

**DISTRIBUTE TO:** Members of the City Council and Interim City Manager  
**FROM:** Brendan T. O'Connell - Finance Director  
**DATE:** May 4, 2023  
**SUBJECT:** **FY24 Budget Frequently Asked Questions and Answers**

During the past several months and budget cycles the City has fielded many questions from residents of the City in regards to the budget and valuation. Many of these questions have come up repeatedly via phone, email and in person and we expect they may come up again in FY24. This memo is intended to summarize responses to many of the frequently asked questions ("FAQ").

This document will be updated as the FY24 budget process progresses with responses to any new frequently asked questions from the Finance Committee, City Council and public.

**Question 1: I noticed the FY24 budget includes \$150M of new estimated valuation. How does this growth benefit City and School revenues? (updated 4/26/2023)**

The local assessed value grew by an estimated \$150M from 4/1/22 to 4/1/23. This is a combination of new projects breaking ground or being completed, increases in existing property assessments and an estimate for tax appeals. This \$150 million of new property value created an additional approximately \$951,000 in tax revenue for municipal use (\$150,000,000 of new property value divided by \$1000 times the City portion of the mill rate of \$6.34). This \$150M of new property value also creates an additional approximately \$1,117,500 in tax revenue for Portland Public School Department use (\$150M / \$1000 x PPS mill rate of \$7.45). While this \$150M of growth seems like a significant increase, it represented only a 0.102% overall increase to our FY23 valuation of approximately \$14.73 billion, and can only fund a fraction of the cost increases and revenue losses we faced in FY24, many of which were outside of City control. These included the expiration of \$7.4 million in one-time funding to address asylum seeker related expenditures, an estimated reduction of \$1.7 million in State of Maine Revenue Sharing dollars, a \$1.6M increase in Cumberland County tax payments, a \$1.2M in pension obligation bond debt service, contractually obligated union compensation increases and other inflationary budget pressures. The increase in valuation only funded a fraction of these cost increases. It is also worth noting our valuation increase was significantly lower than the rate of inflation (0.1% valuation growth vs 7.0% inflation for calendar year 2022).

**Question 2: What is the breakdown of the tax levy between City and School operations? Is it 50/50? How has the tax levy and mill rate broken down in the last several years? (updated 4/26/23)**

The overall City of Portland approved tax rate for FY23 is \$13.61 and the breakdown is not 50/50. The mill rate and tax levy is further broken down in the tax rate history table below. In FY23 the City mill rate was \$6.05 (44.5% of total mill rate), the County mill rate was \$0.51 (3.7% of total) and the Portland Public Schools mill rate was \$7.05 (51.8% of total). Because of the City's revaluation in FY22, which dropped mill rates in proportion to the overall increase in valuation, progression of total taxes over time is difficult to follow. The second table on tax levy history (total amount of tax dollars collected to support each portion of the mill rate) provides easier to follow/understand data on trends in overall tax levy over time.

<b>FY16 - FY23 City of Portland Tax Rate History &amp; Breakdown</b>							
	<b>MUNICIPAL PORTION</b>				<b>SCHOOL PORTION</b>		<b>OVERALL</b>
<b>Fiscal Year</b>	<b>City Tax Rate</b>	<b>City % of Total</b>	<b>County Tax Rate</b>	<b>County % of Total</b>	<b>School Tax Rate</b>	<b>School % of Total</b>	<b>City of Portland Tax Rate</b>
<b>FY16</b>	\$9.83	47.6%	\$0.68	3.3%	\$10.12	49.1%	\$20.63
<b>FY17</b>	\$10.08	47.8%	\$0.70	3.3%	\$10.33	48.9%	\$21.11
<b>FY18</b>	\$10.28	47.5%	\$0.76	3.5%	\$10.61	49.0%	\$21.65
<b>FY19</b>	\$10.55	46.9%	\$0.79	3.5%	\$11.14	49.6%	\$22.48
<b>FY20</b>	\$10.79	46.3%	\$0.83	3.6%	\$11.69	50.1%	\$23.31
<b>FY21</b>	\$10.75	46.1%	\$0.87	3.7%	\$11.69	50.2%	\$23.31
<b>FY22</b>	\$5.73	46.7%	\$0.49	3.6%	\$6.56	49.7%	\$12.99
<b>FY23</b>	\$6.05	44.5%	\$0.51	3.7%	\$7.05	51.8%	\$13.61

<b>FY16 - FY24 City of Portland Tax Levy History &amp; Breakdown</b>							
	<b>MUNICIPAL PORTION</b>				<b>SCHOOL PORTION</b>		<b>OVERALL</b>
<b>Fiscal Year</b>	<b>City Tax Levy</b>	<b>City % of Total</b>	<b>County Tax Levy</b>	<b>County % of Total</b>	<b>School Tax Levy</b>	<b>School % of Total</b>	<b>City of Portland Tax Levy</b>
<b>FY16</b>	\$75,785,193	47.6%	\$5,240,009	3.3%	\$78,073,211	49.1%	\$159,098,413
<b>FY17</b>	78,445,570	47.8%	5,417,119	3.3%	80,331,376	48.9%	164,194,065
<b>FY18</b>	80,187,454	47.5%	5,907,743	3.5%	82,787,921	49.0%	168,883,118
<b>FY19</b>	83,323,749	46.9%	6,288,845	3.5%	88,003,431	49.5%	177,616,025
<b>FY20</b>	86,173,337	46.3%	6,640,316	3.6%	93,345,139	50.1%	186,158,792
<b>FY21</b>	86,743,535	46.1%	7,011,159	3.7%	94,338,744	50.2%	188,093,438
<b>FY22</b>	83,867,622	44.1%	7,147,309	3.8%	99,083,251	52.1%	190,098,182
<b>FY23</b>	89,023,703	44.4%	7,563,215	3.8%	103,851,071	51.8%	200,437,989
<b>FY24 Rec</b>	94,353,230	44.0%	9,206,423	4.3%	110,850,008	51.7%	214,409,661
<b>The City portion of the overall tax levy has increased by \$18.6M or 24.5% since FY16 (2.8% CAGR)</b>							
<b>The County portion of the overall tax levy has increased by \$2.3M or 75.7% since FY16 (11.1% CAGR)*</b>							
<b>The School portion of the overall tax levy has increased by \$32.8M or 47.0% since FY16 (4.5% CAGR)</b>							

\* Note: FY24 County Tax Levy includes (and FY25 through FY28 will include) an additional \$761,342.80 due to County change to 6/30 year end  
CAGR = Compound Annual Growth Rate

**Question 3: The City received significant Federal COVID relief funding. Can you provide an update on the American Rescue Plan Act of 2021 funding allocation process, any amounts appropriated by City Council and a project by project breakdown? (updated 4/26/2023)**

The City of Portland received an allocation of \$46,290,625 of funds in the American Rescue Plan Act of 2021 (ARPA). These funds were paid in two equal installments in 2021 and 2022. The City utilized a participatory budget process to allocate the majority of the funding during two separate funding cycles in 2021 and 2022. A [public facing website](#) and public comment portal was launched in summer 2021 and the City solicited feedback via City website and CivilSpace page, social media, direct mail, text alerts and public meetings. Approximately 4000 participants provided direct feedback via our ARPA surveys including the first and second tranche funding surveys, a public health survey and a business community survey. Hundreds of additional comments were received via email, in person, and in public forums held by the City and others. Dozens of meetings were held with external organizations, individual City Departments, our elected officials and other local governmental organizations as funding recommendations were finalized.

A breakdown of the projects funded, the amounts, and the dates funding was approved by City Council is included below (including current estimated funds remaining for FY24):

<b>ARPA Funding Approvals, Amounts and Appropriations Breakdown - Total Funding of \$46,290,625</b> <b>(Click on each link below for additional detail / breakdown of City Council approved appropriations)</b>		
PROJECT TITLE	AMOUNT	DATE FUNDING APPROPRIATED BY CITY COUNCIL
<a href="#">FY22 ARPA Funding - Revenue Replacement</a>	\$8,750,000	<a href="#">June 7, 2021</a>
<a href="#">First Tranche Participatory Process - Various Community Priorities</a>	\$14,200,000	<a href="#">November 1, 2021</a>
<a href="#">FY23 Funding to Support Public Health / Homelessness</a>	\$5,500,000	<a href="#">June 6, 2022</a>
<a href="#">FY23 ARPA funding to fill GA reimbursement gap / address housing issues</a>	\$2,029,190	<a href="#">June 6, 2022</a>
<a href="#">Vaccination Incentives and Employee Retention Program</a>	\$1,650,000	<a href="#">November 21, 2022</a>
<a href="#">Second Tranche Participatory Process - Various Community Priorities</a>	\$11,200,000	<a href="#">November 21, 2022</a>
Funding Available for Use in FY24 Operating Budget (NOTE - Any ARPA savings in FY23 will be applied to FY24 and the FY24 amount is expected to rise to \$4.3M)	\$2,961,435	TBD - Expected June 2023 as part of FY24 budget appropriations
<b>GRAND TOTAL - ALL ARPA STATE AND LOCAL FISCAL RECOVERY FUNDS RECEIVED</b>	<b>\$46,290,625</b>	

**Question 4: Can you provide additional information regarding impacts of changes to the combined tax rate / mill rate? For example, what amount of increase to the tax levy (in dollars) is equivalent to a 1% increase? Furthermore, what does a 1% increase mean for the median property owner in Portland? (updated 3/9/2023)**

The FY23 combined mill rate for the City is \$13.61 based on a total tax levy of \$200,437,989. Based on FY23 figures:

- For every \$147,290 of increase to the tax levy the mill rate would increase by \$0.01.
- For every \$2,004,617 of tax levy increase the mill rate would increase by 1%
- See chart below for thresholds and impact to taxpayer / median homeowner for 1-10% tax levy increases (please note these are COMBINED City/School mill rate impact)

	Mill Rate Increase	Tax Levy Increase	Impact to Median Homeowner
Increase of 1%	\$ 0.14	\$ 2,004,617	\$ 51.04
Increase of 2%	\$ 0.27	\$ 4,009,234	\$ 102.08
Increase of 3%	\$ 0.41	\$ 6,013,851	\$ 153.11
Increase of 4%	\$ 0.54	\$ 8,018,468	\$ 204.15
Increase of 5%	\$ 0.68	\$ 10,023,085	\$ 255.19
Increase of 6%	\$ 0.82	\$ 12,027,701	\$ 306.23
Increase of 7%	\$ 0.95	\$ 14,032,318	\$ 357.26
Increase of 8%	\$ 1.09	\$ 16,036,935	\$ 408.30
Increase of 9%	\$ 1.22	\$ 18,041,552	\$ 459.34
Increase of 10%	\$ 1.36	\$ 20,046,169	\$ 510.38
FY23 Mill Rate =		13.61	

**Question 5: The City budget includes an assumed \$4.2M of additional revenue as a result of a potential increase in State General Assistance reimbursement from 70 to 90%. Can you please explain this assumption in more detail, discuss implications if it did not move forward, and next steps in the Legislative process?**

During last year's legislative session there was broad support to increase General Assistance reimbursement to 90% from the current 70%. However, last minute changes resulted in a one time allocation of funding to Portland and Lewiston rather than permanent changes in the reimbursement rate. Portland received a one time allocation of \$7.4M in addition to the standard 70%.

In FY24 the City and our legislative delegation, along with many other municipalities and legislators from around the State, are again lobbying for a permanent increase in the GA reimbursement rate from 70 to 90%. If this legislation moves forward it would result in \$4.2M of additional funding for the City. This funding HAS been included in our non-tax revenue estimates for FY24. If this funding is not received there would need to be a \$4.2M increase to the tax levy (an additional 4.1% on top of the existing 7% increase to the City tax levy) or other budget reductions/revenue sources would need to be identified in the amount of \$4.2M. Either of these scenarios would be incredibly difficult for City staff or City taxpayers to deal with.

There are several bills in front of the 131st State of Maine legislature regarding general assistance including some yet to be proposed. For the most recent updates and discussion on each of these bills please refer to the [City of Portland Legislative and Nominating Committee web page](#). Several Public Hearings on various General Assistance bills have been scheduled by the legislature on 5/4. See the following [State Legislature Public Hearings](#) page for more information.

**Question 6: The State of Maine equalized valuation for Portland is over \$12B but the local assessed value is well over \$14B. What is the difference between these values and how do they impact my taxes? (updated 3/2/2023)**

Answer from the Assessor's Office: The State Equalized Valuation (SEV) is used as the basis to apportion the county tax, state-municipal revenue sharing, road assistance (highway block grants), general assistance grants and, the largest piece, state aid for education. It is also used by some utilities, such as the Portland Water District in its assessment of wastewater fees to municipalities.

State aid is vital to our municipal finances. The formula used to calculate the various municipal shares of state aid employ a variety of variables, including valuation of taxable property. For the state aid to be distributed equitably, the variables used in the formulas must be consistent; that is, the valuation figures must reflect the same percentage of market value for every municipality. Municipalities are required to assess at no less than 70% of true and just market value for property tax purposes, but within that constraint there is great variability. Through the process known as State Equalized Valuation, Maine Revenue Services develops annually an equalized value of every organized municipality and the unorganized territory. The finished product reflects the 100% taxable value for the municipality but does

not represent the actual valuation used within the municipality which can vary widely between different municipalities.

- The City has not appealed or challenged the State Equalized Valuation. We agree with their analysis and their final value and would have a difficult time proving they are incorrect.
- The current State Equalized Valuation is based on actual property sales on an approximately 1-2 year lag. Sales prices have risen continuously over the last several years so we know our SEV will continue to rise.
- The reason the City uses the \$14B+ in its estimated projections is because this is the actual valuation that local taxes are levied against. The State's Equalized Value is not used to levy local property taxes, it is an indicator of what the actual 100% valuation should be. There is a wide difference between the two and this is one reason why we are undertaking a revaluation.
- While the State "certifies" their equalized value, this is only an aggregate total based on a sales ratio study of market data from the preceding 18-24 months. The State does not apportion or allocate individual uniform values to the 24,000+ parcels that make up the City of Portland.

Further information on SEV can be found:

[Maine Revenue Services Property Tax Bulletin No. 1 - Maine State Valuation Rule 201 - Rules of Procedures Used to Develop State Valuation](#)

### **Question 7: How does the City of Portland's mill rate compare to those of surrounding towns? (note - data for this question gathered in early 2022 - this will be updated in April/May 2023)**

The mill rate is not the only factor in calculation of a tax bill and the tax burden of a City overall. A City's local property tax assessment (and each individual property's local assessed value) is the other critical component to consider when comparing property taxes between communities. The "2022 Mill Rate Adjusted to 100% Assessment Ratio" column in the attached table serves the best comparison of Portland's mill rate vs other surrounding communities as it factors in all of the important components which make up a tax bill.

**Greater Portland Area Tax Rate, Assessment Value and SEV Comparison**

	2022	2022	2022	2022 Mill Rate	2022	2022
	Mill	Total Taxable	State Equalized	Adjusted to 100%	Total Tax	Assessment
MUNICIPALITY	Rate	Assessment	Valuation (SEV)	Assessment Ratio	Commitment	Ratio
PORTLAND	\$12.99	\$14,621,611,570	\$12,095,550,000	\$15.70	\$189,934,734	100%
CAPE ELIZABETH	\$19.92	\$1,744,145,500	\$2,598,050,000	\$13.37	\$34,743,378	80%
SOUTH PORTLAND	\$14.70	\$4,862,587,400	\$5,183,800,000	\$13.79	\$71,480,035	100%
GORHAM	\$19.40	\$1,693,304,660	\$2,280,050,000	\$14.41	\$32,850,110	83%
YARMOUTH	\$19.80	\$1,838,519,725	\$2,100,950,000	\$17.33	\$36,402,691	90%
WESTBROOK	\$17.83	\$2,302,663,000	\$2,600,450,000	\$15.79	\$41,056,481	100%
FALMOUTH	\$17.43	\$2,689,962,000	\$2,608,150,000	\$17.98	\$46,886,038	89%
WINDHAM	\$12.60	\$2,734,905,000	\$2,608,150,000	\$13.21	\$34,459,803	100%
SCARBOROUGH	\$15.02	\$4,845,682,776	\$4,988,750,000	\$14.59	\$72,782,155	100%
FREEMPORT	\$14.56	\$1,961,260,564	\$2,060,250,000	\$13.86	\$28,555,954	100%

2021 Mill Rate = Actual Mill rates for FY 2021

2021 Total Taxable Assessment = Actual local taxable assessment for FY21

2021 State Equalized Valuation (SEV) represents the State's calculation of local property values based on actual sale prices from 12-18 months prior

Local Taxable Assessment as a % of SEV = indicator of whether local assessment is undervalued as a percentage of actual SEV

2021 Mill Rate Adjusted to 100% Assessment Ratio = 2021 Mill Rate \* Local Taxable Assessment as a % of SEV

2021 Total Tax Commitment = Actual local tax commitments for FY21

**Question 8: Can staff provide details on how fundraising works in relation to the City's operating budget? Are there limitations on what items can be supplemented by fundraising? (updated 5/1/2022)**

The City's spending of operating budget funds is authorized by an overall appropriation resolve passed during the City budget process. For programs supported either fully or partially via donations, the City budgets for the full amount of program expenditures within the appropriation resolve and also includes an estimate of the offsetting revenues in the resolve. City staff would be required to come back to City Council with an additional appropriation order if additional expenditures were required above and beyond what was already approved in the appropriation resolve. For example, if the City's overall operating budget was \$1M, and the City needed to launch a new \$50,000 program (supported by donations) midway through FY22 pushing total spending to \$1.05M the City Manager would bring a new appropriation order to Council asking the Council to appropriate the additional \$50,000 in donations, raising the overall appropriation to \$1,050,000.

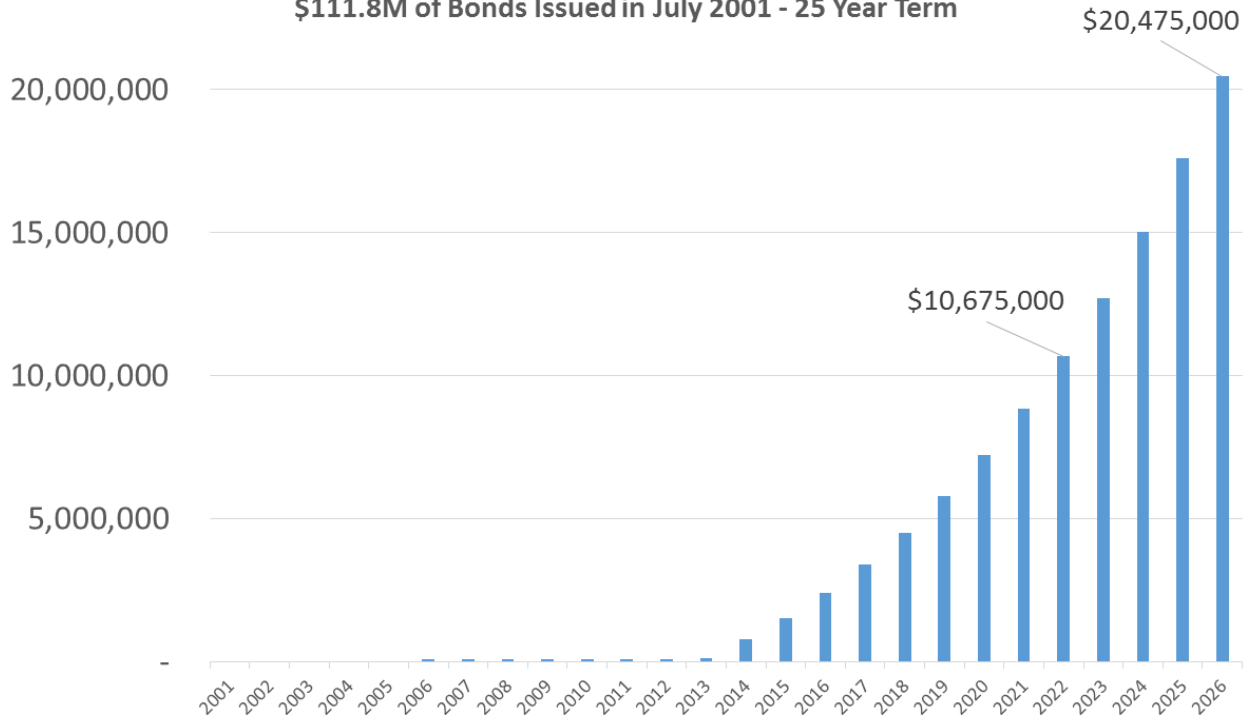
None of the programs currently being suggested for fundraising (in HHS, Parks & Recreation) have any restrictions that staff is currently aware of, but we would do further research before launching any specific new campaigns for any specific program or item.

**Question 9: The FY24 budget calls for \$2.8M of Assigned Fund Balance / Debt Service Reserve. Can you provide more detail on why this is appropriate and how it helps smoothen property tax rates from FY23-FY27? (updated 4/26/2022)**

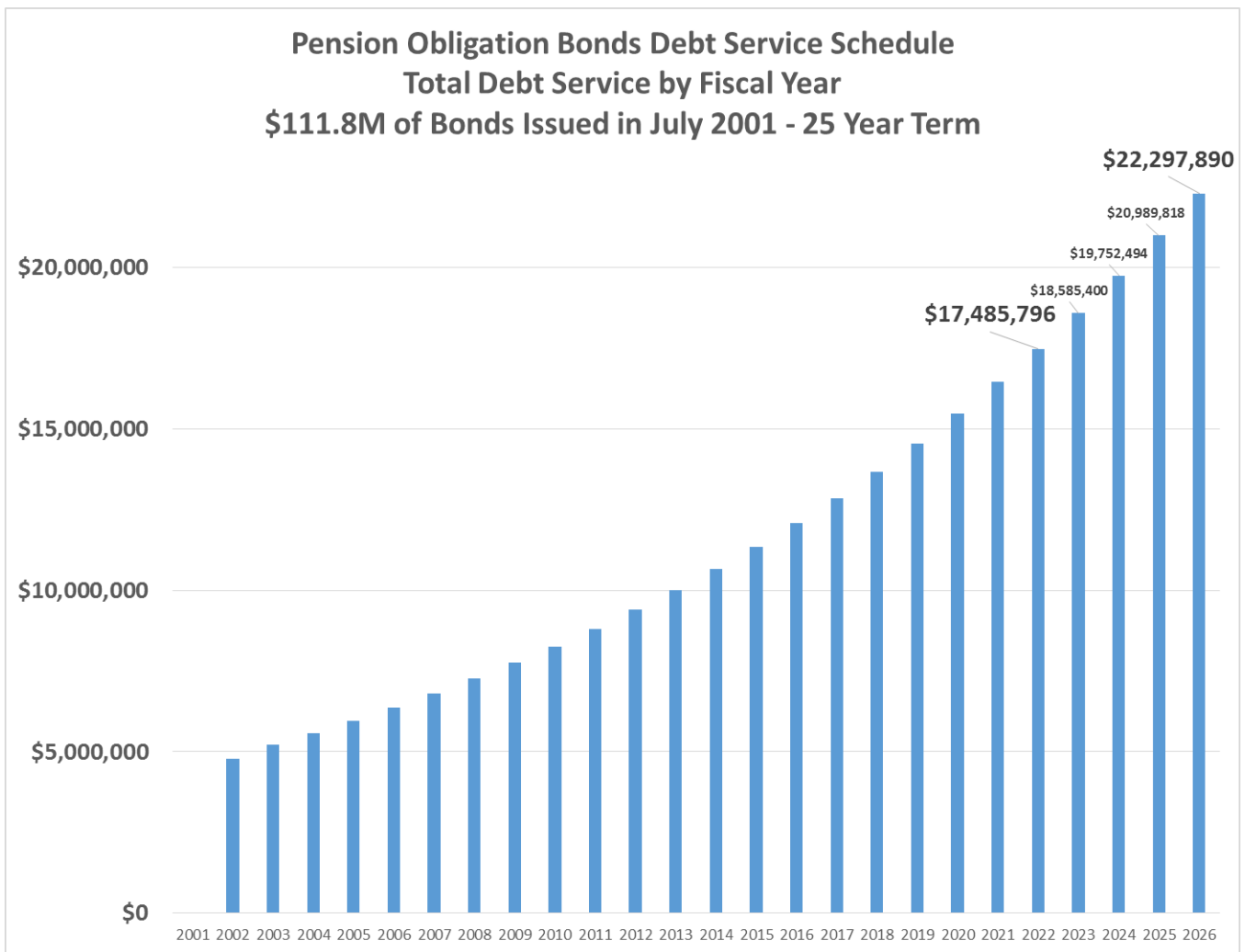
Over the last several years the City has achieved significant cost savings due to an aggressive strategy of refinancing previously issued debt at lower interest rates, renegotiating debt service related contracts, and making key vendor changes. These savings, currently held within the City's debt service fund reserves, are an integral part of staff strategy to smoothen property tax rates over the final five years of repayment of the City's \$111.8M pension obligation bond. The structure of the pension obligation bonds, issued back in July 2001, was very unfavorable in later years of the debt. No significant principal repayment on the debt began until 2014 and debt service payments will increase by over \$1.1M per year annually from FY24 through FY26. The final \$22.3M debt service payment is due on 6/1/26 and in fiscal years thereafter (beginning in FY27) the City and School Department will have significantly more operating budget flexibility and likely a reduction in tax levy on both sides of the budget (City and Schools).



**Pension Obligation Bonds Debt Service Schedule**  
**Principal Repayment by Fiscal Year**  
**\$111.8M of Bonds Issued in July 2001 - 25 Year Term**







Over the next three fiscal years (FY24, FY25 and FY26) the City will recommend that City Council utilize up to \$14M of the debt service reserve to smoothen property tax rates in each fiscal and offset the impacts of the increases in pension obligation bonds debt service. If not for use of this reserve the property tax levy would be \$14M higher over the upcoming four fiscal years. Typically fund balance is only recommended for use vs ONE TIME expenditures. In this instance use of fund balance remains appropriate as the debt service expenses related to pension obligation bonds are not an ongoing operating expense - they will be going away for good in FY27 (final payment is due in FY26 and in the FY27 operating budget there will be \$22.3M of capacity previously occupied by pension obligation debt service). Furthermore there are sufficient debt service reserves to cover the full amount of the increases in pension obligation bond debt service in each of the next four consecutive budget years. This use of the debt service reserve is this recommended approach from the Finance Department staff. Using pre-revaluation figures will result in a mill rate that is at least 72 cents lower than what the mill rate would have been if no debt service reserve was used.

The City's debt service reserve and the impending FY27 retirement of the pension obligation bonds also gives both the City and Schools flexibility in how new debt service expense impacts the property tax rate. In FY23 the City budget included use of approximately \$2.1M of debt service reserve to pay debt service expense due on 5/1/23 related to principal repayment on recently issued debt related to four City elementary schools. By pushing the impact of the principal repayment expense into future fiscal years (the majority of the expense paid in FY27 after the pension obligation bonds are retired) the property tax / mill rate impact of the four school bonds can be spread over several fiscal years as was originally intended and requested by Portland Public Schools. One alternative that was considered was formally delaying principal repayment until July 2023 via a requested change to the amortization schedules but this would have significantly increased total debt service costs to the City, Schools and Enterprise funds overall. A second alternative that was considered was to delay the bond issue to July 2022 - however in the rising interest rate environment and due to the cash flow needs for the underlying projects this alternative was ruled out.

Principal													PPS TOTAL	TOTAL PPS DEBT SERVICE (NEW ISSUE)	AMOUNT TO BE CHARGED TO PPS OPERATING BUDGET
	School-General		Lyseth		Longfellow		Presumpscot		Reiche						
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest					
11/1/2022	-	16,143	-	985	-	163,617	-	236,334	-	177,893	655,578				
5/1/2023	43,094.68	16,516	2,629	1,007	436,635	167,336	792,410	303,683	474,732	161,936	2,419,377		3,075,555	950,000	
11/1/2023	-	15,438	-	942	-	156,420	-	283,872	-	170,068	626,740				
5/1/2024	43,094.68	15,438	2,629	942	436,635	156,420	792,410	283,872	474,732	170,068	2,376,240		3,002,979	3,252,979	
11/1/2024	-	14,361	-	876	-	145,504	-	264,062	-	158,199	583,002				
5/1/2025	43,094.68	14,361	2,629	876	436,635	145,504	792,410	264,062	474,732	158,199	2,332,502		2,915,504	3,415,504	
11/1/2025	-	13,283	-	810	-	134,588	-	244,252	-	146,331	539,265				
5/1/2026	43,094.68	13,283	2,629	810	436,635	134,588	792,410	244,252	474,732	146,331	2,288,765		2,828,029	3,453,029	
11/1/2026	-	12,206	-	745	-	123,672	-	224,442	-	134,463	495,527				
5/1/2027	43,094.68	12,206	2,629	745	436,635	123,672	792,410	224,442	474,732	134,463	2,245,027		2,740,554	3,491,109	
11/1/2027	-	11,129	-	679	-	112,756	-	204,631	-	122,594	451,790				
5/1/2028	43,094.68	11,129	2,629	679	436,635	112,756	792,410	204,631	474,732	122,594	2,201,290		2,653,079	2,653,079	
11/1/2028	-	10,051	-	613	-	101,841	-	184,821	-	110,726	408,052				
5/1/2029	43,094.68	10,051	2,629	613	436,635	101,841	792,410	184,821	474,732	110,726	2,157,552		2,565,604	2,565,604	
11/1/2029	-	8,974	-	547	-	90,325	-	165,011	-	98,858	364,315				
5/1/2030	43,094.68	8,974	2,629	547	436,635	90,325	792,410	165,011	474,732	98,858	2,113,815		2,478,129	2,478,129	
11/1/2030	-	7,897	-	482	-	80,009	-	145,201	-	86,990	320,577				
5/1/2031	43,094.68	7,897	2,629	482	436,635	80,009	792,410	145,201	474,732	86,990	2,070,077		2,390,654	2,390,654	
11/1/2031	-	6,819	-	416	-	69,093	-	125,390	-	75,121	276,840				
5/1/2032	43,094.68	6,819	2,629	416	436,635	69,093	792,410	125,390	474,732	75,121	2,026,340		2,303,179	2,303,179	
11/1/2032	-	5,742	-	350	-	58,177	-	105,580	-	63,253	233,102				
5/1/2033	34,965.09	5,742	2,133	350	354,266	58,177	642,926	105,580	385,176	63,253	1,652,568		1,885,671	1,885,671	
11/1/2033	-	5,217	-	318	-	52,863	-	95,936	-	57,475	211,810				
5/1/2034	34,965.09	5,217	2,133	318	354,266	52,863	642,926	95,936	385,176	57,475	1,631,276		1,843,087	1,843,087	
11/1/2034	-	4,693	-	286	-	47,549	-	86,292	-	51,698	190,518				
5/1/2035	34,965.09	4,693	2,133	286	354,266	47,549	642,926	86,292	385,176	51,698	1,609,984		1,800,503	1,800,503	
11/1/2035	-	4,147	-	253	-	42,014	-	76,247	-	45,679	168,339				
5/1/2036	34,965.09	4,147	2,133	253	354,266	42,014	642,926	76,247	385,176	45,679	1,587,805		1,756,144	1,756,144	
11/1/2036	-	3,578	-	218	-	36,257	-	65,799	-	39,420	145,273				
5/1/2037	34,965.09	3,578	2,133	218	354,266	36,257	642,926	65,799	385,176	39,420	1,564,739		1,710,012	1,710,012	
11/1/2037	-	3,010	-	184	-	30,500	-	55,352	-	33,161	122,207				
5/1/2038	34,965.09	3,010	2,133	184	354,266	30,500	642,926	55,352	385,176	33,161	1,541,672		1,663,879	1,663,879	
11/1/2038	-	2,420	-	148	-	24,522	-	44,502	-	26,661	98,253				
5/1/2039	34,886.17	2,420	2,128	148	353,466	24,522	641,474	44,502	384,307	26,661	1,514,515		1,612,768	1,612,768	
11/1/2039	-	1,832	-	112	-	18,557	-	33,677	-	20,176	74,354				
5/1/2040	34,886.17	1,832	2,128	112	353,466	18,557	641,474	33,677	384,307	20,176	1,490,615		1,564,969	1,564,969	
11/1/2040	-	1,221	-	74	-	12,371	-	22,452	-	13,451	49,569				
5/1/2041	34,886.17	1,221	2,128	74	353,466	12,371	641,474	22,452	384,307	13,451	1,465,831		1,515,400	1,515,400	
11/1/2041	-	611	-	37	-	6,186	-	11,226	-	6,725	24,785				
5/1/2042	34,886.17	611	2,128	37	353,466	6,186	641,474	11,226	384,307	6,725	1,441,046		1,465,831	1,465,831	
	<b>780,282</b>	<b>297,923</b>	<b>47,597</b>	<b>18,173</b>	<b>7,905,811</b>	<b>3,018,558</b>	<b>14,347,549</b>	<b>5,478,110</b>	<b>8,595,600</b>	<b>3,281,930</b>			<b>43,771,533</b>	<b>43,771,533</b>	

**Question 10: What property tax relief programs are available to City residents? What are the income limitations on the Property Tax Stabilization Program and the Portland Senior Tax Equity Program (P-STEP)?** (updated 4/26/23)

The City has a Tax Relief web page (<https://www.portlandmaine.gov/259/Tax-Relief>) dedicated to our various property tax relief programs. Many of the programs we offer are only permitted by State law and we must follow the rules they provided for allowable municipal programs (listed below):


- PROPERTY TAX STABILIZATION PROGRAM FOR SENIOR CITIZENS
- MAINE PROPERTY TAX DEFERRAL PROGRAM
- PORTLAND SENIOR TAX EQUITY PROGRAM (P-STEP)
- MAINE HOMESTEAD EXEMPTION PROGRAM
- BUSINESS EQUIPMENT TAX REIMBURSEMENT (BETR)
- BUSINESS EQUIPMENT TAX EXEMPTION (BETE)
- MAINE INDIVIDUAL INCOME TAX - PROPERTY TAX FAIRNESS CREDIT
- BLIND EXEMPTION
- VETERANS EXEMPTION
- SURVIVING SPOUSE, MINOR CHILD OR WIDOWED PARENT OF A VETERAN
- CURRENT LAND USE PROGRAMS (Farmland, Open Space, Tree Growth, and Working Waterfront)

We recommend referring to the City's Tax Relief web pages (and applicable State web pages) for details around qualification criteria and income limitations on each program. However, as of 4/26/23 there were no income limitations within the **State of Maine Property Tax Stabilization program for Senior Citizens**. For the **Portland Senior Tax Equity Program (P-STEP)** the income limitations are set by the State and taxpayers must qualify and determine their limits via completion of the State form. An excerpt from the form detailing income limitations on the 2022 State Form PFTC is below:

**Who is eligible?**

You may qualify for a **refundable Property Tax Fairness Credit** up to \$1,000 (\$1,500 if you are 65 years of age or older) if you meet all of the following:

- You were a Maine resident during any part of the tax year;
- You owned or rented a home in Maine during any part of the tax year and lived in that home as your principal residence during the year;
- Your total income during 2022 was less than the amount shown in the table below for your filing status and the number of qualifying children and dependents you claim:

If your Filing Status is:	AND	Form 1040ME, line 13a is:		
		0	OR	1 OR more than 1
		Your income must be less than:		
Single		\$55,000		\$55,000
Head of Household		\$70,000		\$86,250
Married filing Jointly or Qualifying Widow(er)		\$70,000		\$86,250

- You paid property tax on your home (principal residence) in Maine during the tax year that is greater than 4% of your total income or you paid rent on your home (principal residence) in Maine during the tax year that is greater than 26.67% of your total income. **Note** that the amount of property tax or rent you can include may be limited. See line 7 on Schedule PTFC/STFC.

You may qualify for a **refundable Sales Tax Fairness Credit** up to \$240, depending on the number of qualifying children and dependents on Form 1040ME, line 13a, if you meet all of the following:

- You were a Maine resident during any part of the tax year;
- Your total income during 2022 was not more than \$27,850 if filing single; \$44,050 if filing head of household; or, \$54,700 if married filing jointly or qualifying widow(er).

See the line 13 instructions below for more information.

**Question 11: Are we able to create a discounted parking program for low to moderate income downtown workers? Either lower meter rates or lower City garage rates? (added 5/4/23)**

We have not seen anything in any other municipalities regarding discounted meters for downtown workers. However the City has the benefit of owning several downtown garages and we have an existing **Park and Work** program. The purpose of the Park and Work program, since its inception about 30 years ago, has been to provide access to discounted parking for low to moderate income employees, or to unpaid volunteers. Portland Downtown administers the Park & Work program to employers for employees at or under 50% AMI. Employers or their employees pay for stickers to be adhered to parking tickets from the two city-owned and -operated garages, the Elm St. and Spring St. Garages, and the City of Portland subsidizes the cost. In the past several of the private parking facilities participated in the program, but for various reasons have decided to opt out of the Program

Understanding that discounting parking when it is at a premium does not make the most sense economically, Portland Downtown continues to partner with the City of Portland and other transportation partners on a multi-modal transportation marketing campaign to inform the public of options other than driving a car and parking downtown. Once here, it is very easy to walk, bike, bus, etc. in downtown, so we're excited to explore and share options.

Please visit the [Portland Downtown Park & Work](#) program page here for more information

**Question 12: How many full time employee vacancies are in each department? (updated 2/7/23 and will be discussed in detail at the 5/11/23 Finance Committee meeting)**

The list of vacancies (including general fund and enterprise funds) is attached below. As of February 7, 2023 there were 253 vacancies out of 1481 budgeted full time equivalent positions. These figures do not include shortages in other classes of employees (seasonal, on-call, etc) where the City has also experienced issues finding staff/filling shifts. The City is preparing an updated vacancy analysis for discussion with the Finance Committee at the 5/11 Finance Committee meeting.

<u>Department / Position Title</u>	<u>Bargaining Unit</u>	<u># of Vacancies</u>		
<u>City Clerk</u>				
DEPUTY CITY CLERK	NON UNION	1	<i>Department Vacancy Total:</i>	1
			<i># of Budgeted EE's:</i>	10
<u>City Manager's Office</u>				
CITY MANAGER	APPOINTED	1		

EXECUTIVE OFFICE MANAGER	NON UNION	1		
EXECUTIVE ASSISTANT (PT)	NON UNION	1		
			<i>Department Vacancy Total:</i>	3
			<i># of Budgeted EE's:</i>	12
<b><u>Assessor</u></b>				
TAX ASSESSOR	EXECUTIVE	1	<i>Department Vacancy Total:</i>	1
			<i># of Budgeted EE's:</i>	6
<b><u>Finance</u></b>				
TREASURY CASHIER CLERK	CEBA	1		
AP/STORMWATER CASHIER CL GF	CEBA	1		
SENIOR ACCOUNTANT - FINANCE	PROTECH	1	<i>Department Vacancy Total:</i>	3
			<i># of Budgeted EE's:</i>	28
<b><u>Corporation Counsel</u></b>				
ASSOCIATE CORPORATE COUNSEL	NON UNION	1	<i>Department Vacancy Total:</i>	1
			<i># of Budgeted EE's:</i>	9
<b><u>Human Resources</u></b>				
WORKFORCE DIV/INCLUSION SPEC	NON UNION	1		
SAFETY/TRAINING OFFICER-HR	NON UNION	1		
EMPLOYMENT SERVICES MANAGER	NON UNION	1	<i>Department Vacancy Total:</i>	3
			<i># of Budgeted EE's:</i>	13
<b><u>Parking</u></b>				
PARKING CONTROL OFFICER	CEBA	1		
PARKING GAR CASHIER PTNB - ELM	CEBA	1		
PARKING GARAGE CASHIER - SP	CEBA	1		
MAINT WORKER I - SPRING ST	LABOR AND TRADES	1	<i>Department Vacancy Total:</i>	4
			<i># of Budgeted EE's:</i>	32
<b><u>Economic Dev / Housing</u></b>				
DIR OF HOUSING & ECONOMIC DEV	EXECUTIVE	1		
DIR OFFICE ECON OPPORTUNITY	NON UNION	1		
BUSINESS PROGRAMS MANAGER	NON UNION	1		
OUTREACH/INITIA COORD	NON UNION	1		
PROG ASST/OFF ASSOC-CR PTLTD	NON UNION	1	<i>Department Vacancy Total:</i>	5
			<i># of Budgeted EE's:</i>	16

<b><u>Police</u></b>				
POLICE CHIEF	EXECUTIVE	1		
POLICE OFFICER	POLICE BENEVOLENT ASSOC	28	<i>Department Vacancy Total:</i>	29
			<i># of Budgeted EE's:</i>	187
<b><u>Fire</u></b>				
FIREFIGHTER EMT-B	FIREFIGHTERS	8		
FIRE ALARM SPECIALIST	COMMUNICATIONS	1		
FIRE CAPTAIN EMT-I	FIREFIGHTERS	1		
FIRE LT EMT-I	FIREFIGHTERS	3	<i>Department Vacancy Total:</i>	13
			<i># of Budgeted EE's:</i>	232
<b><u>Dispatch</u></b>				
TELECOMMUNICATOR	COMMUNICATIONS	16	<i>Department Vacancy Total:</i>	16
			<i># of Budgeted EE's:</i>	36
<b><u>Planning</u></b>				
SENIOR PLANNER	PROTECH	1	<i>Department Vacancy Total:</i>	1
			<i># of Budgeted EE's:</i>	17
<b><u>Permitting</u></b>				
PLAN REVIEW MANAGER	NON UNION	1		
LIFE SAFETY CEO/PLAN REVIEW-IN	CEBA	1		
LIC & REG ASSISTANT - BUS LIC	CEBA	1	<i>Department Vacancy Total:</i>	3
			<i># of Budgeted EE's:</i>	39
<b><u>Airport</u></b>				
AIRPORT DEPUTY DIR ENG & FAC	NON UNION	1		
SR ADMIN OFFICER II - JETPORT	NON UNION	1		
AIRPORT MAINTENANCE WORKER II	LABOR AND TRADES	2		
AIRPORT OPS CENTER SUPER (40)	PROTECH	1		
LEAD AIRPORT OPS SUPERVISOR	PROTECH	2		
AIRPORT OPS COORDINATOR	PROTECH	2		
AIRPORT FAC TECH ASST I	LABOR AND TRADES	1		
AIRPORT FACILITIES MANAGER	NON UNION	1		
AIRPORT FAC IT MGR-JETPORT	NON UNION	1	<i>Department Vacancy Total:</i>	12
			<i># of Budgeted EE's:</i>	60

<b><u>IT</u></b>				
IT- PROJECT MANAGER II	NON UNION	1		
IT-INFORMATION SECURITY OFF I	NON UNION	1		
IT SERVICE DESK TECHNICIAN	CEBA	1	<i>Department Vacancy Total:</i>	3
			<i># of Budgeted EE's:</i>	18
<b><u>Public Works</u></b>				
DIRECTOR OF PUBLIC WORKS	EXECUTIVE	1		
ASSET MGMT TECH-ENG	CEBA	1		
AUTO TECH II	LABOR AND TRADES	1		
MAINT WORKER I - STREET	LABOR AND TRADES	1		
MAINT WORKER II - DISTRICTING	LABOR AND TRADES	2		
MAINT WORKER II - TRAFFIC	LABOR AND TRADES	1		
MAINT WORKER III - DISTRICTING	LABOR AND TRADES	5		
MAINT WORKER III - SOLID WASTE	LABOR AND TRADES	1		
MAINT WORKER III - TRAFFIC	LABOR AND TRADES	2		
MAINTENANCE WORKER III - PDD	LABOR AND TRADES	1		
SENIOR ENGINEER - ENGINEERING	PROTECH	1		
SERVICE WRITER	SUPERVISORS	1		
TRAFFIC SIGNAL REPAIR WORKER	LABOR AND TRADES	1		
TRANSPORTATION PROJ ENGINEER	PROTECH	1		
WATER RES SR TECH - FAC	LABOR AND TRADES	1		
WATER RES TECH II - FAC	LABOR AND TRADES	2		
WATER RES TECH II- STRMWTR	LABOR AND TRADES	1		
WATER RES TECH III -STRWTR	LABOR AND TRADES	1		
WATER RESOURCE PROJ ENGINEER	PROTECH	1		
WATER RESOURCES SR ENG	PROTECH	1	<i>Department Vacancy Total:</i>	27
			<i># of Budgeted EE's:</i>	177
<b><u>Parks, Recreation &amp; Facilities</u></b>				
PARK RANGER	CEBA	1		
CEMETERY MAINTENANCE FOREMAN	SUPERVISORS	1		
AQUATIC LEADER	PROTECH	1		
REC PROGRAMMER I PT - REC	CEBA	7		
REC PROGRAMMER II PT - REC	CEBA	3		
REC PROGRAMMER II - ICE	CEBA	1		
EVENT SERVICES STAFF PT	CEBA	5		
CUSTODIAL WRK PT-PRKS/REC/FC	LABOR AND TRADES	2	<i>Department Vacancy Total:</i>	21



			<i># of Budgeted EE's:</i>	154
<b><u>Public Buildings</u></b>				
TRADES WORKER III - TRADES	LABOR AND TRADES	4		
BUILDING TRADES FOREMAN-TRADES	SUPERVISORS	1		
HVAC TECHNICIAN II-WF	LABOR AND TRADES	1	<i>Department Vacancy Total:</i>	6
			<i># of Budgeted EE's:</i>	26
<b><u>Barron Center</u></b>				
CNA - NURSING	CEBA	41		
FAC MASTER ELECTRICIAN - BC	LABOR AND TRADES	1		
GERIATRIC SOCIAL WORKER	CEBA	1		
LICENSED DIETETIC TECHNICIAN	CEBA	2		
LPN - NURSING DIRECT CARE	CEBA	6		
MAINTENANCE WORKER III - BC	LABOR AND TRADES	1		
PRINCIPAL RN (BC)	PROTECH	2		
RN - NURSING DIRECT CARE	CEBA	4		
RSD	NON UNION	1		
RSD PT (PROJ) 22.50	NON UNION	1		
SUPPORT TEAM WORKER - HSKPNG	CEBA	3		
SUPPORT TEAM WORKER - LNDY	CEBA	2		
SUPPORT TEAM WORKER - NTR	CEBA	6		
UNIT CLERK	CEBA	3	<i>Department Vacancy Total:</i>	74
			<i># of Budgeted EE's:</i>	249
<b><u>Public Health</u></b>				
FINANCIAL MANAGER	NON UNION	1		
ACCOUNTANT - HEALTH	CEBA	1		
PROGRAM MGR-CLINICAL HLTH FH	NON UNION	1		
ADMIN ASSISTANT (PR)	CEBA	1		
COMM HLTH PROM SPEC (PR)	PROTECH	2		
PROGRAM COORD (PR)	NON UNION	1		
OFFICE ASSISTANT - FOREST AVE	CEBA	1	<i>Department Vacancy Total:</i>	8
			<i># of Budgeted EE's:</i>	39
<b><u>Social Services</u></b>				
FINANCIAL ELIG SPEC PR	CEBA	3		
HUM SERV COUNSL CASE MGR GA	PROTECH	2		

MAINTENANCE WORKER III	LABOR AND TRADES	1		
HUMAN SERVICES SPECIALIST-FAM	CEBA	1		
SHELTER ATTENDANT	CEBA	7		
SHELTER SECURITY GUARD - OS	CEBA	2		
SR HUMAN SERV COUNSELOR - OSS	NON UNION	2	<i>Department Vacancy Total:</i>	18
			<i># of Budgeted EE's:</i>	121
			<b>Total # of Department Vacancies:</b>	<b>253</b>
			<b>Total # of Budgeted EE's:</b>	<b>1,481</b>