Minutes

Affordable Housing Advisory Committee Meeting

South Portland Planning Office, Planning Conference Room
Tuesday, December 4, 2018
5:00 PM

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

Absent:
Mike Duvernay   Sandy Warren

1. Meeting was called order at 5:09 pm
2. Adopt minutes of October 23, 2018 - Motion by Kara, seconded Mike. All in favor.
3. Isaac mentioned that the developer survey has been sent to MEREDA. They will internally review and then distribute to members, so hopefully we will start seeing responses soon.
4. Discuss & provide feedback regarding the draft policy – Josh reviewed the contents of the draft policy with the committee which would establish a housing trust fund and outline the City support for affordable housing projects. The ability to transfer AH TIF funds could be one of the most consistent and impactful funding sources for the trust fund. The committee discussed the definition of affordable housing. The discussion resulted in agreement that the maximum income spent on housing should include all gross housing costs (inclusive of utilities, insurance, etc.) and that the definition should be limited to housing for those making less than 100% AMI. There should also be a reference to HUD. There was concern that the housing trust fund could just be used on public safety improvements or real estate acquisitions that are not specifically tied to an affordable housing project. It was suggested that there should be a limit on how much of the trust fund money should be spent for this purpose and there needs to be a clear public process to identify how use of funds for these purposes is necessary and tied to a real project. The committee wanted to see more clarity around when a neighborhood is considered to have limited access to affordable housing as criteria for supporting LIHTC projects. The committee wanted to know certain aspects of the fund management should be more clearly outlined in the policy, such as procedures for RFP review, evaluation criteria, and process for recommendation to City Council. Most felt that this would better be dealt with as an internal policy, but could look to Council for feedback at the work
session on this policy. Josh mentioned that there is a Council work session scheduled for December 27 on this topic, but it may get canceled. He will confirm.

5. Round Table
   1. Kara is excited about the affordable housing projects that have been funded and are continuing to move forward. Kara also reminded everyone to vote in the special election on December 11.
   2. Justin mentioned that he is continuing to work on the zoning incentives that were presented and discussed at the previous meeting and hopes to have them in a draft policy format for the next meeting if there is time.

6. Next meeting will be scheduled for January via email poll.
7. Motion by Justin and seconded by Isaac. Meeting adjourned at 6:49 pm