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**From:** Munjoy Hill Neighborhood Organization <info@munjoyhill.org>

**To:** info@munjoyhill.org

**Sent:** Friday, November 25, 2022 at 12:14:42 PM EST

**Subject:** Focus on Long-Term and Workforce Housing; City Weatherization Webinar; District 1 Annual Meeting; and More!

# Munjoy Hill Neighborhood Organization

92 Congress Street

Portland, Maine 04101

info@munjoyhill.org

November 25, 2022



*Proudly serving Portland's Munjoy Hill neighborhood since 1979.*

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## **MHNO BOARD ENDORSES LONG-TERM AND WORKFORCE HOUSING AS A TOP PRIORITY FOR OUR NEIGHBORHOOD, AND FOR THE CITY**

After studying the issue for more than a year, in October 2022 the Board of Directors of the Munjoy Hill Neighborhood Organization unanimously endorsed the recommendation of the Crisis in Long-Term and Affordable Housing Committee to make housing availability a top priority for the organization. Based upon a report authored by Board member Karen Snyder, years in the making and continuing to evolve, ([Presentation LongTerm Housing PortlandME 20221024.pdf](#)) it endorsed the idea that the issue is complex and multi-faceted, and will require a variety of targeted strategies by the City, State, community groups, public-private partnerships, and other stakeholders.

As a first step, the Board approved submission of a Letter to the Editor, which was printed by the Portland Press Herald on November 11, 2022: <https://www.pressherald.com/2022/11/11/maine-voices-steps-portland-must-take-to-improve-workforce-housing-stock/>

The letter identified an assortment of strategies that could help to preserve the existing stock of long-term workforce housing and to add new housing targeted toward working individuals and families. The letter concluded with the following statement:

"The Munjoy Hill Neighborhood Organization has long been supportive of any effort to preserve or develop real long-term workforce housing on Munjoy Hill and elsewhere in Portland. Enough housing for people of all income levels is critical for the preservation of a healthy, diverse and livable city."

That letter was followed by a special meeting on November 14th with District 1 City Councilor Anna Trevorrow. During a wide-ranging, collaborative 90-minute discussion about housing issues, the Board and Councilor Trevorrow sought to identify specific focus areas that might be fruitful ways to approach the complex issue. By agreement, the next steps are to focus on 1) the integration of long-term and workforce housing preservation and production strategies into the current revision of ReCode, the City's land use code; 2) to get information about the City's efforts to enforce its short-term rental ordinance; and 3) to get a better understanding of the length and scope of the affordable housing covenants for Munjoy South, and to identify issues that might threaten that important affordable housing resource.

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**LEARN WHAT YOU CAN DO TO WEATHERIZE YOUR HOME:  
FREE CITY SUSTAINABILITY OFFICE WEBINAR  
TUESDAY, NOVEMBER 29th AT 7:00 PM**

Whether you are a homeowner or a renter - learn how you can save on heating costs and weatherize your home this winter. The Portland Sustainability Office is hosting Efficiency Maine and Evergreen Home Performance on Tuesday, November 29th at 7pm to discuss home energy efficiency improvements that you can make to save money and stay comfortable in your home this winter. Register for this webinar here: <https://portlandmaine.gov.zoom.us/meeting/register/tZ0lce-pqDqiGNd0rNGQ-z53mQwx0rLoWmh7>

*This event is hosted by the City of Portland Sustainability Office and virtual attendance is open to the public.*

# LEARN WHAT YOU CAN DO TO WEATHERIZE YOUR HOME

Online webinar with  
Efficiency Maine and  
Evergreen Home Performance

Tuesday, November 29th  
7 PM - 8 PM



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## COMMUNITY MEETINGS



**THE CITY OF PORTLAND  
ANNUAL DISTRICT MEETING FOR DISTRICT 1  
WILL BE HELD (Remotely) ON  
WEDNESDAY, NOVEMBER 30, 2022 AT 6:30 PM**

The meeting will be hosted by District 1 Councilor Anna Trevorrow, joined by multiple members of City Staff. The meeting notice says "residents are free to ask anything." Want to learn more about what is going on in our neighborhood? Want to provide feedback, air a concern or a complaint? Have questions for your Councilor? This meeting is for you.

Please click the link below to join the webinar: <https://portlandmaine-gov.zoom.us/j/86812732509?pwd=bzRuVkt2U2ppN0lONzhHOHRqUWlVZz09>

The agenda provides for 5 minutes of welcome/introduction by Councilor Trevorrow, 10 minutes of staff presentations, and 75 minutes of community questions & answers. A variety of City staff will be available to field questions.



**Knitters!  
Crocheters!  
All hand needlecrafters!**

**The MHNO welcomes you to our  
Needlework Sunday afternoons!**

**Sundays from 3-5  
92 Congress St**

For more information, contact:  
[info@munjoyhill.org](mailto:info@munjoyhill.org)

**MHNO Hosts Weekly  
Gatherings of  
Needlecrafters  
Sundays, 3-5 pm**

The group will meet on Sunday  
November 27th.

**It will take a break during the  
month of December, with no  
sessions in December or on  
New Year's Day,**

It resumes again January 8,  
2023. Bring your latest project  
and join the conversation.

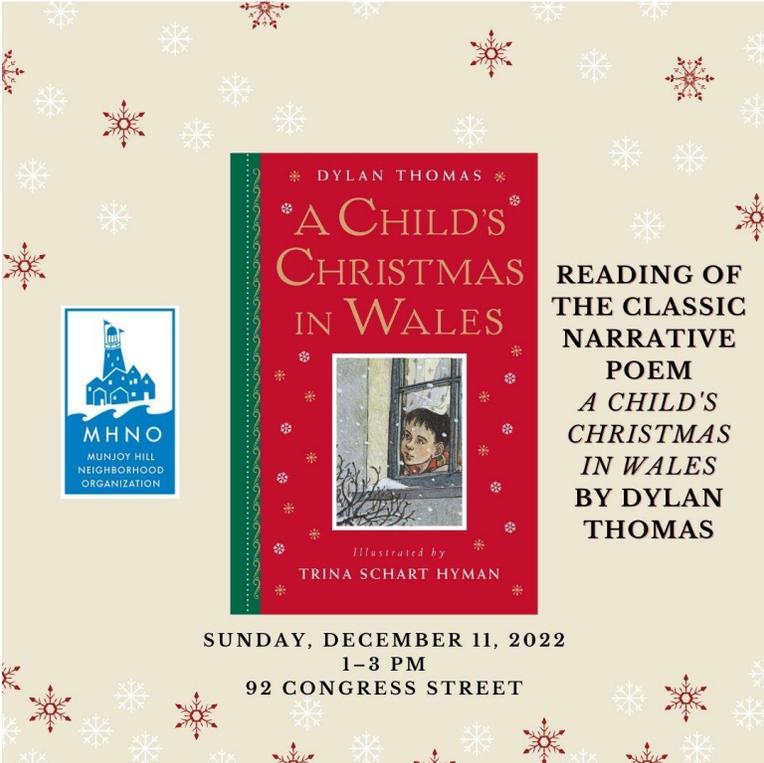
Hosted by MHNO President  
Maggy Wolf.

All Levels Welcome!

**PLEASE JOIN US FOR A READING OF A CHILD'S  
CHRISTMAS IN WALES, SUNDAY, DEC 11 AT 1**

The MHNO is pleased to present this wonderful story by Welch poet and author, Dylan Thomas, read by Abraham A. Schecter. Abraham and his wife recently moved to Munjoy Hill. Abraham is a librarian and archivist at the Portland Public Library in the Portland Room. Following the reading, he will present a brief slide show of his studies while staying in the childhood home of Dylan Thomas in Swansea, Wales.

All are welcome to come to listen and enjoy tea and sweets to celebrate a Welsh Christmas. Iechyd da! (Cheers).



**MHNO**  
MUNJOY HILL  
NEIGHBORHOOD  
ORGANIZATION

DYLAN THOMAS  
*A CHILD'S  
CHRISTMAS  
IN WALES*  
Illustrated by  
TRINA SCHART HYMAN

**READING OF  
THE CLASSIC  
NARRATIVE  
POEM  
*A CHILD'S  
CHRISTMAS  
IN WALES*  
BY DYLAN  
THOMAS**

**SUNDAY, DECEMBER 11, 2022  
1-3 PM  
92 CONGRESS STREET**

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## **CITY STILL SOLICITING OPINIONS ON EASTERN PROM FOOD TRUCK PILOT PROGRAM FOR 2023**

The process continues to review the 2022 food truck pilot program, with the goal of determining the parameters for the 2023 season by February. For the summer of 2022, the food trucks were relocated from the Eastern Prom roadway to the mid-slope Cutter Street parking lot. The final decision for 2023 will again be made by Interim City Manager Danielle West, informed by staff recommendations, food truck owner comments and general public comments. A recent City survey on the subject garnered over 1,800 responses.

A joint meeting of two City Council Committees (Housing and Economic Development AND Sustainability and Transportation Committee) was held on Tuesday, November 15th. The committee heard the recommendation from City Parks and Recreation staff, followed by a public comment period.

The staff recommendation, in summary, is to reduce the number of food trucks to 7 (down from 11) in order to better reflect demand and free up more space in the lot for customer parking, to relocate the trucks to the north side of the lot to create more shade for trucks and customers, to increase the number of picnic tables in the immediate vicinity, and to

charge food trucks an Eastern Prom license fee of \$3,900 for the season. Under the staff proposal, individual food trucks would not have a reserved space. Any truck with a license could compete for one of the seven spaces on a first-come basis. Staff reported that during the 2022 season, the average daily number of food trucks in the mid-Cutter St lot was 5.9. No fee was charged for use in 2022.

The food truck owners who spoke during the public comment period generally wanted to be back up on the roadway, citing better profitability, visibility and accessibility. Several members of the public who spoke supported the mid-slope lot as better for public safety, less environmentally damaging, more conducive to quiet enjoyment of the park, and striking a better balance of the desires of multiple different types of park users.

A few commenters opined that food truck license fee for the Eastern Prom Park should secure them a guaranteed spot, not just the right to compete for one of seven spots. One speaker suggested that car parking in the mid-slope lot should have a time limit to preclude use by full day parkers. A couple of speakers noted that this Eastern Prom question is tied to larger questions for the City's park system as a whole about what limits should be set on profit-taking or commercial enterprises in parks.

**The last formal opportunity for public comment will be at the meeting of the Parks Commission on December 1st at 5:00 p.m.** Letters may be sent in advance in lieu of speaking during the meeting. Interim City Manager West stated that she welcomes emails from anybody with ideas or opinions to share at any time. Emails may be sent to: [parkscommission@portlandmaine.gov](mailto:parkscommission@portlandmaine.gov) and to [dwest@portlandmaine.gov](mailto:dwest@portlandmaine.gov).

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## Police See Increase in Bicycle Thefts: Register your Bike On-line

Janine Kaserman, Portland Police Department Community Policing Coordinator noted at the November MHNO Board meeting that she is seeing an increase in bicycle thefts. It increases the chances of having your stolen bike returned to you if it is registered with the Police Department. Follow this link to complete your registration: <https://portlandmaine-portal.app.transform.civicplus.com/forms/26743>

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## HAPPY THANKSGIVING WEEKEND FROM THE MHNO!



## **PRESIDENT'S NOTE:**

*Happy Day after Thanksgiving, Munjoy Hill friends and neighbors!*

*Here in the Northern hemisphere, the days are getting shorter and we are embarking on a traditional period of reflection and introspection as we approach the Winter Solstice. The Thanksgiving holiday kicks this period off with a focus on gratitude and this morning, as we walked back up from our swim at the East End Beach, my sister and I once again marveled at our good fortune to live in this city by the sea, and especially our beloved Munjoy Hill.*

*In this season, however, we are also called upon to turn our thoughts to those less fortunate than ourselves, which leads me to the topic of Portland's housing crisis. The shortage of housing is not unique to our city – indeed it is a national problem, especially in urban and suburban areas.*

*But in a city like Portland, which has been garnering accolades in the national media at the same time as the pandemic and "Working Remote" made it possible for people earning Big City incomes to drive up rental and purchase prices, finding housing for our own local workforce has become much more challenging.*

*Recently fellow board member Ned Chester and I submitted the following Maine Voices Letter to the Editors of the Portland Press Herald, mentioned above, full text here:*

*<https://www.pressherald.com/2022/11/11/maine-voices-steps-portland-must-take-to-improve-workforce-housing-stock/>*

*And last week, our District 1 Councilor Anna Trevorrow took time out of her busy schedule to meet with members of the MHNO Board to discuss some of the many complexities of this crisis. She has agreed to follow up on some of the key points of that discussion including:*

- setting up a meeting with the Planning Department and some MHNO representatives to learn what aspects of the upcoming recode might address the housing crisis and to find out how the city plans to keep the public informed as to what is in the Recode, as well as to offer the thoughts our Board has on this important matter;*
- clarifying policy and enforcement of Portland's Short Term Rental ordinance; and*
- getting more information about the current status of Munjoy South and the city's position on the covenant protecting the affordable housing on that property.*

*I encourage everybody to attend the District 1 meeting which will be held (remotely) on November 30 at 6:30 PM. More information can be found here: <https://www.portlandmaine.gov/730/Annual-District-Meetings>.*

*To join or rejoin as a member, please visit [www.munjoyhill.org](http://www.munjoyhill.org) and click on "Join Us."*

*Until next time,  
Maggy Wolf  
m.wolf@munjoyhill.org  
President*

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Munjoy Hill Neighborhood Organization | 92 Congress Street, Portland, ME 04101

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