



Victoria Volent <vvolent@portlandmaine.gov>

Re: FYI - Survey Report - Housing Committee Packet

2 messages

Jill Duson <jduson@portlandmaine.gov>

Tue, Apr 24, 2018 at 12:14 PM

To: Ethan Strimling <estrimling@portlandmaine.gov>, "Kimberly M. Cook" <kcook@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Mary Davis <mpd@portlandmaine.gov>

Cc: "madelson@porthouse.org" <madelson@porthouse.org>, "dtotman@avestahousing.org" <dtotman@avestahousing.org>, "mswann@preblestreet.org" <mswann@preblestreet.org>, Jon Jennings <jpj@portlandmaine.gov>, Victoria Volent <vvolent@portlandmaine.gov>

Ok, thank you, Mr. Mayor.

Mark, Dana, and Mark:

Thank you for your comments.

Our Committee is particularly attentive to transparency as we work to develop and implement sound housing policy.

The Housing survey is on the published agenda for discussion at the Housing Committee meeting tomorrow evening (Wednesday). By copy of this message, I have taken the liberty of forwarding your individual communications with the Mayor regarding the housing survey, to Housing committee staff so these may be included as part of the public record and available to the many parties following the Committee process.

We continue to welcome any comments you may wish to share either in writing to myself and/or members of the Housing Committee or offer as public comment at Housing Committee meetings.

On Tue, Apr 24, 2018 at 11:00 AM, Ethan Strimling <estrimling@portlandmaine.gov> wrote:

Comments from Mark Adelson.

Ethan Strimling
Mayor, Portland
389 Congress Street
Portland, ME 04101
207-874-8941

----- Forwarded message -----

From: **Mark B. Adelson** <madelson@porthouse.org>

Date: Sat, Apr 21, 2018 at 1:36 PM

Subject: Re: FYI - Survey Report - Housing Committee Packet

To: Ethan Strimling <estrimling@portlandmaine.gov>

Cc: Dana Totman <dtotman@avestahousing.org>, "Mark Swann (mswann@preblestreet.org)" <mswann@preblestreet.org>

Yes, feel free to share. One other point, our study resulted in higher rents levels because we surveyed only those who rented recently, vs. tenants who have been in place for years. The average rent for tenants in place for years will be lower. Surveying recent movers shows the trends.

Sent from my iPad

On Apr 21, 2018, at 1:19 PM, Ethan Strimling <estrimling@portlandmaine.gov> wrote:

Thanks. Can I share your thoughts with the committee?

On Sat, Apr 21, 2018 at 12:03 PM Mark B. Adelson <madelson@porthouse.org> wrote:

Ethan, thank you for sharing the rent report. The methodology used and large sample size make the information very useful in setting a baseline of data to build on. The median rent level results are close (mostly lower) to the HUD 2018 Fair Market Rent levels. We base our voucher payment standards on the HUD FMR's. Currently they're at 100% of the HUD FMR's (see below). The median rent levels in the City's report are significantly lower than a study PHA did in February 2018. The sample size in our report was much smaller. Given the shortage of housing, we keep our payment standards at or a little above the FMR levels to allow voucher holders a better opportunity to find a quality housing in Portland. I'm not able to attend the Housing Committee on the 25th, but I'm happy to remained involved in the discussion.

Thanks again, Mark A.

		City's 2018 Rental
Unit	2018 HUD	Market Study
Size	FMR	Median Rents
0BR	\$962	\$850
1BR	\$1,054	\$1,050
2BR	\$1,348	\$1,380
3BR	\$1,805	\$1,500
4BR	\$2,094	\$1,980

From: Ethan Strimling [mailto:estrimling@portlandmaine.gov]

Sent: Saturday, April 21, 2018 7:44 AM

To: Dana Totman <dtotman@avestahousing.org>

Cc: Mark B. Adelson <madelson@porthouse.org>; Mark Swann (mswann@preblestreet.org) <mswann@preblestreet.org>

Subject: Re: FYI - Survey Report - Housing Committee Packet

Does this work? Have added Mark Swann, as well.

Ethan Strimling
Mayor, Portland
389 Congress Street
Portland, ME 04101
207-874-8941

On Sat, Apr 21, 2018 at 7:39 AM, Dana Totman <dtotman@avestahousing.org> wrote:

Thanks. At first attempt I couldn't make the link work.

Sent from my iPhone

On Apr 21, 2018, at 7:24 AM, Ethan Strimling <estrimling@portlandmaine.gov> wrote:

Mark/Dana,

Below in the link is the first draft of a rental housing survey the city did. It will be reviewed this Wednesday at the Housing Committee. I would be interested in your thoughts/reactions. I know you pour over stuff like this from lots of sources, and I am curious how it compares to what you are seeing.

Thanks.

Ethan

Ethan Strimling
Mayor, Portland
389 Congress Street
Portland, ME 04101
207-874-8941

----- Forwarded message -----

From: **Jill Duson** <jduson@portlandmaine.gov>
Date: Sat, Apr 21, 2018 at 5:44 AM
Subject: FYI - Survey Report - Housing Committee Packet
To: Nick Mavodones <nmm@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Belinda Ray <bsr@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>
Cc: Kim Cook <kcook@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Mary Davis <mpd@portlandmaine.gov>

Just a note to call your attention to the housing survey report included in the packet for our committee meeting on 4/25.

----- Forwarded message -----

From: Mary Davis <mpd@portlandmaine.gov>
Date: Fri, Apr 20, 2018, 4:49 PM
Subject: April 25th Housing Committee Agenda Packet
To: Jill Duson <jduson@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Kim Cook <kcook@portlandmaine.gov>
Cc: Victoria Volent <vvolent@portlandmaine.gov>, Mary Davis <mpd@portlandmaine.gov>, Michael Russell <mar@portlandmaine.gov>, Stuart O'Brien <sgo@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Nick Mavodones <nmm@portlandmaine.gov>, Michael Goldman <mig@portlandmaine.gov>, Kristin Styles <kms@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, Jon Jennings <jpj@portlandmaine.gov>, Jessica Grondin <jgrondin@portlandmaine.gov>, Jeff Levine <jlevine@portlandmaine.gov>, James Dealaman <jdealaman@portlandmaine.gov>, Greg Mitchell <gmitchell@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, Danielle West-Chuhta <dwchuhta@portlandmaine.gov>, Christine Grimando <cdg@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Belinda Ray <bsr@portlandmaine.gov>, Anne Torregrossa <atorregrossa@portlandmaine.gov>, Anita LaChance <arl@portlandmaine.gov>, Deivy Periana <deivyp@portlandmaine.gov>, Richard Bianculli <richb@portlandmaine.gov>, Sonia Bean <stb@portlandmaine.gov>

Housing Committee Members,

Please find attached a link to the packet for the April 25th meeting of the Housing Committee.

The meeting will be held in Council Chambers.

The agenda has been published online.

<~WRD000.jpg> April 25, 2018

Mary P. Davis, Division Director
Housing & Community Development Division
Planning & Urban Development Department
City of Portland
389 Congress Street Room 312
Portland ME 04101
(207)874-8711
(207) 874-8949 FAX
mpd@portlandmaine.gov
www.portlandmaine.gov

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Ethan Strimling
Mayor, Portland
389 Congress Street
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Jill C. Duson
At Large Councilor
City of Portland