



# CITY OF BIDDEFORD

## Planning and Development Department

---

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

**Date:** September 27, 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, Dan Boucher, 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 8-23-22

#### MOTIONS:

Minutes were accepted by a unanimous vote

Adjustment to the Agenda-Inclusionary Zoning will be presented before Interim Report

3. 3.1 Presentation by Greg Mitchell on Inclusionary Zoning (IZ)
  - Mitchell told the task force the particulars of the IZ program.
  - This program will change with LD2003 taking effect in July 2023.
  - The changes are not available yet.
  - For renting a home, 80% of AMI qualifies
  - 120% of AMI for 30 years for purchase of a home.
  - IZ is not an appropriate program for smaller projects, they could not afford it.
  - IZ is just one affordable housing program
  - There is also a Housing Trust Fund to be used to create affordable housing. Money is invested for this trust fund proceeds or profit is invested in City owned affordable housing.
  - This fund would be adopted by the City ordinance and protected.
  - Biddeford's current AMI is \$54, 915.00 but it is raising dramatically due to new residents from out of town & state moving in with higher incomes.
  - Ward 1 changing from summer residents to permanent residents is also impacting the AMI of Biddeford.
  - The trick is to develop creative approaches that pinch the developers without scaring or hurting them.
  - The Task Force discussed affordable housing projects that are in progress now.

- A list of City owned properties will be created and handed out at the next meeting.

### 3.2 Discuss & Approve Interim Report

- The Task Force had time to go over the Interim Report before the meeting.
- The Task Force discussed the report: Statements/Opinions

Immediate action for the unhoused is needed; help is needed from the State at a minimum

Biddeford cannot stand alone taking care of the unhoused, we need to look to the County & State for help.

We need a voice to go to Council we have to end this, no regional or state plan. Get the Council's attention to say we need to do something. How do we keep a constant roof over their heads?

The problem with the statement is it is vague, we can't leave it to the City Council with no guidance.

We need to be of help.

Biddeford can't do it alone but we can be the first to work with the state & county to develop a plan. Biddeford can't afford to do it alone, it's not just housing. We cannot keep closing our eyes and ignoring it.

There are 40-50 unhoused already here and they are people who grew up in Biddeford. If there were a City Sanctioned Task Force for the unhoused, it would carry more weight.

It was suggested to hire an expert to assist the City Council with this issue.

The complexities are tough, what we are doing is not working, we need to do something else.

It was suggested to work with some of our neighboring towns.

Some members do not feel there is an immediate need, others feel there is an immediate need this is critical and winter is only a couple of months away.

**MOTIONS:**

To approve the interim report with suggested changes for Tuesday's Council Meeting

Motion Carried 6-1 (Bowen, Boucher, Garcia-Grant, Deschambault, Grohman & Harkness in favor; Caldwell against)

### 3.3 Next Steps

- Only 2 more meetings left before finishing
- It was discussed how people save an average of \$800 per month living downtown with no automobile.
- Complete Streets were discussed.

4 Adjourn: 7:06 PM

---

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).**