

3-H-1

48 Moody Street

Adams School Reuse Committee

II. PORTLAND'S LABOR FORCE²

The U.S. Census defines labor force as all people classified in the civilian labor force (that is, "employed" and "unemployed" people) plus members of the U.S. Armed Forces. Thus, labor force statistics refer to the number of residents in a community who are working in any municipality or are unemployed (not at work at the time of the census, actively looking for work or available to start a job). Portland's labor force figures refer to the city's residents who are employed or unemployed, but the figures do not refer to the number of jobs within the city.

Portland's labor force represents roughly 25% of Cumberland County's total labor force (refer to Table 1). The city's total labor force has 37,543 persons and almost all of these individuals are part of the city's civilian labor force. Only 72 residents are employed in the armed services. The Census reports that 1,781 persons are unemployed, which is an unemployment rate of 4.8% for the city, which is higher than the county's rate of 3.6%. Portland's total population of persons 16 years and over in age is 53,543. Of this total there are 16,540 persons who are not participating in the labor force; thus, Portland's labor participation rate is 69%. This rate is equal to the rate in Cumberland County and exceeds the state participation rate of 65.3%.

Table 1

Labor Force Analysis		% of	
	Portland land County	Cumber-land County	City in Maine
Population 16 years and over	53,543	210,662	1,010,318
In labor force	37,003	145,269	659,360
Civilian Labor Force (CLF)	36,931	143,908	655,176
Employed	35,150	138,612	624,011
Unemployed	1,781	5,296	31,165
Unemployment Rate - CLF	4.8%	3.6%	4.7%
Armed Forces	72	1361	4184
Not in labor force	16,540	65,393	350,958
Labor Force Participation Rate	69.1%	69.0%	65.3%
Females 16 and Over	28,349	110,364	525,690
In labor force	18,295	70,346	314,480
Civilian Labor Force	18,295	70,154	313,878
Employed	17,549	67,743	299,764
Female Labor Force Participation Rate	64.5%	63.7%	59.8%
Female Unemployment Rate	4.1%	3.4%	4.5%

Source: US Census 2000

Women represent 52.9% of the city's population aged 16 and over and 25.7% of the County for the same demographic group. In Portland, women represent 52% of the employed workforce. Portland's female labor force is consistently 26% of the County's figures for the total female labor force, the civilian labor force and women employed. The unemployment rate for women in Portland is 4.1%, which is higher than Cumberland County's rate of 3.4%; however, the labor

² Prepared by Portland Planning and Development Department based on Census 2000 data.

Economic Resources
 force participation rate for women in Portland is slightly higher than in Cumberland County and significantly higher than in Maine.

A special household survey of Portland Metropolitan Statistical Area³ (MSA) conducted by the Census in June 2000 reports that 10.1% of the workers in the Portland MSA labor force are holding down more than one job. The survey also found that 13.7% of the people in the labor force are looking for a job.

III. WORKING AGE OF PORTLAND EMPLOYEES

Portland's work force is aging. The number of employees between the ages of 35 to 44, 45 to 54 and 55 to 59 grew since 1990 with a total of 4,854 employees in those age brackets (refer to Table 2). The age category of 45 to 54 changed significantly with 3,309 or a 63.54% increase in employees. Declines in the number of employees occurred in the younger age brackets of Portland's work force. The age categories for 20 to 24 and 25 to 34 dropped by 16% and 11%, respectively. According to Houses, Jobs, and Maine People: 2001, Cumberland County attracted young adults with a net in-migration for people under 35.⁴ While the employment figures do not mirror the population increase, it is the younger age groups that are needed to support the city's long-term economic health. The 25 to 34 age group continues to constitute the largest number of employees in Portland with roughly 27% of the work force, but this share is down from 31% in 1990. The 35 to 44 year olds are the next largest group in Portland's employment base with over 10,700 employees and 24% of the total employees.

Table 2
 Portland Working Age Population

Age Group	1990	2000	Change
15 to 19 years	3,715	3,535	(180)
20 to 24 years	6,467	5,413	(1,054)
25 to 34 years	13,949	12,408	(1,541)
35 to 44 years	9,511	10,778	1,267
45 to 54 years	5,207	8,516	3,309
55 to 59 years	2,363	2,641	278
60 to 64 years	2,643	2,065	(578)
Subtotal	43,855	45,356	1,501

Source: US Census Bureau

³ Portland Metropolitan Statistical Area includes Cape Elizabeth, Casco, Cumberland, Falmouth, Freeport, Gorham, Gray, North Yarmouth, Long Island, Portland, Raymond, Scarborough, South Portland, Standish, Westbrook, Windham, Yarmouth, Buxton, Hollis, Limington, and Old Orchard Beach.

⁴ Houses, Jobs, and Maine People: 2001, report by Frank O'Hara, Planning Decisions, to the 2001 Governor's Affordable Housing Conference, September 10, 2001, page 5.

IV. UNEMPLOYMENT RATE

The unemployment rate in Portland has been declining and is now consistent with Cumberland County's rate. Since 1994, Portland's unemployment declined from a high of 6.1% to a low of 2.1% in 2000 (refer to Table 3). The rate rose slightly to 2.2% in 2001. Cumberland County's unemployment rate was 5% in 1994 and is now 2.1%. The annual unemployment rates for Maine and the United States exceed Portland's unemployment figures since 1995.

Table 3
Unemployment Rates for Portland, Cumberland County, Maine and the U.S.

Year	City of Portland	Cumberland County	State of Maine	USA
2001	2.2	2.1	3.5	4.8
2000	2.1	2.0	3.5	4.0
1999	2.5	2.3	4.1	4.2
1998	2.8	2.4	4.4	4.5
1997	3.4	2.9	5.4	4.9
1996	3.4	2.9	5.1	5.4
1995	4.2	3.6	5.7	5.6
1994	6.1%	5.0%	7.4%	6.1%

Source: State of Maine, Department of Labor, Labor Market Information Service.

V. EMPLOYED LABOR FORCE BY OCCUPATION TYPE FOR CUMBERLAND COUNTY AND PORTLAND

A. Cumberland County

There were more jobs added in Cumberland County between 1990 and 1999 than people. The number of payroll positions rose from 139,225 to 164,929, which is an increase of 25,704 jobs (refer to Table 4). This 18.5% increase in the number of jobs in Cumberland County raises the jobs to population ratio from 0.57 to 0.62.

All of Cumberland County's economic sectors experienced job growth since 1990, except for manufacturing. There was a net loss of 651 manufacturing jobs, a 3.9% decline. Cumberland County's service sector expanded by 30.7% with 14,407 new payroll jobs. The next largest numerical increase was in the retail sector with 5,866 new positions, which is a 17.5% growth rate. The transportation sector added 1,891 jobs and finance added 1,558 jobs for growth rates of 22% and 12.5%, respectively.

While there was a net loss in manufacturing jobs in Cumberland County this occupation type comprises 10% of the county's total labor force. Services and retail are the two largest occupation types within the region's labor force. Service positions account for 37% of the labor force and retail jobs account for 24%. The number of firms operating in Cumberland County increased by 2,031, which is 23.8% increase in new businesses.

Table 4

Jobs in Cumberland County - 1990 and 1999		Dec-90		Dec - 99*		Change Change 1999	
Percent % of Total		Dec-90		Dec - 99*		Change Change 1999	
Payroll Jobs	139,225	164,929	25,704	18.5%			
Population (April 90-00)	243,135	265,612	22,477	9.2%			
Jobs to Population Ratio	0.57	0.62					
Housing Units (April 90-00)	109,890	122,600	12,710	11.6%			
Manufacturing	16,571	15,920	(651)	-3.9%			10%
Transportation	8,584	10,475	1,891	22.0%			6%
Retail	33,467	39,333	5,866	17.5%			24%
Finance	12,474	14,032	1,558	12.5%			9%
Services	47,000	61,417	14,417	30.7%			37%
Other	21,129	23,752	2,623	12.4%			14%
Number of firms	8,518	10,549	2,031	23.8%			

Source: Maine Department of Labor, ES 202 Data Series

B. Portland

Portland is the central economic hub for the region with more payroll jobs than population. Portland's prominence as the economic core for Cumberland County is threatened by rapid employment growth in surrounding communities. Over 8,800 payroll jobs were created in Portland, a 14.5% increase in new opportunities (see Table 5). It should be noted that a portion of this increase is due to a correction in the employment data.⁵ While Portland's growth is significant, new payroll jobs are being created faster in Cumberland County than in the city. Thus the city's share of the region's economic growth is declining. Indicators of the county's accelerated economic growth compared to Portland are as follows:

- Portland's share of the Cumberland County's total number of payroll jobs declined from 43.6% to 42.1%.
- Portland's share of Cumberland County's total population declined from 26.5 to 24.2%.
- Portland's share of Cumberland County's total housing units declined from 28.5% to 26%.

⁵ The job data was corrected to include all University of Southern Maine employees working at the Portland Campus in the Portland totals, rather than credited to Gorham.

Table 5

Jobs in Portland and Portland's Share of Cumberland County's Labor Force		1990 and 2000		Numerical Percent % of County		Dec-90 Dec -99*Change Change in 1990 in 1999	
Payroll Jobs	60,674	69,496	8,822	14.5%	43.6%	42.1%	
Population (April 90-00)	64,357	64,249	(108)	-0.2%	26.5%	24.2%	
Jobs to Population Ratio	0.94	1.08					
Housing Units (April 90-00)	31,293	31,862	569		28.5%	26.0%	
Manufacturing	4,473	4,955	482	10.8%	27.0%	31.1%	
Transportation	5,503	6,744	1,241	22.6%	64.1%	64.4%	
Retail	8,913	10,499	1,586	17.8%	26.6%	26.7%	
Finance	9,709	8,474	(1,235)	-12.7%	77.8%	60.4%	
Services	23,430	29,659	6,229	26.6%	49.9%	48.3%	
Other	8,646	9,165	519	6.0%	40.9%	38.6%	
Number of firms	3,179	3,608	429	13.5%	37.3%	34.2%	

Source: Maine Department of Labor, ES 202 Data Series
 * Some of the increase is due to a data "correction". In 1990, all of University of Southern Maine jobs were counted in Gorham. In 1999, the jobs were split to reflect jobs in Portland and Gorham

A comparison of the changes in occupation types for Cumberland County and Portland reveals significant differences between the county's and the city's economic base. While the manufacturing sector lost payroll jobs in Cumberland County, Portland added 482 positions. This is close to an 11% increase and raises Portland's share of the county's manufacturing jobs from 27% to 31.1%. Portland lost 1,235 payroll jobs in the finance sector, a decline of 12.7%, whereas Cumberland County gained 1,558 positions and grew by 12.5%. Therefore, Portland's share of the county finance positions dropped dramatically from 77.8% in 1990 to 60.4% in 1999. Roughly 6,200 new service jobs were created in Portland, a 26.6% increase. However, the County grew by 30.7% with more than 8,000 jobs added outside of the city. Almost all of the new transportation jobs created since 1990 are in Portland and represent 64.4% of the county's total. The number of firms in Portland has grown with 429 new businesses, a growth rate of 13.5%. Portland's new firms represent 21% of the 2,031 firms created in Cumberland County since 1990.

VI. PROPORTION OF EMPLOYED LABOR FORCE BY INDUSTRY FOR PORTLAND AND CUMBERLAND COUNTY

To better understand the composition of Portland's economic base, Table 5 presents a breakdown of jobs according to Industry classifications for Portland, Cumberland County and Maine.

Table 6

Portland Residents by Industry Compared to Region and State						
	Portland	% of Cumberland County	Total	% of	Maine	Total
				% of		% of
Agriculture, forestry, fishing and hunting, and mining	173	0.5%	1,366	1.0%	16,087	2.6%
Construction	1,453	4.1%	7,647	5.5%	42,906	6.9%
Manufacturing	2,614	7.4%	13,453	9.7%	88,885	14.2%
Wholesale trade	1,309	3.7%	5,372	3.9%	21,470	3.4%
Retail trade	4,734	13.5%	20,335	14.7%	84,412	13.5%
Transportation and warehousing, and utilities	1,335	3.8%	5,404	3.9%	26,857	4.3%
Information	1,718	4.9%	5,058	3.6%	15,294	2.5%
Finance, insurance, real estate, and rental and leasing	3,741	10.6%	13,590	9.8%	38,449	6.2%
Professional, scientific, management, administrative, waste management services	3,925	11.2%	13,756	9.9%	43,074	6.9%
Educational, health and social services	7,648	21.8%	30,854	22.3%	144,918	23.2%
Arts, entertainment, recreation, accommodation and food service	3,736	10.6%	10,727	7.7%	44,606	7.1%
Other services (except public administration)	1,707	4.9%	6,183	4.5%	29,182	4.7%
Public Administration	1,057	3.0%	4,867	3.5%	27,871	4.5%
Total Employed Persons	35,150	100.0%	138,612	100.0%	624,011	100.0%

The largest industry in Portland is the educational, health and social services with 21.8% of the city's labor force employed in this sector. This industry is also the largest segment of Cumberland County and Maine's workforce with 22.3% and 23.2%, respectively. The next largest industry category in Portland is retail with 13.5% of the city's total employment. This figure is equal to the State's share, but lower than Cumberland County's 14.7% of employment in the retail industry. Portland's workforce is weighted toward professional employment. The following industries, each with roughly 11% of the city's employment, represent the next largest share of the city's employment base:

- Professional, scientific, management, administrative, waste management services;
- Finance, insurance, real estate and rental and leasing; and
- Arts, entertainment, recreation, accommodation and food service.

The industries of agriculture/forestry/fishing, construction, manufacturing, and public administration represent a smaller share of the city's total work force than these same sectors represent within the County and Maine. Portland is in line with Cumberland County and the State for the industries of wholesale trade, retail trade, transportation & warehousing, and other services.

VII. MAJOR EMPLOYERS IN PORTLAND AND THE REGION

There have been few changes in the overall list of major employers for the region in 1997 and 2001. The seventeen major employers in Portland for 2001 are listed below in Table 7 and Table 8 is the list for 1997. The top three employers in 2001 are Maine Medical Center with 5,140 employees, UNUM Provident Corporation with 4,000 and L.L. Bean with 3,466 employees. There are seven corporations with 1,000 to 2,000 employees and seven major employers with between 500 and 1,000 employees. While there have been shifts within the list since 1997 based on the number of employees, there are only two companies that are no longer considered major employers. These companies are the Eastland Shoe Company and Talk America. IDEXX and Sebago, Inc. have been added to the list of major employers in 2001 with 800 and 620 employees, respectively.

Table 7⁶

Major Non-Government Employers for the City of Portland Metro Area

Name	Business	Employees 2001 ¹
Maine Medical Center	Medical Facility	5,140
UNUM Provident Corporation	Insurance	4,000
L.L. Bean	Outdoor/Recreational	3,466
Hannaford Bros. Co.	Wholesales and Retail	1,947
Verizon	Communications	1,519
Key Bank, N.A.	Banking	1,352
Fairchild Semiconductor	Technology	1,245
S. D. Warren Co.	Paper Products	1,200 *
Anthem/Blue Cross Blue Shield	Insurance	1,176
Mercy Hospital	Medical Facility	1,100
Banknorth, N.A.	Banking	900
Shaws Supermarkets	Retail Groceries	963
IDEXX	Laboratory	800
Barber Foods	Retail Groceries	775
Blethen Maine Newspapers	Publishing	800
Sebago, Inc.	Footwear	620
FleetBoston Financial Corp.	Banking	509

Source: Telephone survey. Note: (1) Includes employers located outside the City of Portland, Maine. (*) Estimated

⁶ Official Statement Dated March 21, 2002, City of Portland, Maine \$14,445,000 General Obligation Bonds, ABN-AMRO Financial Services, Inc. Duane G. Kline, Director of Finance, City of Portland, Maine, edited 2002.

Table 8

Company-wide Employees-1997	Business	Name
4571	Medical Facility	Maine Medical Center
3466	Retail Sporting Goods	L.L. Bean
3300	Insurance	UNUM Corporation
1947	Wholesale & Retail Groceries	Hannaford Bros. Co
1519	Communications	NYNEX
1453	Banking	Peoples Heritage Savings Bank
1352	Banking	Key Bank of Maine
1245	Technology	National Semiconductor
1200	Paper Products	S>D> Warren Co.
1176	Insurance	Blue Cross Blue Shield of Maine
963	Wholesale & Retail Groceries	Shaw's Supermarkets
900	Medical Facility	Mercy Hospital
835	Banking	Fleet Bank of Maine
730	Food Processor	Barber Foods
700	Retail	Eastland Shoe Company
625	Newspaper	Portland Newspapers
560	Telemarketing	Talk America

Source: Portland Department of Finance, 1997 list of major employers

VIII. VALUE OF TAXABLE RETAIL CONSUMER SALES BY RETAIL SECTOR FOR PORTLAND AND THE REGION

A. Portland

The taxable consumer sales in Portland by sector are shown for 1994 through 2001 in Table 9. Over the past eight years, Portland's group total sales have increased by 32.9%. Total consumer sales grew steadily since 1994 and peaked in 2000. There was a slight decline in total sales of 1.5% between 2000 and 2001.

Table 9
Portland's Retail Sales Trend

Year	Operating	Business/ Bldg.	Food	Gen.	Other	Auto/ Restaurant/ Group	Personal	Total Consump.
1994	\$159,110	\$105,645	\$73,737	\$120,305	\$7,895	\$113,165	\$135,111	\$784,967
1995	165,895	106,698	68,528	120,447	80,239	126,882	139,136	807,828
1996	157,416	107,489	72,519	130,835	91,056	138,498	150,893	848,707
1997	168,749	11,0744	74,670	179,148	101,866	148,888	154,655	938,720
1998	171,766	118,365	79,240	213,452	109,693	161,897	167,001	1,021,417
1999	168,071	189,148	80,145	185,848	118,181	192,759	176,334	1,110,488
2000	168,677	207,800	81,510	186,456	131,426	217,285	194,268	1,187,424
2001	184,029	198,952	72,794	193,423	22,230	214,789	206,004	1,169,234

Source: State of Maine, Department of Taxation, Sales Tax Section; Amounts expressed in thousands.

In looking at the seven retail sectors that make up total consumer sales, the five strongest sectors are business/operating, building supply, general merchandise, auto/transportation and restaurant/lodging. Growth in sales in these five sectors are as follows:

- Building Supply - 88.3%
- General Merchandise - 60.8%
- Auto/Transportation - 89.8%
- Restaurant and Lodging - 52.5%
- Business and Operating - 15.7%

In 2001 the food store⁷ and other retail product groups experienced declines resulting in an overall loss of sales since 1994 of 1.3% and 71.5%, respectively. Both of these sectors had generally grown each year until 2001. The "other retail" sector had the most significant drop in sales from \$ 131,426,000 to \$22,230,000. The rate of personal consumption in Portland grew by 57.4%.

The quarterly sales for Portland are shown in the Table 10. This table is prepared by the State of Maine Revenue Services. The strongest quarters for the Restaurant and Lodging sector are in the second and third quarters, which indicate the strength of tourism in Portland. In 2001, there is a 42.4% increase between the first and second quarters. The second and third quarters are also generally the strongest quarters for the product groups of building supplies, food store, general merchandise and auto/transportation. The general merchandise category has three strong quarters with the fourth quarter generally accounting for comparable or higher consumer sales. Business operating varies from year to year, but the last three quarters are generally the healthiest for this sector. The first quarter is the lowest quarter for all product groups.

B. Portland ESA and Portland's Share of the Regional Market

The Portland region has had an increase in taxable consumer sales since 1996 (refer to Table 1). The sales rose from \$1,459,341 to 1,873,294. This is a 28.4% increase compared to Portland increase of 37.8% for the same time period. The highest amount of taxable sales occurred in 2000 with a total of \$1,879,674 and this figure declined slightly by 0.34%

The effect of tourism is reflected in the restaurant and lodging figures for the region with the third quarter accounting for the largest sales each year. The second and fourth quarters of this retail sector have comparable sales figures. The building supply product group has grown each year with the last three quarters representing strong sales. The highest sales during the last three quarters of each year. Similar to Portland's sales data, this sector had its most profitable year in 2000, with a 10% decline of sales in 2001.

General merchandise and other retail have stronger sales in the second and third quarters, but the strongest sales activity occurs in the fourth quarter. The overall growth in these product group sectors since 1996 has been 33% for general merchandise and 18.8% for other retail.

The first quarter in all product groups has the lowest figures for taxable sales. Portland's "other retail" sector did not share in this growth, which experienced a drop in sales in 2001 resulting in a decline of (-) 75.6%. This significant decline may be due to a tax adjustment

⁷ It should be noted that the food store figures represent roughly 25% of the total sales, since food for home consumption is not taxed.

rather than a dramatic decline in sales. The automobile and transportation product group had significant sales in its second and third quarters from 1996 to 1999. The 2000 and 2001 sales figures show that the first and last quarters are gaining in strength, with less seasonal shifts in its annual sales activity.

Table 11

Portland ESA: Taxable Retail Sales (all values in \$1,000)										
Year: qtr	Building	Supply	Food	Stores	General	Mdse.	Other	Auto	Transp.	Total
1996:1	40,691	28,812	62,739	31,236	77,428	51,870	292,776	357,786	391,092	417,687
1996:2	40,691	28,812	62,739	31,236	77,428	51,870	292,776	357,786	391,092	417,687
1996:3	52,096	33,398	84,178	42,503	90,949	74,421	250,082	64,162	1,459,341	
1996:4	51,218	33,060	122,821	64,128	82,298	74,421	250,082	64,162	1,459,341	
Annual total	200,681	127,624	345,413	183,586	351,955	250,082	1,459,341			
1997:1	32,920	30,007	77,816	41,147	68,916	52,861	303,667	401,801	422,218	426,278
1997:2	48,264	32,170	98,251	46,998	112,254	63,864	303,667	401,801	422,218	426,278
1997:3	49,062	33,877	103,615	52,368	105,259	78,037	303,667	401,801	422,218	426,278
1997:4	48,274	34,360	127,920	70,384	83,577	61,763	303,667	401,801	422,218	426,278
Annual total	178,520	130,414	407,602	210,897	370,006	256,525	1,553,964			
1998:1	36,031	31,515	83,702	43,916	83,511	58,902	337,577	412,647	442,285	464,629
1998:2	50,555	33,467	106,187	51,548	106,067	64,823	337,577	412,647	442,285	464,629
1998:3	51,555	36,002	110,498	54,187	108,664	81,379	337,577	412,647	442,285	464,629
1998:4	48,783	35,544	143,383	75,641	91,755	69,523	337,577	412,647	442,285	464,629
Annual total	186,924	136,528	443,770	225,292	389,997	274,627	1,657,138			
1999:1	43,551	31,888	85,821	46,840	94,460	60,608	363,168	428,915	504,128	493,048
1999:2	64,374	34,042	95,516	53,657	113,375	67,951	363,168	428,915	504,128	493,048
1999:3	82,298	37,718	104,060	59,945	126,179	93,928	363,168	428,915	504,128	493,048
1999:4	66,920	36,447	140,211	76,065	99,704	73,701	363,168	428,915	504,128	493,048
Annual total	257,143	140,095	425,608	236,507	433,718	296,188	1,789,259			
2000:1	51,232	33,507	81,623	51,067	109,875	65,496	392,800	474,172	494,834	517,868
2000:2	69,698	37,079	105,030	57,626	124,420	80,319	392,800	474,172	494,834	517,868
2000:3	68,481	37,034	106,383	57,815	129,420	95,701	392,800	474,172	494,834	517,868
2000:4	67,912	36,125	142,583	89,320	102,660	79,268	392,800	474,172	494,834	517,868
Annual total	257,323	143,745	435,619	255,828	466,375	320,784	1,879,674			
2001:1	45,842	28,813	91,473	45,316	105,487	71,370	388,301	458,353	495,534	531,106
2001:2	66,885	31,648	102,206	48,536	127,285	81,793	388,301	458,353	495,534	531,106
2001:3	65,061	33,898	106,831	53,691	138,900	97,153	388,301	458,353	495,534	531,106
2001:4	65,632	35,062	159,046	70,520	121,115	79,731	388,301	458,353	495,534	531,106
Annual total	243,420	129,421	459,556	218,063	492,787	330,047	1,873,294			

Source: State of Maine, State Planning Office, web site, quarterly taxable sales figures for Portland ESA.

Portland's total sales represent a significant portion of the region's sales. Following is Table 12 that lists the total taxable sales for the past five years in Portland ESA and the city. The Portland numbers do not include the figures for business and operating as presented above. Portland's share of sales is close to half of the annual sales in the regional market. Portland's share of taxable sales was 47.4% in 1996 and grew to a high of 54.2% in 2000. The national economic decline in 2001 is seen in the city's reduced share of regional sales, which dropped to 48.5% that year.

Table 12

Portland SEA and the City of Portland			
Total Taxable Sales (all values in \$1,000)	Portland	City of Portland	Portland's Share of Portland ESA Sales
1996	1,459,341	691,290	47.4%
1997	1,553,964	769,971	49.5%
1998	1,657,138	849,648	51.3%
1999	1,789,259	942,415	52.7%
2000	1,879,674	1,018,745	54.2%
2001	1,873,294	908,192	48.5%

Total Taxable Sales includes the product groups of building supply, food stores, general merchandise, other retail, auto transportation and restaurant and lodging.

Source: State Planning Office Retail Sales Data

IX. WHERE EMPLOYMENT OPPORTUNITIES EXIST AND COMMUTING PATTERNS OF PORTLAND RESIDENTS

Portland is the employment center for Cumberland County with 42.1% of all jobs located within the city in 1999 (refer to Table 13). The next largest employment center is South Portland with 14.4% of all the county's jobs. The municipalities of Brunswick, Freeport, Scarborough, and Westbrook each have between 5% and 8% of the county's employment. All of the other communities have less than 5% of the County's jobs.

The number of jobs in Portland grew by 14.7% since 1990. Portland's growth may be characterized as moderate compared to the more rapid job growth experienced in some of the surrounding suburban communities. For example, the number of jobs in Freeport grew by 72.1%, Scarborough grew by 58.9%, South Portland grew by 43.8% and Falmouth grew by 29%. Some of the outlying communities also had a high percentage change in their job numbers, but continue to represent a small percentage of the overall employment opportunities.

Table 13

Municipality	Jobs by Community		1999 Q1 4 % of Total	Selected towns 1990 to 1999 for
	1980 ⁸	1990		
Baldwin	208	2,031	0.1%	
Bridgton	11,949	2,031	1.2%	
Brunswick	1,335	11,949	7.3%	
Cape Elizabeth	913	1,335	0.8%	-18.7%
Casco	683	683	0.4%	
Cumberland	902	1,162	0.7%	-6.4%
Falmouth	2,346	4,412	2.7%	29.3%
Freeport	2,213	8,132	4.9%	72.1%
Gorham	2,617	3,898	2.4%	6.3%
Gray		2,060	1.3%	
Harpwell		438	0.3%	
Harrison		196	0.1%	
Long Island		47	0.0%	
Naples		824	0.5%	
New Gloucester		664	0.4%	
N. Yarmouth	266	386	0.2%	29.0%
Portland	44,789	69,283	42.1%	14.7%
Pownal		119	0.1%	
Raymond	530	1,070	0.7%	26.9%
Scarborough	3,516	10,577	6.4%	58.9%
Sebago		107	0.1%	
S. Portland	11,311	23,726	14.4%	43.8%
Standish	1,421	1,988	1.2%	16.8%
Westbrook	6,948	10,315	6.3%	-0.1%
Windham	2,061	5,191	3.2%	16.7%
Yarmouth	1,709	3,587	2.2%	18.3%
Frye Island		13	0.0%	
unknown		15	0.0%	
Cumberland County		164,416	100.0%	

The Census 2000 provides statistics on the commuting patterns of residents. Over 70.7% of Portland residents commute in a vehicle by themselves. This percentage is lower than the figures for Cumberland County and Maine, which report single occupant commuting of 78.9% and 78.6% respectively. Carpooling represents 10.8% of Portland's commuters, which is within a percentage point of the figures for Cumberland County and Maine. Almost 9% of Portland residents walk to work, whereas only 4% of commuters outside of Portland walk. Those people who use public transportation or other means of transport constitute 6% of the city's commuters and this is significantly higher than the percentages for Cumberland County and Maine. Only 3.6% of Portland's residents work at home, but this figure rises to 4.6% in Cumberland County and 4.4% in Maine. The average time to travel to work in Portland is 18.7 minutes and the average rises to 22 minutes or more for Cumberland County and Maine.

Figure 6-7, Employment, 1980-1990, Portland Industry and Commerce Plan, page 6-12.

Table 14

Communiting to Work Analysis		Cumberland County % of Total		Maine % of Total	
Workers 16 and Over communiting to Work	34,626	100.0%	137,256	100.0%	615,144
Car, truck, or van - - drove alone	24,477	70.7%	108,338	78.9%	483,317
Car, truck, or van - - carpooled	3,748	10.8%	13,022	9.5%	69,208
Public transportation (including taxicab)	1,533	4.4%	2,191	1.6%	5,217
Walked	3,097	8.9%	6,069	4.4%	24,700
Other means	540	1.6%	1,333	1.0%	5,740
Worked at home	1,231	3.6%	6,303	4.6%	26,962
Mean travel time to work (minutes)	18.7		22		22.7
Worked outside of County of Residence	2,562	7.4%	15,510	11.3%	134,717

Source: US Census 2000

X. PORTLAND'S ART INDUSTRY AND PORTLAND'S ARTS DISTRICT⁹

Portland sought to better understand its growing Arts Industry in the mid 1990's. The goal was to develop strategies to promote the health, stability and growth of the city's arts organizations, artists and cultural heritage. A market survey and cultural census were conducted as part of Portland's Arts District Plan.

In 1995, the total direct impact of cultural spending in Portland was over 33 million dollars annually, which was considerably higher than communities much larger than Portland. This dollar amount is a conservative figure, since it does not include any multipliers or estimates for secondary spending cycles. Arts and cultural organizations spent 21 million dollars annually. The cultural sector employs 340 employees with an annual payroll in excess of 9.8 million. Volunteers devote over 85,000 hours a year representing an aggregate impact of \$850,000. Artists' expenditures amount to an additional \$500,000 annually.

There are over 2,000 arts events annually in Portland, of which over half are free. The total annual audience for arts events is well over 900,000 people. The cultural census also found that 96% of the audience for free events participates within the Arts District and 76% of the paid admissions occur within the Arts District.

The market survey found that 70% of those people surveyed agreed that Portland is a better place to live because of the variety of arts activities. Similarly 75% agreed the city should support the arts industry and 83% concurred that better promotion would increase tourism. The attendance rate of residents is high with 50% having attended at least one live performance (paid) within the past year and 49% had visited a gallery or museum in the same time. The average size of an attending part to arts and cultural events is 3.0 and over half report that children accompany them to events more than a third of the time. The survey also found that residents felt considerably safer in Portland than respondents in other metropolitan areas.

⁹ A Plan for Portland's Arts District, Prepared for the Portland Arts and Cultural Steering Committee, Prepared by Herbert Sprouse Consulting and The Wolf Organization, Inc. 1995. Edited 2002.

RECREATION RESOURCES
Inventory and Analysis

RECREATION RESOURCES¹

I. PORTLAND'S OPEN SPACE AND RECREATIONAL FACILITIES

A. Parks and Open Space Inventory

Portland has over 1,500 acres of public open space—1,183 acres on the mainland, 120 acres on islands served by public ferry and 220 acres on Jewell Island. Over 500 acres are undeveloped. Portland's park system includes over 100 individual parks and open spaces. Cemeteries account for over 250 acres of Portland's open space. The City also offers 28 public playgrounds (DOC Data base).

The neighborhoods with the largest amount of publicly accessible open space are Riverton and Deering, both with close to 300 acres. North Deering has 118 acres, which includes the recent acquisition of about 48 acres along the Presumpscot River. East Deering (7 acres) and Oakdale (9 acres) have the smallest amount of public open space for mainland neighborhoods. Until recently, Stroudwater had only 2 ½ acres of city-owned open space, but the City recently purchased 19 acres of land between Rand Road and Westbrook Street and is working with Portland Trails to develop public access. Stroudwater also adjoins the 80-acre Fore River Sanctuary owned by the Maine Audubon Society. On the islands, open space held by private organizations generally exceeds public open space except on Peaks Island where the City owns 110 acres of open space (GSBE, 1994, update 2002).

Open space on the mainland totals 18 acres per 1,000 residents. Open space on the islands increases this ratio to a citywide total of 19.9 acres. Jewell Island adds another four acres to this ratio but the island is not served by public ferry.

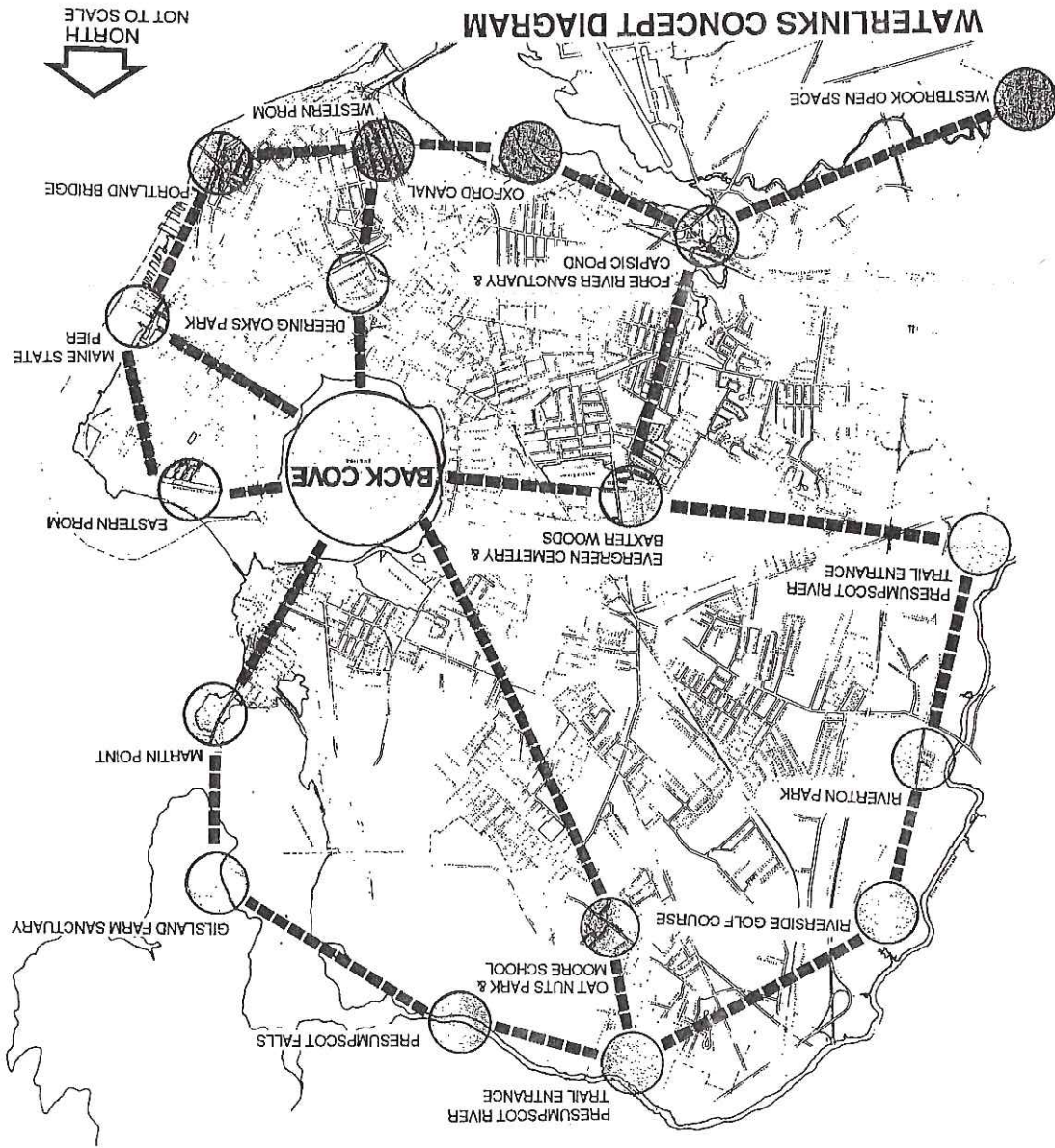
An inventory of all the open space and recreation facilities by neighborhood is included in the appendix. The inventory provides the name, location, facility type, acres, use type, and other facility details. A map of Portland identifying the location of Portland's parks and open space is included as Recreation Map #1.

B. Waterlinks Concept - Trails in Portland

In 1987, the Portland Shoreway Access Plan presented an inventory of open spaces and public access points along water bodies and identified opportunities to expand the City's open space system through an idea called Waterlinks. The Waterlinks Concept expands upon the vision of J.P. Baxter and the General Plan for Park System prepared by the Olmsted Brothers Landscape Architects, which sought to link Deering Oaks with the Eastern and Western Promenades. The Waterlinks Concept (see following map)

¹ Green Spaces, Blue Edges: An Open Space and Recreation Plan for the City of Portland, updated 2001.

includes a series of open spaces and public recreation areas within neighborhoods, joined by linkages radiating from Back Cove. The plan identifies public access opportunities throughout the city, while respecting the integrity of existing neighborhoods. The outer ring takes its form from the Stroudwater, Fore, and Presumpscot Rivers, as well as the Portland Waterfront. The plan is a long-range view that addresses the potential for an interconnected park system throughout the City. The Shoreway Access Plan (included as a reference) provides shore way access site plans for four island sites and 19 sites along river corridors, coastline and Back Cove.



Since the adoption of this plan there have been numerous trails and linkages completed in the overall system. Many of these accomplishments are attributable to the creative, collaborative, and diligent work of Portland Trails. Portland Trails is a non-profit trails organization, which uses the waterlinks concept as the base for their master plan. Following is a list of trail accomplishments by the City, Portland Trails and other partners.

1. Completed Trails

- **Back Cove** – now there is a complete loop which follows the circumference of the Cove - Length: 17,455 feet, 3.3 miles
- **Eastern Prom Trail** -extends from the Maine State Pier to Turkey's Bridge- Length: 9,510 feet, 1.8 miles
- **Tukey's Bridge Connection** -walkway connection under the bridge connects the Eastern Prom to Back Cove - Length: 4570 feet, 0.9 miles
- **Capisic Pond Trail** – Improvements to trail – Length: perimeter of pond is 5,680 (City owns land around the pond, but the trail is only located on the easterly side)
- **Stroudwater River Trail**- runs from Stroudwater Village to a point north of the Maine Turnpike – Length: 12518 feet, 2.4 miles of river frontage
- **Fore River Trail** off Hobart Street – Length: 975 feet (water edge)
- **Waterfront Trail** – extends down Maine State Pier, through a small park at the ferry terminal, along Commercial Street to Portland Pier and Chandlers Wharf – Length: 3600 feet, 0.7 miles
- **Portland Trails** has added 13 miles of public trails in Portland and has a goal to create 30 miles of trails.²
- **The Fore River Sanctuary**- Maine Audubon Society owns and maintains a network of public trails from Stroudwater Village to Jewells Falls (owned by Portland Trails) with connections to surrounding neighborhoods. Length: 2 miles of trails³

2. Trails Currently Being Planned

- **Presumpscot River Property** – recently bought 48 acres along the Presumpscot River with the financial assistance of Land for Maine's Future: Length of river frontage: 709 feet
- **Trail through Bayside** to connect Eastern Prom Trail and Deering Oaks Park
- **Trails along the Capisic and Fall Brooks**

² Nan Cummings, Executive Director, Portland Trails, May, 2002.
³ Bob Savage, Property Manager, Maine Audubon Society, June 2002.

3. Other Publicly Owned Water Frontage

- Riverton Trolley Park – Length of Presumpscot River frontage: 1013 feet, 0.2 miles
- Riverside Golf Course – Length of Presumpscot River frontage: 10,470 feet, 2.0 miles

II. TRENDS IN RECREATION

A. General Trends

The need for more parks and open space has increased in Portland over time, however it's not population growth that is fueling this change. Portland's population has increased slightly over the last 20 years and has remained relatively constant since 1990.

Table 3. Portland's Population

<u>Year</u>	<u>Population</u> ⁴	<u>Portland School Enrollment</u> ⁵
1980	61,572	8600
1990	64,358	7468
2000	64,249	7914

However, Portland's Athletic Fields Task Force (2001) documented a doubling of scheduled athletic field use between 1983 and 2000. This was largely attributed to more girls and boys participating in sports, putting increased demand on Portland's athletic fields. Below is a summary of the report findings (b. Athletic Fields).

Another significant trend in park use has been the availability of private funding for several projects. Several components of the Deering Oaks Master Plan have been funded through private donations. These include \$330,000 to restore the Deering Oaks ravine and \$330,000 to date, to refurbish the Castle in the Park. The Athletic Facilities Task Force envisioned raising private funds to augment work funded through the City's capital improvements plan.

Finally, the character of Portland's population is changing and becoming more diverse. Pockets of ethnicity exist within the City, providing a rich difference to the community. These different ethnic groups have different requirements from the parks and recreational spaces within Portland.

⁴ 2000, 1990, 1980 – US Census

⁵ Patrick Dow, Maine Dept of Education, Personal Communication, June 2000.

B. Athletic Fields

In 2001, Portland Athletic Fields Task Force reported that Portland public schools and recreational sports leagues are major users of Portland athletic field and their use is growing. Their findings include:

- The number of school teams has increased from 35 to 63 since 1983 and is expected to expand to 90 teams by 2005.
- Recreational teams have expanded from 274 to 364 since 1983 and are projected to expand to 414 teams over the next five years.
- This growth has occurred in large part because of the tremendous increase in women's and girls' participation in sports.
- Soccer continues to grow, lacrosse is gaining popularity, and new sports such as ultimate Frisbee are taking hold. Little League continues to be popular in East Deering and Deering Center. It has increased steadily in North Deering, but declined in the West End.
- The scheduled use of Portland's athletic fields has almost doubled since 1983 from 10,378 to 21,563 hours. Much of this growth has been in sports that use rectangular or multi-purpose fields.

While the demand for athletic field time has almost doubled, the city has lost a baseball field, a multipurpose field and 4 softball fields. More teams playing on fewer fields translate into overused and deteriorating playing fields. Most of Portland's athletic fields are not constructed to today's standards. The soil profiles are variable and drainage is poor. This affects the quality and resilience of the turf particularly when they are used intensively and at inappropriate times.

With increased demand for use on Portland's athletic fields, maintenance of fields is vital. Fields must be well maintained to support the intensive use they currently receive. While the city has increased the funding level for the Ballfield Division over the last four years, maintenance is still not adequate for the intensity of use. Additional seasonal staff is required, even with the current number of fields. However, over the long term, adding more fields, upgrading fields and using new technologies in some locations can lower maintenance costs per hour of use.

III. CHANGING NEEDS

Coupled with changes in how Portland views and uses its open spaces and park lands and the needs that have already been identified, the coming decade will provide a host of opportunities and challenges for Portland's Department of Parks and Recreation. Portland's population is aging and growing more ethnically diverse. A brief listing of opportunities and challenges are included below.

Opportunities

- The City has and should continue to attract private funding to enhance recreation and open space goals.
- The Department should foster partnerships with nonprofits that have similar goals. This sector is growing in Portland.
- Now that park needs and projects have been identified and articulated through master plans, the Department may be able to build on projects done by other City Departments and organizations.

Challenges

- Reduced funds available for the Capital Improvements Plan will hamper efforts to upgrade Portland's parks and open spaces.
- More athletic field space is needed to accommodate the growth in scheduled field use.
- Resources are needed to upgrade existing athletic facilities and infrastructure to current standards, for health and safety as well as to support the high intensity of use.
- The competing demands of a more diverse community create challenges. The changing needs of Portland's population translate into need for such things as off-leash areas, multi-purpose fields, and other facilities.
- The Parks and Recreation Department needs to consolidate their space, so that all divisions are within the same building. Currently, the Department operates out of two separate locations.

IV. MASTER PLAN APPROACH TO PARKS

Another major change in Portland's management of parks over the past decade has been a shift from developing incremental projects at individual properties to a master planning approach for each park, parkway, and cemetery. Currently, the Department of Parks and Recreation develops comprehensive, long-term plans for each parcel. Master plans integrate a site's history, resources and community needs with a vision for the future. Master plans have been completed and approved for 8 properties to date and 5 are underway (Table 2). Following is a summary of completed master plans to highlight how those plans envision the future of those properties.

Park and Cemetery Master Plans Completed

Property	Year
Bevergreen Cemetery	1994
Deering Oaks	1994
Baxter Boulevard	2000
Payson Park	2000
Dougherty Fields	2001
Western Cemetery	2001
Capistic/Fall Brook Greenway	2001
Athletic Fields	2001
Tommy's Park	In Process
Reiche School Rec Space	In Process
Riverton Trolley Park	In Process
Lincoln Park	In Process
Fort Summer	In Process

A. Evergreen Cemetery

The Evergreen Cemetery Master Plan tried to balance the primary function of the cemetery with a range of recreational uses that attract people there. A National Endowment for the Arts grant received by the Friends of Evergreen Cemetery funded the work. The primary issues addressed by the plan were the definition, preservation and strengthening of the cemetery's visual character; burial and memorial options that respect and enhance the character of the landscape; accommodation of appropriate forms of passive recreation; and strengthening the cemetery's financial support.

B. Deering Oaks

The 54-acre Deering Oaks Park is a focal point for Portland's Park system. The master plan, adopted in 1994, has as its goals the improvement of the image and safety of the park, preserving the historic design intent, facilitating use of the park, restoring the park's horticultural beauty and ecological health, and strengthening maintenance and management programs. A series of recommendations have been phased in over time with additional work still to come. To date the tennis courts and basketball courts have been moved and redeveloped, landscape features such as the ravine have been restored, and renovation of the castle is underway.

C. Baxter Boulevard Improvement Plan

Baxter Boulevard is a 100-foot wide roadway and linear park that skirts Back Cove. It is a cultural and natural resource that offers bird-watching, jogging, walking, biking, in-line skating, kite flying and sun bathing. It is the most heavily used park within the Portland park system. This Master Plan recommends developing well-defined entrances and connections for the Boulevard, improving and coordinating pedestrian and bicyclist amenities, improving care and maintenance of the existing Linden trees, replacement and infilling of declining Linden trees, efforts to protect and enhance wildlife habitat along the shoreline, maintaining and improving the walkways, traffic safety recommendations, and site-specific recommendations. The Portland City Council has not yet adopted this master plan.

D. Payson Park

The Edward Payson Park Master Plan was developed over two years and adopted in 2001. The goals of the plan are to:

- Minimize the impact of vehicular traffic on the park by relocating the heavily used road that currently bisects the park to the northern boundary. This allows the park to function as one larger uninterrupted parcel.

- Enhance the relationship between active and passive uses of the park while improving the condition, safety and efficiency of the facilities. Uses of the park are organized around a large central, multi-purpose space. Several athletic fields are reoriented and reconstructed with the net loss of one athletic field.

Fall Brook and Capisic Brook are drainage ways through Portland's northern and eastern portions respectively. The City of Portland has entered into a consent decree with the US Environmental Protection Agency and the Maine Department of Environmental Protection to reduce combined sewer overflows to Casco Bay. These waterways are part of the City's strategy to comply with this decree. Portland plans to modify large portions of the Capisic and Fall Brook corridors to naturally accommodate more stormwater. Engineering improvements focus on reducing flooding and stormwater backup, improving water quality and controlling erosion and debris accumulation.

G. Fall/Capisic Brook Greenway Master Plans

The Dougherty Fields Master Plan is a three or four phase plan developed to minimize disruption of the many programs that already use the facilities, while upgrading the overall capacity of the site. Dougherty Fields are heavily used and the loss of space and fields during reconstruction and renovation will be hard to replace. Phase I includes upgrading the pool to make it more family-oriented, secure, and updated. It also includes moving and reorienting the Little League fields. The second phase of the plan involves reconstructing and reorienting the rectangular fields so that an additional multi-purpose field can be fit into the existing space. Parking issues and other problems also are addressed as part of the plan.

F. Dougherty Fields

Western Cemetery, a 12-acre 19th century historic cemetery, sits atop the Western Promenade and offers spectacular views to the south. It was used for several decades as a sanctioned off-leash dog park. It is popular because it is large, with varied topography and vegetation, and mostly fenced. Conflicts arose over societal values of respect for the dead and the popularity of the area as a dog run. The Western Cemetery master plan recommends restoration and rehabilitation of the property in a contemporary context, reinforcement of an overall image, improving accessibility and maintenance, and increased educational and passive recreational opportunities. The Portland City Council has in turn, discontinued the use of this area as an off-leash dog park.

E. Western Cemetery

- Improve the pedestrian circulation system within and through the park. Internally, a small network of interconnected paths will ultimately connect to Baxter Boulevard and Ocean Avenue's walking and biking trails.
- Expand the Longfellow Arboretum as a resource for the park. New plantings around the new proposed multi-purpose space will better integrate the Arboretum into the park.
- Make the park accessible to all users. The plan calls for a substantial increase in parking spaces, from 230 to 420 spaces. Strategically placed parking will provide more convenient access for park users and safer pedestrian conditions.

The master plans for these two waterways combine goals for developing their use as greenways while improving wildlife habitat and hydrological characteristics. The plans build off existing and planned water management improvements for the streams. Recommendations address water quality improvement, wildlife habitat enhancement and the provision of a trail along the length of the greenway.

H. Athletic Fields Task Force

In 1999, the City Council appointed an Athletic Fields Task Force to develop a set of recommendations to improve the quality and quantity of Portland's athletic fields. This group met for two years, examining the trends and issues concerning Portland's athletic fields. Their work documented a doubling of the scheduled use of Portland's athletic fields between 1983 and 2000. This tremendous increase took place at the same time that the number of athletic fields in Portland decreased. Portland's athletic fields are not built to the standards required to support this intensive use and the quality of the fields suffers. Their findings are summarized above in Section B Portland Athletic Fields.

The work of the Task Force culminated with a phased strategy to improve the quality of existing fields, increase the number of playing fields to meet community needs, and support maintenance strategies that keep the fields in good condition in a cost-effective manner. The Task Force developed a set of phased recommendations to upgrade, expand and improve the athletic fields within the city. These recommendations cover a ten-year period and would cost about \$10 million. It is expected that private money will be raised to cover the cost of some of these improvements. The initial phase of these recommendations is being implemented and is included in the proposed capital improvements plan.

V. PORTLAND PARTNERS: CITY COMMISSIONS AND PRIVATE ORGANIZATIONS

A. Portland Commissions

1) Land Bank Commission

In 1999, the City Council created the Land Bank Commission, elevating the status of open space protection within the City. The Commission's charge is to insure the conservation and preservation of open space that has important wildlife, ecological, environmental, scenic or outdoor recreational values. The Commission was charged with developing an inventory of privately and publicly held open space to prioritize acquisition efforts, to act as a liaison to other organizations and agencies involved with open space conservation, and to cooperate with other agencies in wetland mitigation projects. The Commission also has a fund to accept gifts and funds to acquire properties.

The Land Bank Commission has inventoried open space and recreational property within the City, developed a priority list of properties for acquisition in the North Deering, Stroudwater and Riverton areas, established an account to accept donations and gifts, and recommended zoning changes to clarify open space and preservation status of several parcels.

2) Friends of the Park Commission

In 1983, the City Council created the Friends of the Park Commission, although it was not operating until 1989. Thirteen members, including a member of the City Council, comprise the Commission. The official duties of the commission include: encouraging and accepting private contributions to the park system, maintaining inventories of parks and recreational needs, encouraging public educational programs, and undertaking activities to enhance the parks and the recreational programs of the City. The Commission is a good sounding board for policies of and actions by the Department of Parks and Recreation.

B. Private Organizations

Private organizations with goals of improving recreational resources and publicly accessible open space have grown within the City over the past decade and their strength has been a boon to Portland. Several of these organizations are outlined below.

1) Portland Trails

The 10-year-old Portland Trails organization is working to create a 30-mile network of multi-use trails within Greater Portland. The group also serves as an advocate for the protection of and access to natural places within the region. Current projects include the Presumpscot River, Stroudwater River Trail and the Fore River Trail. Portland Trails has a strong volunteer base, and is able to fund-raise and solicit grants to enhance Portland's trail network.

2) Maine Island Trails Association

MTIA provides stewardship and education for some of Maine's undeveloped islands. They have developed the Maine Island Trail, which identifies campsites and accessible areas for recreationists. Jewell Island is one of their sites.

Ripple Effect is an adventure-based youth development organization based in Portland. Ripple Effect offers leadership and esteem-building programs for youth at risk. These programs use sea kayaks and rope courses to encourage healthy risk-taking. The organization has recently purchased 26-acre Cow Island, in cooperation with Maine Coast Heritage Trust, to use as an experiential and environmental outpost.

3) Ripple Effect

C. Friends Organizations

Several parks in Portland have loosely organized support groups who act as land stewards and help the Department focus on issues involving specific properties.

1) Friends of Deering Oaks

Organized in 1997 to identify a series of physical and program initiatives to be undertaken, this group has been instrumental in raising private funds to rehabilitate the ravine and restore the castle.

2) Stewards of Western Cemetery

This group has helped the City define the issues and obtain grants to address conflicts and uses at Western Cemetery. They are managing a volunteer base to work with the Forestry Section to implement maintenance portions of the master plan.

3) Friends of Riverton Trolley Park

Since 1997, this organization has organized memorabilia for the park and conducted tours.

4) Friends of Evergreen Cemetery

This organization secured funds for an Arts Heritage Conservation Grant from the National Endowment for the Arts to identify and preserve historic resources at Evergreen Cemetery. Founded in 1991, this group conducts tours of the Cemetery, advocates for preservation and had input into the master plan.

5) Friends of Capisic Pond

This group, now inactive, was formed in 1989 when a parcel near the pond was slated for development. This group successfully advocated for acquisition of the parcel and helped identify needs for the pond.

Table 4
Percent of Total Land Area Occupied by each Land Use Category for 1978, 1989, and 1999
Listed According to Neighborhood and Island
Portland, Maine
Based on Portland Tax Assessor Reports

OFF-PENINSULA - Inner Ring															
	East Deering			Deering Rosemont			Morrill's Corner			Oakdale			Woodfords		
	1978	1989	1999	1978	1989	1999	1978	1989	1999	1978	1989	1999	1978	1989	1999
% Residential	35.5%	39.1%	77.6%	46.4%	48.8%	86.2%	13.2%	16.6%	51.2%	41.7%	42.4%	67.8%	56.6%	57.5%	89.4%
% Seasonal	0.3%	5.6%	0.2%	0.9%	0.5%	0.3%	2.5%	1.1%	0.5%	0.2%	0.3%	3.0%	0.5%	0.2%	0.1%
% Accessory	7.9%	11.6%	5.4%	3.6%	4.5%	3.5%	8.3%	12.1%	9.1%	10.7%	10.2%	17.4%	4.6%	4.7%	1.6%
% Commercial	14.4%	10.1%	6.5%	0.5%	1.8%	1.7%	21.4%	27.8%	16.1%	0.2%	0.2%	0.4%	1.7%	10.8%	4.6%
% Industrial	24.3%	19.1%	3.9%	10.6%	6.3%	2.8%	18.5%	21.2%	14.7%	1.5%	1.2%	1.7%	13.0%	7.5%	2.5%
% Vacant	17.6%	14.5%	6.4%	37.9%	36.7%	5.4%	36.0%	21.2%	8.5%	45.6%	45.7%	12.4%	23.5%	19.3%	1.9%
% Tax Exempt															

OFF-PENINSULA -Outer Ring															
	Nason's Corner			North Deering			Riverside			Riverton			Stroudwater		
	1978	1989	1999	1978	1989	1999	1978	1989	1999	1978	1989	1999	1978	1989	1999
% Residential	43.2%	49.0%	63.1%	39.9%	52.3%	77.7%	15.2%	5.9%	44.1%	30.2%	36.5%	70.8%	14.6%	16.7%	17.5%
% Seasonal	0.2%	0.2%	0.2%	1.5%	0.5%	0.3%	1.1%	0.1%	0.1%	0.4%	0.1%	0.2%	16.0%	0.2%	0.0%
% Accessory	13.1%	15.8%	12.6%	3.4%	3.7%	2.5%	11.7%	15.9%	14.3%	6.7%	9.0%	7.1%	17.1%	9.9%	23.1%
% Commercial	7.5%	8.4%	6.5%	1.1%	1.2%	0.2%	11.5%	23.0%	20.8%	7.7%	14.1%	7.7%	6.9%	9.8%	10.4%
% Industrial	22.6%	14.2%	7.1%	36.5%	22.9%	11.4%	22.7%	15.8%	10.0%	44.9%	32.1%	11.9%	47.7%	36.5%	24.3%
% Vacant	13.3%	12.4%	10.5%	17.7%	19.4%	7.8%	37.8%	39.3%	10.7%	10.2%	8.2%	2.2%	24.6%	26.9%	24.7%
% Tax Exempt															

Table 4 Continued

	Central Business District			East End			St. John			Westend		
	1978	1989	1999	1978	1989	1999	1978	1989	1999	1978	1989	1999
% Residential	7.9%	8.5%	10.5%	30.9%	31.3%	32.8%	4.8%	5.3%	11.7%	53.7%	55.4%	78.2%
% Seasonal	0.1%	0.01%	0.04%	0.8%	0.4%	0.6%	0.1%	0.1%	0.0%	0.6%	0.6%	0.3%
% Accessory	30.8%	28.3%	40.2%	12.0%	13.1%	12.6%	10.7%	12.5%	30.6%	10.0%	10.7%	5.6%
% Commercial	17.9%	13.3%	10.5%	7.2%	8.0%	7.7%	65.9%	69.8%	10.9%	2.6%	0.9%	0.6%
% Industrial	4.5%	2.3%	3.7%	10.3%	9.4%	7.0%	2.3%	2.4%	4.3%	4.9%	3.3%	1.1%
% Tax Exempt	38.9%	47.6%	35.0%	38.9%	37.8%	39.3%	16.2%	9.9%	42.6%	30.0%	29.2%	14.2%

PENINSULA

	Cushing Island			Cliff Island			Great Diamond Island			Little Diamond Island			Peaks Island		
	1978	1989	1999	1978	1989	1999	1978	1989	1999	1978	1989	1999	1978	1989	1999
% Residential	3.0%	23.0%	19.9%	26.0%	32.0%	25.9%	53.4%	53.7%	14.9%	0.2%	5.9%	9.9%	9.3%	21.8%	27.9%
% Seasonal	20.8%	23.6%	39.9%	24.2%	27.3%	48.7%	6.3%	35.7%	29.2%	22.0%	22.7%	29.1%	11.1%	16.8%	18.8%
% Accessory	35.6%	53.0%	16.1%	0.9%	2.00%	2.50%	0.4%	0.40%	7.40%	0.0%	1.20%	2.4%	2.8%	3.1%	1.30%
% Commercial	0.2%	0.0%	0.0%	0.2%	0.2%	0.3%	0.1%	0.1%	0.0%	0.0%	0.3%	2.4%	0.8%	1.1%	1.0%
% Industrial	40.4%	20.2%	24.1%	39.0%	30.5%	21.2%	37.2%	7.5%	43.0%	24.1%	44.8%	28.2%	35.3%	33.3%	23.0%
% Tax Exempt	NA	NA	NA	0.9%	0.8%	1.4%	2.6%	2.6%	5.5%	53.6%	25.0%	25.2%	40.3%	23.3%	27.7%

Islands

MEMORANDUM

TO: Mark Adelson
FROM: Aaron Shapiro
DATE: July 28, 2003

RE: U.S. Census Data - Vehicles Per Household

Follows is a review of U.S. Census data concerning vehicle availability per household in Portland. I've evaluated this data for various census tracts, comparing renter and owner-occupied households and the 1990 data to 2000 data. The term "availability" is used instead of "ownership" because the concern of this data is the existence of the vehicle linked to a particular household, not the ownership status of the vehicle. In other words, we (or the census) don't care who owns it, we're just concerned that it's there.

1) Census Tracts 1 & 2 - The East End

2000 census - 2397 total households

1.17 vehicles per household
1.34 vehicles per owner-occupied household
1.02 vehicles per renter-occupied household

9.4% owner-occupied households - no vehicle
61.5% owner-occupied households - no or 1 vehicle
13% renter-occupied household - no vehicle
72% renter-occupied household - no or 1 vehicle

1990 census - 2356 total households

1.22 vehicles per household
1.39 vehicles per owner-occupied household
1.16 vehicles per renter-occupied household

6.7% owner-occupied households - no vehicle
64% owner-occupied household - no or 1 vehicle
20.03% renter-occupied households - no vehicle
68.53% renter-occupied households - no or 1 vehicle

2) Census Tracts 11 & 12 - The West End

2000 census - 2184 total households

.98 vehicles per household

1.28 vehicles per owner-occupied household

.91 vehicles per renter-occupied household

13% owner-occupied households - no vehicle

61.6% owner-occupied household - no or 1 vehicle

32% renter-occupied households - no vehicle

83% renter-occupied households - no or 1 vehicle

1990 census - 2231 total households

.91 vehicles per household

1.66 vehicles per owner-occupied household

.8 vehicles per renter-occupied household

7% owner-occupied households - no vehicle

46% owner-occupied household - no or 1 vehicle

41% renter-occupied households - no vehicle

81% renter-occupied households - no or 1 vehicle

3) City Wide

Amazingly, in the aggregate the number of vehicles per household remained constant in both the 1990 and 2000 census at 1.28 vehicles per household.

4) Various Off-Peninsula Census Tracts - 2000 census

Tract 15 (U.S.M. area)

For owner-occupied households - 1.6 cars per household

For renter-occupied households - 1.33 cars per household

Tract 17 (Stevens Ave., Brighton Ave. towards Congress St.)

For owner-occupied households - 1.66 cars per household

Tract 21.01 (outer Washington and Auburn Streets)

For owner-occupied households - 1.9 cars per household

Tract 23 (East Deering)

For owner-occupied households - 1.59 cars per household

Conclusions

There are no great trends from the 1990 to 2000 census. In general slightly more households had vehicles and slightly more vehicles per household but nothing dramatic.

There are no census tracts in the city that have equal to or more than 2 vehicles per household on average. It's close, but not there yet.

Renter-occupied households, in the aggregate, on average, in the East and West Ends have less than 1 car per household. While I didn't do a detailed examination, 86% of all households in census tract 10 (Parkside) have none or 1 vehicle available.

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Bangor, ME MSA								
Bangor, ME HMFA								
FY 2006 MFI: 51700								
30% OF MEDIAN	11400	13050	14700	16300	17650	18950	20250	21550
VERY LOW INCOME	19000	21750	24450	27200	29350	31500	33700	35850
LOW-INCOME	30450	34800	39150	43500	47000	50500	53950	57450
Penobscot County, ME (part) HMFA								
FY 2006 MFI: 45800								
30% OF MEDIAN	10350	11850	13300	14800	16000	17150	18350	19550
VERY LOW INCOME	17250	19700	22200	24650	26600	28600	30550	32550
LOW-INCOME	27600	31550	35500	39450	42600	45750	48900	52050
Lewiston-Auburn, ME MSA								
FY 2006 MFI: 54400								
30% OF MEDIAN	11400	13050	14650	16300	17600	18900	20200	21500
VERY LOW INCOME	19050	21750	24500	27200	29400	31550	33750	35900
LOW-INCOME	30450	34800	39150	43500	47000	50450	53950	57400
Portland-South Portland-Biddeford, ME MSA								
Cumberland County, ME (part) HMFA								
FY 2006 MFI: 57800								
30% OF MEDIAN	12150	13900	15600	17350	18750	20150	21500	22900
VERY LOW INCOME	20250	23100	26000	28900	31200	33500	35850	38150
LOW-INCOME	32400	37000	41650	46250	49950	53650	57350	61050
Portland, ME HMFA								
FY 2006 MFI: 68200								
30% OF MEDIAN	14300	16350	18400	20450	22100	23700	25350	27000
VERY LOW INCOME	23850	27300	30700	34100	36850	39550	42300	45000
LOW-INCOME	38200	43650	49100	54550	58900	63300	67650	72000
MEDIAN	47,700	54,600	61,400	68,200	73,700	79,100	84,600	90,000
Sagadahoc County, ME HMFA								
FY 2006 MFI: 61300								
30% OF MEDIAN	12900	14700	16550	18400	19850	21350	22800	24300
VERY LOW INCOME	21450	24500	27600	30650	33100	35550	38000	40450
LOW-INCOME	34350	39250	44150	49050	52950	56900	60800	64750
York County, ME (part) HMFA								
FY 2006 MFI: 60800								
30% OF MEDIAN	12800	14600	16450	18250	19700	21150	22650	24100
VERY LOW INCOME	21300	24300	27350	30400	32850	35250	37700	40150
LOW-INCOME	34050	38900	43800	48650	52550	56450	60350	64200
York-Kittery-South Berwick, ME HMFA								
FY 2006 MFI: 73400								
30% OF MEDIAN	15400	17600	19800	22000	23750	25500	27300	29050
VERY LOW INCOME	25700	29350	33050	36700	39650	42550	45500	48450
LOW-INCOME	41100	46950	52850	58700	63400	68100	72800	77500
Aroostook County, ME								
FY 2006 MFI: 44500								
30% OF MEDIAN	10350	11850	13300	14800	16000	17150	18350	19550
VERY LOW INCOME	17250	19700	22200	24650	26600	28600	30550	32550
LOW-INCOME	27600	31550	35500	39450	42600	45750	48900	52050
Franklin County, ME								
FY 2006 MFI: 46700								
30% OF MEDIAN	10350	11850	13300	14800	16000	17150	18350	19550
VERY LOW INCOME	17250	19700	22200	24650	26600	28600	30550	32550
LOW-INCOME	27600	31550	35500	39450	42600	45750	48900	52050
Hancock County, ME								
FY 2006 MFI: 53400								
30% OF MEDIAN	11200	12800	14400	16000	17300	18550	19850	21100
VERY LOW INCOME	18700	21350	24050	26700	28850	30950	33100	35250
LOW-INCOME	29900	34150	38450	42700	46100	49550	52950	56350

City of Portland's Assisted Affordable Housing Projects Since 2002

Project Summary	Type	SRO	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	Total Units	Percentage Affordable	No Aff Units	Own/ Rent	Opening Year
Casco Terrace	High Rise			16	11		27	48%	13	Rent	2004
Demerest Street Homes	Single Family				4		4	100%	4	Own	Undeterm.
East Bayside Senior Housing	Elderly		20				20	100%	20	Rent	2008
Fay Garmon House	Elderly		12				12	92%	11	Rent	2005
Fore River Apartments	Family		8	12			20	100%	20	Rent	2006
Iris Park Apartments	Special Needs		24	6			30	100%	30	Rent	2006
Logan Place	<60% Median Inc	30					30	100%	30	Rent	2005
Ocean East	Family			38	48		86	100%	86	Rent	2005
Pearl Place	Family		20	25	15		60	100%	60	Rent	2007
PROP Infill Housing	Family			2	20		22	100%	22	Rent	2003-06
PROP Housing	Family			6	10		16	100%	16	Rent	2005
Sacred Heart School/ Parkside Studios	Artist		8				8	100%	8	Own	2006
St. Dominic's	Family		1	5	4	2	12	100%	12	Rent	2004
Shalom House	Special Needs	10					10	100%	10	Rent	2004
Valley Street Apartments	Family		21	3			24	100%	24	Rent	2006
Walker Terrace	Family		20	20			40	55%	22	Rent	2006
Wellesley Estate	Family			27	18		45	42%	19	Rent	2003
Yale Court	Family			10	20		30	100%	30	Rent	2003
YMCA Residence	SRO	32					32	100%	32	Rent	2006
Island View Apartments	Family		6	21	43		70	41%	29	Rent	2002
Unity Village	Family		5	11	17		33	78%	26	Rent	2000
TOTALS		72	145	202	210	2	631		524		

SUMMARY

SRO 72
 1 Bdrm 145
 2 Bdrm 202
 3 Bdrm 210
 4 Bdrm 2
 Total Units 631

8 Artist Units
 4 Single Family
 512

Ownership
 Ownership
 Rent

approved

Adams School Reuse Committee

Meeting Minutes - Thursday January 11, 2007, 209 City Hall, 7:00pm

Committee Members: Dan T. Haley, Jr and Matt Thayer Co-Chairs, Dick D'Entremont, Cynthia Fitzgerald, Justina Marcisso, Ken Bailey, City Councilor: Kevin Donoghue, City Staff: Alex Jaegerman, Carrie Marsh, Amy Grommes Pulaski

Matt- Opening remarks, welcome and introductions, and brief overview of agenda

Alex- This is new to staff, so we will try to get information to you in advance in the future. Carrie will be the lead contact for the staff. We have assembled a lot of information and organized it in a folder to help you manage the information. We think this will be an interesting project and we are excited to be involved.

Matt- The first order of business is the draft work plan. This has been in development since the fall. The essence of the work plan is to pull together the committee's goals and time line, along with what is ahead- topics, meetings etc. To highlight, the project goals:

1. Provide input to the council for re-use options and criteria.
2. To solicit input, civic discourse and discussion to have better community acceptance of the eventual project.
3. we will be bringing members of the project along with us, broader community acceptance so as to be easier to build

Matt highlights issues discussed in the work plan: Timeline, Committee Meetings

Alex describes the difference between RFP, request for proposal, and an RFQ request for qualifications. An RFQ may specify developers that have the capability to work with community members and committees, along with other areas of expertise the committee may desire.

Dick- Does this type of project lend itself to receiving any grant money.

Alex- there are possibilities, housing, HCD, and additional grants to the city.

Dick- Has anyone considered the transportation problem around the Adams School.

Justina- Excess traffic cannot be accommodated, parking is a problem and snow makes it more difficult. If this becomes a place that we need to accommodate more cars, we should consider the problems in the area. Their could be complications.

Kevin- Maybe when we talk to the developers panels we can ask them how they have addressed these issues.

Alex- we can look at traffic reports, data. They can report traffic issues on the hill.

Dan- Traffic, what affect do new projects have on the current conditions. Along with parking that occurs there during school. We should look at traffic and parking.

Kevin- we should look at how it operated opened Adams vs. closed Adams.

Dick- was this a printing company?

Carrie- it was a lead paint factory and auto mechanic repair shop. Would it be beneficial to do an environmental assessment on the site?

Alex- We could commission Borings to do an assessment, or we can wait and it is likely the developer would do the tests. It would be useful to have this before the developer entered into mediations, but we may not have the funds for this.

Justina- The costs that accrue during the process of re-building, could these be rolled over into the developers costs? Maybe we can be reimbursed for these things by the end developer.

Alex- We have an environmental assessor, John Tewey, that can tell us a bit about the site, for free. Or we can wait til the developer, during their due-diligence; discover what is in the soil. Normally they put a clause in their offer to get out if what they find is too bad. So we will address underground conditions.

Matt describes Developers Panel... as described in the work plan.

Alex- Because these developers may put in proposals for this project, we are only going to ask them to describe what projects they have already constructed. We can also describe projects according to zoning and how buildings relate to buildings. We want to be sure not to ask them what they think about the Adams School site specifically at this point, b/c it would be out of order. It would be case studies.

Kevin- Many developers have had projects in R-6 zone, or projects where zoning has changed, some where it stays the same. This will give us an idea of

Justina- can we do the majority of the research with online real estate information. It would be a shame to give these developers an edge.

Alex- We would have them only present information they have already done to give us a better understanding of different types of projects. We could visit these projects. We would learn more about the projects, given the presentation, how does it look, how many units, setbacks zoning. IT gives you something more to get your arms around. That's why we would NOT ask them what they think of this site.

Carrie- do we want to focus only on Portland? What if we want to explore, say new urbanism, that there are no examples of here in Portland.

Kevin- we do want to have examples of the rules we are operating under here in Portland, however I also think we can look at projects that fit

Cynthia- If we find a project in another city or town similar to Portland, can we ask the developers if it is plausible here?

Dan- That was one of the original ideas of the developers' panel, to bounce off ideas to them to see what is plausible.

Dick- I like the idea of the two separate approaches, one to get information from the developers and another later on to determine plausibility.

Kevin- It provides a visual example of zoning.

Matt- there is one thing that I think is missing, the reality testing way, for example this could be used as elderly housing, with various levels of assisted living.

Kevin- there are special rules under the R-6 for assisted living and rooming houses. SRO's

Cynthia- Another option is blended housing. Senior living, along with families

Alex- One example is co-housing.

Kevin- There is one in Brunswick, Eco2.

Dick- The thing that kills a project is that it has to be economically viable to the city. Do a reality check early.

Carrie- Should we make the reality check have it's own meeting.

Kevin- Would that not happen in the request for developers.

Matt- Could that not be done earlier.

Alex- Could we have the process for economic testing in public forum number 4, to determine if the developers or market experts.

Matt- Could we not have conversations with developers about what they would do with the site

Alex- So we have the developers' panel where they present their projects. Then you open it to discussion, ask them questions about the site and what they would get excited about it, what options from a developers point of view is viable.

Matt- This could be a site- specific conversation. What would you want to do with the site?

Dick- Can we solicit an unofficial response from the developers.

Matt- so staff will come up with some ideas.

Matt continues to discuss Public Forum No. 2 and 3 as described in work plan.

Carrie- Need to clarify if this Request for Crazy Ideas is for community members or professionals. If I wanted to participate as a professional designer, I would want to own my thoughts and designs.

Alex- This is a visioning exercise, not a proposal. They should not be concerned with proprietary ownership of drawings. We could have collaboration with Eric Stark's architecture students. But Kevin's concern was that some may prefer working in this type of group, and others may prefer working with friends or alone at home. This would give them time to develop the ideas of more time.

Kevin lists a number of conceptual ideas, more than simply visual that can more realized at home.

Provided: site plan, scaled "building" blocks, context map, cut outs,
To produce information: pictures, site plan, open space, number of units,

Matt - we then need to figure out how to analyze the information presented in Forum 3 to get to Forum 4, the final presentation. What needs to happen between 3 & 4.

Justina- is there any consideration for the things that were already discussed. Where we took notes together as a community?

Alex- I think staff, and maybe the committee will try to capture all of the ideas presented in that community to boil it down to one page. We can also do a dot analysis to determine what areas the community

Cynthia - can we include this in the package that goes to people when they develop their CRAZY ideas?

Kevin- Yes, we use that information, and we also include the data we collect from the developers panel, and about zoning. And ideally we continually gather data to eventually use for the RFP/Q

Carrie- do we do an "ideal" dot voting exercise and a "reality" dot exercise?

Alex- do we want to do the litmus test at each of these meetings. We carry the viability and market test and how they go forward.

Kevin- the natural check is the people involved want to see their thoughts and input realized.

Matt- so what we need to do is to figure out how we work this all into a schedule on the 2nd and 4th Thursdays from now until June. There will also be a few other meetings set up as well, a few Saturdays etc. Can we rough this out before the next meeting? Final products are also listed at the bottom of the work plan.

Matt- It's likely the developers panel will occur in March.

Matt- that leads us to the site assessment information, Alex and his team has compiled.

Alex- let me first tell you what is in our packets.

Alex gives a brief description of the packet with the following headings: Meeting Notes, Zoning information, Site assessment, Housing data, and Comprehensive plan. We will continue to add information as needed or requested.

Carrie begins to describe the documents within the Site Assessment Folder. Refer to letter from Scott Hanson, historical uses of site and assessors estimate of cost of land. Review of Aerial photos.

Cynthia- can we develop the parcels as independent houses or multi-units like prop did on Cumberland Avenue. Can we sell the

Dan- Can we have a visual vertical comparisons to see how the heights of the building compare. Also that is an interesting idea, to divide the parcel into several lots. That is something that we can consider.

Alex- let's discuss meeting place. Cummings Center? East End School?

Dan- Cummings Community Center...

Alex- agenda for next meeting will be out in advance. When we send out the agenda we will also send out the link to the city's website for the committee.

Kevin- can we get everything in this file on website, not mandated?
Matt- But we want them on information available.

Consensus- Put it the files on the website.

Matt- Please include the fact that information is available through email and they can contact the city to be put on that list.

Alex- Please review the posted website and give us feedback.

Matt- Thanks for coming!

Next meeting January 25 at 7:00 at the Cummings Center

Adams School Reuse Committee

Thursday, February 8, 2007, 7:00-9:00pm
Cummings Center, Second Floor Meeting Space, 134 Congress Street

Agenda

Review meeting notes of January 11 and January 25, 2007
Dan/Matt

R-6, R-7 and B-1 Zoning
Alex

Examples of infill development projects
Carrie

Green Building information
Amy

Review Community Objectives
Carrie

Committee Meeting Schedule
Dan/Matt

Next Meeting: The Committee meeting schedule is the second and fourth Thursdays of the month at the Cummings Center. The next meeting will be on Thursday February 22, 2007.

Adams School Reuse Committee

Meeting Minutes – Thursday January 25, 2007, Cummings Center, 7:00pm

Committee Members: Dan T. Haley, Jr. and Matt Thayer Co-Chairs, Dick D'Entremont, Cynthia Fitzgerald, Eric Stark, Ken Bailey, Mr. Marcisso (sub). Councilors: Kevin Donoghue, City Staff: Alex Jaegerman, Planning Director, Carrie Marsh, Urban Designer, Amy Grommes Pulaski, HCD Program Manager (note taker)

Citizens: Joan Sheedy

Matt: Good evening, I appreciate you all coming. We have a few new members at the table. Let's introduce ourselves.

Matt: Our first item is to review the meeting notes. What I propose is that if we take any comments we amend them the next time. Our next step is to review the revised work plan.

Carrie describes the changes that have been made to the Workplan dated 1/22/07.

Matt: Any comments? (no one). Well I have a few comments. Item 10 under committee meetings. Miscellaneous Topics such as Non-profit Collaboration. WF had discussed teasing this out. But I want to be sure this doesn't disappear.

Carrie: The staff will have to know more specifically what you are looking for this.

Mr. Marcisso: Under Public Forum 1, is this enough time for the developers.

Matt: This is still up in the air. But it's not requesting specific proposals, but rather describing their current or past projects.

Alex: The developers know their own work. They could probably present without preparation, to talk about their own work. I have already started to talk about this with certain developers.

Matt: Any other comments. No? Good.

Carrie: There are two other issues in the packet. One is a letter from the assessors office, with Richard Blackburn. The land's tax assessed value is \$314,000 and the entire site is appraised at \$1,852,500. The second thing is the site from 3-D view of the site.

Eric Stark: I'd like to ask a question about the "technical assistance" that will be provided to the community ideas in Public Forum 2. What does that mean?

Alex: Actually, you are the professor at UMA, correct? We were actually thinking of using students to help assist. Sorry we haven't had a chance to discuss this with you prior. Otherwise we can use professional from town. But if you or your students are interested.

Mat: Can we move onto the Community objectives that Carrie has been working on.

Carrie: This has been a helpful exercise for staff. It was taken from Markos Miller's notes from the previous meetings.

Alex: The way we'd like to use this. The material that was gathered in the fall was valuable. So we'd like to use this as a base line. There is two questions: 1) IS this a full summary, or is there things that need to be added? And 2) Can we use this at a broader community meeting with a dot exercise? At some point in the future we'd like to narrow the objectives to develop more specifics. The other objective was to condense the information down to 1 or 2 pages rather than having you sort through 6-7 pages.

Eric Stark: so do you see the disseminate of this information as a basis for the CRAZY ideas?

Alex: We'd like this to be the baseline to begin the planning for the CRAZY ideas.

Mat: Good well let's go thorough them.

Carrie: MHNNO did a SWAT analysis of needs and desires of the Neighborhood. Carrie continues to describe the DRAFT Summary of Community Objectives.

Mat: Comments Questions.

Cynthia: We just had a discussion about the Dunkin' Donuts. Would this be subject to this?

Alex: This is R-6 zoned, so no retail is allowed.

Dick: What about the project being economically viable? Where's the tax base? These are all great community driven ideas, but I think that we need to consider the economic viability. However we cut it there needs to be some type of economic viability.

Alex: First we make an all encompassing list, and then break it down to smaller ages.

Ed Demarkos: I was out this session. There were 84 people there. The intention was to go forward and define options. WE are happy to see that this group is following thru with this. But this was only a brain

Katie Brown: TO follow up on economic viability. Cannot community stabilization be thought of as economically viable. It can attract people to it, does this count as economic viability.

Councilor Donoghue: Good comment. I think that will play out.

Eric Stark: Integration to transit to fit into walkable neighborhood. The idea or potential of a walkable neighborhood is a great one. But you cannot buy all the things that you need in that neighborhood. I see it written several times.

Councilor Donoghue: I like your comment. It's not just the size of block that make it walkable. There has to be an end destination.

Gary Marcisso: There does not seem to be a traffic analysis. This is important. The businesses on Congress street add traffic to the neighborhood, I think this should be considered. Traffic impact studies.

Councilor Donoghue: I'd also like comparisons of traffic studies between say Adams square and Reiche for comparisons sake.

Dick: It's not just traffic but parking as well.

Councilor Donoghue: Well you get rid of all the parking and there's no more traffic.

Matt: I think we can review the this summary and determine. We'd like input from the committee before we put it forth to the public.

Alex: We will further consolidate and sort. We don't want to loose anything, but we do want to help consolidate.

Councilor Donoghue: When you refine and refine and refine you end up with mush.

Alex: but there's ways to better summarize and it can be done.

Discussion about the sheets from the original meeting.

Alex: again it's processing.

Carrie: I have a cleaned up version of Markos notes if anyone would like that? (Yes)

Matt: Let's turn to the developers panel, what's the status?

Alex: Well I already gave that, but I do have calls into Nathan Zantam,

Matt: The way that the panel is passed in the work plan, it mentions "local" developers. I thought we discussed at the last meeting to broaden this to allow input from developers from outside Portland. I'm glad you contacted someone from Brunswick. I think the information they could contribute.

Councilor Donoghue: I think both types of developers can contribute valuable information, but different. Local developers can tell us how the rules work here in Portland. While outside developers can offer different type of projects. Both different.

Matt: SO will they both be incorporated in this panel?

Councilor Donoghue: My thoughts were that developers would be beneficial in sharing the information relevant to the local. (more). I think that the bringing in developers from other sites could add a more creative or wider view, but not with the detailed input for the local.

Ken Bailey: Would these developers have an interest in developing this site?

Alex: This presentation would not be for them to present their own project/ ideas for the site. But for them to present other projects they have completed. Then have some discussion or questions or answers. It is a community education process and since they have done projects here, then they have a certain knowledge specific to here. We did talk about having case studies about projects from away, but we haven't put anything together.

Dick: how about out of state?

Alle: Sure

Councilor Kevin: we really want the pictures, ideas etc. not celebrity drop ins.

Eric Stark: If there were developers from outside the area. If they were putting forth ideas that were built in other areas, the local developers could say whether the projects are viable. The developers are a great idea, and it gives it viability.

Dick: Do we have a time frame?

Alex: The soonest would be march. That gives us time to put it together.

Matt: we will take public comment.

Odelle Bowman: You keep discussing mixed use. What about including architects in addition to developers because they look at the space in different ways. There are some innovative mixed use.

Saul from Peoples Free Space: Can we contact someone from, I've found several ideas on sign.

Comment: www.munjoyhill.org there is a page there we can get a link to the City's website.

Amy Pulaski presented an overview of the Housing Data from the Comp Plan.

2002 Councilor Leeman created the Housing: Sustaining Portland's Future.

Five points that are discussed.

Shortage of Housing – There is a significant shortage of all types of housing in 2002. Current housing demands are unmet. Population did not change from 1990 to 200 but size of household size shrunk. Greater need for housing units but less people in each unit.

Condition Two Lack of housing supply causes prices to increase for renters and owners. 57.5 renters 43% own the home. East End was 2500 units with not much change from 1990.

Condition Three – Portland has limited vacant land for redevelopment so infill space are the opportunity for future housing.

Committee created objectives to solve the Conditions. Brief overview – The first objective was to ensure a diverse selection of all housing types. You should be spending 1/3 of your income on housing. More than that is not affordable. No one should have to spend more than 30% of income on housing costs.

Increase home ownership opportunities.

Ensure that housing is available for people with special needs and special circumstances. Identify redevelopment opportunities through the City to provide housing.

Current impacts on neighborhood stability and integrity.

The need for households has increased on the Hill. Population has decreased 10% between 200 and 1990.

There are more jobs than residents in the City. There are 64,000 residents and 83,000 jobs.

Development in the regions can negatively impact the neighborhoods because of the increase of traffic.

Accommodating needed services and facilities from excessive encroachment and inappropriately scaled government of other uses of the site.

Support Portland's livable neighborhoods by supporting a mix of walkable uses.

Encourage innovative development that is designed to be consistent in scale to the existing residential neighborhood.

Encourage neighborhood development in close proximity to services.

Encourage Portland's neighborhoods to _____.

Sustaining Portland as a healthy City. What are the needs and how do we want to see it developed.

Maintain role as economic, cultural center for the region.

If the population of Portland decreases, less money comes in to Portland from the County.

People are leaving the city when they have children.

Portland has the largest percentage of young adults and the highest percentage over 75.

Cumberland County has one of the highest conversions or rural and urban land.

The investments and infrastructure in Portland are becoming underutilized as people move to other places.

Encourage growth in Portland that strives for a balance in the city, increased transit, expanded economic opportunity, _____

Encourage neighborhood business centers throughout the City to reduce dependency on the car.

Locate and design housing that reduces impacts on environmentally sensitive areas.

Design housing using new materials and technologies that reduce costs and increase environmental efficiency.

All the Housing in the City that has gone through the Planning Board since 2000 – how the City has addressed the housing needs.

Under Construction 1081 units, 355 units are affordable

Approved
Completed

Cynthia: Could you get us the median area income?

Comment: What determines affordability?

Alex: Affordability is 30% of your income. Affordable

Bill Sullivan: I am an owner of a multi unit construction company. We are affected by 1 India Street by the redevelopment. I'd like to move to Munjoy Hill, but with six employees I can't move to an R-6 zone. I keep hearing housing, housing housing. What about small business? But there are a lot of vacancies. Maybe we should figure out the vacancy rate in the Hill. There are vacancies out there. I'd welcome any questions. Families want to live on the hill. And I cannot find space for them. I cannot find family units to buy on the Hill. There's nothing.

Dan: Does Portland Landlord's have vacancy rates?

Bill: I think you can find that fairly easily.

Matt: Does the city have that data?

Alex: No. IT's a fairly labor intensive process.

Eric: Maybe we should be open to certain other zonings in this community.

Matt:

Alex: We will get you a zoning map of the Hill.

Jaime Parker: Goals for the city. There's no income to the city right now. What's the goals for the city? Typically the parcel is sold. There's a short term gain for the city. There's a long term impact on the neighborhood. Plus there's tax revenue. What are the necessary outcomes for the city? And how does that affect the neighborhood? And the developer will make money... unless it's non-profit...

Dan: The city would like to sell the land for income for next year. But they have not specified for-profit, non-profit or anything.

Jaime Parker: Computer model does not show the building on Wilson and O'Brien. Also it used to be a thru plan. Also everything we hear is mix, mix mix. Housing plus some type of community place. Anything that goes in will bring in more traffic than is there now. But it can be done right.

Steven Shaft: When the housing plan was developed, we wanted the 4200 housing units. This was a percentage of the county. Therefore there is no breakdown of what percentage it was. The only way to create a livable walking area, we cannot do this in R-6 zoning. We would have to solicit city officials to change zoning.

Alex: For clarification, for walking areas. You don't have to have businesses within the neighborhood. You can have abutting zones with different uses.

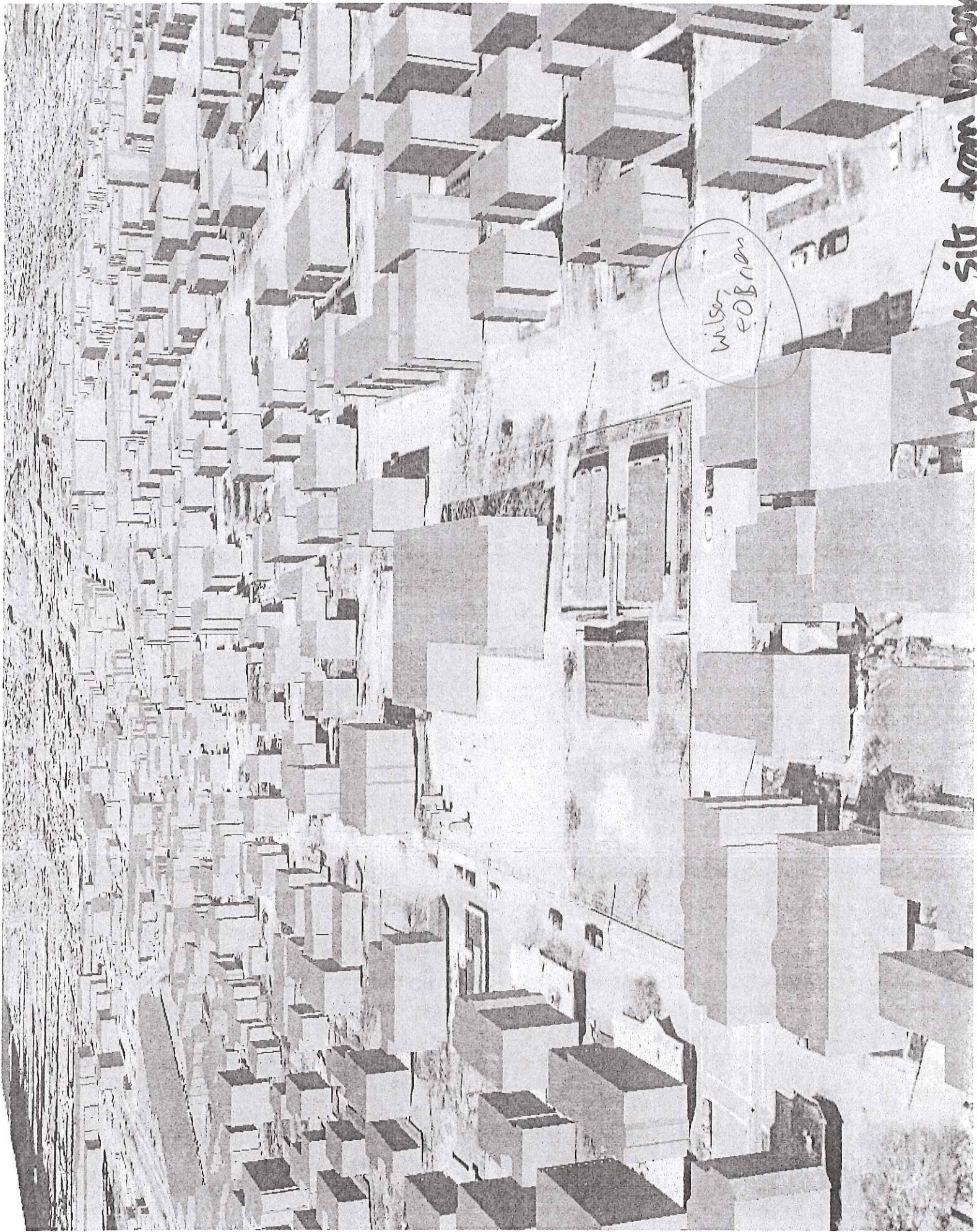
Matt: We have been trying to identify current vacancy rates. Is there any data or point person, are trying to locate business information etc.

Alex: Nelle Hanig, she tries to connect businesses to vacancies.

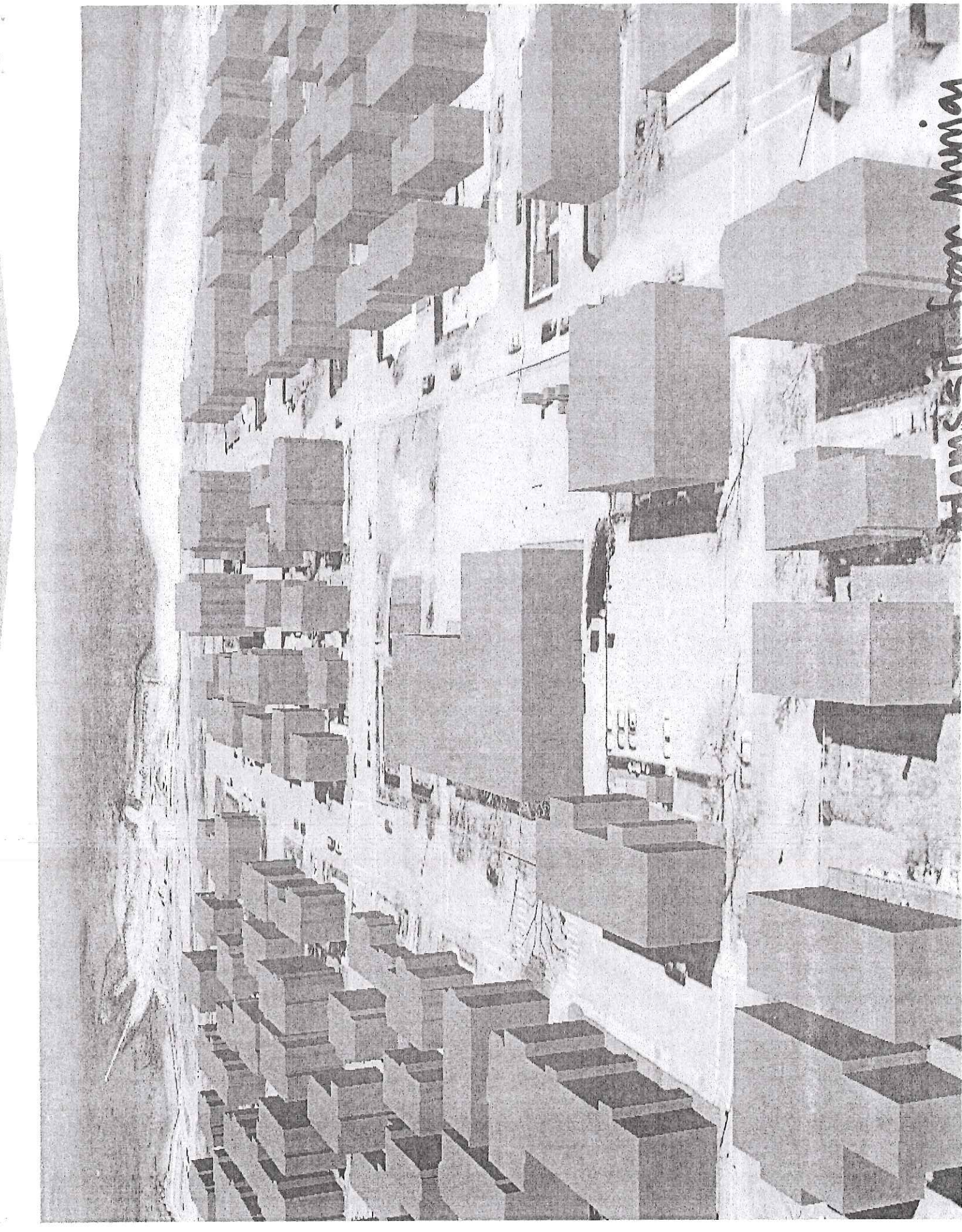
Matt: I think we have wrapped up discussion. Is there any more questions.

Mascisso: What is Bay View Heights?

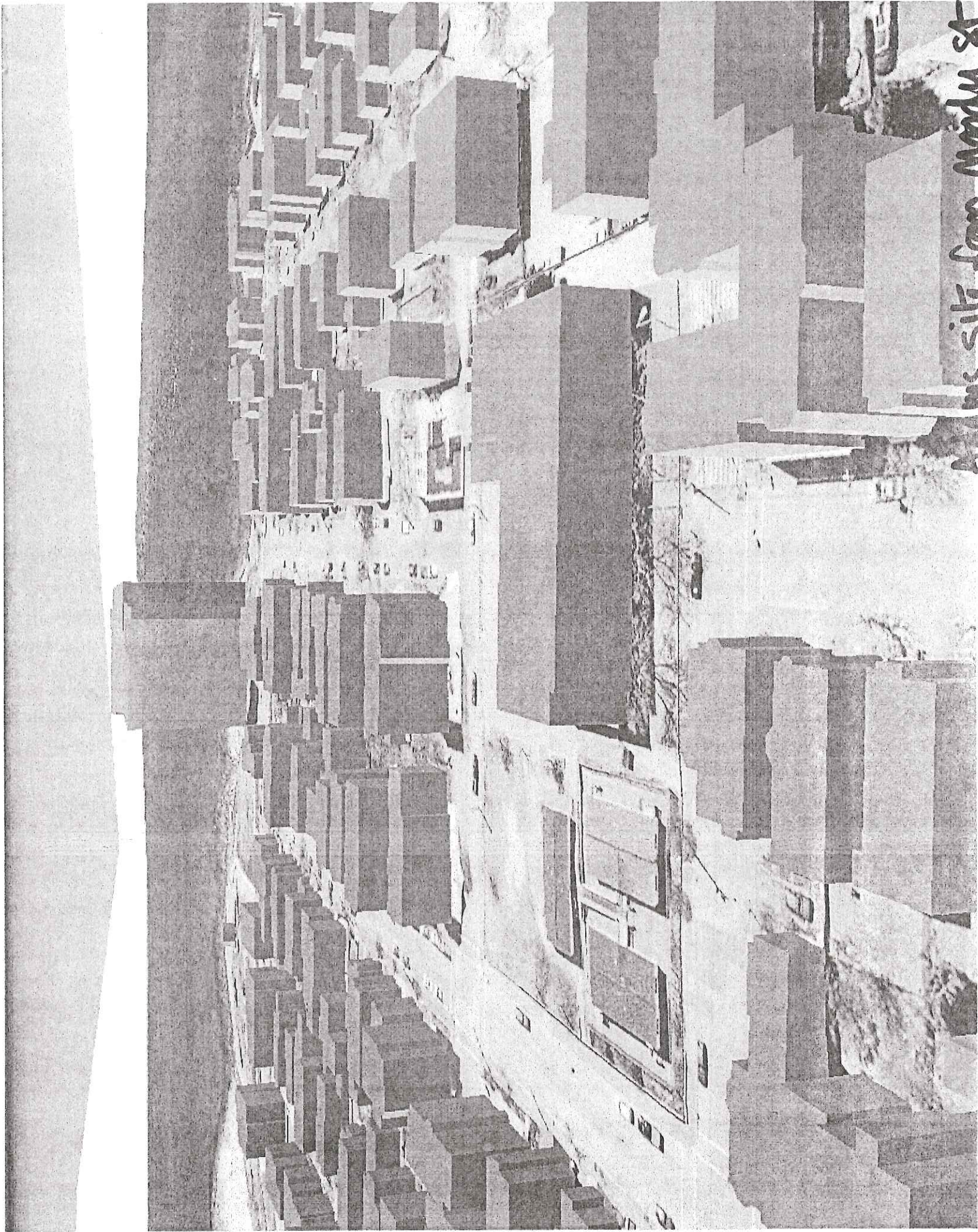
It is a VOA, Volunteers of America.



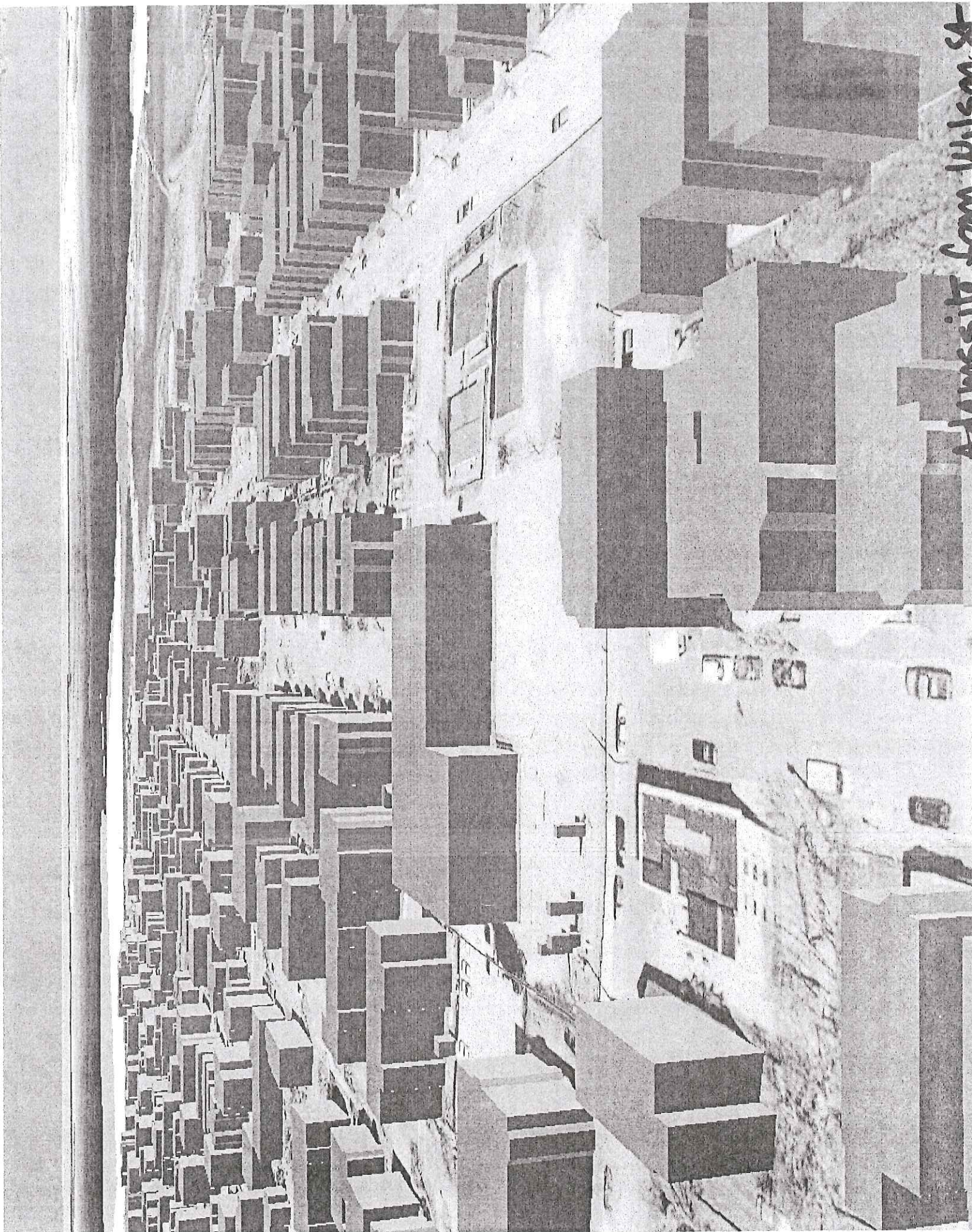
Adams site from Westport



Adams Site from Murjan



Adams site from Moody St



Adamsite from Wilson St.

Projects under construction or completed

Subtotals	draft 10-06	units/lots		
		30	Logan Place	SRO
		32	YMCA	SRO
62		38	PROP Infill Housing	M-Family
		8	Gulford Ct - R-6 Infill	
		4	Wilson Street (infill)	
		8	Anderson Artist Loft	
		8	Sheriden St.	
		8	41 State St	
		12	St. Dominics	
		3	Mariner's Court	
		45	Wellesley Estates	
		30	Yale Court	
		33	Radcliffe Glen	
		8	Waterville Condos	
		46	Ocean Ridge	
		86	Ocean East-Presumpscotoc	
		16	Jarita Court	
		42	Carrage Lane	
		40	Walker Terrace	
		23	490 Congress	
		20	Fore River Apartments	
		34	Chestnut Street Lofts	
		24	Valley Street Apartments	
		14	Winslow Lofts, 545 Congress	
		3	158 Grant St	
		8	Sacred Heart (Parkside Studios)	
		7	The Earl (341 Cumberland Ave)	
		9	Metropolitan Apts (439 Congress St)	
		31	Iris Network	
		7	44 Federal St.	
		24	Maggie Lane	Mix
		30	Maggie Lane	Duplex
	658 9 apts, 5 tri-plex (15 duplexes)	2	Ivy Duplex	
		2	Pennell Duplex	
		2	Cornell Duplex	
		2	Salem Duplex	
		2	Providence Duplex	
		2	Saunders Duplex	
		2	St. John Duplex	
		2	Orange Street	
		2	Randall Condos	
		2	1415 Congress Street	
50		4	Barclay Road Single Family	S-Family
		5	Pennel Road single family	
		30	PRP III (lots)	
		3	Farragut Road (lots)	
		10	Autumn Glen Subdivision	
		10	Yale Court lots	
		18	Oakridge Subdivision	
		9	Auburn Estates (lots)	

(Continued Projects under Const. or Compl.)		units/lots	Subtotals
	Haverty Subdivision	16	
	Riverwalk	7	
	Clark Street	1	
	Willow Knoll (subdivision)	12	
	Smith Farm PRUD, Wash. Ave	16	
	Demerest Street	4	
	45 Seeley Ave	2	
	Yale Subdivision	15	162
	Shalom-180 Auburn	10	
	Canco Woods II	127	
	Peaks Island Elderly	12	149
Subtotal		1081	
Approved Projects		units/lots	Subtotals
M-Family	300 Allen Avenue	6	
	Waterview Condo (Bayside)	94	
	Riverwalk (E. Waterfront)	116	
	Pearl Place (Phase I)	60	
	Neal Street Subdivision	12	
	Graves Hill	98	
	Morrill's Corner Housing	47	
	Westin Mixed Use	110	543
S & 2-Family	Beverly St. Extension	2	
	Bay Street Subdivision	4	
	166 Grant Street	2	
	Burnside Avenue Subd	7	15
Assisted	Riverwalk (North Deering)	18	18
Subtotal		576	
Pending or Proposed Projects		units/lots	Subtotals
M-Family	Pearl Place	45	
	E. Oxford, 47 Smith Street	20	
	Riverwalk- (North Deering)	50	
	Village Cafe	176	
	Sheridan St	24	
	JB Brown	10	325
S-Family	Skylark Commons	16	
	Hadley's Way	3	
	Daggett St	3	
	Morning Star Lane	11	
	Jordan Heights	8	
	Riverwalk (North Deering)	18	59
Subtotal		384	
Total Units and Lots		2041	

DRAFT - Housing Constructed, Approved or Pending Since 2002 - *** DRAFT ***
 Totals by Project Type, Affordable Units and Project Size, Portland, Maine

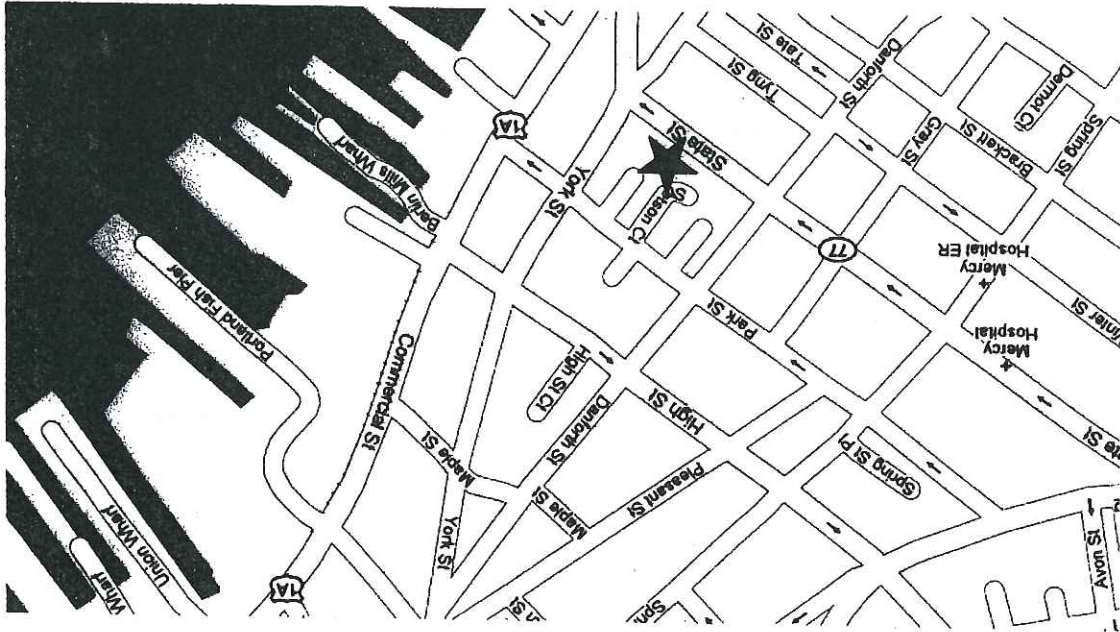
Projects Under Construction or Completed	Total Number of Units	% of Total Units Under Const.	Number of Affordable Units	% of Affordable Units by Project type	% Affordable Units of total construction	Average Number of units per project	Number of projects by project size (units per project)										
							0 to 9 units	10 to 19 units	20 to 29 units	30 to 39 units	40 to 49 units	50 to 100 units	100 + units				
Single Room Occupancy	62	5.7%	62	100.0%	6.1%	\$1											
Multifamily Projects	658	60.9%	271	41.2%	26.7%	25.3	12	3	5	3	4	1					
Duplex	50	4.6%	0	0.0%	0.0%	4.5	10										
Single Family	162	15.0%	0	0.0%	0.0%	16.2	5	5	1								
Assisted/Elderly	149	13.8%	22	14.8%	2.2%	49.7	2										
Subtotals	1081	100.0%	355		35.0%		29	8	5	7	4	1					
Approved Projects	Total Number of Units Approved	% of Total Units approved	Number of Affordable Units	% of Affordable Units by Project type	% Affordable Units of total units approved	Average Number of units per project	Number of projects by project size (units per project)										
Single Room Occupancy	0	0.0%	0	0.0%	0	0.0	0 to 9 units	10 to 19 units	20 to 29 units	30 to 39 units	40 to 49 units	50 to 100 units	100 + units				
Multifamily Projects	543	94.3%	68	12.5%	17.7%	198.6	3	4	3								
Duplex	0	0.0%	0	#DIV/0!	0.0%	2.0											
Single Family	15	2.6%	4	26.7%	1.0%	2.5											
Assisted/Elderly	18	3.1%	18	100.0%	4.7%	18.0											
Subtotals	576	100.0%	90		23.4%		7	4	4	2	1	2	1				
Pending Projects	Total Number of Units Pending	% of Total Units Pending	Number of Affordable Units	% of Affordable Units by Project type	% Affordable Units of total units pending	Average Number of units per project	Number of projects by project size (units per project)										
Single Room Occupancy	0	0.0%	0	0	0.0%	0	0 to 9 units	10 to 19 units	20 to 29 units	30 to 39 units	40 to 49 units	50 to 100 units	100 + units				
Multifamily Projects	325	84.6%	20	6.2%	3.0%	32.5	1	1									
Duplex	0	0.0%	0	0	0.0%	2											
Single Family	59	15.4%	0	0	0.0%	8.4	4	3	2	2	1	3	2				
Assisted/Elderly	0	0.0%	0	0	0.0%												
Subtotals	384	100.0%	20		3.0%		6	4	2	2	1	3	2				
Totals	Number of Units		Affordable Units		Units of Total Units		Number of projects by project size (units per project)										
	2041		465		22.8%		0 to 9	10 to 19	20 to 29	30 to 39	40 to 49	50 to 100	100 +				
							42	16	7	7	5	6	4				

Thank 2006

PORTLAND'S AFFORDABLE HOUSING PROJECTS SINCE 2002 PROJECT SUMMARY

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TWO MIXED-INCOME PROJECTS PRIOR TO 2002	
Island View Apartments.....	20
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Income Limit for Residents: 13 Units @ < 60% of Area Median Income

City Contribution: \$ 0

Total Development Cost: \$ 5,100,000

Type of Development: Family

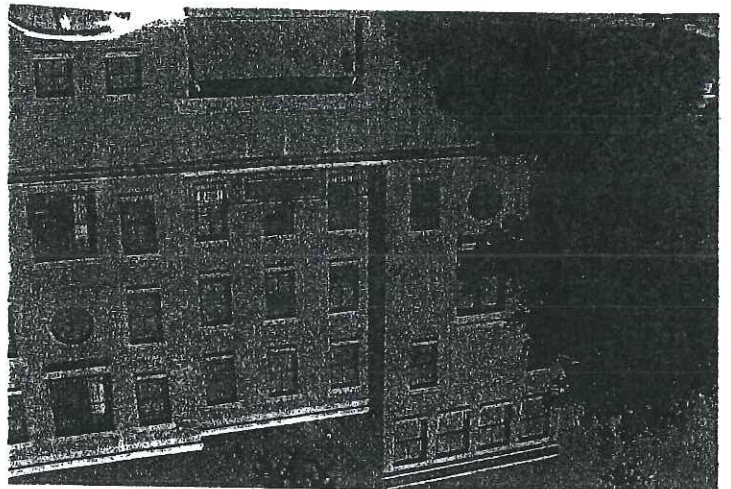
11 Three-bedroom apartments

16 Two-bedroom apartments

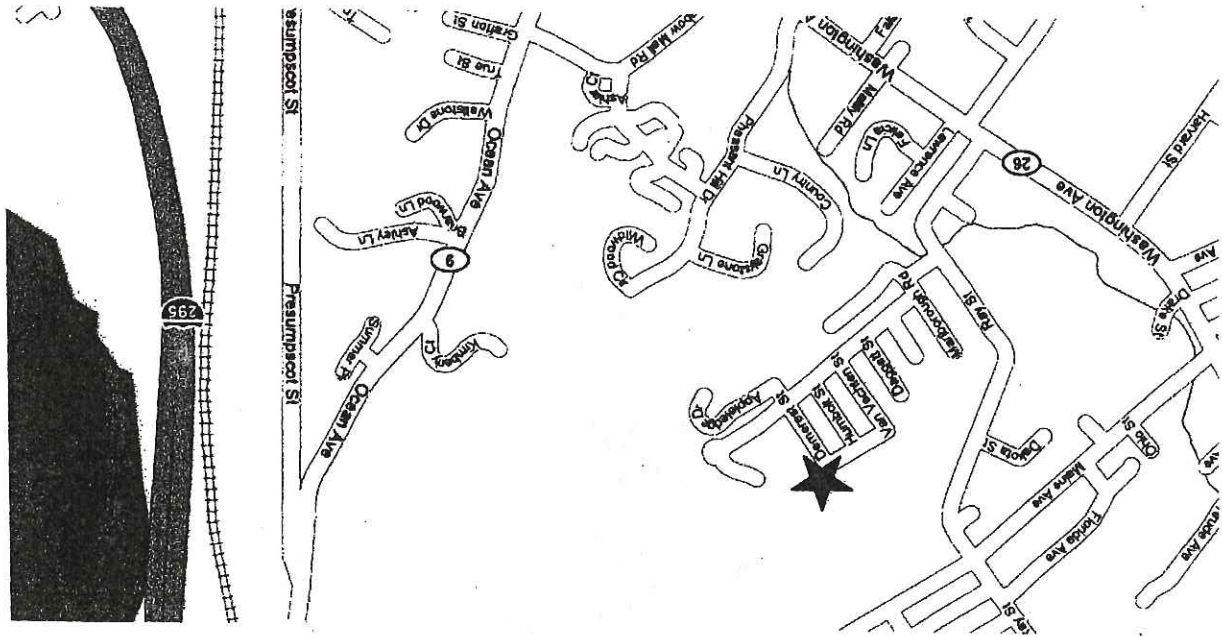
Housing Units: 13 Affordable Units, 14 Market Rate Units

Year Opened: 2004

Developers: Workforce Housing - Nathan Szanton and Robert Monks, Jr.

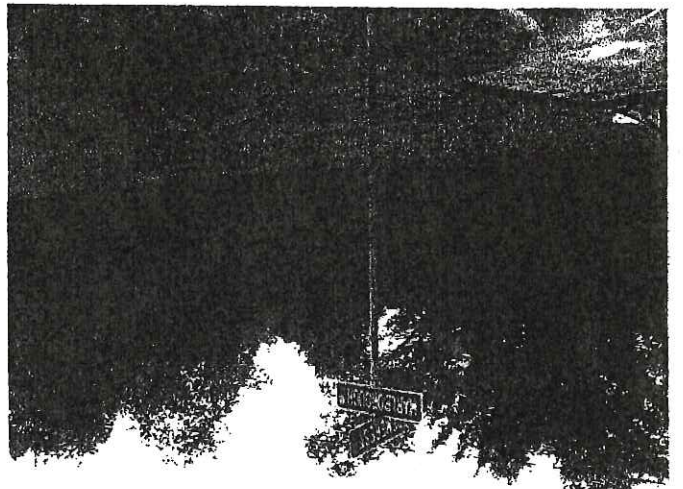


Casco Terrace
41 State Street
West End



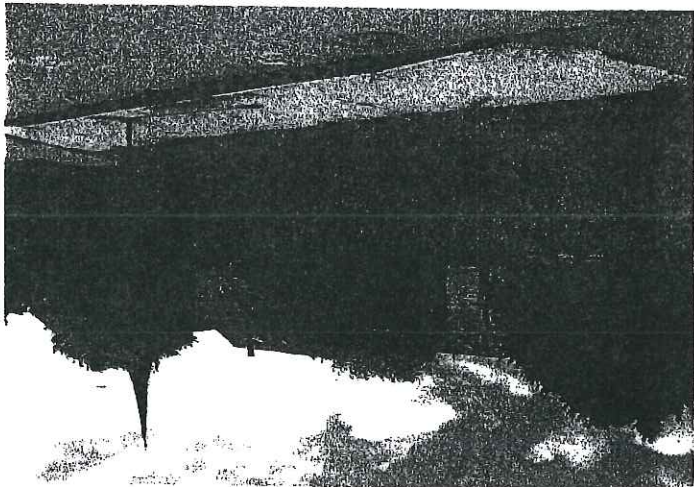
Developers: Portland West & Habitat for Humanity
To Be Built
 Housing Units: 4 Single Family Homes
 4 Three-bedroom Units
Type of Development: Home Ownership
Total Development Cost: Unknown
Income Limit for Residents: Unknown

Demerest Street Homes
 Demerest Street
 North Deering



East Bayside Senior Housing

E. Oxford and Smith Streets
East Bayside



Developers: PROP

Year Opened: Scheduled to open 2008
Housing Units: 20 Affordable Units

20 One-bedroom Apartments

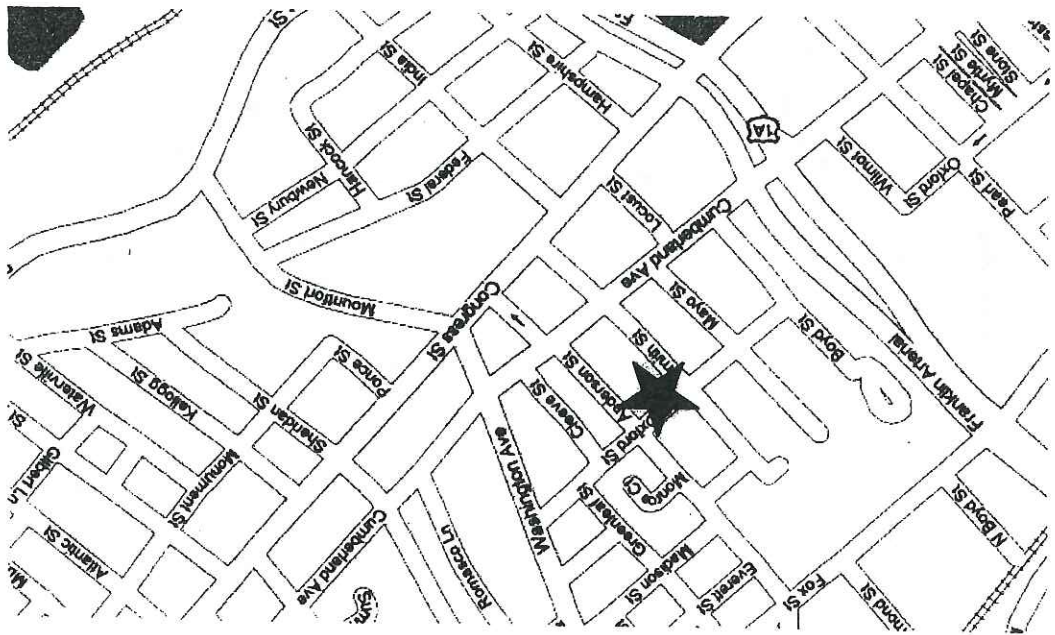
Type of Development: Housing for the Elderly

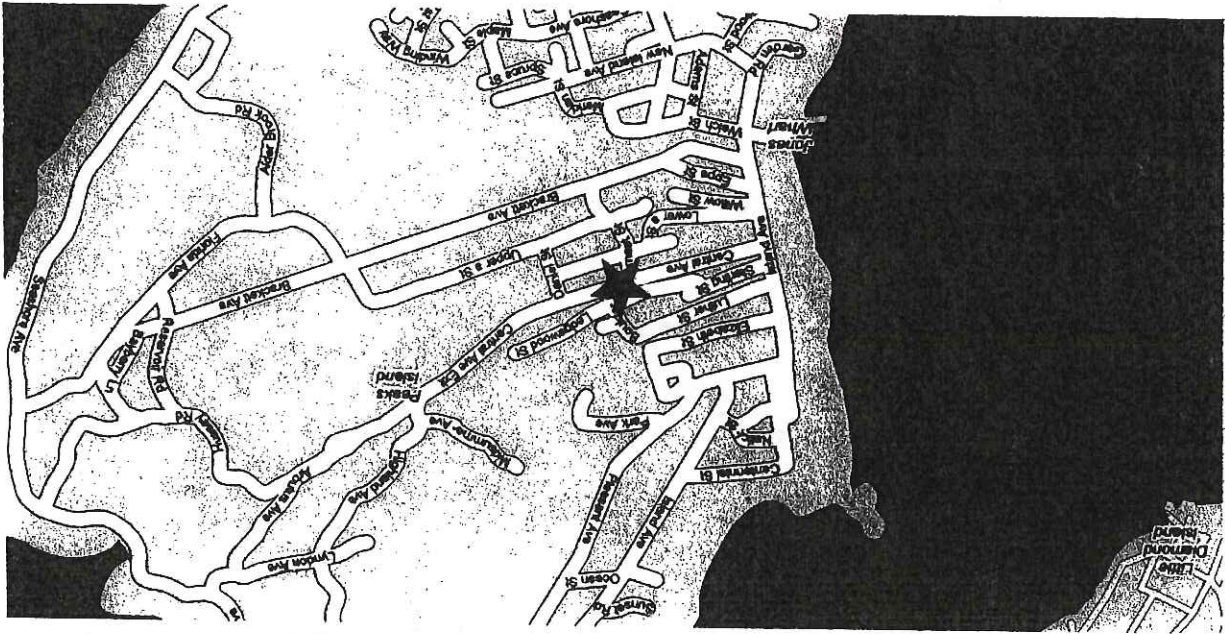
Total Development Cost: est. \$ 4,188,000

City Contribution: Undetermined

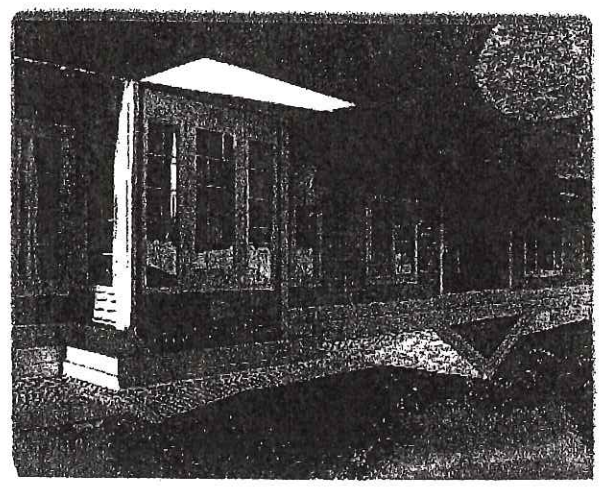
Income Limit for Residents: 12 Units @ < 50% of Area Median Income

8 Units @ < 60% of Area Median Income

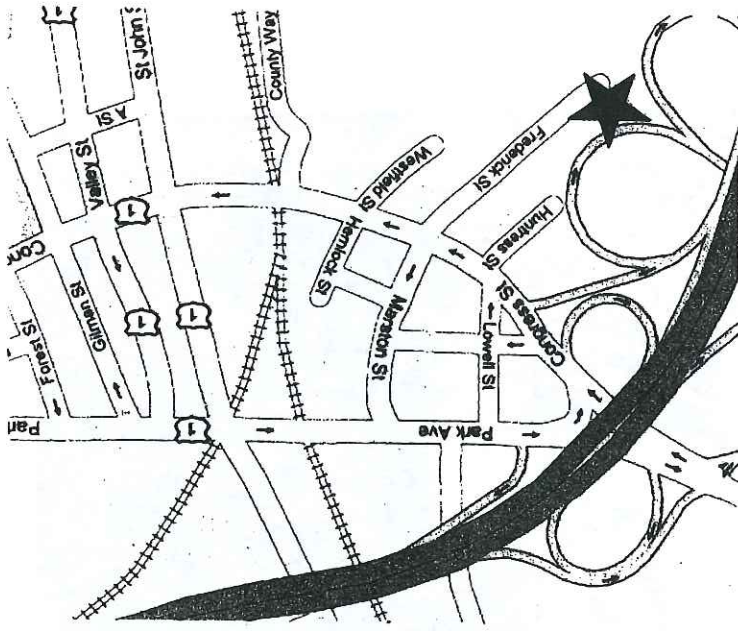




Fay Garmann House
 Central Avenue
 Peaks Island



Developers: Volunteers of America, Northern New England
Year Opened: 2005
Housing Units: 12 Units
 11 One-bedroom apartments
 1 Staff apartment
Type of Development: Family
Total Development Cost: \$2,328,722
City Contribution: \$150,000
Income Limit for Residents: 50% of Area Median Income

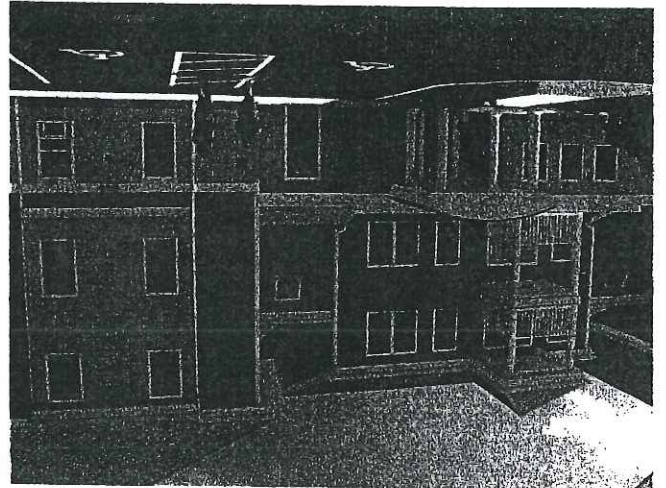


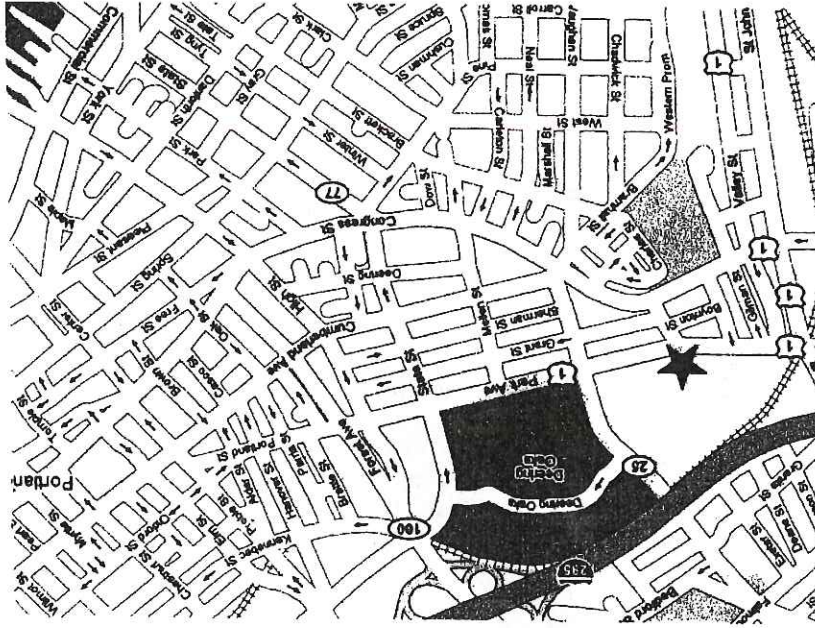
Income Limit for Residents: 20 Units @ <60% Area Median Income
 City Contribution: \$388,475
 Total Development Cost: \$3,915,606
 Type of Development: Family

- 8 One-bedroom Apartments
- 12 Two-bedroom apartments

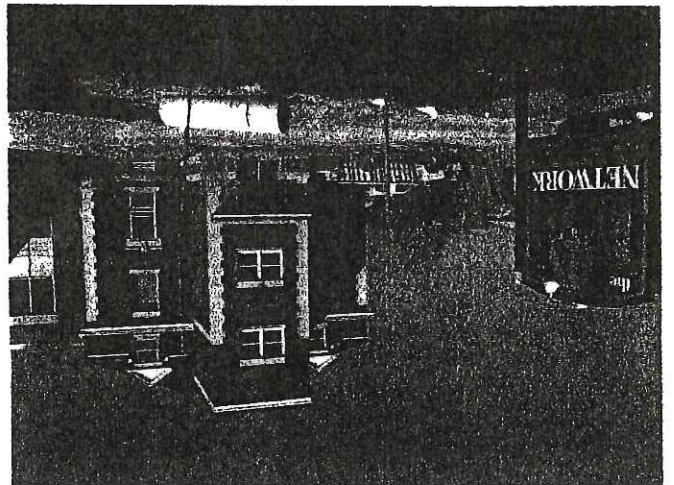
Developers: Avesta Housing, Inc.
 Year Opened: May 2006
 Housing Units: 20 Affordable Units

Fore River Apartments
 57 Frederic Street
 Libbytown





Iris Park Apartments
 189 Park Avenue
 Parkside



Developers: Iris Network
Year Opened: Summer 2006
Housing Units: 30 Affordable Units

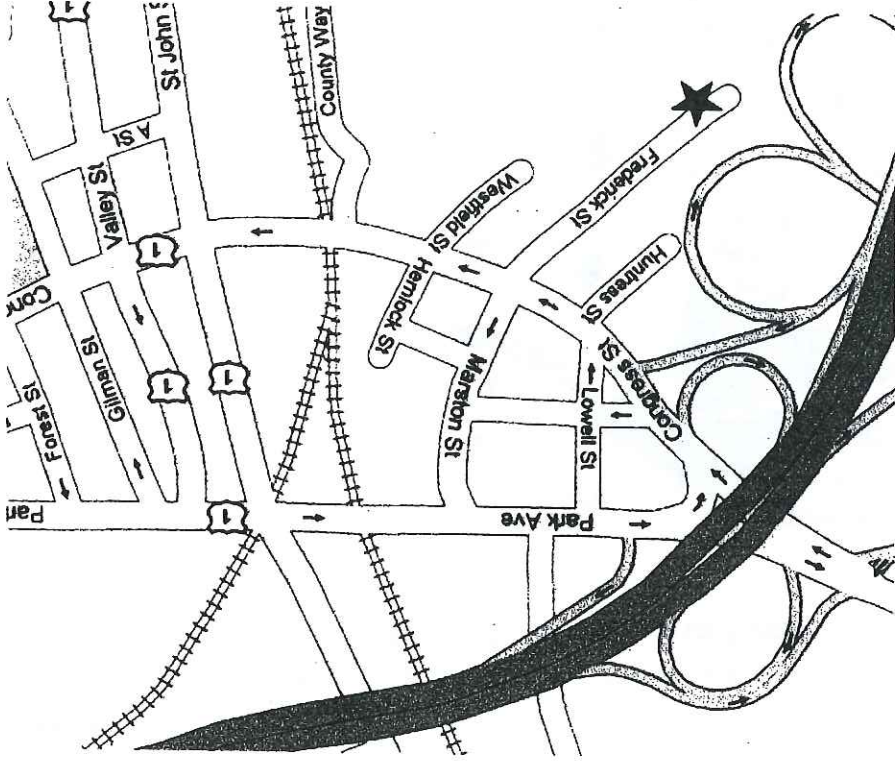
24 One-bedroom Units
 6 Two-Bedroom Units

Type of Development: Housing for People with Visual Impairment

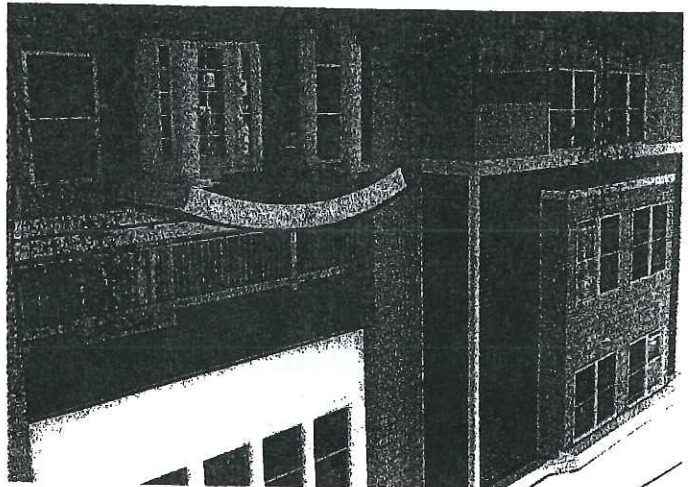
Total Development Cost: \$4,756,989

City Contribution: \$250,000

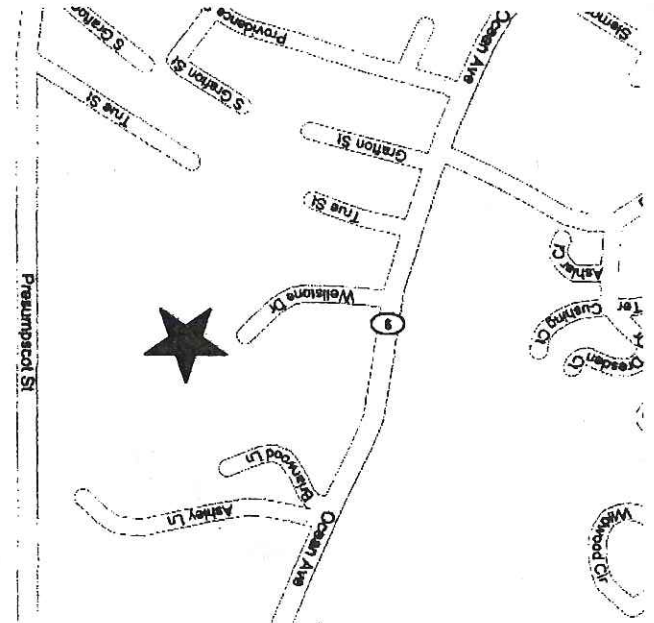
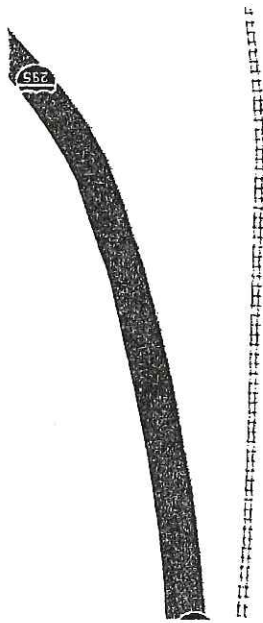
Income Limit for Residents: 18 units @ < 50% Area Median Income
 12 units @ < 60% Area Median Income



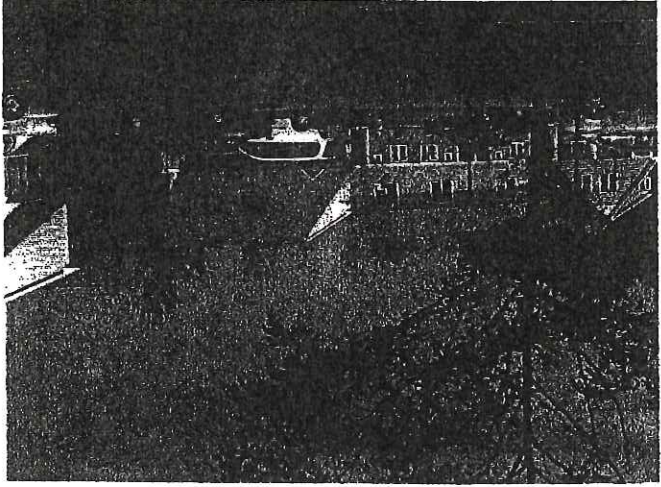
Developers: Avesta Housing, Inc.
 Year Opened: 2005
 Housing Units: 30 Affordable Units
 Type of Development: Single-Room Occupancy
 Total Development Cost: \$4,105,455
 City Contribution: \$435,000
 Income Limit for Residents: 30 Units @ <60% Area Median Income



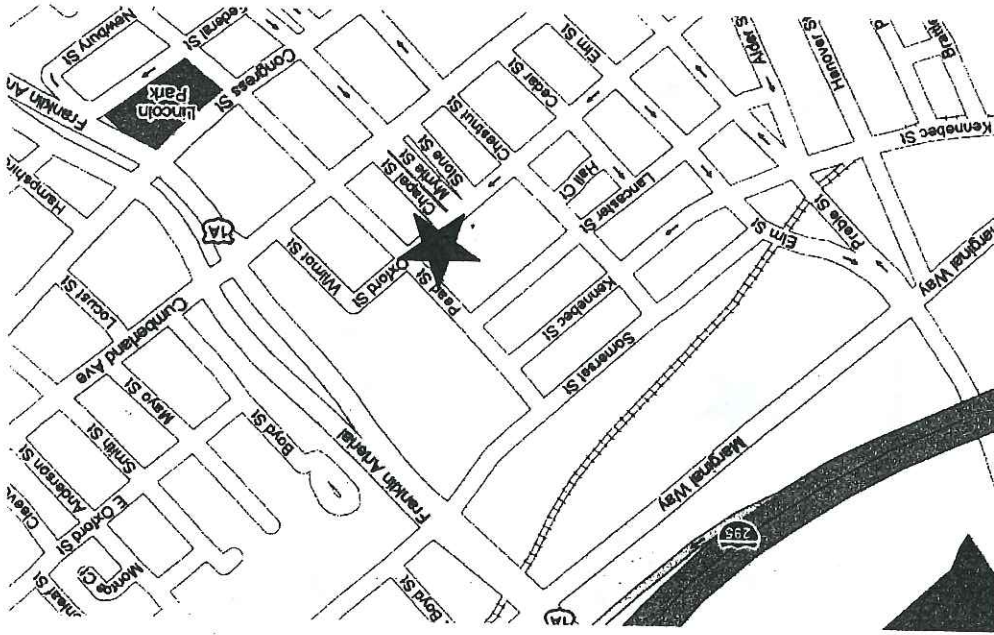
Logan Place
 50 Frederic Street
 Libbytown



Developers: Realty Resources
 Year Opened: 2005
 Housing Units: 86 Affordable Units
 38 Two-bedroom Apartments
 48 Three-bedroom Units
 Type of Development: Family
 Total Development Cost: \$ 15,731,254
 City Contribution: \$ 0
 Income Limit for Residents: 31 Units @ 50% Area Median Income
 34 Units @ 60% of Area Median Income
 21 Units @ Market Rate



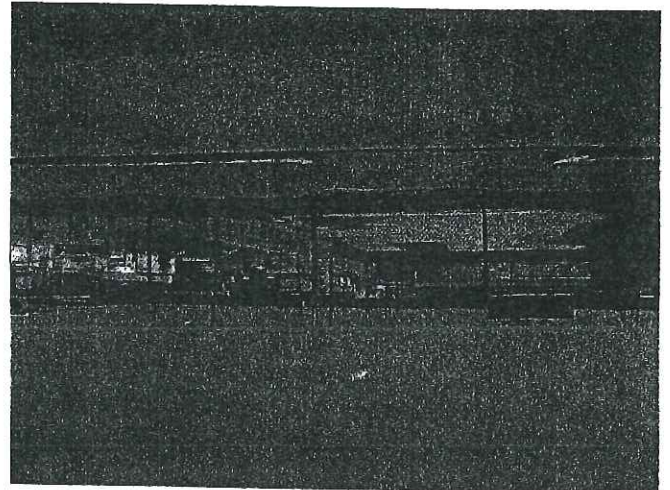
Ocean East
 Presumpscot Street
 East Deering



Developers: Avesta Housing, Inc.
Year Opened: Fall 2007
Housing Units: 60 Affordable Units

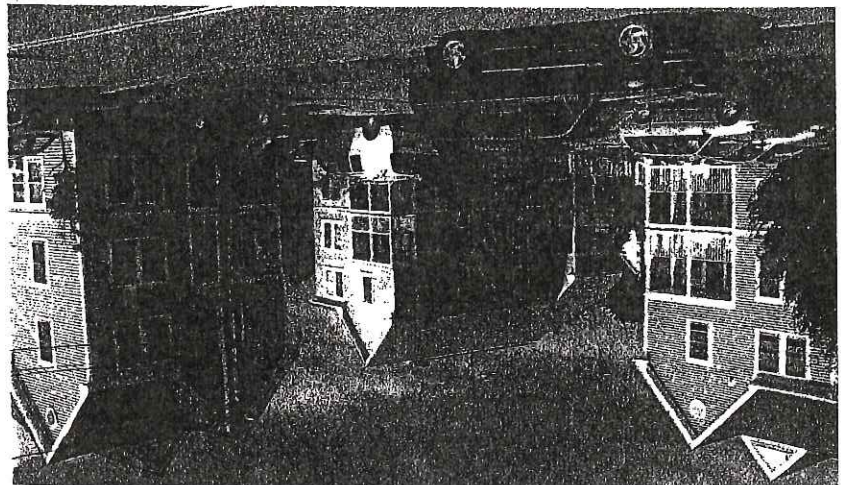
20	One-bedroom Apartments
25	Two-bedroom Apartments
15	Three-bedroom Apartments

Type of Development: Family
Total Development Cost: \$ 13,250,000
City Contribution: \$ 427,000
Income Limit for Residents: 36 Units @ < 50% Area Median Income
 24 Units @ < 60% Area Median Income



Pearl Place
 Oxford and Pearl Streets
 Bayside

PROP Infill Housing
Bayside/East Bayside



- 127 Anderson Street – 6 Three-bedroom Apartments (2006)
- 133 Anderson Street – 3 Three-bedroom Apartments (2003)
- 139 Cumberland Avenue – 2 Two-bedroom Apartments,
- 2 three-bedroom apartments (2006)
- 9 Greenleaf Street – 3 Three-bedroom Apartments (2003)
- 49 Hanover Street – 3 Three-bedroom Apartments (2003)
- 12 Monroe Street – 3 Three-bedroom Apartments (2003)

Developers: PROP

Year Opened: 2003, 2006

Existing Units: 19 Affordable Units, 3 Market Rate

Type of Development: Family

Total Development Cost: \$5,065,522

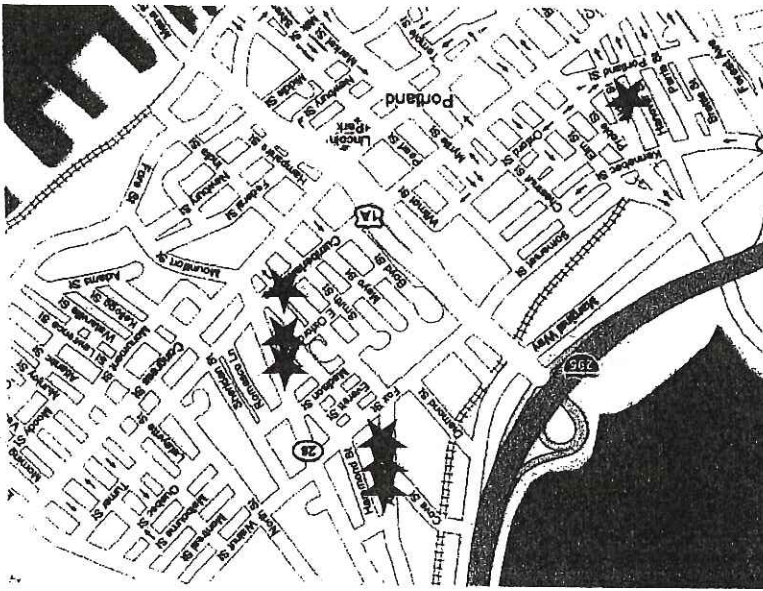
City Contribution: \$425,000

Income Limit for Residents:

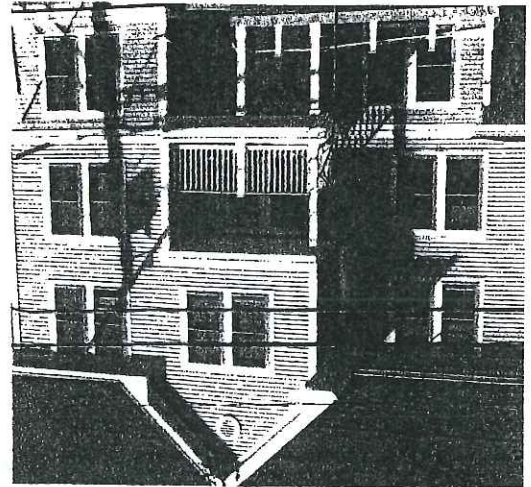
13 Units @ <50% of Area Median Income

6 Units @ <60% of Area Median Income

3 Units @ Market Rate



PROP Housing
73-85 Grant Street
Parkside

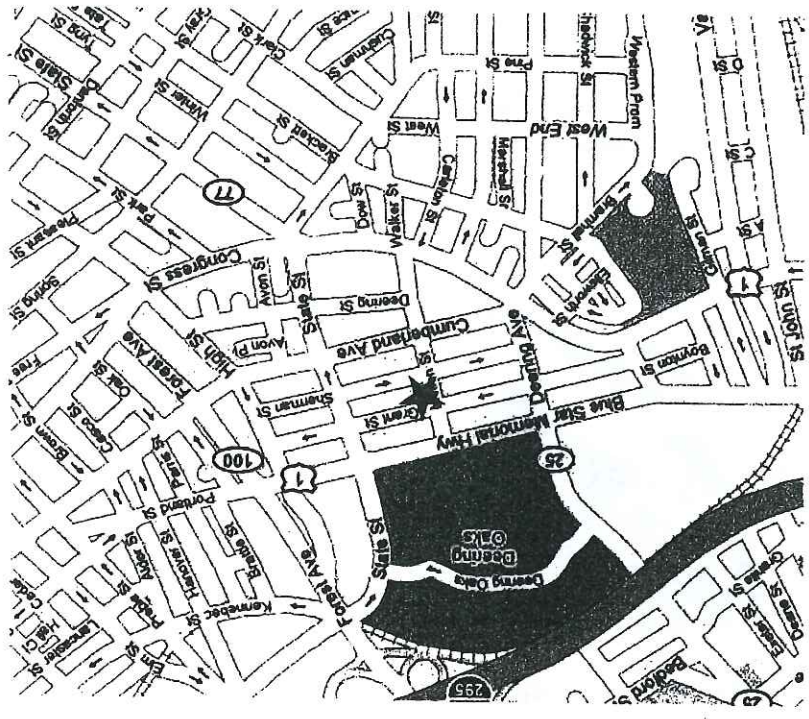


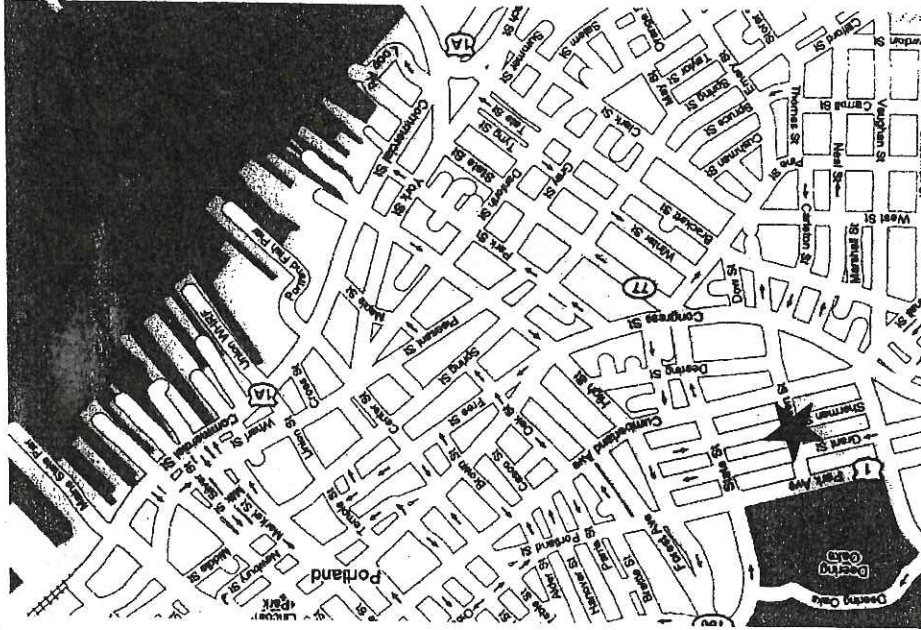
Developers: PROP
Year Opened: 2005
Housing Units: 16 Affordable Units

6 Two-bedroom
 10 Three-bedroom

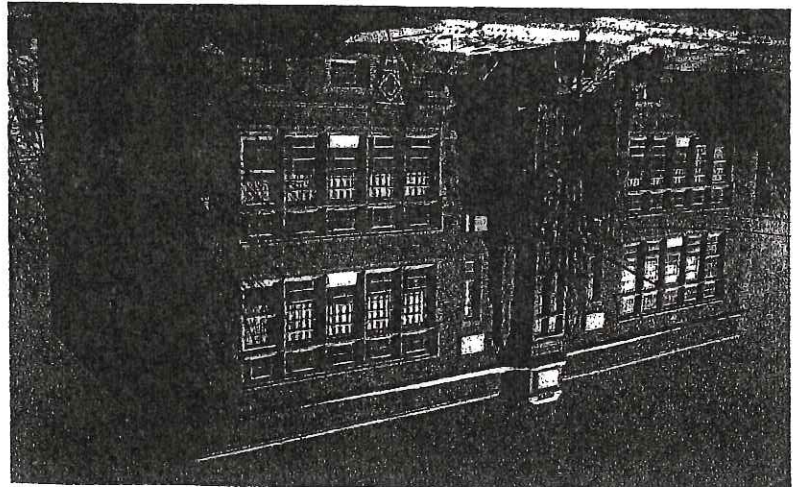
Type of Development: Family
Total Development Cost: \$4,028,335
City Contribution: \$307,700

Income Limit for Residents: 10 Units @ <50% Area Median Income
6 Units @ <60% Area Median Income



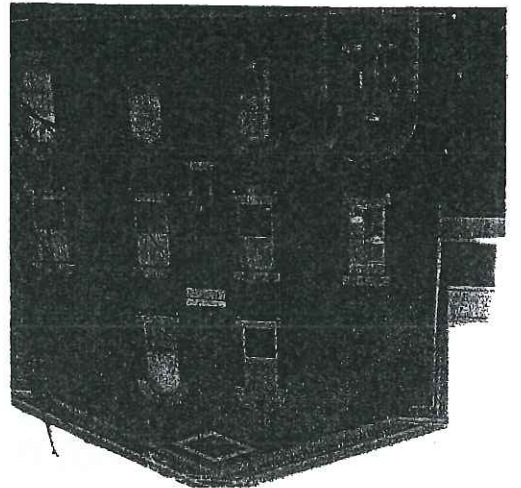


Developers: Random Orbit – Peter Bass
 Year Opened: Fall 2006
 Housing Units: 8 Affordable Units - Homeownership
 Type of Development: Artist Housing
 Total Development Cost: \$868,000
 Income Limit for Residents: Less than 80% Area Median Income



Sacred Heart School
Parkside Studios
 53 Sherman Street
 Parkside

St. Dominic's
 34 Gray Street
 West End



Developers: Portland West and PROP
Year Opened: 2004
Housing Units: 12 Affordable Units

- 1 One-bedroom apartment
- 5 Two-bedroom apartments
- 4 Three-bedroom apartments
- 2 Four-bedroom apartments

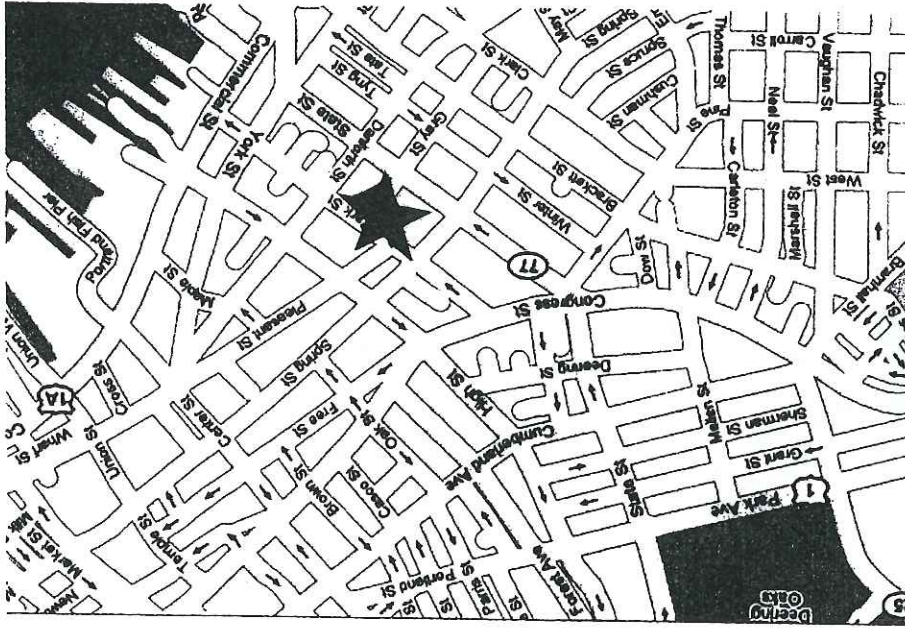
Type of Housing Development: Family

Total Development Cost: \$3,534,891

City Contribution: \$260,000

Income Limit for Residents: 8 Units @ < 50% Area Median Income

4 Units @ < 60% Area Median Income



Shalom House

180 Auburn Street

North Deering

Developers: Shalom House

Year Opened: 2004

Housing Units: 10 Affordable Units

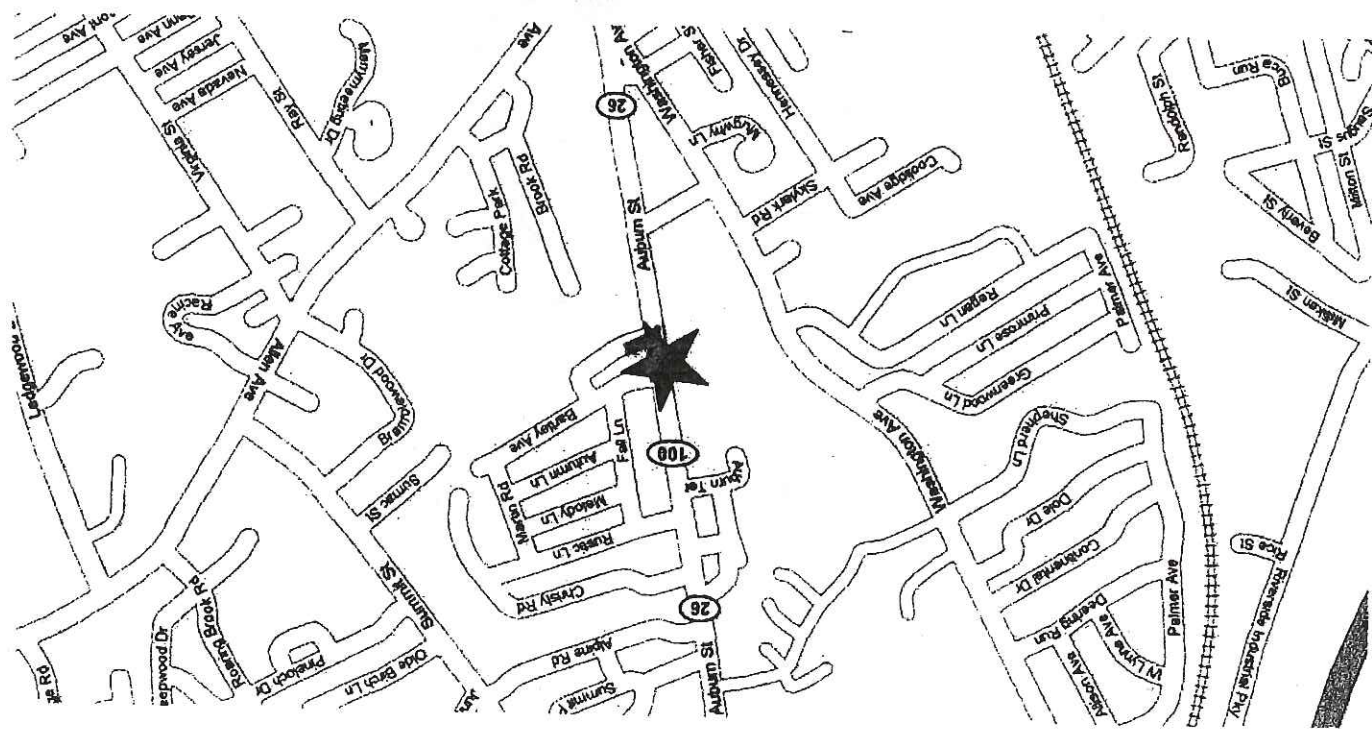
10 Efficiency Units

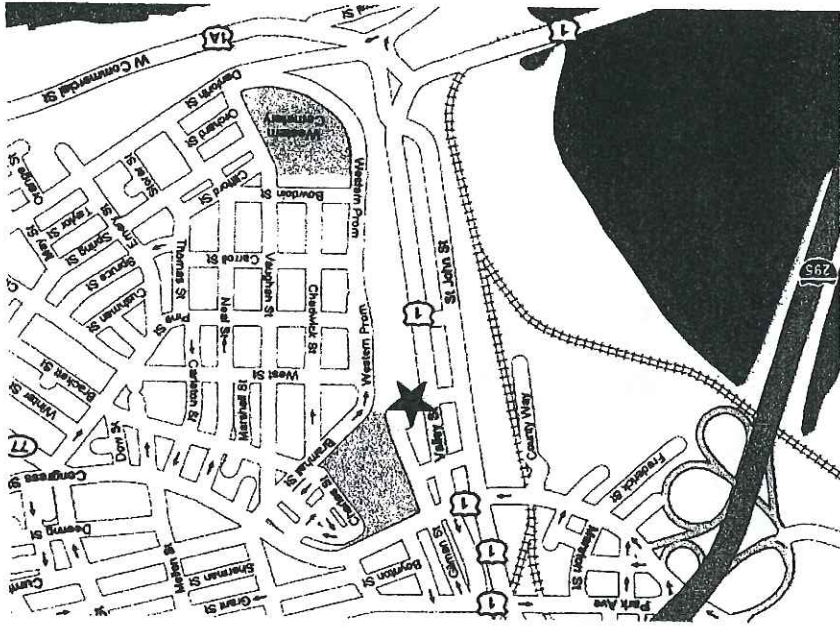
Type of Development: Special Needs

Total Development Cost: \$1,450,000

Income Limit for Residents: 2 Units @ < 50% of Area Median Income

8 Units @ < 60% of Area Median Income



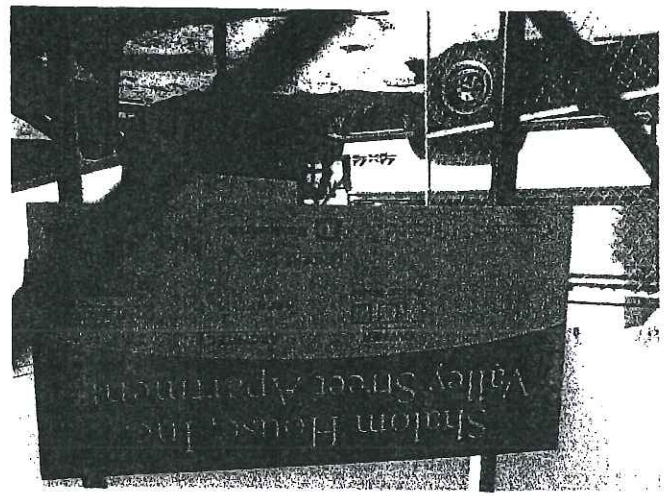


Type of Development: Family
 Total Development Cost: \$5,043,568
 City Contribution: \$320,000
 Income Limit for Residents: 16 Units @ < 50% Area Median Income
 8 Units @ < 60% Area Median Income

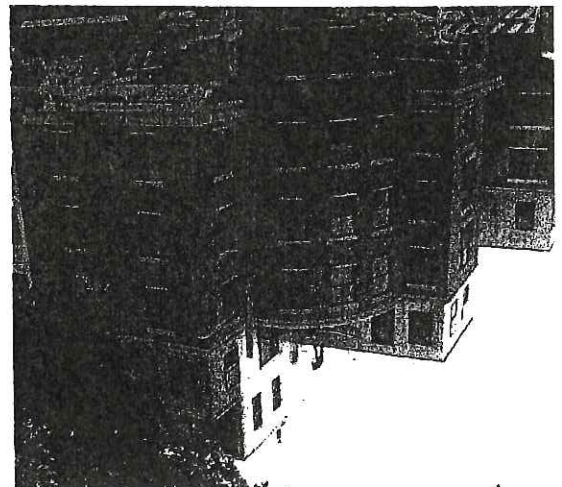
21 One-bedroom Apartments
 3 Two-bedroom Apartments

Developers: Shalom House, Inc.
 Year Opened: December 2006
 Housing Units: 24 Affordable Units

Valley Street Apartments
 315 Valley Street
 Parkside



Walker Terrace
 730 Congress Street
 West End



Developers: Maine Workforce Housing - Nathan Szanton and Robert Monks, Jr.
Year Opened: Fall 2006
Housing Units: 22 Affordable Units, 18 Market rate Units

- 20 One-bedroom apartments
- 20 Two-bedroom apartments

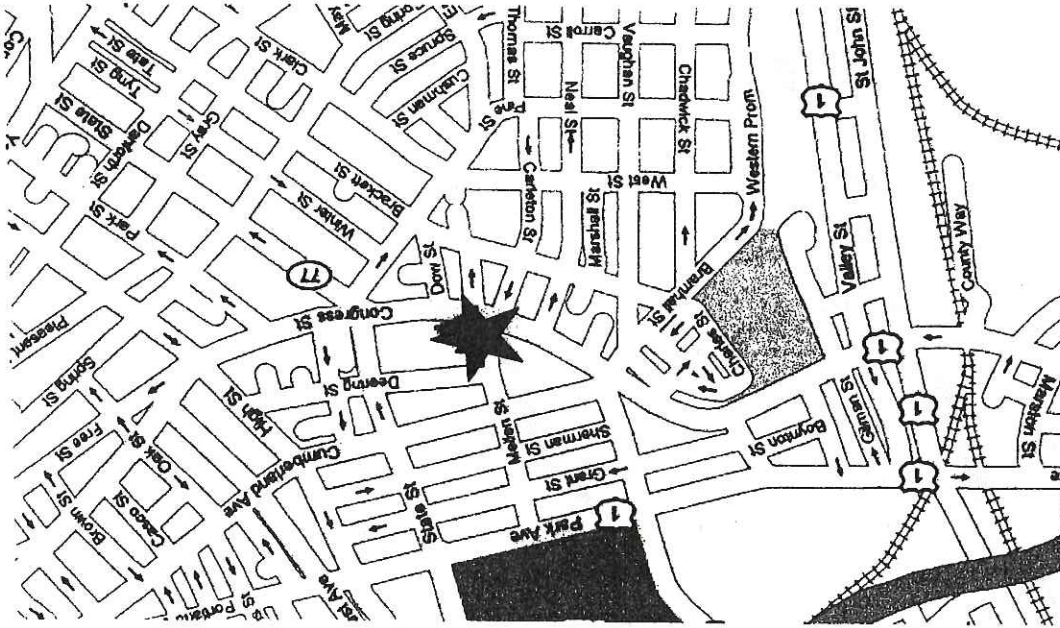
Type of Development: Family

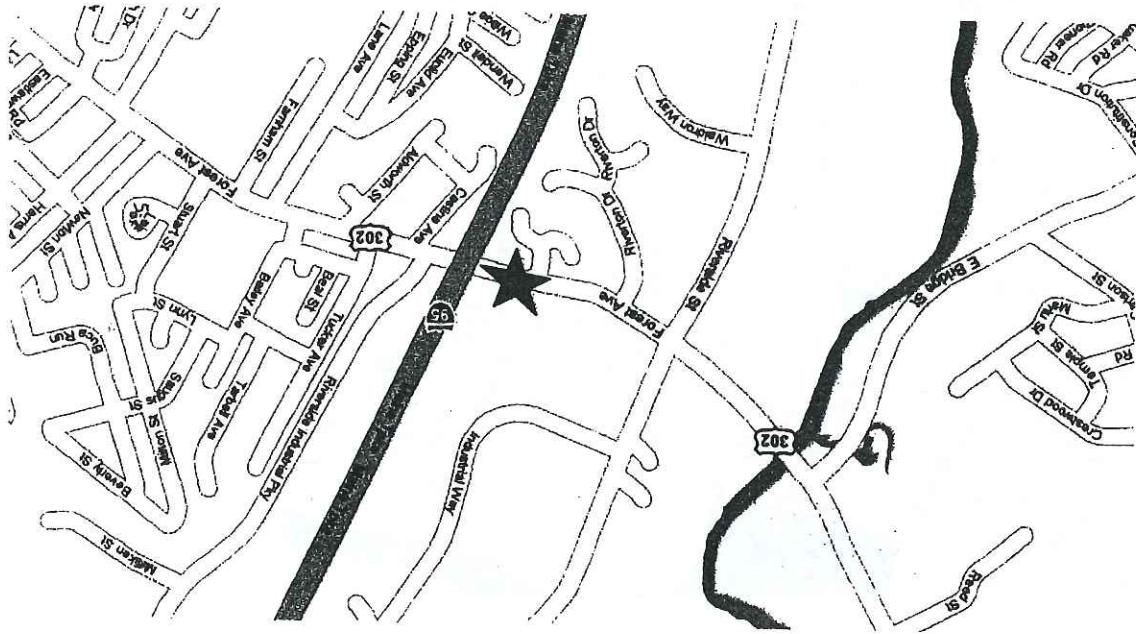
Total Development Cost: \$8,470,000

Monthly Contribution: \$602,000

Income Limit for Residents: 2 Units @ < 50% Area Median Income

20 Units @ < 60% Area Median Income

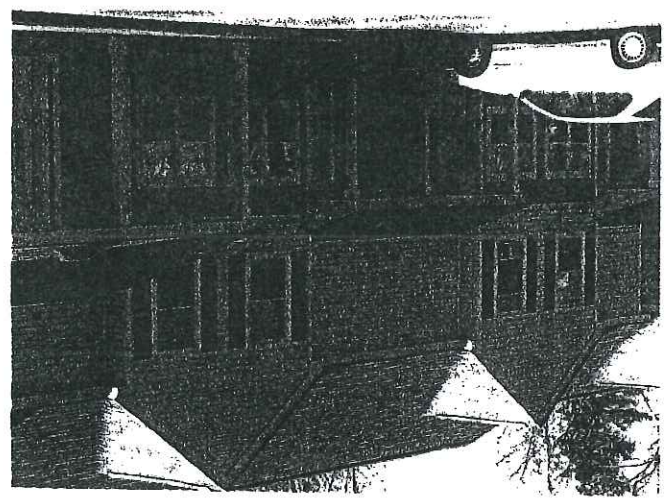




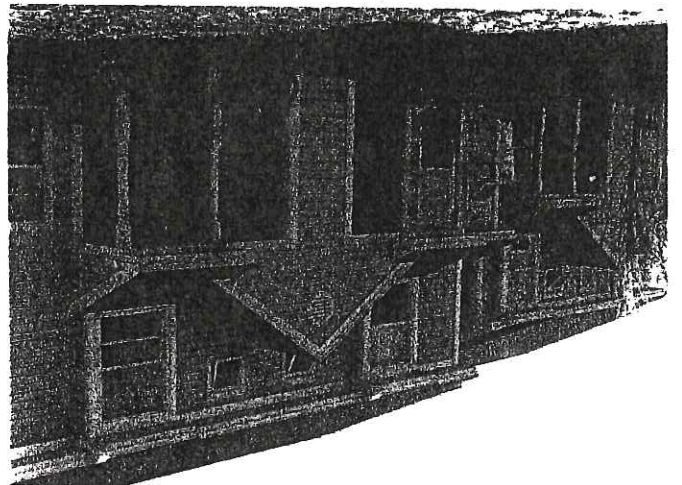
Type of Housing Development: Family
 Total Development Cost: \$6,481,664
 City Contribution: \$256,000
 Income Limit for Residents: 9 Units @ <50% of Area Median Income
 10 Units @ <60% of Area Median Income

Developers: Adam Mack, Adam Development Corporation
 Year Opened: 2003
 Housing Units: 45 Units (19 Affordable Units, 26 Market Rate Units)
 27 Two-bedroom apartments
 18 Three-bedroom apartments

Wellesley Estates
 1838 Forest Ave.
 Riverton



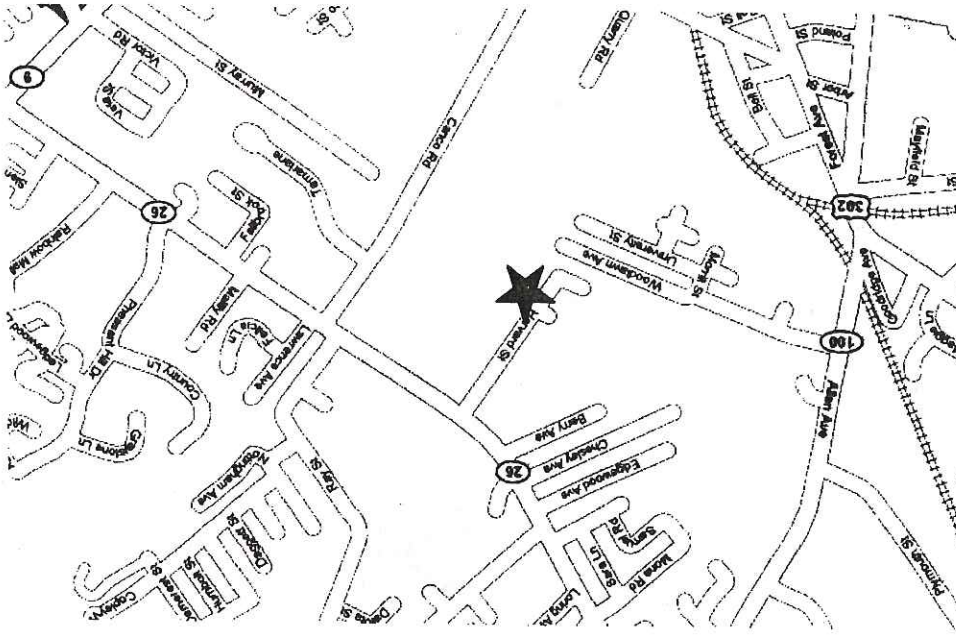
Yale Court
 88 Yale Street
 North Dering

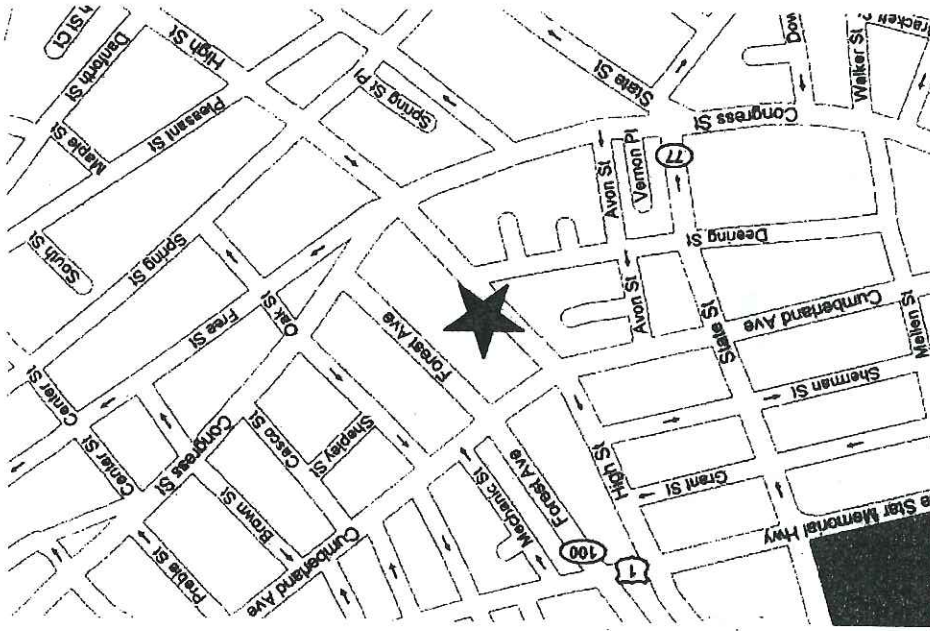


Developers: Michael Payson and Jim Westcott
Year Opened: 2003
Housing Units: 30 Affordable Units

- 10 Two-bedroom apartments
- 20 Three-bedroom apartments

Type of Development: Family
Total Development Cost: \$5,751,517
City Contribution: \$350,000
Income Limit for Residents:
 18 Units @ 50% of Area Median Income
 12 Units @ 60% of Area Median Income

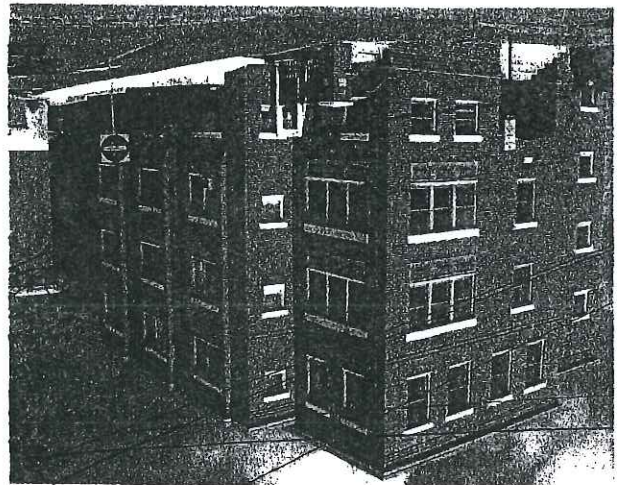




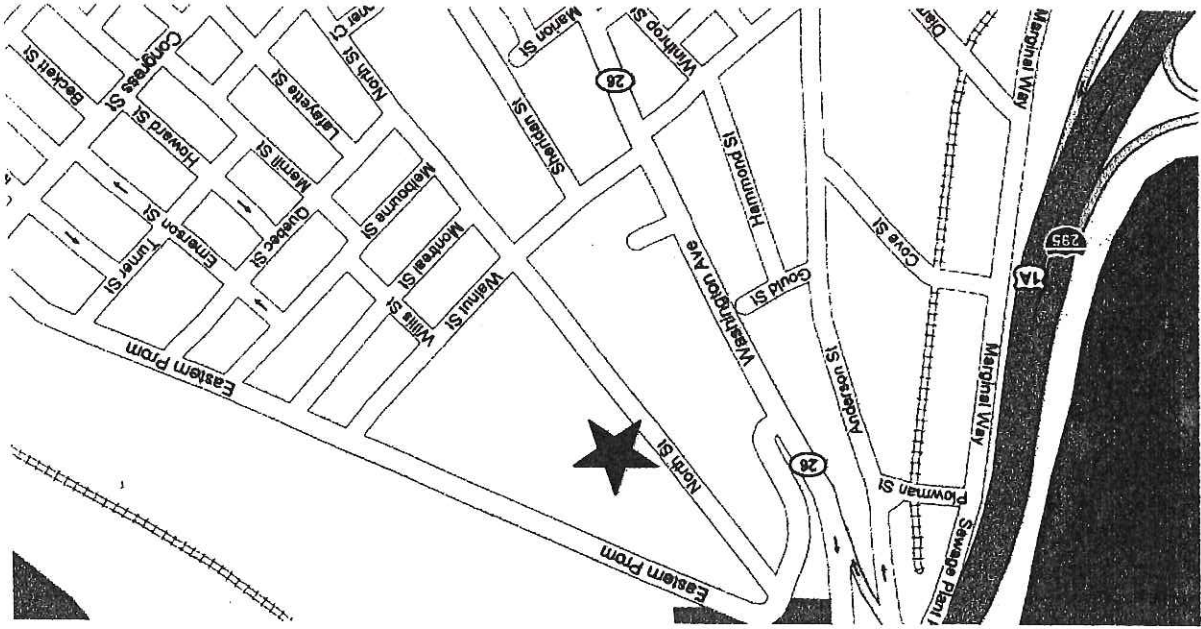
Income Limit for Residents: 32 Units @ 60% Area Median Income
 City Contribution: \$ 0
 Total Development Cost: \$ 4,504,355
 Type of Development: Single Room Occupancy

32 Efficiency Apartments

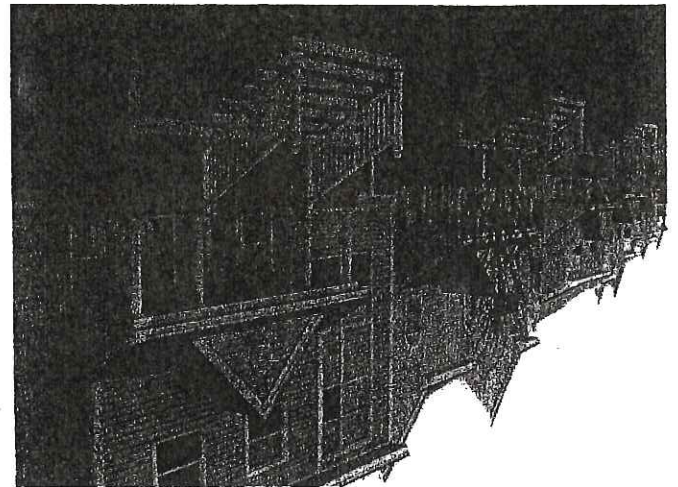
Developers: YMCA
 Year Opened: 2006
 Housing Units: 32 Affordable Units



YMCA Residence
 231 High Street
 Parkside



Island View Apartments
 North Street
 East End



Developers: Silver Street Development Corp.

Year Opened: Fall 2002

Housing Units: 29 Affordable Units, 41 Market Rate Units

- 6 One-bedroom Apartments
- 21 Two-bedroom Apartments
- 27 Three-bedroom Apartments
- 16 Three-bedroom Townhomes

Type of Development: Family

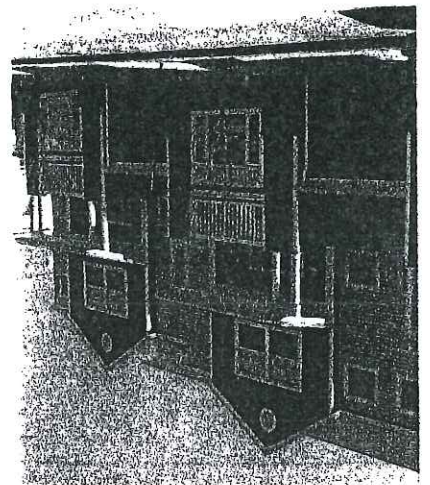
Total Development Cost: \$10,627,614

City Contribution: \$400,000

Income Limit for Residents: 4 Units @ <50% Area Median Income

25 Units @ <60% Area Median Income

Unity Village
 24 Stone Street
 Bayside



Developers: Richard Berman and Jim Hatch
Year Opened: 2000

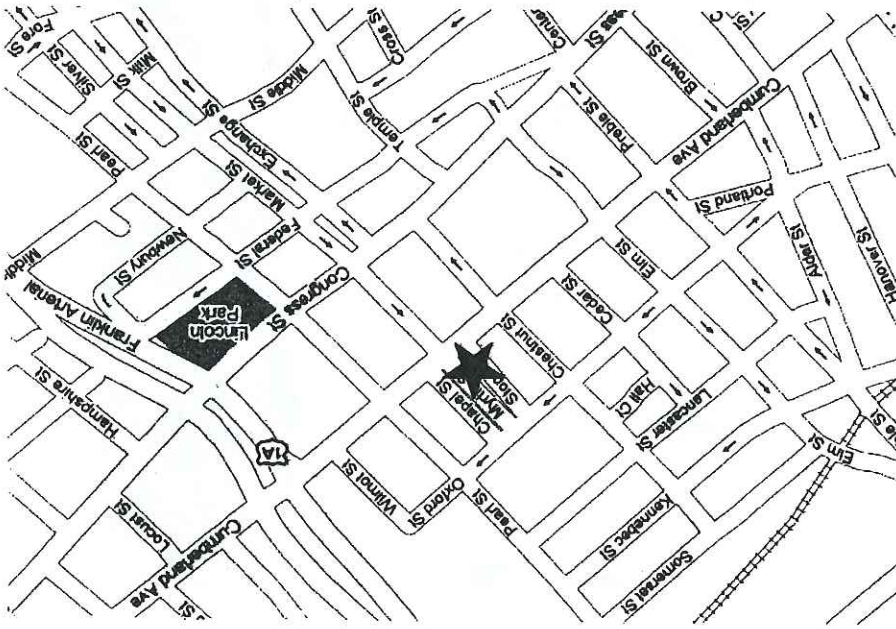
Housing Units: 26 Affordable Units, 7 Market Rate Units

- 5 One-bedroom Units
- 11 Two-bedroom Apartments
- 17 Three-bedroom Apartments

Type of Development: Family

Total Development Cost: \$ 5,124,660
City Contribution: \$ 313,500

Income Limit for Residents: 10 Units @ <40% Area Median Income
 10 Units @ <50% Area Median Income
 6 Units @ <60% Area Median Income



(OLD)

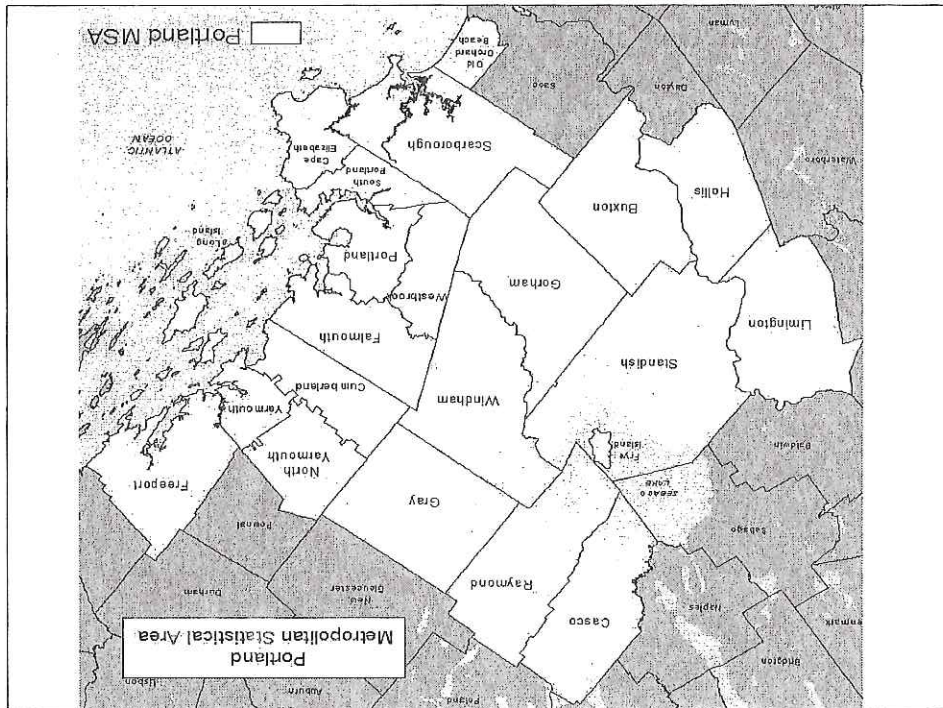
DRAFT - Housing Constructed, Approved or Pending Since 2002 - *** DRAFT***
Totals by Project Type, Affordable Units and Project Size, Portland, Maine

Projects Under Construction or Completed	Total Number of Units	% of Total Units Under Const.	Number of Affordable Units	% of Affordable Units by Project type	% Affordable Units of total construction	Average Number of units per project	Number of projects by project size (units per project)										
							0 to 9 units	10 to 19 units	20 to 29 units	30 to 39 units	40 to 49 units	50 to 100 units	100 + units				
Single Room Occupancy	62	6.1%	62	100.0%	6.1%	31											
Multifamily Projects	631	62.2%	271	42.9%	26.7%	25.2	12	3	5	3	4	1					
Duplex	50	4.9%	0	0.0%	0.0%	4.5	10										
Single Family	122	12.0%	0	0.0%	0.0%	12.2	5	5	1								
Assisted/Elderly	149	14.7%	22	14.8%	2.2%	49.7	2										
Subtotals	1014		355		35.0%		29	8	5	7	4	1	1				
Approved Projects	Total Number of Units Approved	% of Total Units approved	Number of Affordable Units	% of Affordable Units by Project type	% Affordable Units of total units approved	Average Number of units per project	Number of projects by project size (units per project)										
Single Room Occupancy	0	0.0%	0	0.0%	0	0.0											
Multifamily Projects	319	82.9%	68	21.3%	17.7%	63.8	3										1
Duplex	2	0.5%	0	0.0%	0.0%	2.0	4	3									
Single Family	46	11.9%	4	8.7%	1.0%	7.7											
Assisted/Elderly	18	4.7%	18	100.0%	4.7%	18.0		1									
Subtotals	385		90		23.4%		7	4									2
Pending Projects	Total Number of Units Pending	% of Total Units Pending	Number of Affordable Units	% of Affordable Units by Project type	% Affordable Units of total units pending	Average Number of units per project	Number of projects by project size (units per project)										
Single Room Occupancy	0	0.0%	0	0	0.0%	0											
Multifamily Projects	605	90.8%	20	3.3%	3.0%	60.5	1	1									
Duplex	2	0.3%	0	0	0.0%	2	1										
Single Family	59	8.9%	0	0	0.0%	8.4	4	3	2								2
Assisted/Elderly	0	0.0%	0	0	0.0%												
Subtotals	666		20		3.0%		6	4	2	2	1	3	2				
Totals	Number of Units		Affordable Units		Units of Total Units		Number of projects by project size (units per project)										
	2063		464		22.5%		42	16	7	7	5	6	100 +	4			

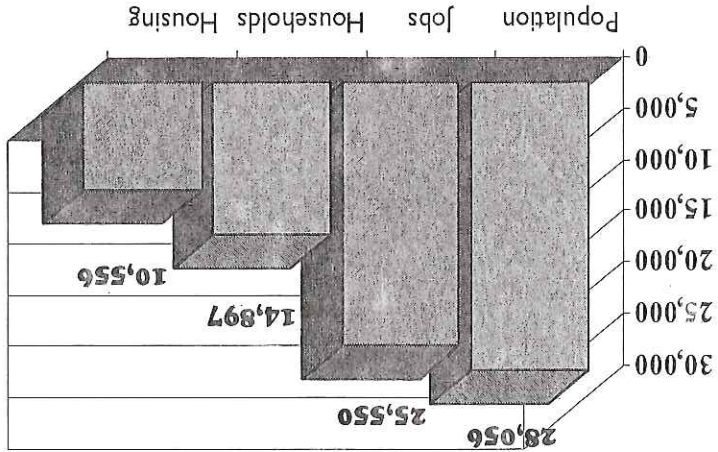
Housing choices change over time depending on age, income, and lifestyle.



The Portland Metropolitan Statistical Area forms an integrated economic unit where people live and work. Within the Portland MSA, there are 15,000 more jobs than adult-age workers, which contributes to the housing squeeze.



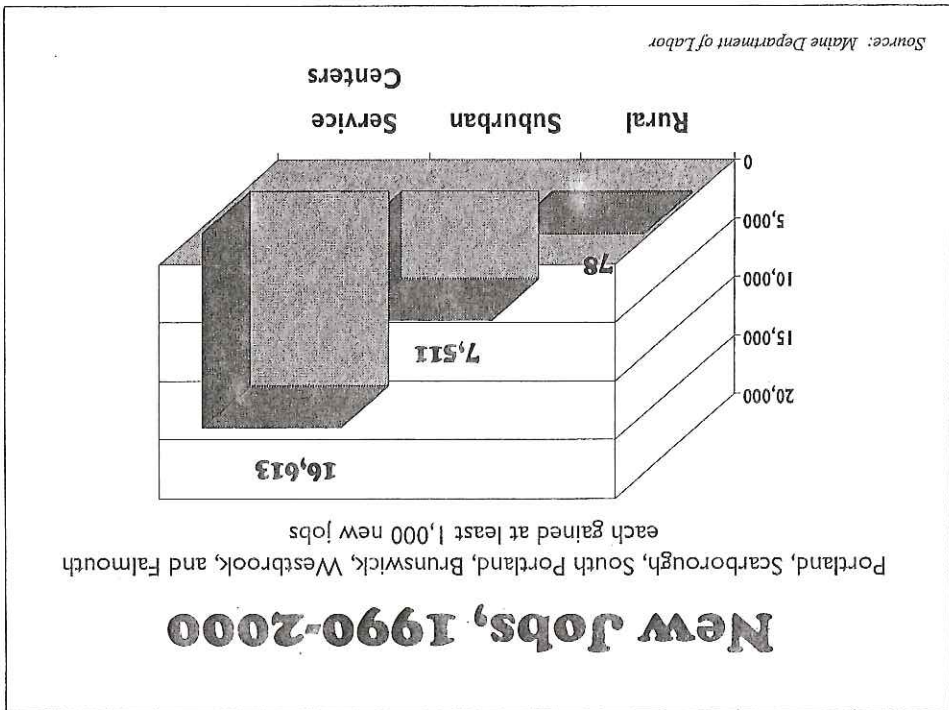
Portland MSA Growth 1990-2000

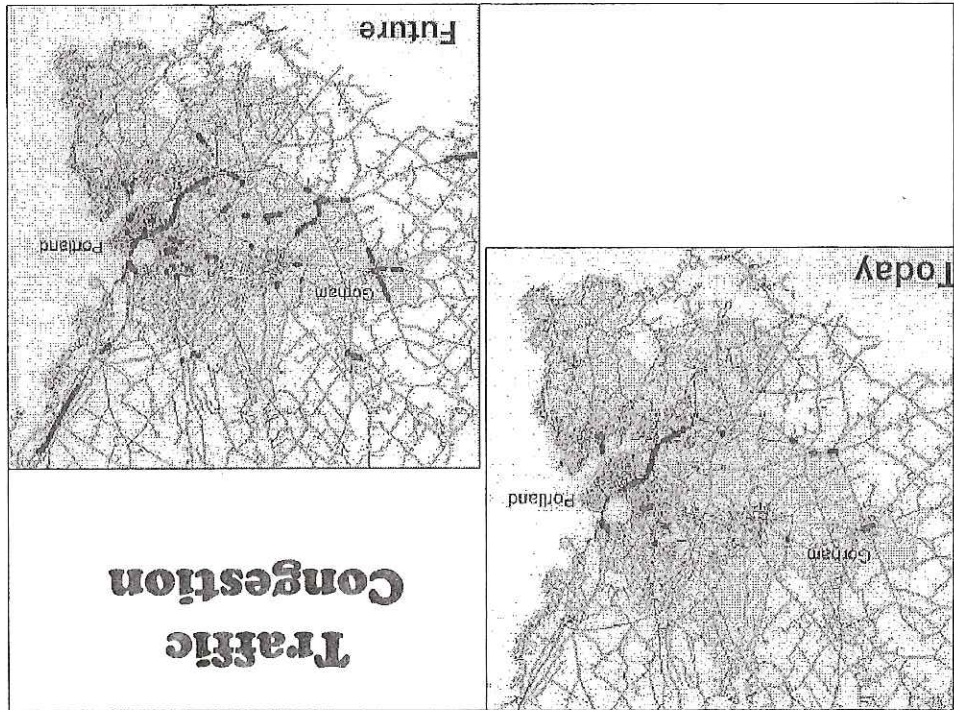


Source: U.S. Census, Maine State Housing Authority, Maine Department of Labor

In the 1990's, the Portland MSA grew by almost 30,000 people. Population increase and a decline in household size contributed to the formation of almost 15,000 new households. With the production of new housing units lagging behind the number of new households, vacancy rates plummeted.

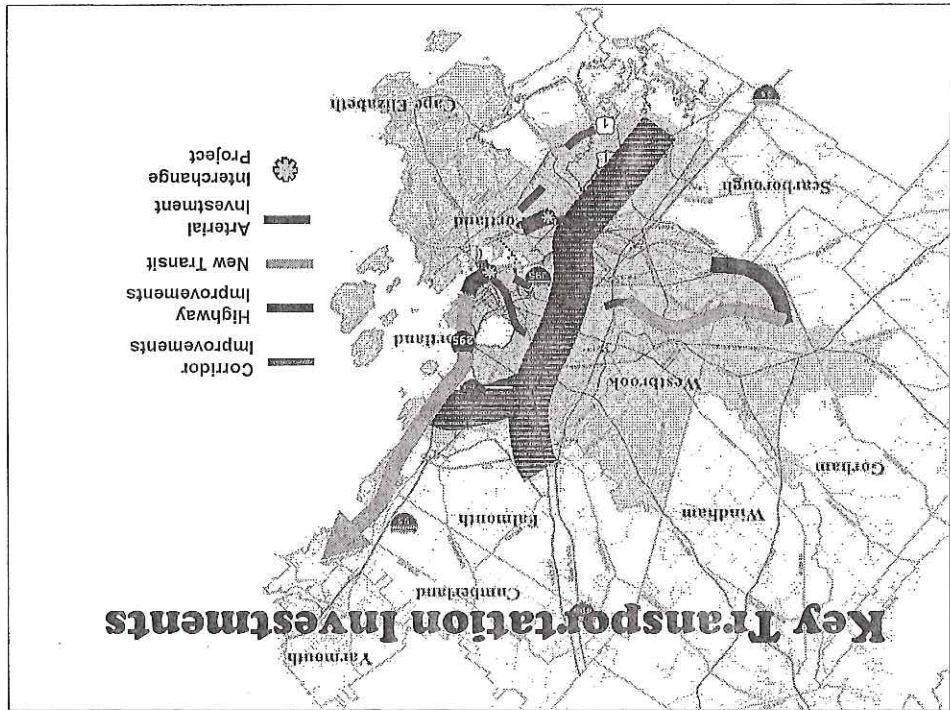
In Cumberland County, job growth was robust in the suburbs, contributing to the spreading out of people and housing units. Scarborough alone gained 4,000 new jobs, qualifying them as the state's newest service center community.





With the spreading out of homes and jobs, congestion has increased not just on the Portland Peninsula but in suburban areas as people drive everywhere to get anywhere. The red lines illustrate current and future bottlenecks based on current patterns of growth.


Transportation improvements are being planned on all fronts. Destination Tomorrow, the Regional Transportation Plan for Greater Portland, identifies over \$500 million in new investments over the next 25 years for travel by car, train, bus, bicycle and foot.



There is a myth that the term "affordable housing" only applies to "some" people. Affordability applies to all us. The first definition is a vision of diversity developed in Falmouth. The second is the standard used by mortgage lenders. The third, found in Maine statute, is the target of housing policy. Almost 40% of all households earn less than 80% of median income for the Portland MSA, including households headed by teachers, health care providers, and local government workers. A first year firefighter in South Portland earns about \$11 an hour for a 48-hour work week, or \$27,000 per year. Approximately 27% of households – 1/3 of renters and 1/5 of owners – spend more than 30% of their income for housing, the threshold of affordability.

Affordability

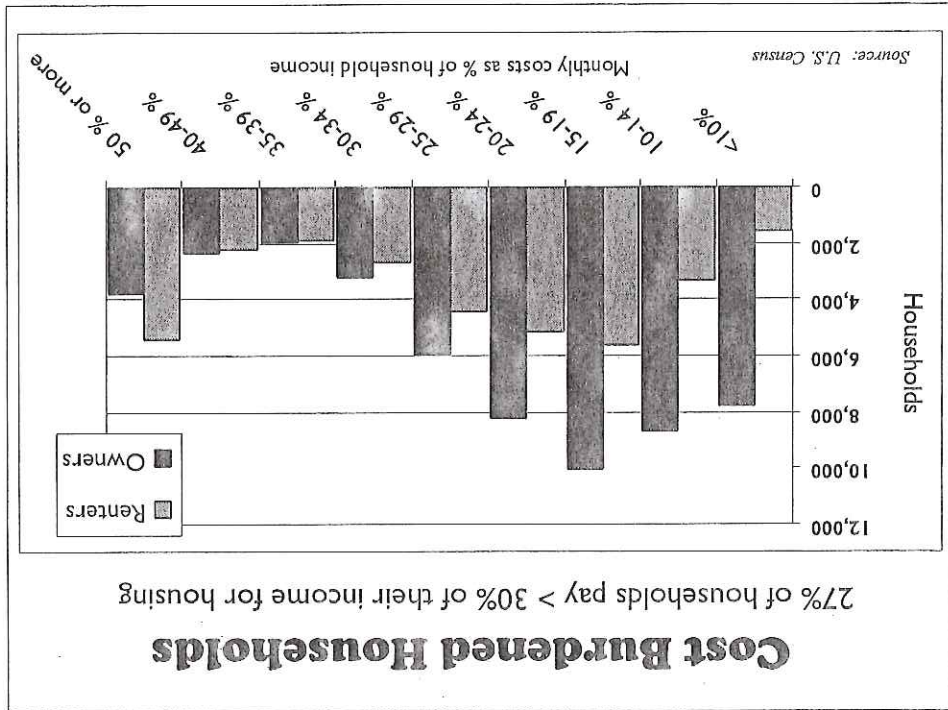
- "Bankers, janitors, teachers, retirees, sales clerks, & lawyers lived in the same neighborhood." 2001 Falmouth Town Council Resolution
- Monthly housing costs not exceeding 28% to 33% of a household's gross income
- \$58,500 - 2003 median household income
- Decent, safe, & sanitary living accommodations priced for purchase or rent by households earning up to 80% of median income
- \$46,800 - household income
- \$32,750 - Section 8 limit for 1-person household



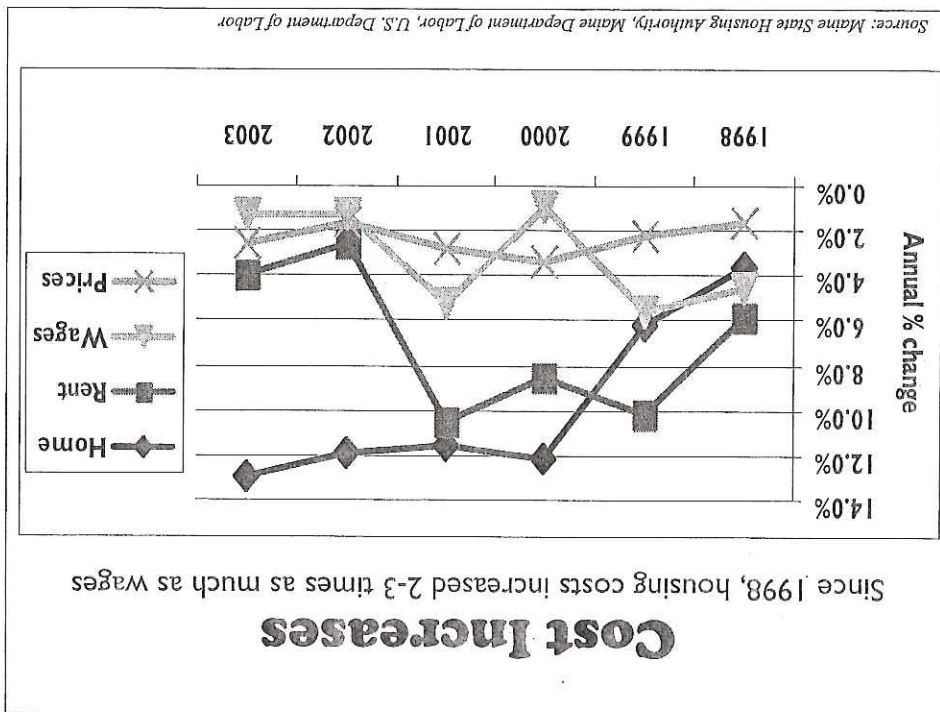
**YOU CAN CALL HIM A HERO,
BUT YOU CAN'T CALL HIM A NEIGHBOR.**

IN A TOWN WHERE HE'S A HERO, HE'S NOT A NEIGHBOR. HE'S A HERO BECAUSE HE'S A HERO TO THE POLICE, THE FIRE DEPARTMENT, AND THE NEWS. HE'S A HERO BECAUSE HE'S A HERO TO THE PEOPLE WHO WANT HIM TO STAY. HE'S A HERO BECAUSE HE'S A HERO TO THE PEOPLE WHO WANT HIM TO GO. HE'S A HERO BECAUSE HE'S A HERO TO THE PEOPLE WHO WANT HIM TO STAY AND GO. HE'S A HERO BECAUSE HE'S A HERO TO THE PEOPLE WHO WANT HIM TO STAY AND GO.

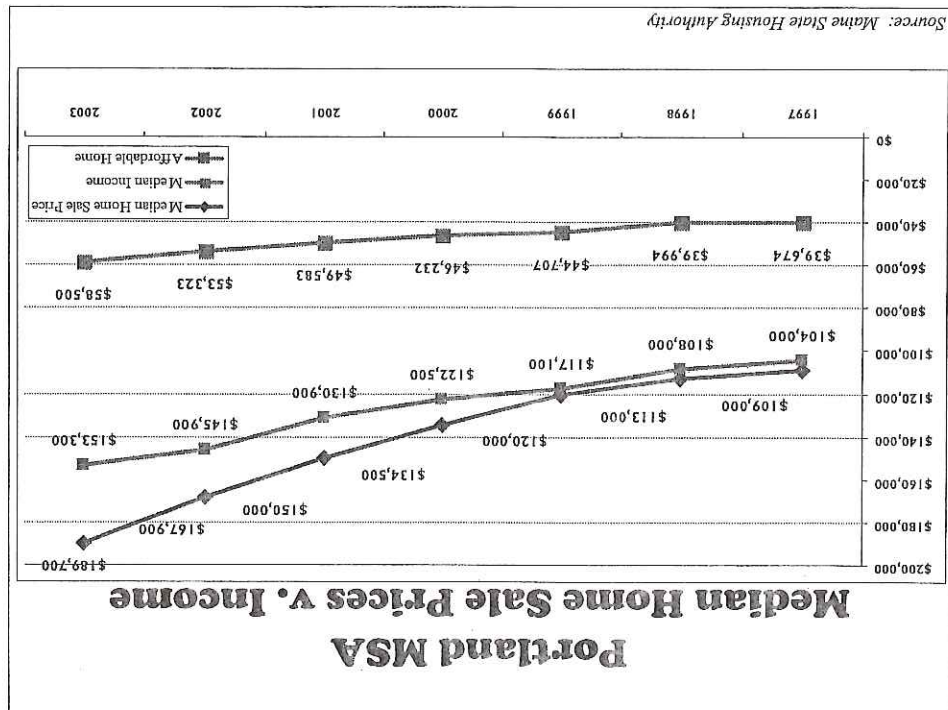
Approximately 27% of households – 1/3 of renters and 1/5 of owners – spend more than 30% of their income for housing, the threshold of affordability.



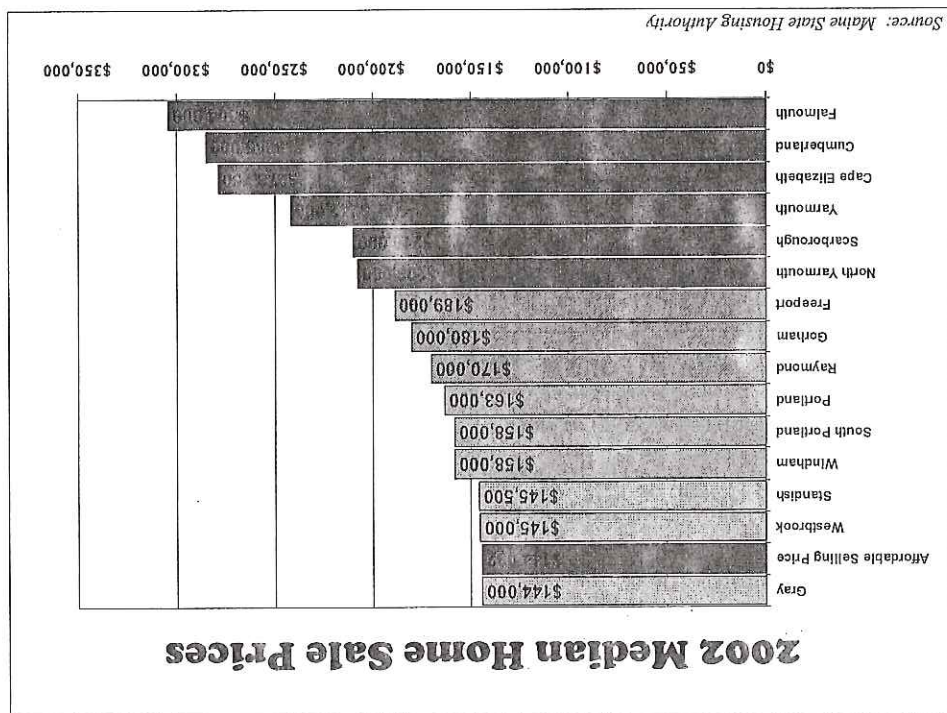
In 1998, the housing market was in balance. A household earning the median income of \$40,000 could afford the median home sale price of \$113,000. A worker making the average salary of \$29,000 could afford the average rent of \$639. In 1999, rent prices took off. In 2000, home sales jumped. While housing costs have witnessed double digit increases, average salaries have seen modest annual increases of 1-5%.



Median home sale prices for all types of units – condos, townhouses, single family homes – have increased at least 10% each year since 2000. The red and blue lines show that every year, the gap between the median home sales price and the affordable selling price for a household earning the median income is growing wider.



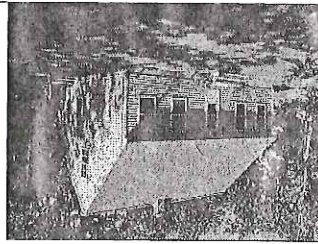
The blue line represents the maximum affordable home sale price for a household earning the median income in the Portland MSA of \$53,323, with 5% down and a 30-year mortgage at 6.5%. Prices reflect sales for all types of units – condos, townhouses, and traditional detached homes. Single family home prices run higher: the typical 4 bedroom home in the Portland MSA costs \$235,000 in 2002. Median prices in almost every community are out of reach for the typical household.



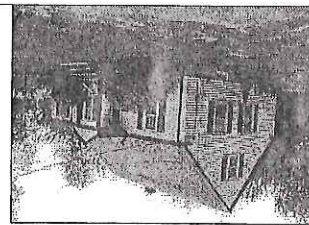
Affordable Homes

In 2002, about a quarter of all single family homes sold in the affordable range of \$150,000 or less.

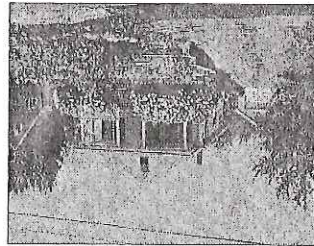
\$142,000 Buxton



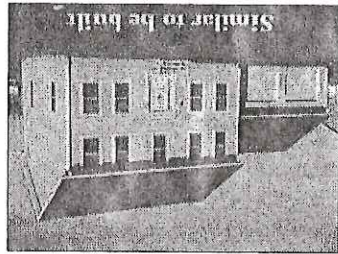
\$145,600 Yarmouth



\$149,000 Portland



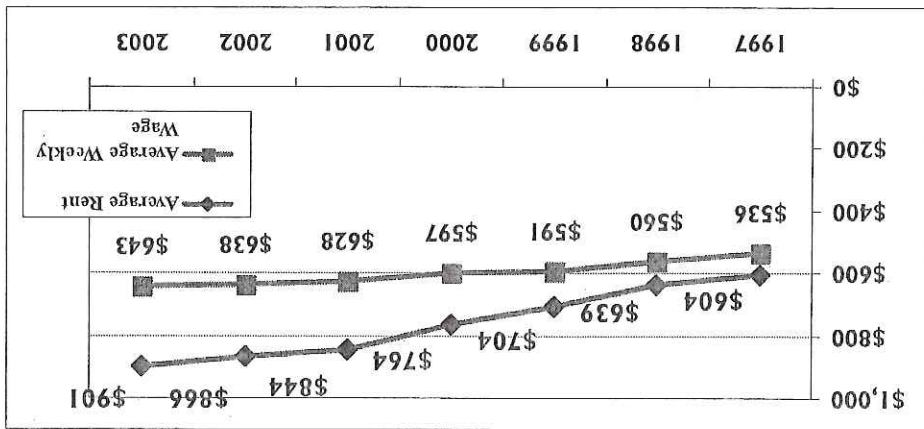
\$133,000 New Gloucester



Affordable homes – mostly older capes, ranches and bungalows – are getting harder to find. The homes illustrated range in size from 750 to 1,500 square feet on lots of 3,000 square feet to 2.5 acres. New construction in the affordable range can only be found further afield in Standish or Buxton.

Rents in Portland MSA

The average rent for a 2 bedroom apartment has increased 49% since 1997, while wages increased 20%.



Source: Maine State Housing Authority

A worker in Southern Maine must earn over \$17.00 per hour to afford the average 2 bedroom apartment in Greater Portland. The average retail or service jobs pays less than \$10 per hour.

The gap between current supply and future demand does not take the affordability of the current housing stock into account. Existing as well as new units must be made affordable to those making less than median income. Almost 40% of renter households earn less than 50% of median income or \$26,000 per year, including area teachers, firefighters, and police officers. Subsidies, such as Section 8 vouchers, help bridge the gap between market price and their ability to pay.

Housing Need

Renter households must earn \$33,000 per year or \$16 per hour to afford average rent of \$866 for 2 bedroom apartment

	Families	Seniors
Renter households at 50% median income	9,032	4,042
Subsidized units available	5,032	3,317
Current unmet need	4,300	72

Source: Maine State Housing Authority

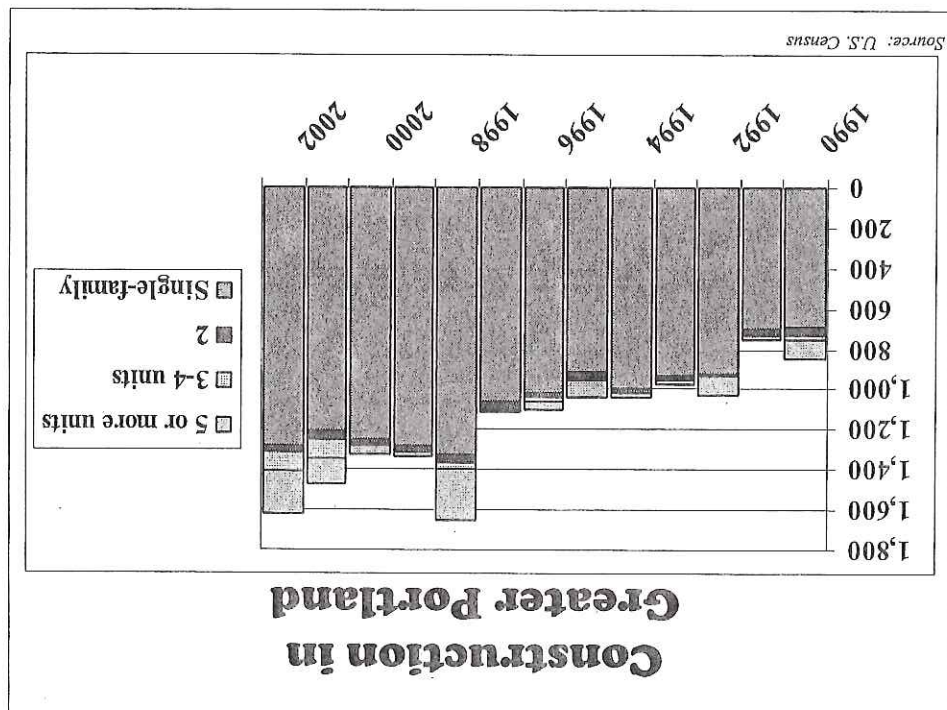
2010 Housing Forecast

Forecast		2010		2000	
	Total	Total	Percent	Total	Percent
Population of Portland MSA	243,537	263,927		99,706	
Households		108,094		99,706	
Housing Units	8,937	110,644		101,523	
Ownership		72,075	65%	66,354	65%
Occupied		71,362	99%	65,806	99%
Vacant		714	0.7%	548	0.7%
Rental	3,216	38,569	35%	35,353	35%
Occupied		36,732	95%	33,900	96%
Vacant		1,837	5%	1,453	4%

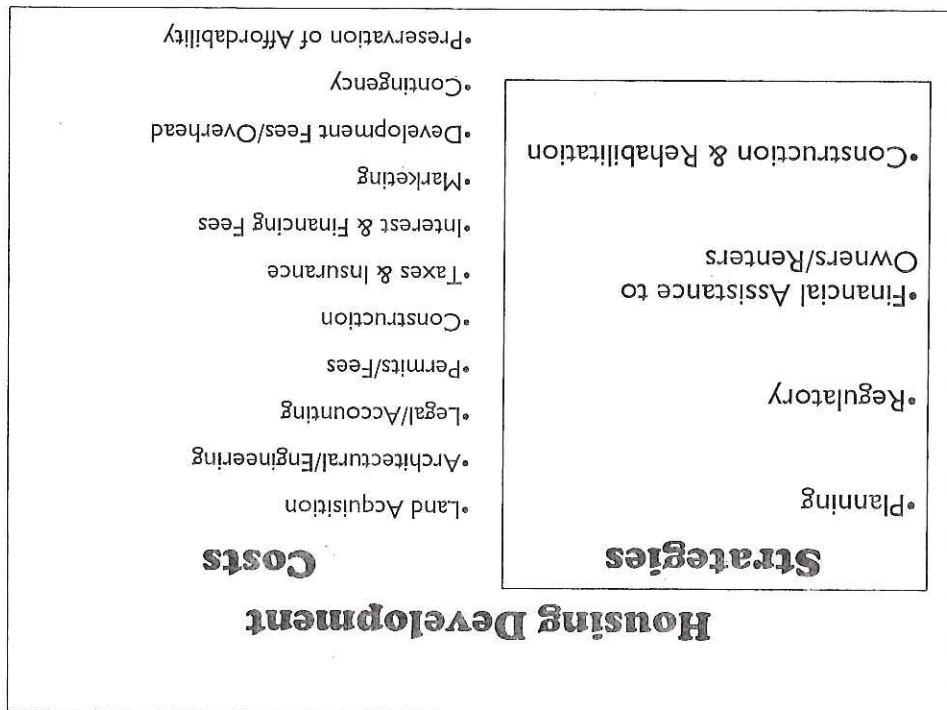
Prepared by GPCOG based on data from U.S. Census & State Planning Office

This baseline housing forecast is based on current supply. Population projections for the region were prepared by the Maine State Planning Office. The forecast assumes that certain variables, like average household size, the percentage of owners v. renters, and the percentage of population housed in group quarters – nursing homes, dormitories, correctional facilities, etc. - will remain the same. It also assumes that all current vacant units are habitable. This forecast for new units needed is conservative. For example, if average household size were to decline by just 2%, the number of new units needed would rise to over 11,300.

Are we meeting future demand? Construction of new housing units is on the rise. In the 1990's, we built just over 1,000 units of multi-family housing in Greater Portland. Since 2000, we've built over 650.

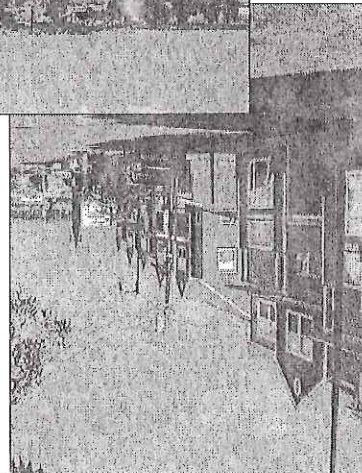
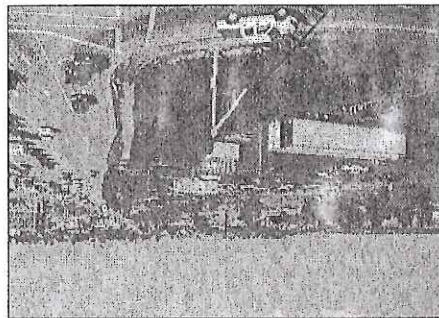


Housing development strategies, on the left, try to influence the costs of housing construction, on the right. For example, a regulatory strategy might reduce parking requirements, which are typically 2 cars per unit, for multi-family housing located in villages and downtown, on the theory that such conveniently located housing is within walking distance of stores and transit. Not only does this strategy free up valuable land on which to include additional units, it also lowers construction costs by 10-15%, savings which can be transferred into lower rents or sales prices.



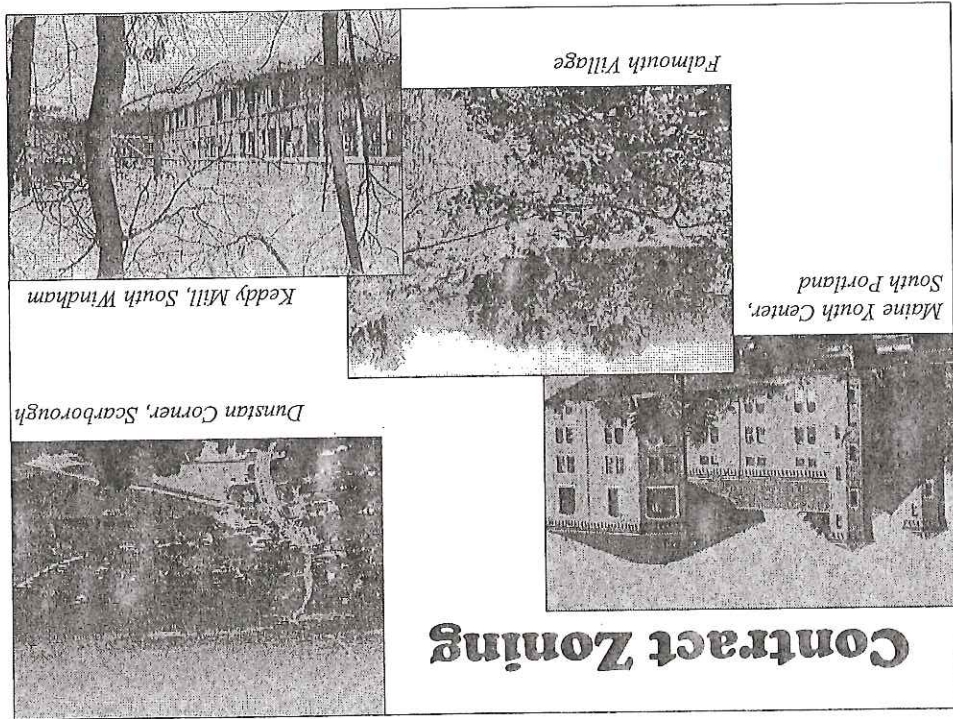
Neighborhood planning has the greatest potential to influence "on the ground" construction. Portland's Bayside planning process resulted in an ambitious plan for 800 new housing units over the next 25 years that is actively being implemented. Unity Village, upper left, features market rate and subsidized housing. Another city parking lot on Marginal Way will become the site for a new mixed use development featuring student housing. Infill development, right, was constructed on Hanover Street by PROP. Portland, South Portland, Falmouth, Westbrook, Scarborough, Freeport, and Windham have all undertaken varying degrees of planning at the neighborhood or village level with housing at the forefront.

Bayside, Portland

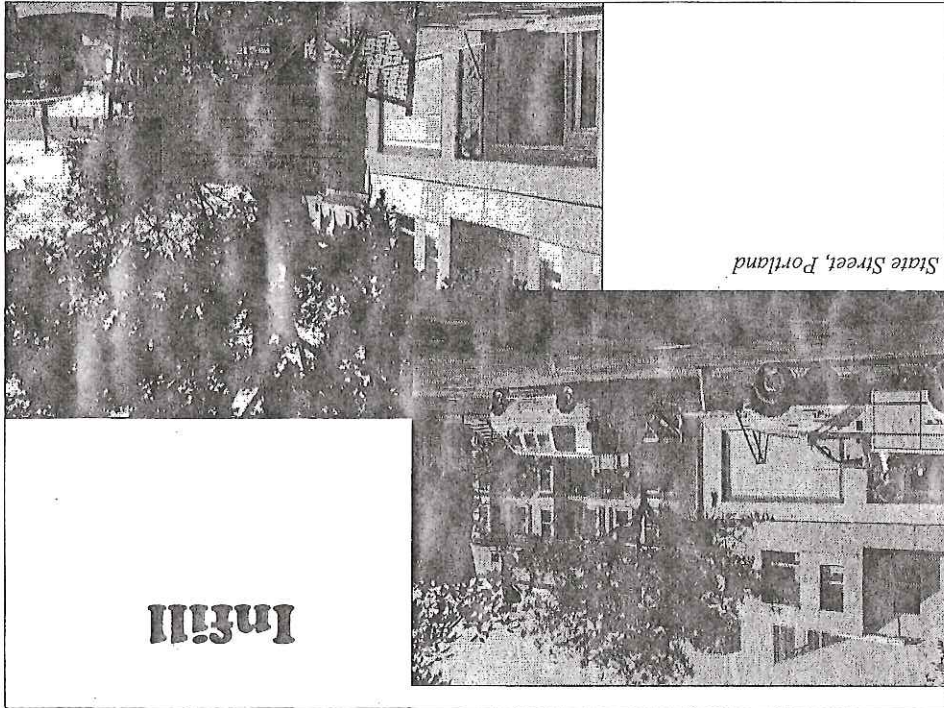


Neighborhood Planning

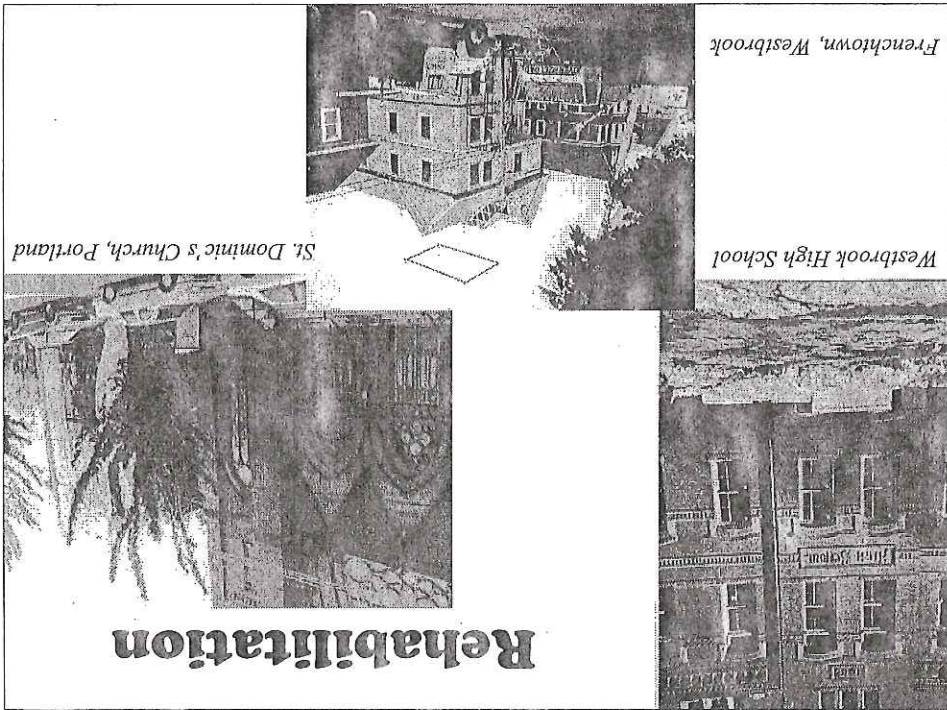
A contract zone is a set of unique negotiations whereby local government allows a developer to build on a scale not otherwise allowed under the zoning ordinance in return for providing a public benefit. A number of towns have considered contract zoning as a mechanism to increase density in return for affordable housing. For example, the Great American Neighborhood contract zone for Dunstan Corner was designed to deliver a number of public benefits, including a pedestrian-oriented neighborhood, transportation infrastructure improvements; net new tax revenue, public sewer, and trails and open space. In return the contract zone would have allowed 397 units – condos, apartments, and houses – on approximately 150 acres of land.



Infill is the development of an underutilized parcel – parking lot, brownfield, vacant building, open space, in an otherwise developed area. On State Street, a parking garage from the early 1920's will become the new home of Casco Terrace, 27 units of market rate and affordable units, some with views of Portland Harbor. Portland's ambitious new infill policy may soon increase such transformations by allowing housing development on undersized city lots.



Rehabilitation



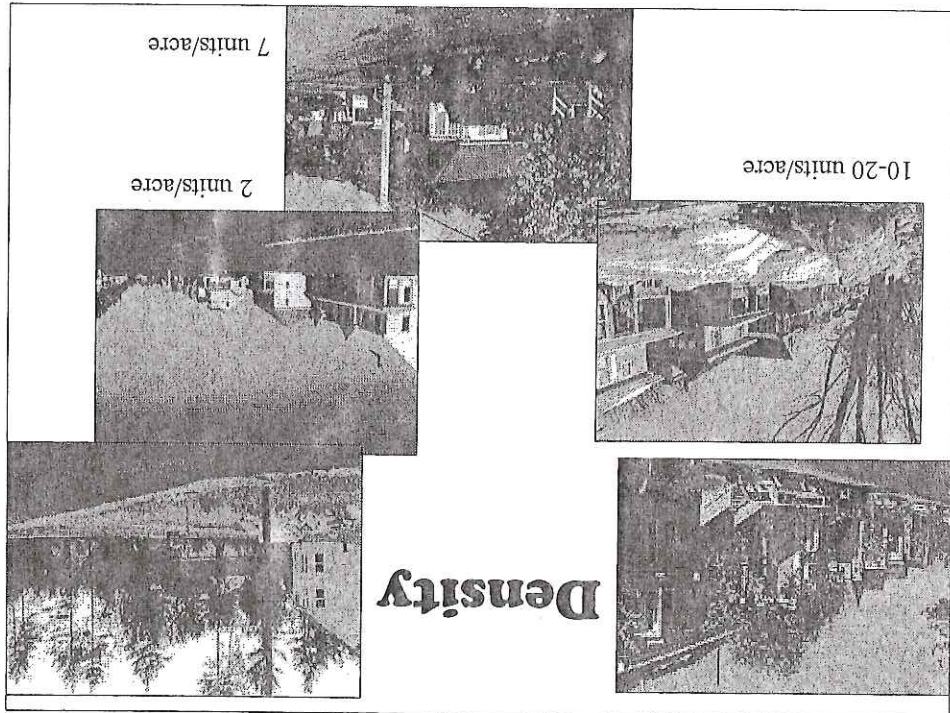
Across Southern Maine, old churches, schools, and upper floors are being rehabilitated into housing units. The Presumpscot Commons in Westbrook transformed the old high school into affordable senior housing, while on the other side of downtown, infill and rehab efforts are revitalizing Frenchtown. In Portland's West End, the former St. Dominic Roman Catholic Church and girls' school is being converted into the Irish Heritage Center and 12 units of affordable housing.

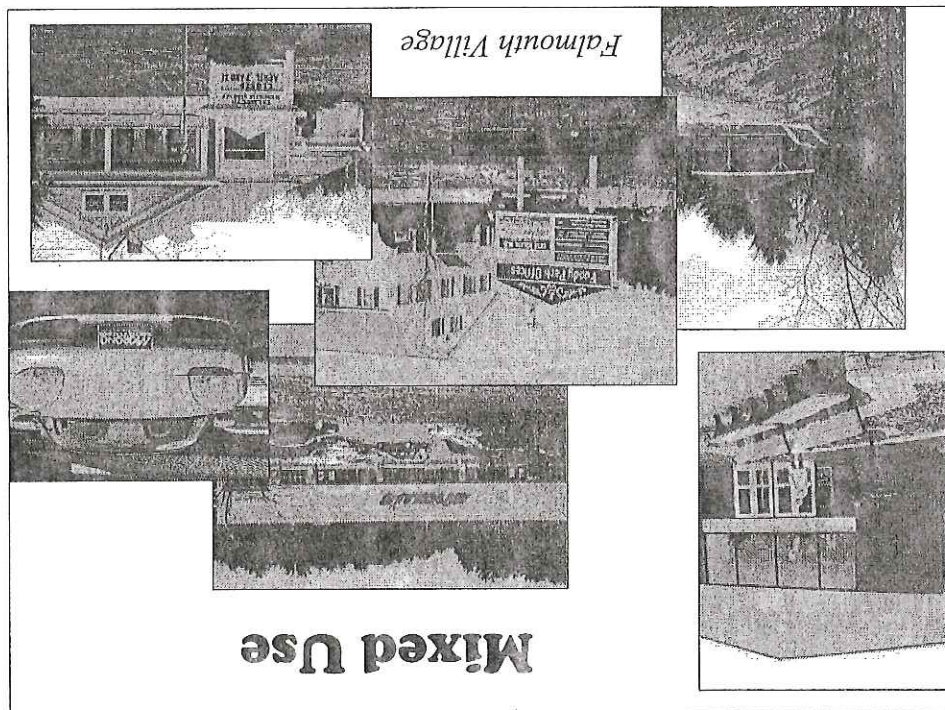
Guiding Principles for Compact Development

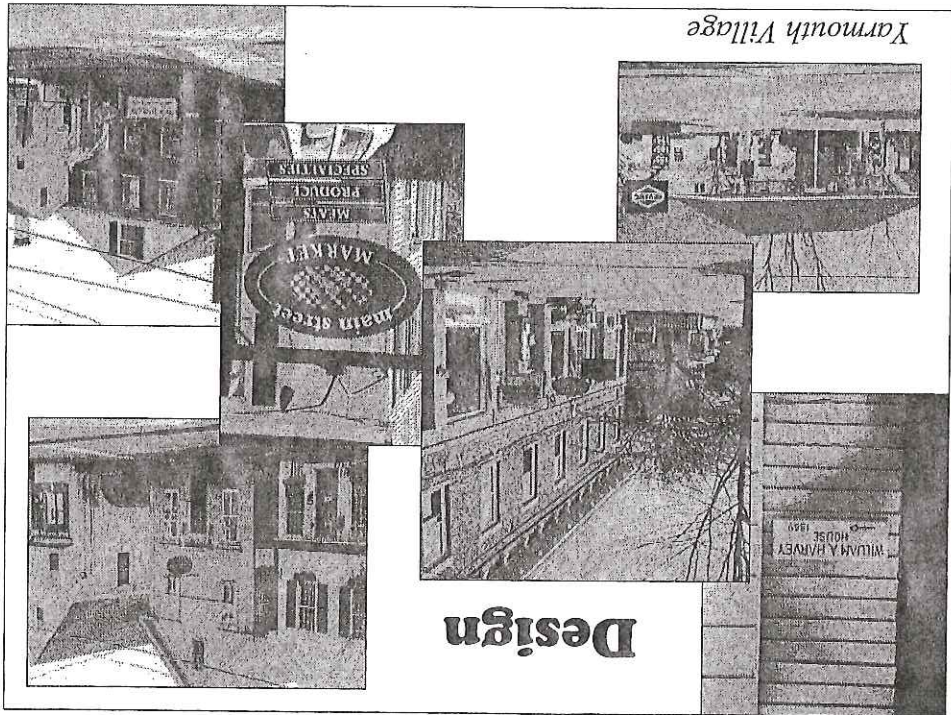
- Target residential growth to growth areas to maximize public infrastructure (water, sewer, roads, transit)
- Promote mixed use in growth areas, including housing, retail, employment, recreation, and civic uses
- Allow a diversity of housing types for a diversity of residents
- Foster human scale in design and construction to preserve historic character and promote walkability
- Increase density to support transportation choice, including walking, bicycling, carpooling, and transit

Ultimately, meeting future housing demand at reasonable cost will require a different pattern of development than we witnessed in the 1990's. Regulatory efforts aimed at minimum lot sizes, parking ratios, or density bonuses are fundamentally about promoting compact patterns of development.

The literature shows that densities of at least 7 units per acre, bottom center, are needed to support public transit. This translates into a minimum lot size, for single family homes, of 5,000 square feet. While Portland, South Portland, and Westbrook allow maximum densities of up to 17 units per acre in their downtowns, most suburban communities zone their villages at 2-4 units per acre, unsewered areas, at 0.5 units per acre.







Housing Diversity

Freeport Village

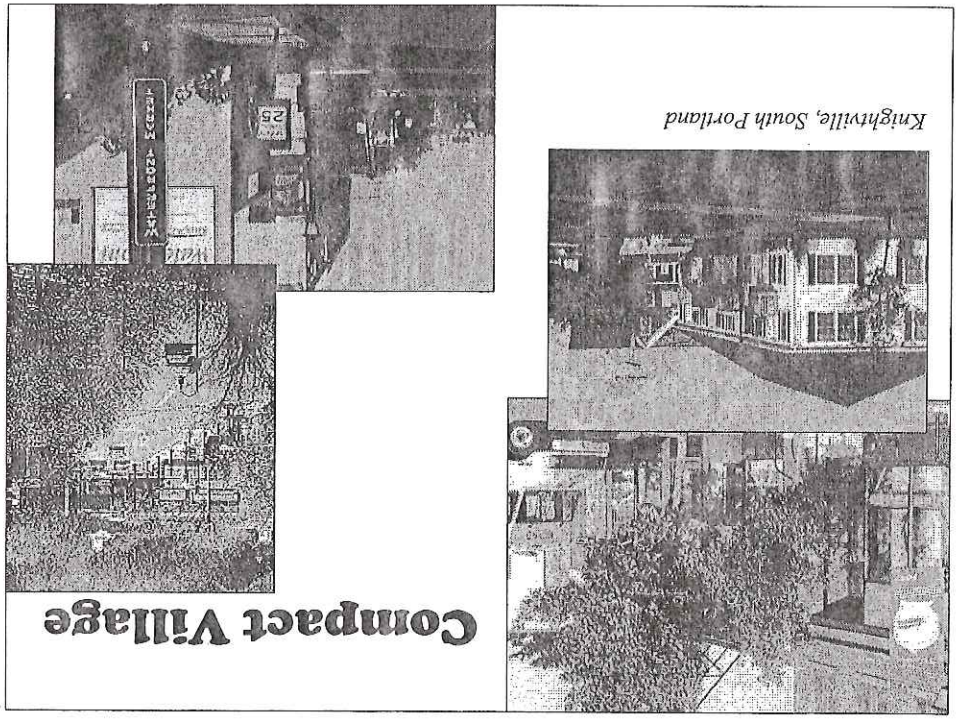
The collage features four distinct images: a large, multi-story brick building with a prominent chimney; a row of townhouses with gabled roofs and multiple windows; a street view lined with trees and buildings; and a modern building with a large, circular architectural element. The text 'Housing Diversity' is written in a bold, serif font at the bottom left, and 'Freeport Village' is written in a smaller, italicized serif font at the top right.



Transportation Choice

Freepport Village

In the shadow of the Casco Bay Bridge, South Portland's Knighthville is booming. The compact, mixed use neighborhood offers residents the opportunity to work, eat at a restaurant, buy groceries, go to the doctor's, or buy appliances within walking distance of apartments, condos, and single family homes. The new building on the lower left contains apartments on the second floor and offices on the first. It was fully leased right after completion. The newest development, lower right, will also contain condos and offices.



Knighthville, South Portland

Compact Village

