




December 22, 2017

Portland Housing Development Corporation
14 Baxter Boulevard
Portland, Maine 04101
Attention: Jay Waterman

Re: Market Study for  dated September 30, 2015 (“Market Study”) and updated October 7, 2016

Dear Mr. Waterman:

Please accept this letter as an update to our supplement dated October 5, 2015 to the Market Study and updated October 7, 2016.

The proposed project will offer a Community Service Facility of approximately 1,000 square feet that will be occupied by Cultivating Community. The Community Service Facility Area at the subject will be utilized to provide educational workshops on farming and nutrition, food distribution and leadership development programs for youths, which will enhance the quality of life for the target population.

As previously reported, since 2001, Cultivating Community has worked to put the means of food production in the hands of community members and to ensure diverse points of access to healthy food for people regardless of income. The goals of Cultivating Community are to increase healthy food access, food security and food independence in Maine. Cultivating Community meets the food needs of low-income individuals by deploying retail, wholesale, and food distribution initiatives that provide healthy food, educate consumers and build people’s confidence that they and their families can eat well and healthfully. Annually, Cultivating Communities engages approximately 2,500 current and potential customers in purchasing/receiving food from food access initiatives (i.e. low to no-cost farm share program, urban farm stands, farmers market and mobile food market). In 2017, the Good Food Bus, a mostly-local food market operated by Cultivating Community and St. Mary’s Nutrition Center of Lewiston, reached an unprecedented number of low-income customers in its second full summer and fall season. The Good Food Bus specializes in local fresh fruit and vegetables. It also carries some foods from away and local eggs, cheese, and bread. It offers lunch items and “Anchor Meal

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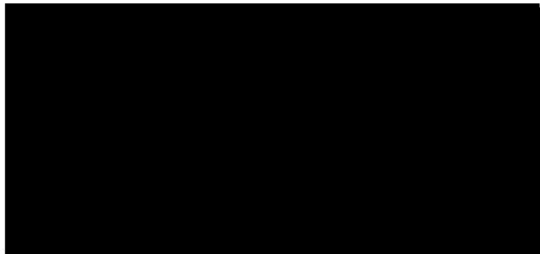
bags” stocked with a recipe and the ingredients to prepare a healthy dinner. By mid-September 2017, sales had surpassed totals for 2016. There were 25% more sales to low-income customers and 16% more sales overall. Weekly sales were up by 30%.

Households at or below 60 percent AMI are expected to be the users of the services provided at the Community Service Facility Area at the property. Based on updated demographic data, the number of income-eligible one- to five-person renter households has increased from 3,917 in 2016 to 4,503 in 2017. In 2016, there were an additional 6,952 one- to five-person renter households in the PMA below the minimum income required, the number of these households has increased to 7,181 in 2017. Therefore, there are 10,459 renter households at or below 60% AMI in 2017.

In our opinion, the services to be provided by Cultivating Community are appropriate and helpful to the proposed residents at [REDACTED] Apartments.

Please do not hesitate to contact us with any questions or comments.

Respectfully submitted:

A large black rectangular redaction box covering the signature and name of the sender.