

**Housing & Economic
Development Committee Meeting**
Tuesday, October 20, 2026 at 5:30 PM



MEMBERS
Councilor Pious Ali, Chair
Councilor Regina Phillips
Councilor Kate Sykes
Councilor Sarah Michniewicz

To submit written public comment on an agenda item, email edd@portlandmaine.gov. Submissions must be received by 12:00 pm the day before the Housing & Economic Development meeting to guarantee their inclusion in the agenda packet. All submissions must include the commenter's name and legal address. To help ensure your comment is submitted for the correct item, please include the name of the agenda item (see below).

REMOTE ACCESS INFORMATION

The Housing & Economic Development Committee will conduct this meeting remotely via Zoom pursuant to the Remote Meeting Policy adopted by the Portland City Council. Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend via Zoom, a recording will be available in the [Agenda Center](#) following the meeting.

For public comment via Zoom, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be unmuted by the host when it is time for public comment.

<https://portlandmaine-gov.zoom.us/j/83329598115?pwd=QnfQQHnN8dDEDPPXS55htOhMV8zKPz.1>

1. Review and vote to approve Minutes from the October 6, 2026 meeting

- a. See attached draft Meeting Minutes from October 6, 2026

2. Communication: Quarter 3 (7/1/2026 - 9/30/2026) Rent Control Report - Jessica Quattropani, Permitting and Inspections Department Director

The Permitting and Inspections Department produced this quarterly communication to detail Rent Control activities for Quarter 3 of Calendar Year 2026 - from July 1, 2026, through September 30, 2026. The report includes information on the Rent Board, Rent Control Inspections, and the number of complaints (including founded and unfounded and in progress), audits, quality controls, and license reviews for the quarter. Committee action is not required.

- a. See attached Quarter 3 Rent Control Report
- b. See attached Allowable Increase Percentage & Short-term Rental Memorandum

3. Public Comment: Review and vote on a recommendation to City Council regarding proposed amendments to the Rent Control Ordinance to strengthen enforcement - Councilor Pious Ali, Chair

The Council identified "consider amendments to the Rent Control Ordinance to strengthen enforcement" as a priority in its 2026 Council Common Goals. At its July 21, 2026 meeting, HEDC discussed potential policy changes and requested that the Office of the Corporation Counsel prepare an amended ordinance (enclosed) for Committee consideration. Public comment will be taken prior to Committee action.

- a. See attached Memorandum
- b. See attached redlined relevant portions of Chapter 6

4. Discussion: Panel Discussion with the Committee regarding Inclusionary Zoning (IZ) - Councilor Pious Ali, Chair

Panelists include Bradley Davis - Founding Member of the Portland Tenants Union, and Ethan Strimling - Founding Member of Livable Portland. This is the second of three meetings the HEDC will hold as it moves forward to recommend possible IZ policy changes to the Planning Board. The first discussion with the HEDC was held on October 6, 2026. This item directly advances the City Council's 2026 Common Goals to accelerate housing production and strengthen affordability protections by considering adjustments to the IZ ordinance to promote housing production. No public comment will be taken on this item.

- a. See attached Memorandum

5. Verbal Update Regarding Bloomberg Cities Idea Exchange - No public comment will be taken. Mayor Mark Dion

Next Meeting Date: November 17, 2026