Draft Minutes

Affordable Housing Advisory Committee Meeting

South Portland Planning Office, Hannaford Room
Thursday, August 23, 2018
6:00 PM

Attendees
Isaac Misiuk    Joshua Reny    Mike Hulsey    Justin Barker
Sandy Warren    Leah Bruns    Kara Auclair

Absent:
Tex Haeuser    Bertrand Mizero    Mike Duvernay

1. Meeting was called order at 6:11pm
2. Adoption of meeting minutes for June 28, 2018. Motion by Leah and seconded Kara. No discussion, all in favor.
3. Review & Discussion of Potential policies.
   a. Reduce development fee paid to the city for projects that create affordable housing. The committee agreed this was a policy that should be put before the City Council for approval and should include a stipulation of implementation of a Five year period to evaluate the success of such a policy.
   b. Density bonus allowing more housing units per acre if they are affordable units. Isaac discussed how this process would be suited best in areas zoned appropriately for such density and suggested we look at this from a zone to zone perspective rather than attaching this city wide.
   c. Reduce parking requirements for Projects in mixed use zones that create affordable housing further parking reduction when located in close proximity to public transit. Leah and Kara both spoke about the need to have housing located in areas that are walkable and close to transit. Isaac spoke to the developers perspective, in that it is very challenging to build with the cities current restrictions on Parking and this is also in part of lake of land to allow for these parking spaces. Isaac also mentioned that making the city more walkable is a goal of many of the city’s master plans and is also a part of the city’s comprehensive plan. Isaac noted this should be also looked at on a zone by zone basis.
   d. Building height bonus for projects in mixed use zones that create affordable housing. Sandy and Mike Hulsey discussed how this policy may or may not
work however agreed it could be very beneficial and should be included in our package to the city council.

e. Expand ADU policy to include Residential G Zone. Leah and Isaac both feel ADU should be a part of our package to the council. Kara questioned if ADU would really have an impact on increasing the number of affordable units. Isaac mentioned that Burlington, Vermont has an ADU policy we should look at and take note of.

f. Establish affordable Housing Land Bank program alone the same lines as the current land bank program: specify eligible use of funds to assist with financing AH Projects. Everyone agreed that a Land Bank would be extremely beneficial and Sandy and Isaac spoke about meeting with the Open Space committee about the Land Bank. Justin spoke up and mentioned the Open Space Committee tends to meet at the same time as the affordable housing committee.

g. Codify City intent to partner with AH developer on one LIHTC project application per year
   i. Identify neighborhoods lacking affordable housing options and identify potential locations.
   ii. Assist with land acquisition costs(AH Land Bank)
   iii. Commit to AH- TIF (formalize policy to maximize LIHTC QAP Points, PILOT, increment retained by city, etc.)
   iv. Commit to certain public improvements (CIP funded via AH-TIF, etc.)
   v. Empower staff to draft conditional zoning, if necessary.

4.) Motion by Leah to put these items into draft text amendment form and 2nd by Kara. All in favor.

5.) Round Table -
   Kara spoke about her excitement for the Metro increasing their bus routes to now encompass the USM Gorham campus. Kara also spoke about the Potential policies should also include a requirement of developers to host community meetings/forums in the areas for which developers are looking to build housing.

   Leah asked about how the SPHA projects were going. Mike Husley spoke to this and stated that they hope to break ground in the spring. Leah also asked Josh about O’neil Street and how that development was coming along. Josh indicated that there are concerns from area neighbors that are actively being addressed by the City. Justin spoke about the developers being very actively involved and agree to address neighbors’ concerns. A meeting was recently held with the City’s planning office to discuss the project, based on this meeting it appears things are going well. However the project is still not ready to break ground anytime soon. Leah mentioned that the former Public Works building is often left open and there are concerns from neighbors about the possibility of homeless folk’s occupying this space. Josh thanked Leah for letting me know this and he will address her concerns with Public Works. Josh took a moment to reflect on all of the hard work that has been done over the last year and that we should be very proud as a city that over 400 units have been created in just this past year and the City has given its support to both Avesta and SPHA which will also be bringing an additional 90 plus units online within the next year or so.

6.) Next committee meeting will be October 04, 2018. Location to be determined.
7.) Motion by Mike Hulsey and 2nd by Isaac, all in favor of adjournment. Motion approved, committee adjourned at 7:45pm