Minutes

Affordable Housing Committee Meeting

South Portland Planning & Development
496 Ocean Street
Tuesday, February 26, 2019

Attendees
Isaac Misiuk
Mike Duvernay
Kara Auclair
Brent Wilson
Tyler Kinney
Marie Pineo
Justin Barker
Joshua Reny

Absent:
Sandy Warren
Mike Hulsey

1. Meeting was called order at 5:03 pm

2. New members Brent Wilson, Tyler Kinney, and Marie Pineo were introduced.

3. Adopt minutes of December 4, 2018 and January 15, 2019 – Motion by Kara and seconded by Mike D. No discussion, all in favor.

4. Discussion of research on Housing Trust Fund examples – Justin briefly described the list which includes other communities across the country with housing trust funds and some different ways that they are getting money into the funds. Many of the options are not currently available to South Portland but the communities could be used as examples for how they operate and how the funds have been used.

5. Discussion of Housing Trust Fund Ordinance next steps – The committee briefly revisited what the Council concerns were to get the new members up to speed. It was suggested that it may be helpful to create a draft program of how the process would work to supplement the ordinance. The committee also agreed that providing examples of other community trust funds would be useful for the next presentation. Perhaps a representative from Portland’s program could come present. There was other conversation about who the target of the funds would be and what other methods can be used to incentivize developers to want to include affordable housing. The committee ultimately decided that the scope of what the funds would be used for needed to be narrowed down and better specified within the ordinance. Small-scale financing to assist with rehabilitation of existing buildings was mentioned as an additional option. The committee decided to have a subcommittee work on
editing the ordinance outside of the regular meetings. Dates for the subcommittee will be established using a Doodle poll.

The committee also discussed some suggestions for what the work of this committee should be going forward, particularly if it was to operate as a standing committee. Suggestions included a yearly report on current housing status/conditions, reviewing proposals for use of the trust fund and recommendations to Council, and a public education element.

6. Round Table
   a. Mike D. – excited by the idea of offering assistance for renovation of existing properties. It is an easy process that can be done for smaller projects to obtain short-term affordability.
   b. Kara – Asked about the status of the developer survey. Isaac said he didn’t know, but would try to ask Greg from MEREDA soon. Asked if it would be good for members to reach out to their district Councilor the idea of making the Affordable Housing Committee a standing committee.
   c. Tyler – Supports Kara’s idea of reaching out to Councilors, suggests it would be a good idea to have some supporting information to provide them.
   d. Josh – Believes there is support in Council for affordable housing policies, it just needs to be bundled into a compelling package.
   e. Isaac – wanted to thank the new members for joining and their commitment. Asked if others would support the idea of a banquet or coffee meet and greet for past and current members, Councilors, and the public. Everyone seemed supportive.

7. Next meeting is scheduled for 5:00 PM on March 26, 2019.

8. Meeting adjourned at 6:48 pm