

PIC committee flash report — Timothy Wyant — zoning, affordable housing, paper streets, sustainable community

4/20/16

Contact me regarding [Peaks Island Council](#) matters at tw.pic@deciph.com

You can download a copy of this flash report at <http://quickpics.me>

Ongoing efforts outside of PIC related to housing and zoning

Portland City Council — [Housing Committee](#)

Belinda Ray, Peaks Island's rep on the City Council, is a member
bsr@portlandmaine.gov

The Housing Committee meets twice a month, there is public input

The Committee will be recommending affordable housing policies to the City Council

Heard [input from PIC and 13 other neighborhood associations](#) on 4/13/16 (see below)

Homestart

Peaks Island nonprofit advocating for affordable housing on Peaks

Contact Betsey Remage-Healey at remagehealey@gmail.com

Has contracted with Mark Eyerman to develop a menu of conceivable zoning changes

Menu will have pros and cons re affordable housing, sustainable community

Community input is welcome

Other PIC efforts

Paper Streets subcommittee of Zoning Committee — contact [Tim Murphy](#)

Paper Streets — Sept 2017 deadline — [Informational meeting held 3/23/16](#)

Second informational meeting planned for mid-summer

My personal [Peaks Island Paper Roads website](#) has some info

My input to the Housing Committee on 4/14/16

(Fourteen neighborhood associations were given 3 minutes each to speak.)

Peaks Island housing prices keep increasing

Adversely effects young people, families, working residents, older residents

Future could be more of a “summer-only” than a “year-round” community

Scale of Impact seen in precipitous decline in number of elementary students

Peak Island, the PIC, Island residents, and Homestart have done a lot

Built affordable houses

Own and rent affordable houses

Helped families stay in homes

Worked with builders on development plans for small lots

Made it easier to add affordable Accessory Dwelling Units (ADUs) to existing homes

Raised money from grants and community crowd-funding

Impact is still small given scale of upward home price pressures

Not asking for City money

Appreciate past help in changing ADU zoning

Island efforts hit roadblocks related to zoning ordinances, tax incentives

Need help from City on:

Further relaxation of ADU limits (separate units)

Tax incentives for homeowners, not just developers, to add affordable ADUs

Reasonable ways to exit affordability restrictions

With some payback of incentives received

Simplification of “contract zoning” —

Currently a barrier to developing small affordable units on small lots

On Peaks, restrictions are much more stringent than in other neighborhoods

Understand that changing ordinances can be difficult, especially at state level

But that’s what would help