

Candidate Responses are Listed in the order we recommend you rank them:

D2:

1. [Wes Pelletier](#)
2. [Atiim Boykin](#)
3. [Nancy English](#)
4. [Catherine Nekoie](#)

Robert O'Brien refused to answer our questions. We recommend you leave him off your ballot.

At Large: (in this race, we recommend you list either Jess Falero or Grayson Lookner #1 and the other one #2)

1. [Jess Falero](#)
1. [Grayson Lookner](#)

Ben Grant refused to answer our questions. We recommend you leave him off your ballot.

Brandon Mazer refused to answer our questions. We recommend you leave him off your ballot.

Jacob Viola refused to answer our questions. We recommend you leave him off your ballot.

D1:

1. [R. Todd Morse](#)
2. [Sarah Michniewicz](#)

Our Questions

All candidates were asked to respond to each question with a score from 1-5 and were provided an opportunity to explain further their position. The 1-5 rankings equated to the following:

1. *Strongly Support*
2. *Lean Support*
3. *Undecided*
4. *Lean Oppose*
5. *Strongly Oppose.*” Additional comments were also taken into consideration.

Housing

1. Do you support making it more difficult for landlords to evict tenants without cause?

Background: Hundreds of Portland tenants every year are kicked out of their apartments even though they paid their rent on time and never violated their lease. DSA strongly supports eliminating no-cause evictions.

2. Do you support banning non owner-occupied short term rentals city-wide?

Background: Currently Portland has 400 non-owner occupied STR's that could be put back on the market to create long term housing, helping to alleviate our housing crisis. DSA strongly supports banning non-owner occupied STRs.

3. Do you support establishing a vacancy fee to cut down on unused housing and empty office space?

Background: Many cities across America have imposed vacancy fees on empty buildings/lots to incentivize owners to turn their property into something that creates jobs and/or builds housing. DSA strongly supports vacancy fees.

Climate

4. Will you support protecting the requirement that all new housing developments keep at least 25% of their units affordable, as mandated by the Green New Deal?

Background: In 2020 the voters of Portland overwhelmingly passed the Green New Deal which has helped create hundreds of new units of affordable housing. DSA strongly supports protecting what the voters passed.

5. Do you support reducing the number of cruise ships that come into Portland every year?

Background: Cruise ships burn an enormous amount of fossil fuels while docked in Portland and pollute the ocean/harm marine life while they cruise. DSA strongly supports reducing the number of cruise ships idling in Portland.

6. Do you support banning gas hook-ups in all new buildings?

Background: "Natural Gas" is a fossil fuel and burning it is a major cause of climate change, poor air quality, and negative health effects. DSA strongly supports banning gas hook-ups in all new buildings.

7. Will you support a \$50M Climate Resilience Bond to reduce our dependence on fossil fuels by paying for municipal building electrification, heat pump installation and weatherizing for low income homes?

Background: Rapid electrification is critical to avoid the worst impacts of climate change. Heat pumps and energy efficiency investments must be made available to renters and low income community members in order to decarbonize Portland. DSA strongly supports a \$50M Climate Resilience Bond.

Transportation

8. Do you support establishing free bus fare for minors, seniors, and low income residents?

Background: Free bus fare is a well-established policy tool to increase public transit ridership. Extending free fares first for Portlanders who could benefit most, or who have the least access to a car of their own, is a crucial step toward creating a robust, well-utilized, and equitable public transit system. DSA strongly supports making public transit more affordable.

9. Do you support establishing transit-only and pedestrian-only streets, as well as protected bike lanes on all major arterials city-wide?

Background: Portland's current transportation network heavily favors the use of individual cars throughout the city, a design that is neither livable nor climate-friendly. By prioritizing public and active transit on our streets, we can reclaim public space for Portland residents and lower emissions. DSA strongly supports better public transit infrastructure.

Health/Welfare

10. Do you support Safe Injection Sites for Portland?

Background: Scientific evidence suggests that supervised injection sites are associated with lower overdose mortality, fewer ambulance calls for overdoses, decreases in HIV and hepatitis-C infections, and even a reduction in crime. DSA strongly supports scientifically-backed initiatives that benefit public health like Safe Injection Sites

11. Do you support the right of homeless residents to camp in designated public spaces if they are not provided with a low-barrier adequate place to stay?

Background: Low-barrier shelters are essential to support homeless residents who might otherwise be unable to stay with their belongings, their families, their pets, or are actively suffering from or being treated for Substance Use Disorder. However, there are many reasons why an individual might not be willing or able to access a shelter that meets their needs. DSA strongly supports the right of homeless residents to camp in public spaces without being fined or arrested.

Worker's Wages

12. Will you vote Yes or No on Question A "An Act to Amend the City of Portland's Emergency Wage Provision?"

Background: This referendum, backed by the Chamber of Commerce, would eliminate emergency pay for workers when the state declares an emergency for Portland workers. DSA strongly opposes this referendum.

13. Will you vote Yes or No on Question B "An Act To Amend Portland's Short Term Rental Unit Registration Requirements?"

Background: Currently, owner-occupied Airbnbs only have to show a driver's license from Maine to prove they live in the unit. This referendum will require those owners to provide actual tax returns proving residency, thereby cutting down on the number of Airbnbs in the city that could be long-term housing. DSA strongly supports this referendum.

14. Do you support raising Portland's minimum wage to \$20 over the next five years, as is being considered by Portland Housing and Economic Development Committee?

Background: Currently, a worker in Portland needs to earn \$22 an hour to make ends meet. A family with two kids needs to earn \$50 an hour to make ends meet. DSA strongly supports this increase.

15. Do you support eliminating Portland's Sub-Minimum Wage For Service workers, as is being considered by the Portland Housing and Economic Development Committee?

Background: The sub-minimum wage allows employers to pay service workers only \$7.50 an hour, forcing workers to use their hard earned tips to make up the difference. DSA strongly supports eliminating the sub-minimum wage, a relic of slavery.

Democracy

16. Currently, city government is managed and driven by unelected staff. How will you go about rebalancing that power structure to give elected officials more power and residents more voice?

Wes Pelletier - D2

1. Do you support making it more difficult for landlords to evict tenants without cause?

Strongly Support.

We're in a housing crisis, and I've heard so many stories of people losing their homes so that their landlord can convert their unit into an unregistered AirBnB to make a higher profit. This is draining Portland of its families and its workforce, and unless we do everything in our power to put a stop to it, our city will atrophy.

2. Do you support banning non owner-occupied short term rentals city-wide?

Strongly Support

Portland is short thousands of units, and Short Term Rentals are strangling our city of the homes that the workers that make Portland run need. It's telling that the districts the most impacted by STR's have repeatedly voted to highly curtail, and I'd like to find a way for STR caps to vary district by district.

3. Do you support establishing a vacancy fee to cut down on unused housing and empty office space?

Strongly Support

There's broad support city-wide for vacancy fees on residential and commercial properties, and it's not hard to see why: our neighborhoods and main streets are filled with empty units and storefronts that corporate landlords are sitting on, more willing to wait for a whale who will pay the exorbitant prices they're asking than have it filled with residents or businesses. This is greed, plain and simple, and as the city can't outlaw it outright, we should be severely disincentivizing it while also making revenue.

4. Will you support protecting the requirement that all new housing developments keep at least 25% of their units affordable, as mandated by the Green New Deal?

Lean Support

We're in desperate need of more affordable housing, and Inclusionary Zoning, which was part of the Green New Deal, has indisputably led to more affordable housing. That said, I'm a strong proponent of social housing programs in which cities invest equity into housing developments, with the stipulation that those

developments include a great deal of affordable housing, and I'd be happy to put IZ on the table if it means getting buy-in on a social housing program.

5. Do you support reducing the number of cruise ships that come into Portland every year?

Lean Support

Cruise ships are increasingly relics of the past, and the behemoths that sit in Casco Bay pollute our air while flooding our streets with passengers that largely roam up and down Commercial Street, maybe buying a trinket before returning to the ship to eat. I think it's time to be realistic about the actual value these ships bring to Portland, and start to align our policies with our espoused values of preparing for climate change. That said, there is union labor involved with these cruise ships, and it'd be important to find a way to bring them to the table and ensure that there will be similar jobs created to compensate for any reduction in Cruise Ships.

6. Do you support banning gas hook-ups in all new buildings?

Strongly Support

As electric stove technology improves, it only makes sense to ensure Portland's new developments are in line with our environmental goals. Banning natural gas hookups would also create a great deal of good union jobs, which is something we, as a union city, should be striving to do.

7. Will you support a \$50M Climate Resilience Bond to reduce our dependence on fossil fuels by paying for municipal building electrification, heat pump installation and weatherizing for low income homes?

Strongly Support

Yes, absolutely. To actually accomplish our environmental goals, we need to make sure that everyone, regardless of income, is able to contribute.

8. Do you support establishing free bus fare for minors, seniors, and low income residents?

Strongly Support

Portland touts itself as a walkable city and yet our public transit is arcane to many of its residents. In order to move towards a city in which not owning a car isn't a liability, we need to increase funding for and use of our buses, and that

requires higher ridership numbers. To do so, we absolutely need to make sure that the bus is economically available to all, and I very much support free bus fare for groups that rely on public transit. I also support bringing in people that ride the bus often to audit routes, and also making buses tap-to-pay so that people feel like they can easily hop a bus even if they don't have cash or a Go card.

9. Do you support establishing transit-only and pedestrian-only streets, as well as protected bike lanes on all major arterials city-wide?

Strongly Support

Portland' downtown really comes to life when we free up space for people to walk and sit and eat in the spaces that we normally reserve for cars. With smart design and some investment in infrastructure for parking and transit, we could really realize the full potential of our city. Also, as a biker, the insecurity felt while on a bike is nerve-wracking, and prevents a lot of folks who would normally otherwise commute by bike from doing so. Building actual barriers between car traffic and bike lanes, and by bringing in the Portland Bicycle and Pedestrian Advisory Committee, we can get to a place that much less reliant on cars, freeing up parking for those who need it while making sure parents can feel safe letting their kids bike to school.

10. Do you support Safe Injection Sites for Portland?

Strongly Support

Safe Injection and Overdoses Prevention sites will do so much to bring those suffering from opioid addiction to services that can help them survive and get clean while also helping to cut down on the amount of needles in public spaces that polarize many folks against their homeless neighbors.

11. Do you support the right of homeless residents to camp in designated public spaces if they are not provided with a low-barrier adequate place to stay?

Strongly Support

I do, and I also support the construction of both smaller shelters as well as a number authorized encampments around the city that provide tents or semi-permanent structures, provide easy access to services, are kept clean, and provide a way for the city to build a relationship of trust with its homeless residents.

12. Will you vote Yes or No on Question A “An Act to Amend the City of Portland's Emergency Wage Provision?”

NO

Had City Council been able to get a higher minimum wage on the ballot I'd be more willing to accept a trade, but as it stands our workers are, without getting hazard pay, often simply not paid enough to brave a storm or a pandemic to create profit for their bosses .

13. Will you vote Yes or No on Question B “An Act To Amend Portland’s Short Term Rental Unit Registration Requirements?”

YES

Yes, the city needs to grow some teeth in its enforcement of housing issues, and this is a great start.

14. Do you support raising Portland's minimum wage to \$20 over the next five years, as is being considered by Portland Housing and Economic Development Committee?

YES

Portland is impossible to afford on its current minimum wage, and it's common sense to start raising that, including for City employees.

15. Do you support eliminating Portland’s Sub-Minimum Wage For Service workers, as is being considered by Portland Housing and Economic Development Committee?

Undecided

The math and economic justifications for getting rid of the Subminimum wage all add up, but it's a political reality that the National Restaurant Association and the corporations and restaurant owners it represents have been effective at turning people out and messaging. What Portland desperately needs is a labor department to make sure violations are safely addressed, and I would love to use a city council position to create space for service workers to organize and help make sure they, as the people that are directly responsible for Portland's success, are represented politically.

16. Currently city government is managed and driven by unelected staff. How will you go about rebalancing that power structure to give elected officials more power and residents more voice?

There's no better illustration of the misalignment between the people of Portland and the City Manager's agenda than the non-enforcement of Rent Control and tenant protections. The city manager and department heads need to be provided with very clear metrics that they need to accomplish, with frequent and public report-backs, and with consequences for failure to meet those goals. Rank and file city staff also needs to have its wages raised so that we can begin to fill empty positions and make sure city government is actually able to serve its residents.

Atiim Boykin - D2

1. Do you support making it more difficult for landlords to evict tenants without cause?

Strongly Support

So long as it can be proved that tenants are not violating their leases and the landlords, smaller ones especially, are not burdened with people destroying property and creating unsafe conditions for other community members, I am all for it.

2. Do you support banning non owner-occupied short term rentals city-wide?

Undecided

I support limiting the number and considering how many one owner can have, but not banning all together without the voices of the owners and research to understand the number and impact it is currently having. Nonetheless, I do believe limitations will free up more housing and I am all for that.

3. Do you support establishing a vacancy fee to cut down on unused housing and empty office space?

Strongly Support

4. Will you support protecting the requirement that all new housing developments keep at least 25% of their units affordable, as mandated by the Green New Deal?

Strongly Support

Yes! It's not really happening.

5. Do you support reducing the number of cruise ships that come into Portland every year?

Undecided

Reducing cruise ships also reduces the economy and jobs, so I am interested in hearing from the business and I am all for reducing the carbon foot print and sea life destruction.

6. Do you support banning gas hook-ups in all new buildings?

Strongly Opposed

Gas is less expensive than oil, and until we have viable alternatives I don't believe this is a great strategy.

7. Will you support a \$50M Climate Resilience Bond to reduce our dependence on fossil fuels by paying for municipal building electrification, heat pump installation and weatherizing for low income homes?

Lean Support

Sounds great, but where is the research and budget?

8. Do you support establishing free bus fare for minors, seniors, and low income residents?

Undecided

I agree with making transit affordable and I would want to ensure we don't put our transit system out of business with great ideals. If we can green the transit system perhaps there is a cost savings that would allow this great idea to work, along with sharing the financial burden with South Portland in creating a system that both cities share.

9. Do you support establishing transit-only and pedestrian-only streets, as well as protected bike lanes on all major arterials city-wide?

Undecided

This sounds great, but I would like to understand the impact this would have on the city traffic and parking.

10. Do you support Safe Injection Sites for Portland?

Strongly Support

Perhaps there are multiple enclosed places this can happen, and it should be monitored by medial and social service staff, along with law enforcement. All other sites, once safe injection sites are operational, should be off limits and against the law. Reducing recidivism, overdosing, and the needle waste would create a better environment for Portland residents.

11. Do you support the right of homeless residents to camp in designated public spaces if they are not provided with a low-barrier adequate place to stay?

Undecided

Carte Blanche? No! There should be designated areas that are well supervised by law enforcement, social services and other community partners to ensure our unhoused residents are victims of crime and that our community is safe. Our unhoused neighbors deserve more too. There has to be creative solutions to this starting with bringing the voices of our unhoused neighbors to the table, our social service providers, and the people affected by encampments to find ways to mitigate the issue of homelessness. There are many voices and impacts to consider and the city of Portland should not have to burden the issue alone. Our neighboring municipalities should be held responsible to share in our statewide issue of homelessness and the State should step up and consider homelessness a crisis and an emergency need to address just like substance use disorder.

12. Will you vote Yes or No on Question A “An Act to Amend the City of Portland's Emergency Wage Provision?”

NO

An emergency is an emergency no matter where it is and all that it means should carry over to all where it exists.

13. Will you vote Yes or No on Question B “An Act To Amend Portland’s Short Term Rental Unit Registration Requirements?”

YES

Transparency is important on all levels to have true change.

14. Do you support raising Portland's minimum wage to \$20 over the next five years, as is being considered by Portland Housing and Economic Development Committee?

Undecided

Minimum wage should be determined by the size of a business and the median annual wages of Portland citizens. Some businesses are too small to pay as much and others can surely burden the weight. If we are talking about one size fits all this isn't true and we need to get the voices of small, medium, large and extra large businesses at the table to make a determination of what is fair and reasonable.

15. Do you support eliminating Portland's Sub-Minimum Wage For Service workers, as is being considered by Portland Housing and Economic Development Committee?

Strongly Support

16. Currently city government is managed and driven by unelected staff. How will you go about rebalancing that power structure to give elected officials more power and residents more voice?

I know creating committees are a good way to bring diverse voices to address issues. Perhaps this is a way to review the potential of identifying roles that should include public voice and creating a transparent process for the public to attend and revisit in writing along the way. This is a slow path but thoughtful one to create the necessary change needed to clarify the impact and role of each position that's appointed.

Nancy English - D2

1. Do you support making it more difficult for landlords to evict tenants without cause?

Undecided

The addition of this new requirement may be helpful to some tenants, but I believe it would assist only a very small number. I understand there are exceptions to prohibitions of “no cause” evictions, where such a law is on the books, like selling a property or owners moving in. If a report showed evictions were retaliatory, other sections of the code protect against that. But I would welcome information that contradicts my sense that this is not the big problem the question implies.

2. Do you support banning non owner-occupied short term rentals city-wide?

Strongly Opposed

The recently adopted Short Term Rental amendment is the results of weeks of discussions between councilors, short term rental license holders, and city staff. It will reduce the total number of non-owner-occupied short-term rentals over time. It is an example of good governance, and I have no interest in changing it.

3. Do you support establishing a vacancy fee to cut down on unused housing and empty office space?

Lean Support

With thanks to the questionnaire emailer for sending more information, I am interested in this concept. Where applied to residential property, and to assist city staff in ensuring safety in places that no one lives in, this fee could be helpful. If it would help move property into use, I am all for it.

4. Will you support protecting the requirement that all new housing developments keep at least 25% of their units affordable, as mandated by the Green New Deal?

Strongly Opposed

It appears clear that this inclusionary zoning requirement is hindering new developments that hold more than nine units. I would support a reduction in the requirement so that more residential units are built. A higher percentage than the earlier requirement and a lower percentage than the present requirement could be enough of a difference to get the City back on track with new housing: first by

learning from all involved what would a clear way forward. We need to fix the incentive to build hotels instead of long-term rentals as well, increasing the fee-in-lieu (of IZ units) that was inadvertently left far lower for hotels than for long-term rentals.

5. Do you support reducing the number of cruise ships that come into Portland every year?

Undecided

I would support a prohibition on fossil-fuel burning cruise ships like the one in place on the coast of Norway starting in 2026, but this kind of rule may need to be imposed by the state. It may be possible to welcome better-run cruise ships that run on renewable energy, or that can show evidence of sustainable systems for treating wastewater or scrubbing sulfur out of their exhaust. In 2026 Casco Bay Lines will be running an electric ferry with a back-up biodiesel generator. This kind of advance gives us a fighting chance of sustaining the charm of our old city while still welcoming a stream of visitors.

6. Do you support banning gas hook-ups in all new buildings?

Lean Opposed

The “arduous legal battle” of Berkeley’s ban is daunting. It may be a better use of city money and time to incentivize electric sources of heat and to publicize air quality problems with gas stoves.

7. Will you support a \$50M Climate Resilience Bond to reduce our dependence on fossil fuels by paying for municipal building electrification, heat pump installation and weatherizing for low income homes?

Lean Opposed

Before we spend city money funding more programs, we need an analysis of how available programs are working. Portland’s most energy efficient buildings are being built as its affordable housing projects. In other words, developments that remain in the possession of the Portland Housing Authority or Avesta, for example, are being built so that future bills will be lower, which is incentive enough. State incentives are in place, a local ordinance allows commercial property owners to finance energy efficient heating and cooling systems; are they working? The city must be extremely cautious about assuming more debt.

8. Do you support establishing free bus fare for minors, seniors, and low income residents?

Lean Support

This would be a fantastic way to make buses the first choice for transportation. And in fact with building bus passes being provided, for example to Roux Institute students, the ball is already rolling. We must figure out how to pay for our bus system with other sources of funding so that we are all ready and willing to stop using our cars.

9. Do you support establishing transit-only and pedestrian-only streets, as well as protected bike lanes on all major arterials city-wide?

Undecided

I am not certain this is the best way to move people out of cars, especially since it would require expensive investment in street redesign and staff oversight. But the idea of “superblocks,” in which a six-block area for example is redesigned with narrower streets, more parking and more parklike amenities, could be a good start to moving away from busy streets.

10. Do you support Safe Injection Sites for Portland?

Lean Opposed

The challenge with this idea is how to put it in place successfully. Before we could begin drafting regulations in city code, I would need to see where and how it has reduced overdoses and incidence of disease, without negatively affecting surrounding neighborhoods. I am also interested in seeing that such a site clearly helps drug users find a way out of the habit of injecting drugs, when they are ready. The City of Portland should not be in the business of enabling substance use disorder.

11. Do you support the right of homeless residents to camp in designated public spaces if they are not provided with a low-barrier adequate place to stay?

Strongly Opposed

The City of Portland has limited resources, which likely could not extend to the daily maintenance and public safety service this proposal requires.

12. Will you vote Yes or No on Question A “An Act to Amend the City of Portland's Emergency Wage Provision?”

YES

The ordinance needs to be changed to address the reality that emergencies in other parts of the state do not necessarily create an emergency here. Why does the DSA oppose this reasonable fix?

13. Will you vote Yes or No on Question B “An Act To Amend Portland’s Short Term Rental Unit Registration Requirements?”

YES

I will vote yes on this requirement; it is a good idea to amend ordinances to make them better.

14. Do you support raising Portland's minimum wage to \$20 over the next five years, as is being considered by Portland Housing and Economic Development Committee?

Lean Support

I support consideration of this proposal and soliciting public comment and research.

15. Do you support eliminating Portland’s Sub-Minimum Wage For Service workers, as is being considered by Portland Housing and Economic Development Committee?

Strongly Opposed

I oppose this, after listening to the public comment provided at the August 19, 2024 City Council meeting , which was almost entirely in opposition to this proposal.

16. Currently city government is managed and driven by unelected staff. How will you go about rebalancing that power structure to give elected officials more power and residents more voice?

The Charter Commission in 2022 made its recommendations and the voters made their decision. The question proposing a strong mayor was rejected. The city needs some breathing room to see how the new provisions work. As a city councilor, I will listen to residents who provide public comment, who email, who make their voices heard.

Catherine Nekoie - D2

1. Do you support making it more difficult for landlords to evict tenants without cause?

Strongly Opposed

2. Do you support banning non owner-occupied short term rentals city-wide?

Undecided

3. Do you support establishing a vacancy fee to cut down on unused housing and empty office space?

Lean Opposed

4. Will you support protecting the requirement that all new housing developments keep at least 25% of their units affordable, as mandated by the Green New Deal?

Strongly Support

I strongly support what the voters have passed.

5. Do you support reducing the number of cruise ships that come into Portland every year?

Strongly Opposed

6. Do you support banning gas hook-ups in all new buildings?

Undecided

7. Will you support a \$50M Climate Resilience Bond to reduce our dependence on fossil fuels by paying for municipal building electrification, heat pump installation and weatherizing for low income homes?

Lean Opposed

8. Do you support establishing free bus fare for minors, seniors, and low income residents?

Lean Opposed

9. Do you support establishing transit-only and pedestrian-only streets, as well as protected bike lanes on all major arterials city-wide?

Undecided

I am open to discussion in the matter.

10. Do you support Safe Injection Sites for Portland?

Undecided

I would be open to learning more from professionals and reading information on this matter.

11. Do you support the right of homeless residents to camp in designated public spaces if they are not provided with a low-barrier adequate place to stay?

Strongly Opposed

I do not support this. Portland needs to continue to work hard to see that all persons have shelter and services.

12. Will you vote Yes or No on Question A "An Act to Amend the City of Portland's Emergency Wage Provision?"

Undecided

I am researching my stand on this issue

13. Will you vote Yes or No on Question B "An Act To Amend Portland's Short Term Rental Unit Registration Requirements?"

NO

14. Do you support raising Portland's minimum wage to \$20 over the next five years, as is being considered by Portland Housing and Economic Development Committee?

Undecided

15. Do you support eliminating Portland's Sub-Minimum Wage For Service workers, as is being considered by Portland Housing and Economic Development Committee?

Strongly Opposed

16. Currently city government is managed and driven by unelected staff. How will you go about rebalancing that power structure to give elected officials more power and residents more voice?

The role of elected officials should be to represent the will and needs of the community, ensuring that residents have a strong voice in city government. As a city council member, I would advocate for increased transparency and accountability in government processes.

Jess Falero - At-Large

1. Do you support making it more difficult for landlords to evict tenants without cause?

Strongly Support

Tenant protections are vital in a city with low housing stock, increased homelessness, and people being priced out of living in our city even though they are the backbone to our city's economy.

2. Do you support banning non owner-occupied short term rentals city-wide?

Strongly Support

Yes, they steal from our already low housing stock and contribute to the housing crisis, Airbnbs are a main contributor to homelessness, couch surfing, and the overall well-being of the people who live here.

3. Do you support establishing a vacancy fee to cut down on unused housing and empty office space?

Strongly Support

Yes, I strongly support vacancy fees, landlords should be contributing to solving the housing crisis, not making it worse

4. Will you support protecting the requirement that all new housing developments keep at least 25% of their units affordable, as mandated by the Green New Deal?

Strongly Support

I strongly support this and acknowledge that our affordability rate is determined by the area median income, which currently includes Cape Elizabeth, which affects our units that are deemed affordable, and so if I win my seat I would advocate and push for us to address this problem.

5. Do you support reducing the number of cruise ships that come into Portland every year?

Strongly Support

Cruise ships, although vital to the Portland economy, are a huge problem when it comes to protecting our harbor from emissions and climate change. We need to restrict the number of cruise ships coming in for the long term health of Portland

and reduce the amount of diesel that we are breathing in and that is filling our oceans.

6. Do you support banning gas hook-ups in all new buildings?

Strongly Support

7. Will you support a \$50M Climate Resilience Bond to reduce our dependence on fossil fuels by paying for municipal building electrification, heat pump installation and weatherizing for low income homes?

Strongly Support

This is beautiful, I would love to support a climate resilience bond for the city of Portland.

8. Do you support establishing free bus fare for minors, seniors, and low income residents?

Strongly Support

Absolutely, poor people and seniors are disproportionately left out of important conversations that affect everyone that live here.

9. Do you support establishing transit-only and pedestrian-only streets, as well as protected bike lanes on all major arterials city-wide?

Strongly Support

10. Do you support Safe Injection Sites for Portland?

Strongly Support

As someone who works for one of the largest harm reduction organizations in the state I know that this is the best way to address the overdose crisis. People who use drugs don't deserve to die, and they deserve to receive the love, care, and humane treatment that would come from decriminalizing drugs and establishing overdose prevention sites.

11. Do you support the right of homeless residents to camp in designated public spaces if they are not provided with a low-barrier adequate place to stay?

Strongly Support

Yes, Yes, and more YES. As the organizer for Order 68 which was a campaign to lift the emphasis areas in town and allow public camping and as someone who was unhoused in this city for 8 years, I know the importance of giving people their right to self determination and autonomy. The new shelter is not a one-size-fits-all solution, and I know first hand that institutionalizing our most vulnerable doesn't solve our problems, it creates more.

12. Will you vote Yes or No on Question A “An Act to Amend the City of Portland's Emergency Wage Provision?”

NO

Nope, workers deserve emergency pay in all emergencies.

13. Will you vote Yes or No on Question B “An Act To Amend Portland’s Short Term Rental Unit Registration Requirements?”

YES

As we all know the address on your driver's license doesn't necessarily mean that you currently live at that address

14. Do you support raising Portland's minimum wage to \$20 over the next five years, as is being considered by Portland Housing and Economic Development Committee?

YES

I strongly support an increase in the minimum wage, people deserve to be able to not only make ends meet but to have quality of life from their incomes. There is no such thing as unskilled labor and the idea that anyone deserves to make less than \$20 an hour belongs in the 1950's :)

15. Do you support eliminating Portland’s Sub-Minimum Wage For Service workers, as is being considered by Portland Housing and Economic Development Committee?

YES

Not a single person should be making \$7.50 an hour, that is a predatory wage and need to be eliminated

16. Currently city government is managed and driven by unelected staff. How will you go about rebalancing that power structure to give elected officials more power and residents more voice?

Expand the ways in which people can submit testimony to the city council, make more spaces for workers and unhoused people to have their voices heard, and transfer power from the unelected city manager to the elected mayor. Nothing that the KKK put in place should still be active in 2024

Grayson Lookner - At-Large

1. Do you support making it more difficult for landlords to evict tenants without cause?

Strongly Support

2. Do you support banning non owner-occupied short term rentals city-wide?

Strongly Support

3. Do you support establishing a vacancy fee to cut down on unused housing and empty office space?

Strongly Support

We had a bill that would have allowed Portland to enact fees like this in the 130th legislature, but it failed. I will reintroduce it in the upcoming legislature.

4. Will you support protecting the requirement that all new housing developments keep at least 25% of their units affordable, as mandated by the Green New Deal?

Strongly Support

Yes, I strongly support protecting the Green New Deal's requirement that all new housing developments keep at least 25% of their units affordable. This voter-approved mandate has already led to the creation of hundreds of affordable housing units in Portland, and it's crucial we uphold it. However, I believe we can go further. The private market cannot build housing fast enough, and we can't only rely on regulation of the market in hopes that will solve the crisis. We need to establish a social housing developer to guarantee affordable, mixed-income housing in perpetuity. This approach would not only ensure long-term affordability but also create a new source of revenue to invest in more housing and essential services for those experiencing homelessness. A social housing developer is what our city truly needs to address the housing crisis.

5. Do you support reducing the number of cruise ships that come into Portland every year?

Strongly Support

6. Do you support banning gas hook-ups in all new buildings?

Strongly Support

7. Will you support a \$50M Climate Resilience Bond to reduce our dependence on fossil fuels by paying for municipal building electrification, heat pump installation and weatherizing for low income homes?

Strongly Support

Yes, I support a \$50M Climate Resilience Bond to reduce our dependence on fossil fuels by electrifying municipal buildings, installing heat pumps, building Thermal Energy Networks, and weatherizing low-income homes. Rapid electrification is essential to decarbonize Portland and avoid the worst impacts of climate change. However, if we move forward with this bond, I believe we should allocate a significant portion of it to building new housing. If we invest in a Social Housing Developer, this approach would allow us to recoup funds and reinvest in more housing projects, providing the city with different sources of revenue. Moreover, cruise ships and megayachts, as disproportionate carbon emitters, should contribute to shore electrification costs. Portland should implement an impact fee on these vessels to ensure they help foot the bill for their environmental impact. This would further support our climate resilience efforts.

8. Do you support establishing free bus fare for minors, seniors, and low income residents?

Strongly Support

9. Do you support establishing transit-only and pedestrian-only streets, as well as protected bike lanes on all major arterials city-wide?

Strongly Support

10. Do you support Safe Injection Sites for Portland?

Strongly Support

I sponsored that bill in the 131st legislature.

11. Do you support the right of homeless residents to camp in designated public spaces if they are not provided with a low-barrier adequate place to stay?

Strongly Support

I've been a strong proponent of a "scattered site" model, where smaller shelters are integrated throughout the city. This approach, which I advocated for during the 2021 referendum on the Homeless Services Center, would better meet the diverse needs of our homeless population. We also need other cities to step up and share the responsibility of providing shelter. That's why I sponsored a bill last year to prohibit towns from banning homeless shelters. Unfortunately, it was unsuccessful because many in the legislature prioritized home rule over providing shelter, revealing the stigma and misunderstanding surrounding homelessness across the state. We must continue to push for solutions that ensure everyone has access to adequate shelter.

12. Will you vote Yes or No on Question A "An Act to Amend the City of Portland's Emergency Wage Provision?"

NO

13. Will you vote Yes or No on Question B "An Act To Amend Portland's Short Term Rental Unit Registration Requirements?"

YES

14. Do you support raising Portland's minimum wage to \$20 over the next five years, as is being considered by Portland Housing and Economic Development Committee?

YES

15. Do you support eliminating Portland's Sub-Minimum Wage For Service workers, as is being considered by Portland Housing and Economic Development Committee?

YES

16. Currently city government is managed and driven by unelected staff. How will you go about rebalancing that power structure to give elected officials more power and residents more voice?

Portland's current power structure, where unelected staff drive much of the city's governance, diminishes the voice of both elected officials and residents. I was a

big proponent and actively organized for the elected mayor position post BLM, and it was a huge blow to our city and its future when that provision of the charter commission failed. Without an elected mayor, our City Council—much like the legislature—remains a symbol of democracy without the power to enact real change. To rebalance this power, I support implementing an automatic charter commission every 10 years, as some cities do. This would allow us to regularly address and adapt to the evolving needs of our community. Additionally, we must preserve the referendum process, one of the only tools we have for genuine democratic participation in Portland. There is a strong contingency in the city that opposes both an elected mayor and the referendum process, but we cannot allow them to strip away these critical avenues for resident participation. Our focus should be on ensuring that elected officials have the authority to make meaningful decisions and that residents continue to have a direct voice in shaping our city's future. By doing so, we can create a more balanced and truly representative government for Portland.

R. Todd Morse - D1

1. Do you support making it more difficult for landlords to evict tenants without cause?

Lean Support

An eviction is a hardship made worse by our broken housing market. While I do understand they are necessary in some cases I think it is important to incentivize significant advance notice and that tenants be compensated so they have the time and resources to find a new place to live. If a tenant breaks their lease early they are usually required to pay, so some sort of compensation on the part of the landlord is the other side of the bargain.

2. Do you support banning non owner-occupied short term rentals city-wide?

Lean Opposed

This is something I would be open to revisiting in the future but I am supportive of the STR regulations that were just passed and I think we should keep them in place for a while to observe their effects before making any changes.

3. Do you support establishing a vacancy fee to cut down on unused housing and empty office space?

Strongly Support

This seems like an ideal policy. We want less vacancy so why not tax it?

4. Will you support protecting the requirement that all new housing developments keep at least 25% of their units affordable, as mandated by the Green New Deal?

Lean Opposed

On the GND I still think lean oppose is the most accurate. I support some degree of inclusionary zoning (IZ) but I do feel the current level is higher than what would be ideal. I also think it speaks to the fact that we have the same goals but a different perspective on solutions to housing. All else being equal I view adding new market rate units as a good thing and I think it is worth considering when weighing housing policy. I think there is a difference in approach between myself and the DSA on this topic and I think it is important I am upfront about that so you can make the most informed decision possible. I also view social housing as a more promising solution that addresses a lot of what I see as the disadvantages of IZ. I am happy to get more into the data but in a nutshell I am

concerned that: a lot of these approvals did not have the 25% applied so this 4 year window is not a meaningful comparison, this only covers approvals but a lot of approved projects are either not happening or at high risk of not happening, some of these projects are only possible with significant subsidy (not that I am opposed to subsidy it is just that this would be spent either way), this period had historically low interest rates, and there has been an increase in 9 unit projects which suggests that we are seeing fewer units than we otherwise would. I have been exploring IZ levels with this calculator that is designed to make the case for IZ and given where construction costs and interest rates are it can be very difficult for projects to be viable

5. Do you support reducing the number of cruise ships that come into Portland every year?

Lean Support

I am still learning about this issue but the impacts of cruise ships are substantial.

6. Do you support banning gas hook-ups in all new buildings?

Lean Support

7. Will you support a \$50M Climate Resilience Bond to reduce our dependence on fossil fuels by paying for municipal building electrification, heat pump installation and weatherizing for low income homes?

Strongly Support

8. Do you support establishing free bus fare for minors, seniors, and low income residents?

Lean Support

I am supportive of this but my main area of focus is increasing frequency so people who do use our transit system have access to a high quality service.

9. Do you support establishing transit-only and pedestrian-only streets, as well as protected bike lanes on all major arterials city-wide?

Lean Support

I strongly support this, the only thing that kept me from putting a 1 is that there are some circumstances where it may be better to put bicycle infrastructure on parallel, quieter streets rather than the major arterial itself. This is a model they use in the Netherlands and it works well.

10. Do you support Safe Injection Sites for Portland?

Undecided

11. Do you support the right of homeless residents to camp in designated public spaces if they are not provided with a low-barrier adequate place to stay?

Undecided

I think this issue is more complicated than a yes or no. If someone is sleeping outside we have failed them, it is unsafe and inhumane. I believe we can bring people into an adequate place to stay in a way that is compassionate and does not worsen their situation.

12. Will you vote Yes or No on Question A “An Act to Amend the City of Portland's Emergency Wage Provision?”

NO

I do think that we should ensure hazard pay genuinely reflects the Portland Metro Area.

13. Will you vote Yes or No on Question B “An Act To Amend Portland’s Short Term Rental Unit Registration Requirements?”

YES

The current checks are not thorough enough to ensure people aren’t abusing the system. If we want our regulations to work we need to enforce them. This question also went through committee and does not add a five year freeze preventing the council from changing it if needed.

14. Do you support raising Portland's minimum wage to \$20 over the next five years, as is being considered by Portland Housing and Economic Development Committee?

Lean Support

Inflation has effectively reduced the minimum wage. We need to ensure that we are keeping pace at least.

15. Do you support eliminating Portland's Sub-Minimum Wage For Service workers, as is being considered by Portland Housing and Economic Development Committee?

Lean Opposed

There are a lot of problems with tipping in the United States but I am not convinced that this policy in Portland would leave tipped workers materially better off.

16. Currently city government is managed and driven by unelected staff. How will you go about rebalancing that power structure to give elected officials more power and residents more voice?

I believe policy should be more driven by elected officials rather than staff. When I hear residents talking about issues that are important to them they usually call on the City Council to take action in areas where their authority is limited. We need a City Council that can meet the expectations of Portland's residents and take on our challenges. In the short term, for me, this looks like doing independent research, setting clear and measurable goals for staff, and leading the way on legislative efforts. In the long term I would like to see Portland's government have full time city councilors, who have the time to do detailed policy work. Though, this would require changes to the charter so it would be up to Portland's voters and it would not take effect during my term.

Sarah Michniewicz - D1

*(SM did not use the requested 1-5 scoring mechanism, so we scored her based on her written responses)

1. Do you support making it more difficult for landlords to evict tenants without cause?

**Undecided*

I support ensuring tenants are not evicted unfairly and landlord's hands are not tied when an extreme situation arises. That requires a more nuanced discussion than this format allows.

2. Do you support banning non owner-occupied short term rentals city-wide?

**Lean Opposed*

The council recently adopted a percentage-based cap of dictating how many of Portland's rental units can be short-term, which roughly lowered the cap from an absolute of 400 to 270. That's a reasonable step that could be revisited when there are additional data points to report.

3. Do you support establishing a vacancy fee to cut down on unused housing and empty office space?

**Undecided*

The housing committee and staff should definitely look at outcomes this type of policy creates.

4. Will you support protecting the requirement that all new housing developments keep at least 25% of their units affordable, as mandated by the Green New Deal?

**Undecided*

I'm on record as supporting the 25% IZ in 2021, but don't see that it's spurred as much housing creation as anticipated. It has however led to recent large developments opting to segregate over 200 affordable units into one large building, an approach that is opposed by organizations such as Homeless Voices for Justice and Preble Street. It's worth evaluating whether 10% or 15% IZ would be more conducive to housing creation.

5. Do you support reducing the number of cruise ships that come into Portland every year?

**Lean Support*

Reducing numbers is one approach, adding shore power is another, as is mandating environmental standards for whatever ships are allowed to dock in Portland. It will likely take a combination of measures to meet our environmental goals.

6. Do you support banning gas hook-ups in all new buildings?

**Lean Support*

It's worth considering this, and evaluating whether this is the most effective approach given available technologies.

7. Will you support a \$50M Climate Resilience Bond to reduce our dependence on fossil fuels by paying for municipal building electrification, heat pump installation and weatherizing for low income homes?

**Lean Support*

I'm more in favor of taking careful stock of the city-wide budget once the obligation bond balloon payments pass than inserting new bond debt immediately. Sustainability would be a very good candidate for utilizing those funds, while also setting up a more resilient "rainy-day" fund for a more solvent future. A specific climate resilience bond could be worth considering in that context.

8. Do you support establishing free bus fare for minors, seniors, and low income residents?

**Lean Support*

This is definitely worth exploring.

9. Do you support establishing transit-only and pedestrian-only streets, as well as protected bike lanes on all major arterials city-wide?

**Lean Support*

I support the concept, and would be interested to see a concrete plan for how this would work.

10. Do you support Safe Injection Sites for Portland?

**Undecided*

It's a conversation the next council is almost certainly going to have, and I'd like to be a part of discussing it.

11. Do you support the right of homeless residents to camp in designated public spaces if they are not provided with a low-barrier adequate place to stay?

**Undecided*

I support the city's continued use of the encampment policy to allow people to camp in certain public spaces only if no shelter beds are available, and to continue to work to bring everyone inside. Typically there are 20-30 beds available.

12. Will you vote Yes or No on Question A "An Act to Amend the City of Portland's Emergency Wage Provision?"

**YES*

This referendum would ensure Portland workers are paid the emergency wage when an emergency is declared in Portland. When an emergency has not been declared here, Portland workers would not receive the emergency wage. This strikes a balance that recognizes the needs of both workers and businesses during a declared emergency.

13. Will you vote Yes or No on Question B "An Act To Amend Portland's Short Term Rental Unit Registration Requirements?"

**YES*

Verification of residency is reasonable.

14. Do you support raising Portland's minimum wage to \$20 over the next five years, as is being considered by Portland Housing and Economic Development Committee?

**Lean Opposed*

I support allowing the committee to do this work, and agree with the mayor and councilors who sent it there that Portland wouldn't be best served by raising the minimum wage unilaterally.

15. Do you support eliminating Portland's Sub-Minimum Wage For Service workers, as is being considered by Portland Housing and Economic Development Committee?

***Strongly Opposed**

This matter has been sent to committee, and the council's next steps should be informed by that committee work. That said, Portland's tipped workers and voters have said repeatedly they don't want to eliminate the tipped wage credit, and their voices should be respected.

16. Currently city government is managed and driven by unelected staff. How will you go about rebalancing that power structure to give elected officials more power and residents more voice?

The current city manager form of government is what the voters of Portland overwhelmingly endorsed in 2022. Almost 65% of voters did not want elected officials such as the mayor to have more power. As a councilor I will respect the will of the voters and work for accountability and transparency within the government structure they have chosen.