

January 10, 2018

Mary Costigan
100 Middle Street
P.O. Box 9729
Portland, Maine 04101

RE: Project at 502 Stevens Avenue

Dear Mary,

I understand that Tuck O'Brien has already relayed to your clients that we were unable to come up with a solution to the Fair Housing Act issue within the confines of the current ordinance. However, the Planning Department will be proposing an amendment to the ordinance that would allow either a live/work space in Unit 1B, or a residential unit in Unit 1C.

To allow the project to move forward while that amendment works its way through the system, the City is willing to issue the tenant fit up permits, as long as your clients understand that if the zoning change does not pass, they may need to revisit that work. The City will not issue certificates of occupancy for Unit 1B, Unit 1C, or the second floor residential units unless and until a plan to comply with the FHA is in place and approved. The City will issue certificates of occupancy for Unit 1A and the third floor residential units, once those are complete.

Please let me know if you have any additional questions or concerns, and we appreciate the cooperation in ensuring that this project complies with the fair housing requirements.