

**Housing & Economic
Development Committee Meeting**
Tuesday, June 30, 2026 at 5:30 PM



MEMBERS
Councilor Pious Ali, Chair
Councilor Regina Phillips
Councilor Kate Sykes
Councilor Sarah Michniewicz

To submit written public comment on an agenda item, email edd@portlandmaine.gov. Submissions must be received by 12:00 pm the day before the Housing & Economic Development meeting to guarantee their inclusion in the agenda packet. All submissions must include the commenter's name and legal address. To help ensure your comment is submitted for the correct item, please include the name of the agenda item (see below).

REMOTE ACCESS INFORMATION

The Housing & Economic Development Committee will conduct this meeting remotely via Zoom pursuant to the Remote Meeting Policy adopted by the Portland City Council. Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend, a recording will be available in the [Agenda Center](#) following the meeting.

For public comment via Zoom, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be unmuted by the host when it is time for public comment.

<https://portlandmaine-gov.zoom.us/j/84832800374?pwd=MvX6EhvDoSn1KgIMQ28CE0T6tzbvM3.1>

1. Review and accept Minutes of previous meeting held on June 2, 2026.

- a. See attached draft Meeting Minutes from June 2, 2026

2. Public Comment: Review and recommendation to the Planning Board/City Council regarding an amendment to Chapter 14, Section 6 to remove the 100-foot buffer for entertainment venues - Wes Pelletier, Councilor

Currently, Portland's Land Use Code requires a 100-foot separation between licensed entertainment businesses downtown and on the waterfront. The Committee will consider recommending that the Planning Board review and remove this requirement from City Code.

- a. See attached Memo to HEDC Committee
- b. City Code Section 14.6.8.14 Redlined
- c. City Code Section 14.6.8.14 Current
- d. Public Comment

3. Public Comment: Review and recommendation to the City Council of AHTIF requests received from the Affordable Housing Development and Tax Increment Financing Application - Heidi McCarthy, Housing Program Manager

Following the launch of the 2026 Affordable Housing Development application, the City received TIF and Credit Enhancement Agreement requests for three local projects: The Prime (Oxford St), Dashaway Commons (Cedar St), and an amendment to 42 Atlantic

Street. If approved, it would help these projects secure the points needed to be competitive with MaineHousing's upcoming tax credit program.

- a. See attached Memo to the HEDC Committee
- b. Avesta Oxford Street Documents
 - i. 197 Oxford Underwriting Memo
 - ii. 197 Oxford Information Packet
 - iii. 197 Oxford Declaration of Covenants
 - iv. 197 Oxford Street Development Program
 - v. 197 Oxford Street Credit Enhancement Agreement
 - vi. 197 Oxford Street Tax Projections
 - vii. 197 Oxford Street Tax Shelter
- c. Avesta 15-19 Cedar Street Documents
 - i. 15-19 Cedar Underwriting Memo
 - ii. 15-19 Cedar Information Packet
 - iii. 15-19 Cedar Declaration of Covenants
 - iv. 15-19 Cedar Street Development Program
 - v. 15-19 Cedar Street Credit Enhancement Agreement
 - vi. 15-19 Cedar Street Tax Projections
 - vii. 15-19 Cedar Street Tax Shelter
- d. Amendment to 42 Atlantic AHTIF District Documents
 - i. 42 Atlantic amended Credit Enhancement Agreement
 - ii. 42 Atlantic amended Declaration of Covenants
 - iii. 42 Atlantic amended Development Program
 - iv. 42 Atlantic amended Narrative

4. Discussion: Possible amendments to the Jill C. Duson Housing Trust Fund to support housing assistance for residents (e.g., eviction prevention, security deposit assistance) - Councilor Pious Ali, Chair

This item introduces a policy discussion regarding potential amendments to the Jill C. Duson Housing Trust Fund (HTF) ordinance to allow resources to be used for direct housing assistance, such as eviction prevention and security deposit aid. This proposal was included in the City Council's 2026 Common Goals as a means of strengthening housing affordability.

- a. See attached Memo to the HEDC Committee

- b. Jill C. Duson Housing Trust Fund Fact Sheet 2026
- c. Chapter 14 Section 17.3 Jill C. Duson Housing Trust Fund
- d. Housing Trust Fund Expenditure Spreadsheet

Next Meeting Date: July 21, 2026