



# CITY OF BIDDEFORD

## Planning and Development Department

### Mayor's Affordable Housing Task Force Meeting Minutes

**Date:** October 25, 2022  
**Time:** 5:30 PM  
**Location:** Hybrid Meeting: City Council Chambers & Remote Access Meeting (1MRSA § 403-B permits public proceedings through remote access during the declaration of state of emergency due to COVID-19).

#### Committee Members in Attendance:

Doris Ortiz, Reverend Shirley Bowen, Ian Garcia-Grant, Dominic Deschambault, Ciel Caldwell (via zoom), Marty Grohman & Seth Harkness  
Staff Present: Jim Bennett, Greg Mitchell, Gail Wilkerson & Nan Whitten

1. Chair Ortiz brought the meeting to order at 5:30
2. Acceptance of minutes from 9-27-22

#### MOTIONS:

Minutes were accepted by a unanimous vote

3. 3.1 Greg Mitchell went over the Inclusionary Zoning (IZ) options recommended by the City staff.
  - Mitchell talked about the fact that the developer chooses which option or can opt out with a fee to the Affordable Housing Fund.
  - These options are designed to match local market conditions.
  - The committee discussed the different point of the program giving their perspective. Some are concerned the options are too burdensome; others think it is too low of a threshold.
  - The goal of the program is to create units not cash.
  - This program will apply to every program in the community.
  - The next steps are to speak to different developers for feedback, then on to City Council.
- 3.2 Non-monetary Tools for Affordable Housing
  - Non-monetary tools can be pursued in addition to IZ.
  - There will be specific recommendations by spring 2023
  - Parking requirements must be discussed.
  - The committee will get a list of City owned property for the next meeting.
  - The committee wants language to ensure that the funding from the Affordable Housing Trust Fund will be structured fairly through all levels.
  - Councilor Grohman feels parking has been an issue for a long time so that needs to move on the fast track.

- There will be an outline of what the committee will say to Council at the next meeting.
- The next meeting will be the 29<sup>th</sup> instead of the 22<sup>nd</sup>.
- The Affordable Housing final report will be presented to the Council in January 2023.

4 Adjourn: 6:59 PM

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Task Force Chair

\_\_\_\_\_  
Date

These minutes are summary and are not intended to be verbatim. Archived meetings are viewable on the City's website: [www.biddefordmaine.org](http://www.biddefordmaine.org).