Awards and Allocations (2009 – 2018)

Community Development Block Grants (CDBG)

The Community Development Block Grant (CDBG) program distributes annual grants to provide communities with resources to develop and expand housing and economic opportunities for low-income households at or below 80% Area Median Income.

Portland received \$1,895,922 in CDBG funding for fiscal year 2018-2019- an increase of \$150,457 from the previous year. Funding allocations from the CDBG fund will assist in the creation of: 55 housing units at 58 Boyd Street (FY18 \$30,000); and 111 housing units at 37 Front Street (FY19 \$250,000).



Source: HUD Exchange, HUD Awards and Allocations (2009 – 2018)

Lead Safe Housing

The City of Portland has been committed to eliminating lead poisoning in children since 1995 when it received its first HUD Lead Hazard Control Grant. The control and elimination of lead-based paint remains a critical focus of the City of Portland in the housing rehabilitation program and over the years, 450 units have been made lead-safe in Portland. Within the Lead Hazard Control grant program, Portland has effectively and successfully addressed lead hazards that are prevalent in the City's older housing stock. These efforts will continue through the housing rehabilitation program.

The 2016-2019 Lead Hazard Control grant from HUD will complete lead hazard control work in 88 units. To date, lead hazard remediation work has been completed in 43 units. A Healthy Homes inspection is also performed on all qualifying units and, in conjunction with HOME and CDBG funds, the program is able to address code violations, and health and safety issues.

LOCAL RESOURCES

Housing Trust Fund

The Housing Trust fund was established to promote, retain; and create an adequate supply of housing, particularly affordable housing, for very-low, low, and median-income households, and to limit the net loss of housing units in the City. During 2018, deposits into the fund were contributed from the City's Inclusionary Zoning fee-in-lieu option (\$556,500), a transfer from the short-term rental registration program (\$33,318.80) and the appropriation of \$1,000,000 from the sale of city-owned property at 0 Hancock Street (aka the WEX project). Expenditures for 2018 included \$300,000 to leverage the creation by Avesta of 40 units of senior housing at 977 Brighton Avenue, and \$925,000 towards 111 units of housing for Portland Housing Authority's 37 Front Street project. The Housing Trust Fund has a balance of \$998,321 as of October 24, 2018.

Developments evaluated for funding must promote the efficient use of land in locations in proximity to shopping, work places, and community facilities. Projects are also encouraged to incorporate high standards of design, energy efficiency, "green" design, and social sustainability.

Sources and Uses of Housing Trust Funds

DEPOSITS		EXPENDITURES	
Maine Medical Center HRO 2002-2003	\$ 315,580.00	Avesta Oak Street Lofts 2011	\$ (380,585)
Sportsman's Grill HRO 2002	\$ 40,000.00	Housing First Pre-Development RFP 2014	\$ (75,000)
Berlin City Auto HRO 2009	\$ 116,000.00	65 Hanover & 62 Alder Sts Feasibility Study 2015	\$ (9,250)
Stop n Shop HRO 2010	\$ 289,250.00	65 Munjoy Street 2017	\$ (175,000)
Rockbridge/Eastland Park HRO 2012	\$ 42,500.00	37 Front Street 2018	\$ (925,000)
Riverwalk/Ocean Gateway HRO 2012	\$ 250,000.00	977 Brighton Avenue 2018	\$ (300,000)
118 Congress LLC HRO 2014	\$ 3,500.00	Total Expenditures	\$ (1,864,835)
Sale of Tax Acquired Property 91 & 97 Belfort Street 2017	\$ 86,424.00		
Sale of Tax Acquired Property 116 Upper A Street 2017	\$ 78,527.00		
443 Congress Street IZ 2017	\$ 280,000.00		
62 India Street IZ 2018	\$ 276,500.00		
Short Term Rental Fee transfer 2018	\$ 33,318.80		
Previous INTEREST EARNED	\$ 51,556.00		
0 Thames Street (WEX) sale 2018	\$ 1,000,000.00		
Total Deposits	\$2,863,155.80	BALANCE	\$998,320.80

HRO - Housing Replacement Ordinance;
IZ = Inclusionary Zoning Fee-in-lieu
as of 10-24-2018



977 Brighton Avenue



37 Front Street

Affordable Housing Tax Increment Financing (TIF)

Affordable Housing Tax Increment Financing (AHTIF) is a tool used by municipalities in Maine to provide financial assistance in the development of affordable housing projects governed by the Maine State Housing Authority. A TIF works by capturing new tax growth above existing tax revenue resulting from a property or district's increase in property value. These funds are then targeted to support a specific project or district that increase the amount of market rate and affordable housing or improves the health, welfare or safety of residents. To qualify for subsidy funding (subject to City Council approval), thirty-three percent of the units in the development must be designated as affordable units.

Affordable Housing TIF districts approved during the 2018- 2019 fiscal year:

- 977 Brighton Avenue – 40 age restricted housing units
- 178 Kennebec Street – 51 age restricted housing units

Affordable Housing TIF districts approved during the 2017- 2018 fiscal year:

- 58 Boyd Street - 55 housing units
- 510 Cumberland (Deering Place) - 75 housing units



510 Cumberland Avenue (Deering Place)



178 Kennebec Street

SUBSIDIZED AFFORDABLE HOUSING PROJECTS

Housing development projects created approved in 2018 with the assistance of funding appropriated through the City’s Housing and Community Development Division are summarized below.

510 Cumberland (Deering Place)

- HOME Funds: \$200,000 (in addition to \$300,000 allocated in FY18) to Avesta Housing
- Affordable Housing TIF: 4,185,757 over 30 years

Avesta Housing Development Corporation (AHDC) is proposing to renovate and construct a mixed-income rental housing development on a site they own located at 61 Deering Street and 510 Cumberland Avenue.

The project will consist of 75 units of rental housing including 15 efficiency units, 38 one-bedroom units, 9 two-bedroom units and 13 three-bedroom units. Thirteen units will be affordable to households earning 40% area median income, thirty-two units will be affordable to households earning 50% area median income, and thirty units will be at market rates. .

37 Front Street Re-Development

- HOME Funds: \$510,174 to Portland Housing Authority
- Housing Trust Funds: \$925,000 to PHA
- CDBG Funds: \$250,000

Portland Housing Authority is proposing the demolition of 50 units of public housing and the new construction of up to 111 units of mixed-income family housing in Portland’s East Deering neighborhood.

The site will be redeveloped in two phases, and will consist of six buildings with 111 residential units, a modern community center, comprehensive redesign of the pedestrian network, community amenities including a playground and several passive use green spaces, and 102 off-street parking spaces.

Six new two to three-story buildings will replace the nineteen (19) existing buildings, and will contain 111 residential apartments, with a mixture of one through five-bedroom units.

In terms of unit affordability, 77% (or 85) of units affordable to households at or below 50% of the Area Median Income (AMI) (which is \$40,550 for a family of three), 3 units will be affordable at or below 60% of the Area Median Income (AMI) and 23 of the units would be market rate. The market rate units will feature rents 5-10% below market rate.

178 Kennebec Street

- HOME Funds: \$370,000 to Maine Workforce Housing
- Affordable Housing TIF: \$2,889,164 over 30 years

Maine Workforce Housing, LLC intends to construct a 7-story mixed use building including 51- apartments for 55+ residents consisting of five studio and forty-six one-bedroom units at 178 Kennebec Street in Portland’s Bayside neighborhood.

The ground level will be an artist studio and five efficiency units. The second through seventh floors will feature 46 one-bedroom units.

Sixteen units will be affordable to households at or below 50% AMI (which is \$31,550 for a one-person household). Twenty-four units are targeted towards households earning 60% AMI. Eleven units will be market rate.

977 Brighton Avenue

- Housing Trust Funds: \$300,000 to Avesta Housing on 9-5-18
- Affordable Housing TIF of \$1,954,486 over 30 years on 7-16-18

The 0.73-acre site currently contains a single-family home and a garage, both of which will be demolished and cleared prior to construction. The project consists of one 4-story building, placed at the front of the property so as to create maximum active street frontage. There will also be a parking lot of 32 cars and an external gathering area or patio for residents.

The development involves the new construction of 40 one-bedroom rental apartments for seniors (55+ years of age), in one four-story building. 34 of the apartments will be affordable and 6 will be market rate. 24 units will be affordable to households at or below 50% area median income and 10 will be affordable to households at or below 60% area median income.

CITY-OWNED PROPERTY

Within the City Council's on-going goals and objectives is a recommendation from the Housing Committee to increase access to rental and ownership housing that is safe and affordable for working and low-income families. To attain this goal, the Housing Committee proposed investigating the use of City-owned property for housing development.

In accordance with Section 2-313 of the City Code, the City may provide city-owned land for housing development and offer the land below market price to encourage housing development or support greater affordability. Selling city-owned land provides the City with unique control over the timing, location, and affordability of housing development in Portland. It also has the added benefit of turning land with no tax liability into an income generating property for the City's tax rolls.

In November 2017, Portland's Assessing Department identified more than 550 city-owned parcels. During 2018, staff reviewed each parcel with assistance from staff in Economic Development, Assessor, Parks, Recreation & Facilities, and Public Works with the goal of identifying the current use or site conditions. Some select parcels were presented to the Housing Committee for a greater analysis. 21 Randall Street is a .32 acre or 13,956 square foot parcel in the R-5 zone abutting the Front Street redevelopment project. This lot would allow for one multiplex building of six units of housing. 0 Westbrook Street is situated across from the future Stroudwater Preserve site, and is the entrance to the Fore River Sanctuary. The site features several streams/drainage channels, wet areas that drain to the Fore River, and the remnants of a portion of the historic Cumberland Oxford Canal. A natural gas pipeline that serves the Portland Tech Park is within the site. There are also numerous Portland Water District, drainage, and other easements on the site. An initial review of the parcel suggests the possibility of developing six single-family lots. However, given the many challenges associated with the site, the development would be very expensive. Staff did not recommend pursuing this parcel as an option for housing development. 2 Boyd Street (aka "Franklin Reserve") is a 1.4 acres parcel within the 130-acre land area of East Bayside. During the March 28, 2018 meeting of the Housing Committee, Christina Egan, the Executive Director of GPCOG presented an overview of GPCOG's *East Bayside Brownfield Area-Wide Plan* report. The report recommends "the City (to) consider whether or not an exploration of possible reuse options for this site is desired". Staff recommended identifying a preferred use or reuse option that aligns with the needs of the community. 622 Auburn Street is a 4.8-acre parcel that abuts a 13-acre parcel of city-owned property in Falmouth. The 622 Auburn Street parcel has wetlands identified by the National Wetland Inventory and a consulting wetland soil scientist using aerial photography. A citywide staff review of the property in Falmouth may determine it is a more promising location for potential housing development.

From the research into the current use and site conditions of each city-owned parcel, staff prepared, at the Housing Committee's direction, an annotated interactive map of city-owned property. The map provide both an overview of all city-owned properties as well as a breakdown by parcel categories such as; Land Bank/Parkland; Schools; Services & Industry; Deed-Restricted; Islands; and Other Parcels. Due to the nature of parcel activity (i.e. purchases, sales, land-bank designations, etc.), continued up-dates to the browser will be necessary to ensure future accuracy. The city-owned property map will be an accessible tool to assist with the comprehensive and focused comparison and understanding of constraints and opportunities of city-owned land.

