Minutes - DRAFT

Affordable Housing Committee Meeting

South Portland Planning & Development
496 Ocean Street
Monday, March 2, 2020

Attendees
Kara Auclair
Mike Hulsey
Shahida Keen
Brent Wilson
Marie Pineo
Justin Barker, staff
Joshua Reny, staff
Sandy Warren, staff

Absent:
Mike Duvernay

1. Meeting was called to order at 5:10 pm

2. Approval of minutes from January 13, 2020 – Motion by M. Hulsey, second by B. Wilson. Vote (4-0, M. Duvernay, M. Pineo absent)

3. Review draft annual housing report outline – The Committee reviewed the draft outline. Suggested edits are below:
   • Remove Avesta Housing from the definition list.
   • Add “affordable housing”, “Housing Choice Voucher”, and “payment standard” to the definition list.
   • Remove subsection E. total number of vacant subsidized units from Section 3.
   • Clarify the number of HCV is the “available” number.
   • Change SPHA to SPHDC in all areas of Section 4.
   • Switch Sections 5 and 6.
   • Add statement related to the upcoming housing needs assessment in the Conclusion.
   • Include statement/section about upcoming annual goals.
The Committee members volunteered to obtain information for Section 3. It is assumed that M. Duvernay will fill in the section about MEREDA.

4. Review “Top 6” housing report policies – The committee reviewed 6 policy recommendations from the 2016 report to Council. The concepts were broken down into generally two categories:
   (1) “missing middle” housing, which includes conversions of single-family to multi-family and expanded options for ADUs.
   (2) Strategies to allow increased housing density in certain areas
Other ideas that were discussed include inclusionary housing and a housing replacement policy. The Committee was interested in continuing discussion of inclusionary policies, but agreed that a replacement policy would be addressing a problem that doesn’t really exist in
South Portland. The Committee discussed how to go about obtaining public feedback on various policy options and whether it should occur before or after a Council workshop. J. Barker offered to provide an example of a visual preference survey for the next meeting.

5. Assign tasks (if needed) – Tasks were determined during previous agenda items.

6. Roundtable
   a. K. Auclair – met with Councilor Bruzgo, who is very interested in the work of the Committee and policies related to affordable housing
   b. B. Wilson – attended the Comprehensive Plan Implementation Committee meeting where there are discussions for upcoming plans for Cash Corner and the Maine Mall.

7. Meeting adjourned at 6:58 pm – Motion by M. Hulsey, second by S. Keen.