



**CITY COUNCIL WORKSHOP
CITY HALL
389 CONGRESS STREET
CITY COUNCIL CHAMBERS**

DATE: May 13, 2019

TIME: 5:30 PM

AGENDA ITEMS:

- 1) FY20 City Manager Recommended Budget
- 2) Homeless Services Center Location
- 3) Waterfront Working Group Update

City of Portland, Maine

City Manager's Recommended Budget



FY20 Budget

July 1, 2019 – June 30, 2020

**FY2020 BUDGET
CITY MANAGER'S RECOMMENDATION**

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CITY OF PORTLAND
Executive Department
Jon P. Jennings, City Manager

April 8, 2019

To Mayor Strimling and Members of the Portland City Council:

Pursuant to Article VI, Section 5(e) and Article VII, Sections 5 and 6 of the City of Portland Charter, I am hereby submitting the City Manager's Recommended \$263.4 million FY20 Municipal Operating Budget.

As you know, my budget submission is typically shaped by guidance from Council goals along with my operational priorities. This year, however, because there were not final Council goals to guide us, and because we were facing a number of difficult operational decisions in order to remain fiscally responsible, you will see this budget submission is essentially status quo. We had many cost increases outside of our control which exceeded the regular rate of inflation / the Consumer Price Index, but I felt strongly that our budget overall should align closely to those metrics, even if it meant making very tough budget decisions. If I had recommended everything requested by our City departments this budget would reflect an 11.1% tax rate increase. However, I cut \$7.4 million from departmental requests in order to come in with a budget with less than a three percent tax rate increase. Should there be any additional priorities the Council wants to address, I felt it most appropriate for those decisions to be made by the Council before being added to the final budget.

Over my nearly four years as City Manager, I continue to be extremely proud of all we've accomplished and the progress we've made in terms of making municipal government more innovative, efficient, inclusive, and transparent. We've made good progress in addressing critical infrastructure needs that had been neglected for too long and we continue to fund as many of these projects as we can. We've continued our focus on right-sizing municipal services and improving our processes not only because it is good customer service, but because I believe the efficiencies we achieve will afford us the opportunity to tackle our long-range plans.

There's no doubt that Portland continues to be a healthy, vibrant city with diverse sectors driving its economy. We are a major center for commerce, finance, arts and entertainment, food and drink, healthcare, Information Technology, the marine industry, post-secondary education, and tourism. Our world renowned and award-winning food and drink sector economy received another high honor this year when Bon Appetit magazine named Portland the 2018 Restaurant City of the Year. While this firmly roots our city on the national food map and was cause for celebration, we're working hard at the staff level to make sure Portland is known as more than just a foodie city. One example of this is when INRIX, a global leader in mobility analytics and connected car services, selected Portland to pilot its highly autonomous vehicle mapping program. I believe that Portland can benefit from leveraging our technology and start up scene to make us an attractive city for companies to pilot additional products and services. We look forward to collaborating further with Start Up Maine this year as their annual conference will focus on the role civic tech can play in our economy.

The growth our city has seen has been very beneficial in many ways, although it's not without its challenges. While growth is a good problem for a city to have, it means our valuation has continued to rise, lowering our state revenue share and increasing our county tax.

FY19 Recap

Our Planning and Inspections Departments issued Certificates of Occupancy to approximately 317 additional units of new housing in calendar year 2018 and a total of more than 1,263 units in the last five years combined. Beyond this, more than 139 units of new housing across the city are currently in the development pipeline. At the same time, our inclusionary zoning ordinance has helped make that new development equitable, by requiring all projects larger than 10 units provide a set aside of 10% of the units for workforce housing or make a financial contribution to the Housing Trust Fund. Since the ordinance went into effect, there have been five additional projects completed or under construction, adding an additional 18 workforce homes with many more in the pipeline.

During 2018, the Planning Board approved eight Inclusionary Zoning projects with a total of 29 workforce units of rental, condo and single-family housing. The Housing Trust fund balance is currently \$1,275,820.08, with \$556,500 being collected to date. Additional funding is expected as current projects under development are completed.

Commercial development has continued at or above levels not experienced in the city in the last hundred years. In response, we've continued to update our land use regulations to help advance our economy sustainably. Highlights include:

- The Recode effort to rewrite the Zoning Code is underway with the goal of simplifying and clarifying the City's regulations for all development. In addition, work has begun on rewriting both the sign regulations and the site plan ordinance. Concurrently, the Technical Manual was recently updated to include specifications for LED street lights and improved exterior lighting for cost effective and efficient lighting.
- Portland's Impact Fee system was adopted in 2018, which assesses fees on all development based upon the anticipated infrastructure needs to serve new development. It applies to any new building or building addition that results in net new residential units, non-residential square footage, hotel rooms, or water meters.
- Another major policy initiative adopted this year is the Hotel IZ conditional use. The ordinance requires either the creation of affordable housing units or a contribution to the Housing Trust Fund for the development of new hotel rooms.

In support of our small business community, the Portland Development Corporation invested approximately \$1,082,000 in FY18 in 19 businesses and economic development projects, which leveraged more than \$5 million in private sector funds associated with creating 26 jobs and retaining 62 jobs. Fiscal year 2018 loan activity included a public to private investment ratio of 1:7. And just a few weeks ago we found out we are receiving the U.S. Conference of Mayor's 2019 Partner America Small Business Friendly Community Award. Portland has demonstrated its commitment and support of small business by creating a business friendly environment for businesses to grow and prosper.

Our transportation hub of air, rail, cruise, and shipping continues to be a vital economic driver, connecting Portland to the world. For the 2018 season, the Port of Portland had substantial growth again with 119 cruise ships and a passenger count that exceeded 170,000 and 68,000 crew. The Jetport, which once again won the customer experience award for North America among airports with fewer than 2 million passengers, is the fastest growing airport in New England with a record setting 2.1 million passengers coming through last year. On top of that, they added new direct service to Denver, Tampa, Ft. Myers and Raleigh-Durham and expanded routes to New York City, Chicago, and several destinations in Florida.

While there are many needs to balance with this growth, it is clear that Portland is an attractive place to live, work, and play.

We also continue to provide key health and human services for our people. The Office of Elder Affairs responded to approximately 750 requests from Portland senior citizens in need of services and information, and is working to implement multiple goals outlined in Portland's Age-Friendly Community initiative, in partnership with the AARP Maine. The office operates two adult day health programs at the Barron Center, licensed to accommodate 45 clients, and also provides transitional housing and support services for older victims of domestic abuse through the *Martha's Cottage Project*, in collaboration with the Elder Abuse Institute of Maine.

The Social Services' Helping Individuals Regain Employment (HIRE) Program continues to help General Assistance recipients get out of poverty and into self sufficiency by removing barriers to employment. From January 2018 through December 2018, we completed 367 intakes helping 279 eligible adults secure employment, 13 individuals successfully obtain disability benefits, 231 individuals connect to ESL classes, 15 individuals enroll in vocational rehabilitation services, assisted 46 individuals secure employment authorization, and 27 individuals enroll in certificate training programs that led to job placements.

Our emergency shelter services continue to serve unprecedented levels on a nightly basis. In spite of this, our staff works extremely hard to find permanent housing solutions for our most vulnerable populations. The Oxford Street Shelter placed 249 total clients, 29 of whom were long-term stayers, into permanent housing. The 249 clients equaled a total of 43,729 bed nights. The Family Shelter served 183 families totaling 664 individuals. Of the 183 families, 160 secured permanent housing (87%) with only two families returning for a second stay.

As I alluded to earlier, we're focused on working to make our community an innovation hub, a place where data and technology are used to improve people's lives and make interactions with city government more efficient. As part of those efforts, we've converted all of our City's streetlights to LED technology and deployed intelligent traffic signals at Morrill's Corner to improve the flow of vehicles through the intersection thereby reducing traffic congestion and the length of time vehicles idle at the signals. Preliminary reports show a 23% reduction in travel times through this intersection. We're now in the process of installing this technology at additional intersections along Forest Avenue to further improve traffic flow, and we'll be installing it along Franklin and Commercial Streets. The more we are able to use this technology along our busiest transportation nodes, the more the signals speak to each other and improve traffic flow. We're also utilizing environmental sensors to monitor air quality through a pilot project with Google.

As we look to complete our implementation of Tyler Technologies' software this year, we'll be creating an internal data governance team so we can take a look at the data we have and collect to make sure we're using it strategically to inform our decision making processes. I believe these decisions will lead to greater efficiencies in our municipal operations, allowing us to achieve savings that we can reinvest toward our long-range goals. It's our goal to then share this data with the public through an open data portal so we can better tell Portland's story through the use of data.

BUDGET GOALS & REALITIES

The goal of this budget was to bring forward a recommendation that allows us to continue moving forward on the progress we've made, but in a fiscally responsible way. Our staff goals for FY20 revolve around efficiency and innovation so we can further improve city services while reducing costs, emphasizing customer service, and fulfilling our commitment to getting things done on a timely basis. We must continue to take care of our infrastructure needs that were set aside for too long. This year I asked Department Heads to present me with the requests they felt they needed to accomplish their jobs efficiently, but not necessarily to meet each and every goal they have given the budget constraints we face.

The reality of this budget is that the roughly \$3 million increase in expenditures is driven by personnel costs, due to contractual obligations and cost of living increases.

All departments had to work extremely hard to meet the budget guidance I provided, which was to come in under a 3% tax rate increase. If I had simply recommended the budget as requested by our City Departments, without making difficult budget cuts and choices, the resulting impact would have been an 11.1% City tax rate increase. As we developed the City budget, we eliminated approximately \$7.4 million of those requests and other adjustments on the path to our 2.9% tax rate increase.

The most difficult budget reality we are facing this year is within our Social Services division. While Portland is a compassionate city, and we always will be, we simply cannot afford to continue providing all of the current services and believing this to be a sustainable path. I am asking the City Council to have a fundamental discussion about what services we can provide and what we can afford.

As you know, we dedicated \$200,000 in last year's budget to fund the Community Support Fund, which provides temporary assistance for those who are seeking asylum, but are no longer covered by General Assistance. Unfortunately, this fund was exhausted much earlier than anticipated in March 2019 given the influx in people seeking emergency shelter services.

Because the FY19 Community Support Fund was exhausted so quickly, I am proposing that the Community Support Fund support individuals who are living in the city as of July 1, 2019 and only cover rental assistance in FY20. We will utilize our other existing community partners who already offer food and other basic necessities to cover those needs. Therefore, this budget recommends reducing the Community Support Fund by \$50,000 and funding it with \$150,000. It is also my recommendation that the Council look to phase out the Community Support Fund over the next two fiscal years as individuals leave the program.

Additionally, because of the fact that there are limits to our resources, I propose eliminating the second overflow space for both the Oxford Street Shelter and the Family Shelter. This would mean that we will use space at Preble Street for overflow needs at OSS and space at the Salvation Army for overflow at the Family Shelter, but no longer allow our General Assistance offices to be used as a third overflow space given the costs in staffing this facility.

As we developed this budget, we had to make some very tough choices to keep Portland affordable while at the same time trying to maintain the level of services we provide for our residents and businesses, and address a few items within our key priorities. While this budget overall includes a net increase of six positions, four of which are for Social Services, there were several positions that were eliminated as part of departmental reorganizations.

As I said last year, I firmly believe we cannot focus on one part of government to the detriment of another. I take my responsibilities to the Council and the taxpayers of the city very seriously. As we have discussed on many occasions, we are all concerned about the affordability of the city and government can be a driver of costs that make it unaffordable to live in Portland. That is why I felt it was important for us to limit the tax impact due to the drivers outlined in the budget.

In addition to the items noted above, additional Departmental highlights include:

Public Works: This budget includes a \$372,384 increase in the Solid Waste budget due to an increase in tipping fees from ecomaine, because of a change in the recycling markets and costs for shipping and processing recyclables. Because of this, the budget includes an increase in the fees for the Pay As You Throw Bags, a 15 cent increase in the 15-gallon bags and a 30 cent increase in the 30 gallon bags. This will raise about \$215,000 in revenue. Looking ahead to FY21, we will evaluate alternative ways in which we can cover our solid waste costs beyond utilizing Pay As You Throw Bags.

Economic Development: This budget includes an additional staff person to help carry out the strategic plan for the Office of Economic Opportunity, in line with the Economic Development Committee's recent vote. It also includes the removal of Creative Portland staff, and instead the City will give them a flat \$140,000 to cover their staffing needs.

Parks, Recreation & Facilities: To balance the overall impact to the tax levy, this budget includes a 5% increase in fees at our City cemeteries, assorted fee increases on concession items at our event venues and increases in rates and fees at Riverside Golf Course to cover course expenditures. As we fully implement the pesticides ordinance, the City faces increasing labor costs to keep our fields in usable condition. To address these rising costs this budget includes a fee assessed on for-profit groups who utilize our fields.

Waterfront: This budget includes an increase in the per passenger fee for cruise ship visits, which results in an additional \$200,000 in revenue.

Police: The Police Department budget includes an increase in \$68,000 to cover the costs of routine supplies. These expenses were traditionally covered by a non-competitive federal grant that we receive annually. However, we were not allowed to accept it this year because of our policy creating the Community Support Fund. The budget also includes covering the substance use disorder liaison who runs the Law Enforcement Addiction Advocacy Program (LEAAP) out of the general fund as we were not able to continue funding it via asset forfeiture monies.

Social Services: As mentioned previously, our Social Services Division has been dealing with a tremendous influx in those seeking emergency shelter services. Given this influx wasn't fully anticipated in FY19's budget, we ended up using additional per diem workers to cover our staffing needs. In the FY20 budget, we are budgeting for these per diem workers as full time positions.

Barron Center: We were able to increase our patient census after instituting a number of administrative changes at the Barron Center and therefore we are now covering our expenses and are working hard to earn revenue in the near future.

Grants Management: You will notice that overall our Public Health, Social Services and Planning & Urban Development budgets appear to be much higher than last year, but this is because grant funded positions are included in the personnel line items.

Assessors: The City is now in the midst of the citywide revaluation process. The process will continue in FY20 with technical support from Tyler Technologies. Citizens will soon begin receiving educational materials related to the revaluation process. It is expected that the revaluation results will be captured in the FY21 budget.

City Clerk: The 23.1% increase in the City Clerk's budget is due to FY20 being a presidential election year, which includes a primary election.

POSITIVE BUDGET DRIVERS

Excise taxes are still a significant source of revenue for the city, but the increases we saw over the last several years are starting to level off. We're conservatively projecting excise tax revenue to be \$11.5 million in FY20, which is roughly \$500,000 less than FY19. As mentioned earlier, increased cruise ship activity is projected to provide \$200,000 in additional revenue. Property valuation has grown by \$85 million in the current year due to significant new projects breaking ground and continues our upward trajectory in overall valuation. This \$85 million of new property valuation creates an additional approximately \$985,000 in tax revenue for municipal use. While this may seem like a significant amount, it represents only a 0.106% overall increase to our FY19 valuation of approximately \$7.9 billion, and can only fund a fraction of the cost increases and budget challenges we face in FY20, which are outside of my control.

Health Insurance: Unlike the last several years, the FY20 budget contains no large increase in health insurance costs. Our value-based insurance design and employee wellness program continues to help control overall costs, but because the health insurance market is volatile it is likely that these costs will end up being a budget challenge again in future years. While there was not a large increase, contributions for employees and their dependents will include a 3% increase in medical rates, and a 6.6% increase in dental rates.

TIF Funds: This year's budget includes greater use of City Council approved Bayside, Downtown/Transit and Waterfront Tax Increment Financing (TIF) District revenue to invest in public infrastructure and cover City staff costs. Use of TIF District revenue enables the City to take advantage of tax "sheltering" which allows municipalities to keep one hundred percent of new property tax revenue included in these TIF Districts. This means that the City maintains higher levels of state aid for education and municipal sharing in addition to contributing less to the City's share of the Cumberland County annual budget.

BUDGET CHALLENGES

As I mentioned above, the new property growth alone has not been able to keep up with the built in cost increases and other budget challenges for FY20, including union contracts already approved (\$3.4 million), debt services increases (\$924k related to our 2001 pension obligation bonds) and Cumberland County tax increase (\$351k).

Contractual Salary Obligations: The City Council approves contracts with all eight City bargaining units representing nearly 90% of the City workforce. These contracts include previously agreed upon salary increases of 2% plus other minor changes (4% for the two Police unions due to the nationwide shortage of officer applicants and to bring our salary ranges to competitive levels compared to surrounding municipalities). An estimated \$3.4M of the FY20 increases are related to contractually obligated salary increases across all unions.

Debt Service: This budget includes a \$3.2 million increase in debt service costs, including a \$924,000 increase related to the pension obligation bonds approved by City Council back in 2001. The payments on the pension obligation bonds will continue to rise by nearly \$1M annually until the bonds are retired in FY26. The budget also includes \$1.2M related to the upcoming renovation at Lyseth Elementary School and approximately \$400,000 of new debt service related to the City's continuing efforts to reduce combined sewer overflows and replace aging sewer infrastructure. The City pays all debt service from the general fund and receives reimbursement from the enterprise funds and the School Department for their respective projects.

METRO: The FY20 budget includes a 2.7% increase in our METRO contribution or an additional \$74,123.

County Tax: The FY20 budget includes a 5.6% or \$351,471 increase in Cumberland County tax assessment. Were it not for the increase in our County Tax assessment, the City's tax rate increase for this year's budget would be 2.6% instead of 2.9%.

BALANCING THE BUDGET

City expenditures have increased 4.9%. The growth of non-tax revenues and property valuation result in a City side tax rate increase for municipal services of 2.9%. This means the city-side mill rate is \$11.67 per \$1,000 of assessed property value. The impact on an average homeowner with a property valued at \$240,000 is \$79.

CONCLUSION

I would like to thank Finance Director Brendan T. O'Connell, Deputy Finance Director Anne Bilodeau, Budget Analyst Jennifer Lodge, Human Resources Director Gina Tapp, Communications Director Jessica Grondin, and our new Director of Innovation & Performance Management Lena Geraghty for their assistance in developing this budget recommendation and presentation, as well as the hard work and diligence of Department Heads in developing budget requests. Thank you to the members of the City Council for working with staff collaboratively over the last year. We all look forward to reviewing this proposed budget with the Finance Committee and full Council.

Sincerely,

Jon P. Jennings
City Manager

CITY OF PORTLAND, MAINE
COMPARATIVE BUDGET PLAN FY2020
 July 1, 2018 - June 30, 2019
 July 1, 2019 - June 30, 2020
 City Manager's Recommendation

	FY 19*	FY 20	\$ +/()	%
CITY GENERAL FUND REVENUES				
31 Property Taxes	\$ 89,612,594	\$ 93,184,789	\$ 3,572,195	4.0%
31 Other Local Taxes	10,099,009	8,416,388	(1,682,621)	-16.7%
32 Licenses & Permits	5,827,244	6,300,644	473,400	8.1%
33 Intergovernmental Revenue	10,464,979	12,312,490	1,847,511	17.7%
34 Charges for Services	35,967,048	36,750,588	783,540	2.2%
35 Fines, Forfeits and Penalties	2,107,635	1,996,710	(110,925)	-5.3%
36 Use of Money and Property	11,175,951	11,779,430	603,479	5.4%
39 Other Sources*	32,331,951	35,862,668	3,530,717	10.9%
Fund Balance Use (Restoration)	-	-	-	-
Total General Fund Revenues	197,586,411	206,603,707	9,017,296	4.6%

GENERAL FUND EXPENDITURES

100-11 City Council	331,904	344,046	12,142	3.7%
100-12 City Clerk	536,522	660,721	124,199	23.1%
100-13 Executive	976,564	929,877	(46,687)	-4.8%
100-14 Assessor	404,377	435,159	30,782	7.6%
100-15 Finance Administration	1,155,368	1,218,727	63,359	5.5%
Treasury	684,733	734,003	49,270	7.2%
Total Finance	1,840,101	1,952,730	112,629	6.1%
100-16 Legal	709,403	741,338	31,935	4.5%
100-17 Human Resources	1,063,158	1,071,134	7,976	0.8%
100-18 Parking Administration	1,460,024	1,487,050	27,026	1.9%
Elm Street Garage	302,962	300,164	(2,798)	-0.9%
Spring Street Garage	449,378	452,870	3,492	0.8%
Temple Street Garage	125,000	126,130	1,130	0.9%
Total Parking / Garages	2,337,364	2,366,214	28,850	1.2%
100-19 Economic Development	633,989	674,528	40,539	6.4%

CITY OF PORTLAND, MAINE
COMPARATIVE BUDGET PLAN FY2020
July 1, 2018 - June 30, 2019
July 1, 2019 - June 30, 2020
City Manager's Recommendation

		FY 19*	FY 20	\$ +/()	%
100-21	Police Administration	1,207,316	1,274,264	66,948	5.5%
	Uniformed Operations Group	10,062,663	10,616,533	553,870	5.5%
	Bureau Investigative Services	1,928,235	2,017,675	89,440	4.6%
	Operations Support Services	828,086	907,441	79,355	9.6%
	Dispatch Services	2,262,115	2,360,103	97,988	4.3%
	Jetport Security	572,198	581,524	9,326	1.6%
	Total Police	16,860,613	17,757,540	896,927	5.3%
100-22	Fire Administration	572,319	598,617	26,298	4.6%
	Code Enforcement & Comm Svcs	270,157	288,508	18,351	6.8%
	Field Operations	14,685,959	15,517,194	831,235	5.7%
	Operations Support Services	754,688	803,148	48,460	6.4%
	Air Rescue	1,013,282	1,027,681	14,399	1.4%
	Total Fire	17,296,405	18,235,148	938,743	5.4%
100-24	Planning & Urban Dev. Admin*	507,695	560,269	52,574	10.4%
	Planning	1,408,378	1,330,594	(77,784)	-5.5%
	Housing & Comm Development*	164,204	189,169	24,965	15.2%
	Total Planning & Urban Dev	2,080,277	2,080,032	(245)	0.0%
100-25	Permitting & Inspections Admin	181,334	130,487	(50,847)	-28.0%
	Inspections	980,841	1,076,567	95,726	9.8%
	Housing Safety	346,993	407,613	60,620	17.5%
	Business Licensing	250,544	233,892	(16,652)	-6.6%
	Total Permitting & Licensing	1,759,712	1,848,559	88,847	5.0%
100-29	Information Technology	2,799,922	2,914,482	114,560	4.1%
100-31	Public Works Administration	728,174	725,708	(2,466)	-0.3%
	Districting	1,660,057	1,741,974	81,917	4.9%
	Solid Waste	1,769,118	2,141,502	372,384	21.0%
	Communications	128,226	197,443	69,217	54.0%
	Portland Downtown District	363,628	404,862	41,234	11.3%
	Winter Operations	1,329,559	1,329,439	(120)	0.0%
	Island Services	647,042	687,836	40,794	6.3%
	Transportation Operations	2,310,357	2,333,681	23,324	1.0%
	Engineering	1,216,314	1,266,603	50,289	4.1%
	Fleet Services	3,818,936	3,807,154	(11,782)	-0.3%
	Total Public Works	13,971,411	14,636,202	664,791	4.8%

CITY OF PORTLAND, MAINE
COMPARATIVE BUDGET PLAN FY2020
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City Manager's Recommendation

	FY 19*	FY 20	\$ +/()	%
100-33 Parks Rec & Facilities Admin	601,090	639,408	38,318	6.4%
Parks	1,001,603	1,109,821	108,218	10.8%
Forestry	686,850	710,847	23,997	3.5%
Athletic Facilities	805,268	772,376	(32,892)	-4.1%
Cemeteries	874,369	827,545	(46,824)	-5.4%
Recreation	1,831,867	1,901,439	69,572	3.8%
Aquatics	643,899	639,302	(4,597)	-0.7%
Golf Course	1,050,926	1,100,519	49,593	4.7%
Golf Course Restaurant	533,611	540,787	7,176	1.3%
Ice Arena	571,810	595,229	23,419	4.1%
Public Assembly Facilities	1,056,708	1,061,236	4,528	0.4%
Concessions	403,498	418,426	14,928	3.7%
Custodial Services	956,460	958,378	1,918	0.2%
Merrill Auditorium	176,098	182,589	6,491	3.7%
Total Parks Rec & Facilities	11,194,057	11,457,902	263,845	2.4%
100-35 Public Bldgs & Waterfront Admin	358,671	387,731	29,060	8.1%
Trades	719,605	736,916	17,311	2.4%
School HVAC	521,703	518,442	(3,261)	-0.6%
Public Safety Building	290,700	317,700	27,000	9.3%
City Hall	322,100	392,450	70,350	21.8%
Merrill Auditorium (PB)	196,550	173,550	(23,000)	-11.7%
Hadlock Stadium	321,681	322,076	395	0.1%
Expo Building	207,875	208,600	725	0.3%
Canco Road Buildings	432,820	434,250	1,430	0.3%
Other Public Buildings	310,989	270,857	(40,132)	-12.9%
Waterfront	1,337,110	1,317,769	(19,341)	-1.4%
Total Public Buildings & Waterfront	5,019,804	5,080,341	60,537	1.2%
100-44 HHS - Administration	419,772	337,276	(82,496)	-19.7%
Public Health*	1,874,503	2,093,528	219,025	11.7%
Social Services*	11,908,346	13,072,747	1,164,401	9.8%
Barron Center	15,630,623	15,947,969	317,346	2.0%
Total HHS	29,833,244	31,451,520	1,618,276	5.4%
100-47 Debt Service	41,818,036	45,087,798	3,269,762	7.8%
100-48 Public Library	4,062,000	4,178,550	116,550	2.9%
100-51 Pension	8,126,801	8,398,292	271,491	3.3%

CITY OF PORTLAND, MAINE
COMPARATIVE BUDGET PLAN FY2020
July 1, 2018 - June 30, 2019
July 1, 2019 - June 30, 2020
City Manager's Recommendation

		FY 19*	FY 20	\$ +/()	%
100-52	Health Insurance	20,110,956	19,936,320	(174,636)	-0.9%
	Workers' Comp	1,786,778	2,053,072	266,294	14.9%
	FICA	1,138,099	1,138,099	0	0.0%
	Group Life	205,822	205,822	0	0.0%
	Unemployment	100,000	100,000	0	0.0%
	Total Employee Benefits	23,341,655	23,433,313	91,658	0.4%
100-61	Contingent	275,850	250,000	(25,850)	-9.4%
100-62	Liability Insurance	774,458	839,325	64,867	8.4%
100-65	Regional Transportation Program	72,380	78,480	6,100	8.4%
	Memberships - Misc	403,910	437,388	33,478	8.3%
	Total Memberships/Contributions	476,290	515,868	39,578	8.3%
100-67	Wage Adjustment	60,000	(165,000)	(225,000)	-375.0%
	Total General Fund Expenditures	188,583,917	197,175,619	8,591,702	4.6%
100-63	County Tax	6,288,845	6,640,316	351,471	5.6%
100-65	Metro Assessment	2,713,649	2,787,772	74,123	2.7%
Total General Fund and Assessments		\$ 197,586,411	\$ 206,603,707	\$ 9,017,296	4.6%

*Note: FY19 figures include grant and project expenditures excluded from the prior year resolve. These expenses (\$126,601 for Planning Admin, \$164,204 for HCD, \$839,356 for Public Health, \$1,995,108 for Social Services) and equal offsetting revenues are included in the current resolve for comparative purposes.

CITY OF PORTLAND, MAINE
COMPARATIVE BUDGET PLAN FY2020
 July 1, 2018 - June 30, 2019
 July 1, 2019 - June 30, 2020
 City Manager's Recommendation

	FY 19*	FY 20	\$ +/- ()	%
ENTERPRISE FUND REVENUES				
31 Property Taxes, Current Year	\$ -	\$ -	\$ -	
32 Licenses & Permits	22,850	17,950	(4,900)	-21.4%
33 Intergovernmental	116,800	117,968	1,168	1.0%
34 Charges for Services	33,567,185	34,701,607	1,134,422	3.4%
36 Use of Money and Property	23,747,326	26,228,136	2,480,810	10.4%
39 Other Sources	374,196	405,874	31,678	8.5%
Fund Balance	(4,236,256)	(4,683,172)	(446,916)	10.5%
Total Enterprise Fund Revenues	53,592,101	56,788,363	3,196,262	6.0%
ENTERPRISE FUND EXPENDITURES				
530 Fish Pier	398,213	388,679	(9,534)	-2.4%
570 Finance Administration	134,810	141,938	7,128	5.3%
Public Works Administration	780,653	838,548	57,895	7.4%
Districting	3,019,206	2,637,279	(381,927)	-12.6%
Communications	67,687	65,808	(1,879)	-2.8%
Engineering	618,211	603,082	(15,129)	-2.4%
Debt Service	7,745,068	8,088,788	343,720	4.4%
Fringe Benefits	1,493,120	1,519,490	26,370	1.8%
PWD Assessment	12,462,772	13,137,639	674,867	5.4%
Total Sewer	26,321,527	27,032,572	711,045	2.7%
571 Finance Administration	265,463	275,145	9,682	3.6%
Stormwater Management	1,817,499	1,543,268	(274,231)	-15.1%
Debt Service	389,797	685,421	295,624	75.8%
Fringe Benefits	286,855	285,003	(1,852)	-0.6%
Total Stormwater	2,759,614	2,788,837	29,223	1.1%
583 Jetport Administration	1,047,618	1,221,479	173,861	16.6%
Marketing	501,890	598,640	96,750	19.3%
Fringe, Indirects & Chargebacks	3,960,802	4,084,313	123,511	3.1%
Field	4,091,912	4,577,799	485,887	11.9%
General Aviation	17,168	17,168	-	0.0%
Jetport Operations	2,595,898	2,702,802	106,904	4.1%
Terminal	5,970,545	6,992,649	1,022,104	17.1%
Parking	4,447,615	4,907,020	459,405	10.3%
Airfield Deicing	700,661	674,781	(25,880)	-3.7%
Jetport Anticipated Surplus	778,638	801,624	22,986	3.0%
Total Jetport	24,112,747	26,578,275	2,465,528	10.2%
Total Enterprise Fund Expenditures	53,592,101	56,788,363	3,196,262	6.0%
TOTAL CITY EXPENDITURES	\$ 251,178,512	\$ 263,392,070	\$ 12,213,558	4.9%

TAX RATE COMPUTATION--FY2020
City Manager's Recommendation

	General Fund	Enterprise Funds	TOTAL CITY
Total Expenditures	\$206,603,707	\$56,788,363	\$263,392,070
Less: Revenues	(113,418,918)	(61,471,535)	(\$174,890,453)
Surplus	0	4,683,172	\$4,683,172
Tax Levy	\$93,184,789	\$0	\$93,184,789
Tax Levy %			100.0%

Valuation 7,985,000,000

Tax Rate:

FY20	\$11.67	\$0.00	\$11.67
FY19	\$11.34	\$0.00	\$11.34
\$ Increase	\$0.33	\$0.00	\$0.33
% of Total Increase	2.9%	0.0%	2.9%

CITY OF PORTLAND, MAINE
FY2020 Non-Tax Revenue
(without surplus or TIF reimb)
City Manager's Recommendation

Department	FY18 Collected	FY19* Est (budget)	FY19 Proj	FY20 Est (budget)	FY20 Est vs FY19 Est (budget)	%
General Fund Revenues:						
City Council	\$5,000	\$5,000	\$5,000	\$5,000	\$0	0.0%
City Clerk	223,337	227,688	219,364	228,094	406	0.2%
Executive	962,763	1,040,370	1,046,175	1,011,715	(28,655)	-2.8%
Assessor	1,690	2,076	1,000	1,000	(1,076)	-51.8%
Finance	19,615,268	18,549,047	21,361,127	18,755,574	206,527	1.1%
Legal	111,734	136,320	182,177	151,525	15,205	11.2%
Human Resources	118,043	76,056	76,056	75,945	(111)	-0.1%
Parking	8,722,207	9,620,120	9,498,210	9,665,220	45,100	0.5%
Econ Dev	192,267	567,949	566,791	596,748	28,799	5.1%
Police	3,239,440	2,947,159	3,169,317	2,985,289	38,130	1.3%
Fire	4,048,512	4,583,430	4,651,580	4,584,937	1,507	0.0%
Planning & Development	1,081,487	1,037,066	769,646	1,072,827	35,761	3.4%
Permitting & Inspections	5,012,332	4,500,366	5,049,955	4,901,064	400,698	8.9%
Information Technology	381,523	422,254	420,187	433,387	11,133	2.6%
Public Works	4,539,985	5,061,526	4,609,032	5,128,213	66,687	1.3%
Parks, Rec & Facilities	7,124,221	7,333,134	7,275,347	7,817,734	484,600	6.6%
Public Bldgs & Waterfront	3,337,883	3,459,596	3,302,789	3,550,966	91,370	2.6%
HHS--Administration	4,884	10,560	968	-	(10,560)	-100.0%
HHS--Public Health	1,001,256	994,421	115,485	1,133,407	138,986	14.0%
HHS--Social Services	7,366,937	7,271,573	5,517,167	8,065,096	793,523	10.9%
HHS--Barron Center	18,236,152	18,628,031	18,726,850	19,510,800	882,769	4.7%
Employee Benefits	6,432,840	7,293,735	6,942,945	7,640,858	347,123	4.8%
Insurance	134,721	154,587	179,359	177,918	23,331	15.1%
Debt Service Reimb.	15,447,518	16,979,744	16,964,420	19,731,496	2,751,752	16.2%
Memberships / Other	-	-	-	302,717	302,717	---
Total General Fund:	\$107,342,000	\$110,901,808	\$110,650,947	\$117,527,530	\$6,625,722	6.0%
Enterprise Funds Revenue:						
Fish Pier Authority	535,030	546,380	535,352	559,178	12,798	2.3%
Sewer	24,939,371	26,292,128	26,736,968	27,456,657	1,164,529	4.4%
Stormwater	6,587,024	6,877,102	6,845,474	6,877,425	323	0.0%
Jetport	23,283,267	24,112,747	24,660,341	26,578,275	2,465,528	10.2%
Total Enterprise Funds:	\$55,344,692	\$57,828,357	\$58,778,135	\$61,471,535	\$3,643,178	6.3%
Total City Revenue	\$162,686,692	\$168,730,165	169,429,082	\$178,999,065	\$10,268,900	6.1%

*Note: FY19 figures include grant and project revenues excluded from the prior year resolve. These revenues (\$126,601 for Planning Admin, \$164,204 for HCD, \$839,356 for Public Health, \$1,995,108 for Social Services) and equal offsetting expenditures are included in the current resolve for comparative purposes.

FY2020 CITY BUDGET SUMMARY

by category
City Manager's Recommendation

	FY19* Approp.	FY20 Proposed	\$ +/-	% +/-	% Of Total
01 Personnel--General Fund	\$80,740,046	84,499,142	\$3,759,096	4.7%	40.9%
--Ent Funds	6,581,376	7,038,292	456,916	6.9%	12.4%
Total	87,321,422	91,537,434	4,216,012	4.8%	34.8%
02+ Contractual--General Fund	64,291,371	66,232,171	1,940,800	3.0%	32.1%
--Ent Funds	29,151,634	29,654,105	502,471	1.7%	52.2%
Total	93,443,005	95,886,276	2,443,271	2.6%	36.4%
55 Supplies--General Fund	6,820,435	6,944,496	124,061	1.8%	3.4%
--Ent Funds	1,306,943	1,469,313	162,370	12.4%	2.6%
Total	8,127,378	8,413,809	286,431	3.5%	3.2%
63 Utilities--General Fund	3,701,033	3,574,036	(126,997)	-3.4%	1.7%
--Ent Funds	1,452,022	1,545,875	93,853	6.5%	2.7%
Total	5,153,055	5,119,911	(33,144)	-0.6%	1.9%
70 Capital--General Fund	215,490	266,065	50,575	23.5%	0.1%
--Ent Funds	2,202,152	3,532,645	1,330,493	60.4%	6.2%
Total	2,417,642	3,798,710	1,381,068	57.1%	1.4%
75 Debt Svc--Total GF	41,818,036	45,087,798	3,269,762	7.8%	21.8%
--Ent Funds	7,976,373	8,611,695	635,322	8.0%	15.2%
Total	49,794,409	53,699,493	3,905,084	7.8%	20.4%
75 Jetport Rev Bond Debt Svc	4,142,963	4,134,813	(8,150)	-0.2%	7.3%
Jetport Surplus	778,638	801,624	22,986	3.0%	1.4%
Total General Fund	197,586,411	206,603,707	9,017,296	4.6%	100.0%
Total Enterprise Funds	53,592,101	56,788,363	3,196,262	6.0%	100.0%
Total	\$251,178,512	\$263,392,070	\$12,213,558	4.9%	100.0%

*Note: FY19 figures include grant and project expenditures excluded from the prior year resolve. These expenses (\$126,601 for Planning Admin, \$164,204 for HCD, \$839,356 for Public Health, \$1,995,108 for Social Services) and equal offsetting revenues are included in the current resolve for comparative purposes.

City of Portland, Maine
Tax Levy by Budget Category
City Manager's Recommendation

Department	FY20 Tax Levy	FY20 Tax Rate	% of Taxes
Debt Service	25,356,302	\$3.18	27.2%
Police	17,402,347	\$2.18	18.7%
Fire	16,047,076	\$2.01	17.2%
Public Works	10,292,295	\$1.29	11.0%
County Tax	6,640,316	\$0.83	7.1%
Parks, Rec & Facilities	4,744,750	\$0.59	5.1%
Health & Human Services	4,628,230	\$0.58	5.0%
Library	4,178,550	\$0.52	4.5%
Metro	2,563,535	\$0.32	2.8%
Public Buildings & Waterfront	1,400,763	\$0.18	1.5%
General Government	(69,375)	(\$0.01)	-0.1%
Total:	\$93,184,789	\$11.67	100.0%

City of Portland
Staffing FTE Change
FY2020 City Manager's Recommendation

Department	FY15	FY16	FY17	FY18	FY19	FY20	+/- Chg
General Fund:							
City Council	-	-	1.0	-	-	-	-
City Clerk	9.2	8.9	7.4	7.8	7.9	7.9	-
Executive	10.0	14.0	10.0	13.0	10.5	9.5	(1.0)
Assessor	4.9	4.9	5.9	5.9	5.9	5.9	-
Finance	26.0	24.3	24.0	25.0	25.0	25.0	-
Legal	6.0	6.0	6.0	6.0	7.0	7.0	-
Human Resources	10.0	10.0	10.5	11.0	11.0	10.5	(0.5)
Parking	29.6	29.6	29.6	29.6	29.6	30.0	0.4
Economic Development	3.0	4.0	5.8	5.8	7.1	7.0	(0.1)
Police	225.3	223.3	227.3	232.3	226.3	227.0	0.7
Fire	235.7	228.1	229.6	229.2	226.0	226.0	-
Planning & Urban Dev.	35.4	34.7	21.5	24.0	24.0	24.0	-
Permitting & Inspections	-	-	25.0	28.0	28.0	28.5	0.5
IT	17.3	17.0	17.0	17.0	17.3	16.0	(1.3)
Public Works	152.5	132.0	125.0	129.0	131.0	131.5	0.5
Parks Rec & Fac	121.6	136.5	155.2	161.5	142.0	140.7	(1.3)
Pubic Bldgs & Waterfront	-	-	-	-	24.5	24.5	-
HHS Administration	-	-	5.0	5.0	5.0	4.0	(1.0)
Public Health	70.0	62.3	38.2	25.0	27.1	28.3	1.2
Social Services	79.4	90.7	78.3	80.1	87.8	93.5	5.7
Barron Center	266.2	266.7	260.7	263.7	244.0	246.8	2.8
<i>Total HHS:</i>	<i>415.6</i>	<i>419.7</i>	<i>382.2</i>	<i>373.8</i>	<i>363.9</i>	<i>372.6</i>	<i>8.7</i>
General Fund Subtotal:	1,302.1	1,293.0	1,283.0	1,298.9	1,287.0	1,293.6	6.6
Enterprise Funds:							
Sewer Fund	39.0	32.0	31.0	30.0	33.0	33.0	-
Stormwater Fund	-	11.5	11.0	13.0	10.0	10.0	-
Jetport	49.0	49.5	50.5	52.5	56.0	59.0	3.0
Enterprise Subtotal:	88.0	93.0	92.5	95.5	99.0	102.0	3.0
Total City Employees:	1,390.1	1,386.0	1,375.5	1,394.4	1,386.0	1,395.6	9.6

FY20 Budget Calendar - April 2019

Additional Finance Committee agenda details can be found online at <http://portlandmaine.gov/financecommittee>

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<i>Finance Committee Meetings held in Room 209 of City Hall</i>						
	1	2	3	4 5:30 PM Joint City/School Finance Committee Meeting 5:30	5	6
7	8 5:30 PM - City Council Meeting -Presentation of FY20 City Manager Recommended Budget, Referral to Finance Committee	9 5:30 PM Finance Committee Meeting	10	11	12	13
14	15 <i>Patriot's Day Holiday</i>	16	17	18	19	20
21	22 5:30 PM - City Council Meeting	23 5:30 PM Finance Committee Meeting	24 5:30 PM Finance Committee Meeting	25	26	27
28	29	30				

Revised 4/24/2019

FY20 Budget Calendar - May 2019

Additional Finance Committee agenda details can be found online at <http://portlandmaine.gov/financecommittee>

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<i>Finance Committee Meetings held in Room 209 of City Hall</i>			1	2 5:30 PM Finance Committee Meeting	3	4
5	6 5:30 PM City Council Meeting - City Budget 1st Read (Public Hearing)	7	8	9 5:30 PM Finance Committee Meeting	10	11
12	13 5:30 PM City Council Budget Workshop	14 5:30 PM Finance Committee Meeting	15 5:30 PM Finance Committee Meeting	16	17	18
19	20 5:30 PM City Council Meeting - City Budget 2nd Read and Vote	21	22	23	24	25
26	27 <i>Memorial Day Holiday</i>	28	29	30	31	

OXFORD STREET SHELTER

CLIENT RESTRICTION PROTOCOL

Milestone Foundation, Inc. & Oxford Street Shelter

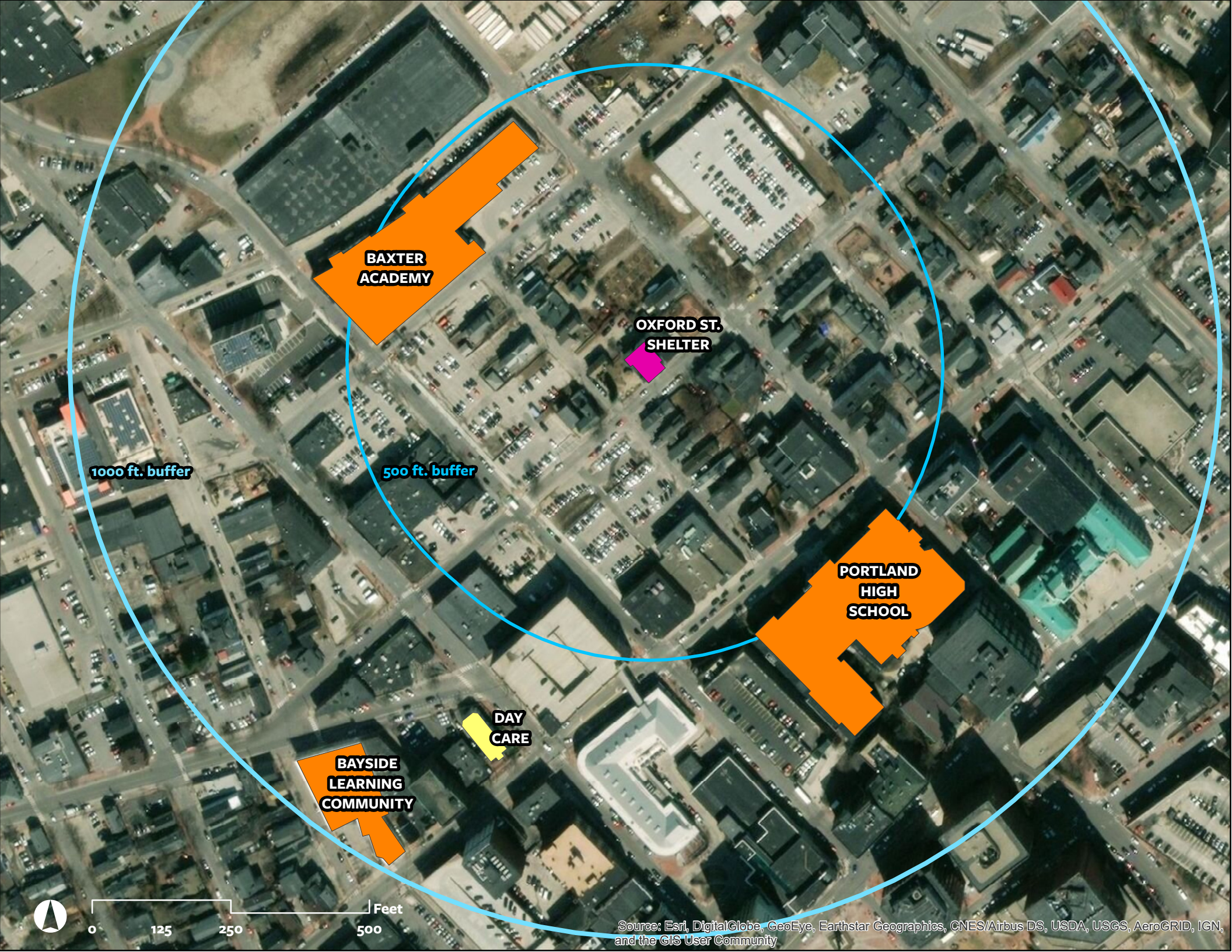
The following conditions should be met prior to restriction from either the Milestone Foundation, Inc. and/or the Oxford Street Shelter:

1. Staff will employ de-escalation tactics in an attempt to calm conflicts or adjust behaviors before they lead to a level requiring restriction.
2. Staff of Milestone and OSS will work collaboratively to assist clients in crisis as soon as the situation or behavior is observed.
3. Staff and management will employ, when possible, gradual restriction techniques prior to a full shelter restriction. Full shelter restriction will only be used as a last resort and in the most serious of cases.
4. All other reasonable measures must be attempted prior to restriction.

The following guidelines shall be used once a client is restricted from both Milestone and OSS:

The facility that last denied the restricted client will inform the following community partners that a client is on the street without shelter:

1. City of Portland Emergency Services Dispatch (non-emergency dispatch 874-8575).
2. Ingraham, Inc. 774-HELP
3. Maine Medical Center Emergency Room 871-2381
4. Mercy Hospital Emergency Room 879-3000
5. City of Portland Homeless Health Clinic 874-8445 – Leave a message



**BAXTER
ACADEMY**

**OXFORD ST.
SHELTER**

**PORTLAND
HIGH
SCHOOL**

**BAYSIDE
LEARNING
COMMUNITY**

**DAY
CARE**

1000 ft. buffer

500 ft. buffer

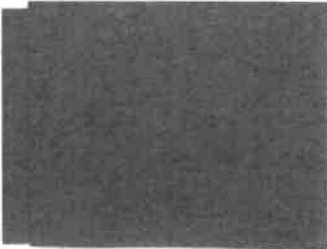


0 125 250 500 Feet

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

17-0499.1 E

July 13, 2017



Subject: Environmental Soils Information
Proposed Commercial Buildings
636 Riverside Street
Portland, Maine

Dear 

This letter summarizes environmental soil conditions encountered during the June 26 and 27, 2017 geotechnical test boring and test pit explorations program by S. W. Cole Engineering, Inc. (S.W.COLE) at the subject project site.

Petroleum contamination was encountered at the depth range of approximately 2 to 3 feet in uncontrolled fills during the excavation of Test Pit TP-110. Refer to the S.W.COLE Preliminary Geotechnical Information letter dated July 13, 2017 for a plan showing the approximate location of TP-110, and for a log of this test pit.

Photoionization detector (PID) screening of a sample of the petroleum-contaminated soil indicated a concentration of 134 parts per million (ppm). The "Oil in Soil" shake test result for the same sample indicated a "Positive" result for fuel oil.

The lateral extent of the petroleum-contaminated soils was not determined during the geotechnical explorations program. Based on the "Positive" Oil in Soil shake test result, the Maine Department of Environmental Protection (MeDEP) may require remediation of the soils if they are to be excavated during the proposed site development.

The MeDEP issued a Voluntary Response Action Plan (VRAP) Certificate of Completion dated August 30, 2010 to the City of Portland after sand blast grit and soils with documented elevated levels of arsenic were successfully remediated at the site. S.W.COLE reviewed the reports for the environmental investigations completed at the site prior to the 2010 VRAP Certificate of Completion being issued, and did not find evidence that the investigations encountered petroleum-contaminated soils.

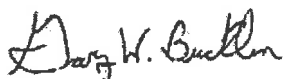
Construction of the proposed development will require an Environmental Media Management Plan (EMMP) that outlines a program for managing the petroleum contaminated soil in the area of TP-110, and for managing previously unidentified contamination that may be encountered in other areas during earthwork activities.

Coordinating and monitoring the management of contaminated soil, preparation of a remedial action completion report, and potentially other environmental services will be necessary in order to facilitate the MeDEP issuing an amended VRAP Certificate of Completion to the site owner and it's assigns after the completion of construction activities at the site.

Please contact us if you have questions regarding this correspondence.

Sincerely,

S. W. Cole Engineering, Inc.



Gary W. Bucklin, C.G.
Senior Geologist

GWB:tjb

www.swcole.com

17-0499 S

August 22, 2017

[REDACTED]

Subject: Preliminary Geotechnical Information – rev 1
Proposed Commercial Buildings
636 Riverside Street
Portland, Maine

Dear [REDACTED]

As requested, this letter summarizes preliminary geotechnical information relative to foundations, earthwork and pavement associated with the subject project. This letter is provided in advance of our geotechnical report and is subject to the limitations set forth therein. This letter supersedes its prior release, dated July 13, 2017.

S. W. Cole Engineering, Inc. (S.W.COLE) completed test boring and test pit explorations at the site on June 26 and 27, 2017. The attached plan shows the approximate locations of the explorations as well as existing and proposed site features. Logs of the explorations and a key to the notes and symbols used on the logs are also attached.

Based on the subsurface findings and our understanding of the proposed construction, we offer the following geotechnical considerations for the proposed development:

- **Foundations:** The site is principally underlain by uncontrolled fills overlying stable native deposits of glaciomarine clay, glacial outwash sands and glacial till. The uncontrolled fills range from 3 to 25 feet thick and are unsuitable for support of the proposed buildings. We recommend a combination of uncontrolled fill removal and replacement, as well as aggregate piers to improve ground conditions for conventional spread footing and on-grade floor slab support. The

286 Portland Road, Gray, ME 04039-9586 • P: (207) 657.2866 • F: (207) 657.2840 • E: info@swcole.com

Geotechnical Engineering

Construction Materials Testing and Special Inspections

GeoEnvironmental Services

attached plan summarizes the ground improvement method for each proposed building footprint. We estimate a premium cost of \$6 to \$9 per square foot of proposed building area to improve ground conditions for conventional spread footings and on-grade floor slabs.

- **Earthwork:** As discussed, we recommend raising finished floor elevations and site grades to preclude exporting environmentally impacted site soils. The site soils are sensitive to moisture and frost. We recommend site grading and foundation construction occur in drier, non-freezing weather of Spring, Summer and Fall. The uncontrolled fills and non-organic soils displaced by excavation may be reused as compacted Common Borrow in paved areas and beneath buildings improved with aggregate piers.
- **Pavements:** Pavement subgrades should be proof-rolled and densified with a 10 ton vibratory roller. Areas that become soft after proof-rolling, must be removed and replaced with compacted Granular Borrow prior to installing pavement subbase gravels. We recommend planning consider a 30 inch thick pavement section consisting of 4 inches of hot mix asphalt over 18 inches of compacted MaineDOT Type D Crushed Subbase Gravel over 8 inches of MaineDOT Granular Borrow for Underwater Backfill.

We trust this letter meets your current needs. We will prepare our geotechnical report upon your notice to proceed.

Sincerely,

S. W. Cole Engineering, Inc.



Timothy J. Boyce, P.E.
Senior Geotechnical Engineer

TJB:emw

Attachments: Exploration Location Plan
 Exploration Logs
 Key to Notes and Symbols used on Exploration Logs



Health & Human Services Department

Dawn Stiles, Director

Oxford Street Shelter

Robert Parritt, Director

Social Services Division

David MacLean, Director

Date: January 4, 2017

Emergency Shelter Best Practices

Single floor, open concept design style with clear lines of sight

A foyer/screening area to perform security searches and other assessments

A centralized shelter operations office with sight lines to the dorms

A large day room that can accommodate all shelter guests for day shelter and meals
Along with storage for portable tables and chairs

Food prep and service area

Suitable laundry facilities

Handicap accessible bathrooms in the day room and dormitories

Office space for Oxford Street housing staff as well as partner agencies on site for direct services

Two open concept dorms with raised beds, one male and one female
Raised beds must be at least 18 inches apart and walkways must be three feet wide

Enclosed park area behind the shelter

Outside storage building with lockers for guest bags

Facilities storage shed for maintenance tools and equipment

Parking for 20 vehicles

Security camera system

Accessible to public transportation

Programmatic Best Practices

New shelters should operate a low barrier program

Services should be housing driven using a housing first approach

All programs must meet MaineHousing/ESG criteria

New programs must work collaboratively with other shelter providers within the City using coordinated entry

Must be accessible to public transportation

New programs must be operated and staffed 24 hours a day and offer day shelter and food programs

New programs must report data to ESAC to gauge trends and progress

New programs must be active participants in the continuum of care

Why should the City operate an emergency shelter?

As long as the City of Portland continues to operate the main adult shelter in Portland, our constituents and guests are guaranteed to transparency, accountability and availability. The City will also have control over the operation of a sensitive program that impacts the lives of so many vulnerable people, neighbors, businesses, and other groups. If another entity were to assume control, the City has little say in how to operate or hold accountable such an impactful program.

▼ PLANNING FOR A NEW SHELTER

[Hide All Answers](#)

1. Why do we need a new shelter?

The current building is not acceptable. It is old, expensive to upkeep, and the layout makes staffing inefficient and difficult to manage. There is not enough space in the current building to provide the wide array of services and collaboration needed to best serve our guests. Plus, clients must pack up their belongings and leave each day.

2. What kinds of services would be offered at a new location?

Housing, mental health care, healthcare, employment, substance use treatment, day shelter, meals, storage and overnight shelter. All of these services are available currently, but in varying levels of support and in silos.

Having these services under one roof will make it easier for our guests to access these services, maintain sobriety, find employment, and end their homelessness.

3. Why should the City operate an emergency shelter?

As long as the City of Portland continues to operate the main adult shelter in Portland, our constituents and guests are guaranteed to transparency, accountability and availability. The City will also have control over the operation of a sensitive program that impacts the lives of so many vulnerable people, neighbors, businesses, and other groups. If another entity were to assume control, the City has little say in how to operate or hold accountable such an impactful program.

Categories

- [All Categories](#)
- [Aquatics](#)
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- [Barron Center](#)
- [Building Inspection](#)
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- [Economic Development](#)
- [Elder Advocate](#)
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- [Food Service Establishments - Consumer Reporting](#)
- [Food Service Establishments - Facility and Pre-Operational Issues](#)
- [Food Service Establishments - Fire Code Requirements](#)
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- [Food Service Establishments - Historic Preservation](#)
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- [Food Service Establishments -](#)

4. **Why should we provide shelter services to people who are not sober or struggling with their mental health?**

The homeless folks who struggle the most with extreme poverty, substance use and untreated mental health issues also tend to be those who cost taxpayers the most money through emergency room visits, incarceration, police calls, EMS calls, etc. These folks will also be the ones most likely to camp out in parks, trails and other public spaces which are unsafe and makes delivering services much more difficult.

5. **Is there support for this project among other social service providers?**

Yes. There is agreement amongst community stakeholders that the current model is not ideal and does not allow for the delivery of current best practice service models.

6. **If the shelter were to move, how would people get to work, medical appointments, apartment showings, etc.**

A prerequisite of any new facility would be easy access to public transportation. City staff would also be critical in transporting folks to appointments. It is also a hope that with built-in services, the need for difficult, often unnecessary travel can be avoided and guests can better focus their energy on services rather than how to get to services. The City would also collaborate with METRO to try and provide bus fare assistance whenever possible.

7. **How will this be received by the guests who access shelter services?**

Of the concerns brought to City staff by current shelter guests, the majority would be addressed with a new space in a different location. The congestion in lines at the soup kitchen and checking into the shelter would be gone, the location would be safer and not as accessible by predatory elements and folks could better work on their sobriety. We could have storage, there would not be a need to be forced onto the streets every morning, and a one-level space would allow staff to better monitor for safety and theft.

8. **How many people will this building serve and what do you do if/when you fill up?**

It is important that any new facility is the right size for our community and that the resources available are prioritized for those who truly need them. By having the facility in a safer, more secure location the number of people in and around the shelter for nefarious reasons will drastically decrease as the staff will have more control and also be vigilant 24-hours a day; therefore nightly counts will increase. The City is committed to providing emergency shelter for its most vulnerable neighbors and contingency plans would be in place for any future overflow emergencies. Any future plans would be community solutions and would require the continuum of service providers to step up and work towards a unified solution. There are currently housing first programs coming available that are going to house more than thirty of our community's most chronically homeless people, lessening the burden on emergency shelters. In the interim,

[Temporary Food Service](#)

▪ [Food Service Inspections](#)

▪ [HIV / STD Prevention Clinic](#)

▪ [Housing Safety](#)

▪ [Marijuana Use and Possession](#)

▪ [Minimum Wage 2019](#)

▪ [Parking](#)

▪ [Planning for a New Shelter](#)

▪ [Police](#)

▪ [Police - Hiring](#)

▪ [Police - Submit On Line Report](#)

▪ [Portland Ice Arena](#)

▪ [Portland Ice Arena - Skating](#)

▪ [Portland MLSA Tobacco 21 and Maine Tobacco 21](#)

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▪ [Public Works - Occupancy](#)

▪ [Public Works - Street Openings](#)

▪ [School-Based Health Centers](#)

▪ [Shopping Bags - Single Use](#)

▪ [Smoke-Free Public Playgrounds, Beaches, City Parks, Athletic Facilities, Trails and Open Spaces](#)

▪ [Tips for Pests](#)

▪ [Tobacco Litter](#)

▪ [Transforming Forest Avenue](#)

▪ [Trash & Recycling](#)

▪ [Treasury](#)

▪ [Use of Public Space](#)

Select Language



until a new building opens, City staff will continue aggressive housing work to drive numbers down using data and critical review of what is working and not working.

Select Language ▼

9. **How would you decide who gets beds if you fill up?**

We will be implementing the Coordinated Entry system as a state in January of 2018. All providers who participate in coordinated entry will be working from a prioritization chart developed and agreed upon by the Statewide Homeless Council. Guests will be prioritized for services not just at our new facility, but around the state based upon where they fall on this chart.

10. **Why are you proposing a single floor shelter rather than a two floor model ?**

In selecting the best model floor plan for a new shelter the first priority is on safety – of our shelter guests and the shelter staff. A one floor model provides the best layout to assure there is sufficient staff with direct line of site to all areas of the shelter to which the guests have access during the day and evening hours.

The secondary priority is cost. This is complicated and involves multiple factors. The obvious factor that would argue for a two story building is the smaller “foot print” of the building that would require less land than a one story building. However, that is the only area that may save money among many other factors. In a two story building we would need to add the cost of an elevator and two sets of exit stairs. For maximum efficiency in a two story building the space would need to be equally divided between the first and second floors. This would mean that some of the guest sleeping/programming/dining space would be on both floors requiring additional staff for each floor. A two floor model would also require duplicate bathrooms on both floors – another costly addition that wouldn’t be required in a one floor model.

For these reasons we recommend that a single floor model is the preferred choice for the City Shelter.



**STAY
CONNECTED**

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NEWS RELEASE

FOR IMMEDIATE RELEASE

June 21, 2018

MEDIA CONTACT

Jessica Grondin

207-756-8173

City Unveils Staff Recommendation for Location of New Homeless Services Center

HHS & Public Safety Committee to hear presentation on Tuesday, June 26

PORTLAND, Maine -- The City of Portland is pleased to unveil the recommendation for the location of a new homeless services center, based on extensive input from staff and the public. The new services center will replace the adult emergency shelter currently located on Oxford Street. The new facility will be based on a comprehensive model for providing critical transitional services. City staff is recommending a parcel of land located on the corner of Brighton Avenue and Holm Avenue adjacent to The Barron Center and The Loring House in order to create a new and modern two-story homeless services center.

"It is time for us to offer people these critical transitional services in a more humane and dignified way," said City Councilor Belinda Ray, who represents District 1 and is the Chair of the HHS and Public Safety Committee. "It is clear we need to implement a more comprehensive way of providing services in a new facility, and I look forward to reviewing this recommendation with the Council, our community partners, and the public."

"The staff at Oxford Street have done amazing work in less than ideal conditions, but it is simply no longer sustainable and it's time to move on," said City Manager Jon Jennings. "We're not proposing to move Oxford Street to a new location, we're proposing a location in which we can offer comprehensive services in a modern facility that we can all be proud of while we assist people transition to a better life."

The proposed location fulfills the key attributes that were identified during the Committee process when discussing the need for a new location. The site provides access to existing wrap-around services at the Barron Center and Loring House, transportation access with METRO bus service, including the soon-to-be-launched Husky Line, as well as City-run shuttle van service. In addition, it is a safe and visible location with proximity to employment opportunities. It will enable the City to provide access to all the critical services currently offered by partner agencies at existing locations and on-site in conjunction with City staff. It is also a City-owned parcel, which offers the ability to build to suit.

The new facility will provide emergency shelter services with raised beds instead of mats, meals, and day-services on the first floor. Related healthcare, housing, and employment services would be on the second floor with an outdoor courtyard that would provide dignified outside space. The center will be operational 24/7 with on-site services, including health (mental health, substance use treatment and dental services), housing assistance, peer support, case management services, General Assistance services, as well as employment assistance through the City's HIRE program. The new modern design will reduce long lines and crowding, and the hardship that currently goes with staffing a three-level shelter. Additionally, there are funds in place provided by developments in the area to enhance sidewalk, crosswalk, and bus shelter conditions along Brighton Avenue.

The announcement of this recommended location follows a year long process in which the City examined open concept shelter models in Boston as well as in Maine to view current best practices, and presented initial concepts to the HHS and Public Safety Committee. The City's planning staff went through a land use suitability process, which allowed for an expanded geographical area in which to search for potential sites. City staff scouted several locations for a new services center, and seriously evaluated several opportunities that could match staff recommendations.

The HHS and Public Safety Committee will hear a presentation from City staff on this recommended location at its meeting on Tuesday, June 26 at 5:30 PM in Room 24. There will be a public hearing on this topic at the Committee's July 10 meeting.

###

City-Owned Property Listing a/o 2/4/2019

PARCEL ID	LAND USE CODE	TAX YEAR	LOT ACRES	STREET NO	LOCATION	CLASS	OWNER	ASSE LAND	ASSE BLDG	ASSE TOTAL
001 A001001	58:LAND BANKS	2019	5.8626	0	MARGINAL WAY	XI:EXEMPT IMPROVED	CITY OF PORTLAND	638,400	37,500	675,900
001 A003001	58:LAND BANKS	2019	6.4101	0	CUTTER ST	XV:EXEMPT VACANT	CITY OF PORTLAND	851,600	-00	851,600
001 C001001	58:LAND BANKS	2019	4.6652	49	EASTERN PROMENADE	XA:EXEMPT AUXILIARY	CITY OF PORTLAND	619,800	3,400	623,200
001 C006001	58:LAND BANKS	2019	0.5881	0	D ST	XV:EXEMPT VACANT	CITY OF PORTLAND	78,100	-00	78,100
001 C007001	58:LAND BANKS	2019	1.4549	0	EASTERN PROMENADE	XV:EXEMPT VACANT	CITY OF PORTLAND	193,300	-00	193,300
003 M001001	56:GOVERNMENTAL	2019	0.6067	48	MOODY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	207,600	-00	207,600
004 A001001	58:LAND BANKS	2019	2.9667	155	EASTERN PROMENADE	XV:EXEMPT VACANT	CITY OF PORTLAND	394,200	-00	394,200
005 E001001	58:LAND BANKS	2019	3.2598	0	CONGRESS ST	XV:EXEMPT VACANT	CITY OF PORTLAND	216,600	-00	216,600
005 E008001	58:LAND BANKS	2019	16.2383	197	EASTERN PROMENADE	XA:EXEMPT AUXILIARY	CITY OF PORTLAND	2,475,700	31,330	2,507,030
006 A001001	58:LAND BANKS	2019	0.3736	0	MARGINAL WAY	XV:EXEMPT VACANT	CITY OF PORTLAND	99,300	-00	99,300
006 A002001	58:LAND BANKS	2019	1.6331	0	MARGINAL WAY	XV:EXEMPT VACANT	CITY OF PORTLAND	33,100	-00	33,100
006 A006001	58:LAND BANKS	2019	0.3788	0	MARGINAL WAY	XV:EXEMPT VACANT	CITY OF PORTLAND	115,500	-00	115,500
006 B003001	58:LAND BANKS	2019	0.5623	0	MARGINAL WAY	XV:EXEMPT VACANT	CITY OF PORTLAND	74,700	-00	74,700
008 A004001	56:GOVERNMENTAL	2019	6.2633	358	EASTERN PROMENADE	XI:EXEMPT IMPROVED	CITY OF PORTLAND	682,100	8,479,000	9,161,100
008 A006001	56:GOVERNMENTAL	2019	0.3864	9	PLOWMAN ST	XV:EXEMPT VACANT	CITY OF PORTLAND	117,800	-00	117,800
008 A007001	58:LAND BANKS	2019	4.8457	170	NORTH ST	XV:EXEMPT VACANT	CITY OF PORTLAND	128,800	-00	128,800
009 A005001	56:GOVERNMENTAL	2019	0.5333	12	PLOWMAN ST	XV:EXEMPT VACANT	CITY OF PORTLAND	162,600	-00	162,600
010 H003001	56:GOVERNMENTAL	2019	0.5921	45	DIAMOND ST	XV:EXEMPT VACANT	CITY OF PORTLAND	180,500	-00	180,500
012 D015001	56:GOVERNMENTAL	2019	0.0455	0	WHITMAN ST	XV:EXEMPT VACANT	CITY OF PORTLAND	4,000	-00	4,000
012 M011001	56:GOVERNMENTAL	2019	0.1837	18	EVERETT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	16,000	-00	16,000
012 Q015001	58:LAND BANKS	2019	1.2027	64	NORTH ST	XV:EXEMPT VACANT	CITY OF PORTLAND	159,800	-00	159,800
013 B015001	56:GOVERNMENTAL	2019	0.0904	0	OXFORD ST EXT	XV:EXEMPT VACANT	CITY OF PORTLAND	24,000	-00	24,000
013 K005001	56:GOVERNMENTAL	2019	0.1232	0	SUMNER CT	XV:EXEMPT VACANT	CITY OF PORTLAND	16,400	-00	16,400
013 K008001	58:LAND BANKS	2019	0.6527	30	NORTH ST R	XV:EXEMPT VACANT	CITY OF PORTLAND	43,400	-00	43,400
016 G001001	56:GOVERNMENTAL	2019	0.3674	134	CONGRESS ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	104,000	1,201,300	1,305,300
016 G014001	56:GOVERNMENTAL	2019	0.0517	138	CONGRESS ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	82,700	88,500	171,200
016 G015001	56:GOVERNMENTAL	2019	0.031	53	MONUMENT ST R	XV:EXEMPT VACANT	CITY OF PORTLAND	4,100	-00	4,100
017 G008001	58:LAND BANKS	2019	0.8941	0	ADAMS ST	XA:EXEMPT AUXILIARY	CITY OF PORTLAND	155,800	11,830	167,630
019 A002001	22:OFFICE BUSINESS	2019	1.4495	0	HANCOCK ST	CI:COMMERCIAL IMPROVED	CITY OF PORTLAND	1,564,900	-00	1,564,900
020 A001001	56:GOVERNMENTAL	2019	5.2825	224	CONGRESS ST	XA:EXEMPT AUXILIARY	CITY OF PORTLAND	460,200	2,610	462,810
021 A012001	56:GOVERNMENTAL	2019	0.2088	214	CUMBERLAND AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	18,200	-00	18,200
021 F002001	58:LAND BANKS	2019	0.4455	136	CUMBERLAND AVE	XA:EXEMPT AUXILIARY	CITY OF PORTLAND	77,600	4,200	81,800

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022 F023001	56:GOVERNMENTAL	2019	1.3996	2	BOYD ST	XA:EXEMPT AUXILIARY	CITY OF PORTLAND	115,500	4,380	119,880
023 A001001	56:GOVERNMENTAL	2019	0.4	44	DIAMOND ST	XV:EXEMPT VACANT	CITY OF PORTLAND	122,000	-00	122,000
023 B001001	58:LAND BANKS	2019	3.9202	92	ANDERSON ST	XV:EXEMPT VACANT	CITY OF PORTLAND	341,500	-00	341,500
023 B032001	56:GOVERNMENTAL	2019	0.1396	90	ANDERSON ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	123,700	61,300	185,000
023 B034001	56:GOVERNMENTAL	2019	0.0731	0	ANDERSON ST	XV:EXEMPT VACANT	CITY OF PORTLAND	12,700	-00	12,700
024 A005001	56:GOVERNMENTAL	2019	0.086	0	FRANKLIN ST	XV:EXEMPT VACANT	CITY OF PORTLAND	65,100	-00	65,100
024 A006001	56:GOVERNMENTAL	2019	0.3567	235	MARGINAL WAY	XV:EXEMPT VACANT	CITY OF PORTLAND	108,800	-00	108,800
024 A030001	56:GOVERNMENTAL	2019	0.2073	235	FRANKLIN ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	167,000	1,244,800	1,411,800
024 A037001	56:GOVERNMENTAL	2019	0.033	243	MARGINAL WAY	XV:EXEMPT VACANT	CITY OF PORTLAND	500	-00	500
024 B008001	56:GOVERNMENTAL	2019	0.0299	65	LANCASTER ST	XV:EXEMPT VACANT	CITY OF PORTLAND	500	-00	500
024 C010001	56:GOVERNMENTAL	2019	1.7146	43	SOMMERSET ST	XV:EXEMPT VACANT	CITY OF PORTLAND	130,700	-00	130,700
024 C026001	56:GOVERNMENTAL	2019	0.0004	0	SOMERSET ST	XV:EXEMPT VACANT	CITY OF PORTLAND	100	-00	100
025 A023001	56:GOVERNMENTAL	2019	1.0118	136	CHESTNUT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	77,100	-00	77,100
026 H001001	58:LAND BANKS	2019	0.2178	29	STONE ST	XV:EXEMPT VACANT	CITY OF PORTLAND	19,000	-00	19,000
027 A012001	56:GOVERNMENTAL	2019	0.8869	5	MONUMENT SQ	XI:EXEMPT IMPROVED	CITY OF PORTLAND	1,465,000	11,374,100	12,839,100
027 B001001	56:GOVERNMENTAL	2019	2.6765	284	CUMBERLAND AVE	XI:EXEMPT IMPROVED	CITY OF PORTLAND	1,423,800	17,231,300	18,655,100
027 B003001	56:GOVERNMENTAL	2019	0.0103	9	ELM ST	XV:EXEMPT VACANT	CITY OF PORTLAND	123,800	-00	123,800
027 B008001	56:GOVERNMENTAL	2019	0.5471	21	ELM ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	621,400	4,371,600	4,993,000
027 C012001	56:GOVERNMENTAL	2019	1.6154	389	CONGRESS ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	1,897,800	16,881,800	18,779,600
027 G001001	58:LAND BANKS	2019	0.2643	456	CONGRESS ST	XV:EXEMPT VACANT	CITY OF PORTLAND	470,400	-00	470,400
028 A001001	56:GOVERNMENTAL	2019	1.0161	380	CONGRESS ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	1,616,700	750,300	2,367,000
028 B001001	58:LAND BANKS	2019	1.816	350	CONGRESS ST	XA:EXEMPT AUXILIARY	CITY OF PORTLAND	130,900	157,550	288,450
028 I013001	56:GOVERNMENTAL	2019	0.0274	104	FEDERAL ST	XV:EXEMPT VACANT	CITY OF PORTLAND	2,400	-00	2,400
028 N001001	56:GOVERNMENTAL	2019	1.3785	109	MIDDLE ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	1,490,700	5,716,700	7,207,400
028 O017001	56:GOVERNMENTAL	2019	0.2183	83	MIDDLE ST	XV:EXEMPT VACANT	CITY OF PORTLAND	277,800	-00	277,800
029 E019001	56:GOVERNMENTAL	2019	0.0708	0	FRANKLIN ST	XV:EXEMPT VACANT	CITY OF PORTLAND	6,200	-00	6,200
029 S002001	56:GOVERNMENTAL	2019	0.0215	145	COMMERCIAL ST	XV:EXEMPT VACANT	CITY OF PORTLAND	9,400	-00	9,400
032 D005001	58:LAND BANKS	2019	0.3009	167	MIDDLE ST	XA:EXEMPT AUXILIARY	CITY OF PORTLAND	526,300	24,820	551,120
032 H004001	56:GOVERNMENTAL	2019	1.3216	15	TEMPLE ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	2,082,400	3,820,400	5,902,800
032 H005001	56:GOVERNMENTAL	2019	0.2222	1	TEMPLE ST	XV:EXEMPT VACANT	CITY OF PORTLAND	406,300	-00	406,300
032 H009001	58:LAND BANKS	2019	0.1936	70	EXCHANGE ST	XA:EXEMPT AUXILIARY	CITY OF PORTLAND	362,700	1,960	364,660
032 L001001	56:GOVERNMENTAL	2019	0.0155	234	FEDERAL ST W	XV:EXEMPT VACANT	CITY OF PORTLAND	3,400	-00	3,400
032 P005001	56:GOVERNMENTAL	2019	0.0036	0	SPRING ST ARTERIAL	XV:EXEMPT VACANT	CITY OF PORTLAND	600	-00	600

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033 B008001	56:GOVERNMENTAL	2019	1.3688	44	HANOVER ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	3,007,400	2,564,300	5,571,700
033 B009001	56:GOVERNMENTAL	2019	0.4922	55	PORTLAND ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND			
033 C012001	56:GOVERNMENTAL	2019	0.3204	33	PORTLAND ST	XA:EXEMPT AUXILIARY	CITY OF PORTLAND	190,600	37,380	227,980
033 K001001	56:GOVERNMENTAL	2019	0.5862	351	CUMBERLAND AVE	XI:EXEMPT IMPROVED	CITY OF PORTLAND	331,200	3,235,100	3,566,300
034 A010001	56:GOVERNMENTAL	2019	0.2254	181	FOREST AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	71,300	-00	71,300
034 F001001	56:GOVERNMENTAL	2019	0.2217	178	KENNEBEC ST	XV:EXEMPT VACANT	CITY OF PORTLAND	104,500	-00	104,500
034A B002001	56:GOVERNMENTAL	2019	0.0447	86	MARGINAL WAY	XV:EXEMPT VACANT	CITY OF PORTLAND	9,800	-00	9,800
034A D001001	58:LAND BANKS	2019	89.5334	244	PREBLE ST	XV:EXEMPT VACANT	CITY OF PORTLAND	2,535,100	-00	2,535,100
035 F001001	58:LAND BANKS	2019	1.2848	116	FOREST AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	139,900	-00	139,900
035 G001001	58:LAND BANKS	2019	13.0201	19	PARK AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	1,417,900	-00	1,417,900
035 I001001	58:LAND BANKS	2019	42.7142	356	STATE ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	4,651,600	300,400	4,952,000
037 E001001	58:LAND BANKS	2019	0.3373	595	CONGRESS ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	402,200	567,600	969,800
038 C008001	56:GOVERNMENTAL	2019	0.0463	28	COTTON ST	XV:EXEMPT VACANT	CITY OF PORTLAND	162,900	-00	162,900
039 C002001	56:GOVERNMENTAL	2019	1.1666	0	FREE ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	1,846,200	6,279,700	8,125,900
039 D005001	56:GOVERNMENTAL	2019	0.3522	98	HIGH ST	XV:EXEMPT VACANT	CITY OF PORTLAND	302,300	13,130	315,430
039 E001001	56:GOVERNMENTAL	2019	0.0228	94	SPRING ST ARTERIAL	XV:EXEMPT VACANT	CITY OF PORTLAND	7,000	-00	7,000
039 F025001	58:LAND BANKS	2019	0.6085	24	SOUTH ST	XA:EXEMPT AUXILIARY	CITY OF PORTLAND	185,600	24,910	210,510
041 A001001	56:GOVERNMENTAL	2019	0	1	PORTLAND FISH PIER	XI:EXEMPT IMPROVED	CITY OF PORTLAND	9,491,900	8,298,700	17,790,600
043 A001001	58:LAND BANKS	2019	0.6592	0	BRACKETT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	172,300	-00	172,300
043 B001001	56:GOVERNMENTAL	2019	0.1083	0	YORK ST	XV:EXEMPT VACANT	CITY OF PORTLAND	28,300	-00	28,300
043 C006001	56:GOVERNMENTAL	2019	1.2912	431	COMMERCIAL ST	XV:EXEMPT VACANT	CITY OF PORTLAND	562,500	-00	562,500
043 D005001	56:GOVERNMENTAL	2019	0	454	COMMERCIAL ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	6,192,500	5,793,700	11,986,200
044 D001001	58:LAND BANKS	2019	0.2832	205	YORK ST	XA:EXEMPT AUXILIARY	CITY OF PORTLAND	99,700	16,860	116,560
045 A006001	56:GOVERNMENTAL	2019	0.4473	140	PARK ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	122,950	272,350	395,300
045 A018001	56:GOVERNMENTAL	2019	0.0961	153	SPRING ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	152,000	333,500	485,500
045 E031001	56:GOVERNMENTAL	2019	0.1942	157	BRACKETT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	126,300	-00	126,300
049 A001001	56:GOVERNMENTAL	2019	20.7226	165	PARK AVE	XI:EXEMPT IMPROVED	CITY OF PORTLAND	3,618,900	15,632,700	19,251,600
052 C005001	56:GOVERNMENTAL	2019	1.122	233	PARK AVE	XI:EXEMPT IMPROVED	CITY OF PORTLAND	611,300	2,718,300	3,329,600
054 F004001	56:GOVERNMENTAL	2019	0.5673	784	CONGRESS ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	282,000	1,302,100	1,584,100
056 B012001	56:GOVERNMENTAL	2019	0.1679	176	CLARK ST	XV:EXEMPT VACANT	CITY OF PORTLAND	79,500	-00	79,500
056 E001001	56:GOVERNMENTAL	2019	5.3386	132	BRACKETT ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	1,024,300	8,997,200	10,021,500
057 A006001	58:LAND BANKS	2019	0.4548	11	TAYLOR ST	XA:EXEMPT AUXILIARY	CITY OF PORTLAND	124,000	16,750	140,750
057 K010001	58:LAND BANKS	2019	0.2663	59	CLARK ST	XV:EXEMPT VACANT	CITY OF PORTLAND	86,200	-00	86,200

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058 A025001	56:GOVERNMENTAL	2019	0.0624	32	SALEM ST	XV:EXEMPT VACANT	CITY OF PORTLAND	8,200	-00	8,200
060 A003001	56:GOVERNMENTAL	2019	0.0386	183	WEST COMMERICAL ST REAR	XV:EXEMPT VACANT	CITY OF PORTLAND	4,200	-00	4,200
064 E024001	58:LAND BANKS	2019	18.1301	51	VALLEY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	4,410,100	-00	4,410,100
065 A009001	56:GOVERNMENTAL	2019	0.0735	0	HEMLOCK ST	XV:EXEMPT VACANT	CITY OF PORTLAND	31,700	-00	31,700
066 A002001	58:LAND BANKS	2019	14.0198	107	DOUGLASS ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,526,800	722,700	2,249,500
067 E001001	56:GOVERNMENTAL	2019	0.2857	64	BURNHAM ST	XV:EXEMPT VACANT	CITY OF PORTLAND	37,100	-00	37,100
070 D010001	56:GOVERNMENTAL	2019	12.11	6	VAUGHAN ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,318,800	-00	1,318,800
071 A002001	58:LAND BANKS	2019	0.3526	471	DANFORTH ST	XV:EXEMPT VACANT	CITY OF PORTLAND	76,800	-00	76,800
071 A007001	58:LAND BANKS	2019	0.2726	429	DANFORTH ST	XV:EXEMPT VACANT	CITY OF PORTLAND	59,400	-00	59,400
071 A011001	58:LAND BANKS	2019	0.5574	54	WESTERN PROMENADE	XV:EXEMPT VACANT	CITY OF PORTLAND	121,400	-00	121,400
078 B007001	56:GOVERNMENTAL	2019	4.4915	91	DOUGLASS ST	XV:EXEMPT VACANT	CITY OF PORTLAND	489,100	-00	489,100
078 C002001	56:GOVERNMENTAL	2019	0.3981	43	DOUGLASS ST	XV:EXEMPT VACANT	CITY OF PORTLAND	49,000	-00	49,000
081 C006001	58:LAND BANKS	2019	0.4609	260	DEERING AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	15,100	-00	15,100
082 D007001	56:GOVERNMENTAL	2019	0.0161	31	ST GEORGE ST	XV:EXEMPT VACANT	CITY OF PORTLAND	500	-00	500
083A Q001001	56:GOVERNMENTAL	2019	0.2112	0	SUNSET AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	23,000	-00	23,000
083A Q004001	56:GOVERNMENTAL	2019	0.248	0	SUNSET AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	22,000	-00	22,000
083A T001001	56:GOVERNMENTAL	2019	1.3111	0	DIAMOND AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	293,600	-00	293,600
083B D002001	56:GOVERNMENTAL	2019	0.2468	0	PARK AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	22,000	-00	22,000
083B E001001	56:GOVERNMENTAL	2019	0.5073	0	DIAMOND AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	96,600	-00	96,600
083B F007001	56:GOVERNMENTAL	2019	1.5611	0	DIAMOND AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	104,700	-00	104,700
083B F011002	56:GOVERNMENTAL	2019		0	DIAMOND AVE	XA:EXEMPT AUXILIARY	CITY OF PORTLAND	-00	2,200	2,200
083B H003001	56:GOVERNMENTAL	2019	0.2645	0	SUNSET AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	44,800	-00	44,800
083B J006001	56:GOVERNMENTAL	2019	1.1093	0	PARK AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	101,200	-00	101,200
083B K001001	56:GOVERNMENTAL	2019	1.5163	0	PARK AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	104,300	-00	104,300
084 O005001	56:GOVERNMENTAL	2019	1.5	1	LONG POINT RD	XV:EXEMPT VACANT	CITY OF PORTLAND	462,700	-00	462,700
084 R001001	56:GOVERNMENTAL	2019	1.3387	15	WELCH ST	XA:EXEMPT AUXILIARY	CITY OF PORTLAND	459,200	98,210	557,410
084 R001002	56:GOVERNMENTAL	2019		0	WELCH ST	XV:EXEMPT VACANT	CITY OF PORTLAND	-00	150,000	150,000
084 Y001001	56:GOVERNMENTAL	2019	0.4741	1	TORRINGTON AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	51,600	-00	51,600
085 H003001	56:GOVERNMENTAL	2019	0.6887	122	SPRUCE AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	70,000	-00	70,000
085 M003001	56:GOVERNMENTAL	2019	43.7965	275	BRACKETT AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	476,900	400,000	876,900
085 U001001	56:GOVERNMENTAL	2019	0.2185	71	3RD ST	XV:EXEMPT VACANT	CITY OF PORTLAND	16,700	-00	16,700
085 U002001	56:GOVERNMENTAL	2019	0.1833	79	3RD ST	XV:EXEMPT VACANT	CITY OF PORTLAND	14,000	-00	14,000
085 V006001	56:GOVERNMENTAL	2019	0.3714	238	SEASHORE AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	6,100	-00	6,100

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085 FF001001	56:GOVERNMENTAL	2019	6.3564	331	SEASHORE AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	138,400	-00	138,400
087 E024001	56:GOVERNMENTAL	2019	0.1911	129	ISLAND AVE	XI:EXEMPT IMPROVED	CITY OF PORTLAND	225,600	519,300	744,900
087 K014001	56:GOVERNMENTAL	2019	0.1945	16	PLEASANT AVE PI	XV:EXEMPT VACANT	CITY OF PORTLAND	205,800	-00	205,800
087 K015001	56:GOVERNMENTAL	2019	0.766	4	CHURCH AVE	XI:EXEMPT IMPROVED	CITY OF PORTLAND	281,700	879,330	1,161,030
087 M001001	56:GOVERNMENTAL	2019	0.101	47	PARK AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	1,700	-00	1,700
088 J004001	56:GOVERNMENTAL	2019	0.2694	0	PARK AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	4,400	-00	4,400
088 K001001	56:GOVERNMENTAL	2019	44.8412	250	BRACKETT AVE	XA:EXEMPT AUXILIARY	CITY OF PORTLAND	545,700	7,240	552,940
088 K007001	56:GOVERNMENTAL	2019	5.0476	69	BALLFIELD RD	XV:EXEMPT VACANT	CITY OF PORTLAND	105,900	-00	105,900
088 K011001	56:GOVERNMENTAL	2019	5.2659	0	UPPER A ST	XA:EXEMPT AUXILIARY	CITY OF PORTLAND			
088 K043001	56:GOVERNMENTAL	2019	2.5	0	LUTHER ST	XV:EXEMPT VACANT	CITY OF PORTLAND	27,200	-00	27,200
089 E003001	56:GOVERNMENTAL	2019	0.3597	700	SEASHORE AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	5,900	-00	5,900
090 Z005001	56:GOVERNMENTAL	2019	0.1709	74	TREFETHEN AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	2,800	-00	2,800
105 N012002	56:GOVERNMENTAL	2019		0	SORRENTO RD	XA:EXEMPT AUXILIARY	CITY OF PORTLAND	-00	5,000	5,000
109B A010001	56:GOVERNMENTAL	2019		0	WHARF RD	XA:EXEMPT AUXILIARY	CITY OF PORTLAND	-00	343,900	343,900
109B E020001	56:GOVERNMENTAL	2019	0.1046	120	CHURCH RD	XI:EXEMPT IMPROVED	CITY OF PORTLAND	48,100	58,800	106,900
109B E054001	56:GOVERNMENTAL	2019	1.1885	108	CHURCH RD	XA:EXEMPT AUXILIARY	CITY OF PORTLAND	138,600	38,600	177,200
110 A010001	58:LAND BANKS	2019	1.8	0	FORT GORGES	XI:EXEMPT IMPROVED	CITY OF PORTLAND	138,600	100,000	238,600
111 A001001	58:LAND BANKS	2019	0.2685	1	BELMEADE RD	XV:EXEMPT VACANT	CITY OF PORTLAND	46,900	-00	46,900
112 B010001	56:GOVERNMENTAL	2019	0.0746	7	FENWICK RD	XV:EXEMPT VACANT	CITY OF PORTLAND	13,000	-00	13,000
112 C001001	56:GOVERNMENTAL	2019	1.2673	30	BAXTER BLVD	XV:EXEMPT VACANT	CITY OF PORTLAND	314,700	-00	314,700
112 F005001	56:GOVERNMENTAL	2019	0.0583	5	BAXTER BLVD	XV:EXEMPT VACANT	CITY OF PORTLAND	5,100	-00	5,100
112 G004001	56:GOVERNMENTAL	2019	0.2122	12	DEERFIELD RD	XV:EXEMPT VACANT	CITY OF PORTLAND	61,700	-00	61,700
115 A001001	56:GOVERNMENTAL	2019	0.5922	6	BRIGHTON AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	52,200	-00	52,200
118 C001001	56:GOVERNMENTAL	2019	0.3735	10	LONGFELLOW ST	XV:EXEMPT VACANT	CITY OF PORTLAND	48,600	-00	48,600
119 H001001	56:GOVERNMENTAL	2019	0.0308	89	DEVONSHIRE ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,000	-00	1,000
120 E006001	56:GOVERNMENTAL	2019	0.3136	173	EDWARDS ST	XV:EXEMPT VACANT	CITY OF PORTLAND	10,300	-00	10,300
123 D028001	56:GOVERNMENTAL	2019	0.0093	2	SEELEY AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	300	-00	300
123 E033001	56:GOVERNMENTAL	2019	0.0112	1	SEELEY AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	400	-00	400
125 K014001	56:GOVERNMENTAL	2019	0.334	576	FOREST AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	39,900	-00	39,900
126 G003001	56:GOVERNMENTAL	2019	0.2434	56	CLIFTON ST	XV:EXEMPT VACANT	CITY OF PORTLAND	64,400	-00	64,400
128 E008001	56:GOVERNMENTAL	2019	0.0833	117	VANNAH AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	14,500	-00	14,500
128 F001001	58:LAND BANKS	2019	0.3506	125	VANNAH AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	73,800	-00	73,800
129 C001001	58:LAND BANKS	2019	0.8219	1	IRVING ST	XV:EXEMPT VACANT	CITY OF PORTLAND	114,800	-00	114,800

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132	E001001	56:GOVERNMENTAL	2019	0.3003	377	STEVENS AVE	XI:EXEMPT IMPROVED	CITY OF PORTLAND	161,600	699,000	860,600
133	A001001	58:LAND BANKS	2019	1.9204	2	LELAND ST	XV:EXEMPT VACANT	CITY OF PORTLAND	73,900	-00	73,900
133	B001001	58:LAND BANKS	2019	2.1734	14	LELAND ST	XV:EXEMPT VACANT	CITY OF PORTLAND	78,000	-00	78,000
134	A001001	56:GOVERNMENTAL	2019	243.6394	0	EVERGREEN CEMETARY	XI:EXEMPT IMPROVED	CITY OF PORTLAND	4,872,800	495,400	5,368,200
134	I001001	56:GOVERNMENTAL	2019	0.0952	11	HYDE ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,100	-00	3,100
135	A005001	58:LAND BANKS	2019	29.1391	808	FOREST AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	1,037,000	-00	1,037,000
135	E007001	56:GOVERNMENTAL	2019	2.2557	512	STEVENS AVE	XI:EXEMPT IMPROVED	CITY OF PORTLAND	703,700	3,526,500	4,230,200
135	E018001	56:GOVERNMENTAL	2019	0.299	75	LELAND ST	XV:EXEMPT VACANT	CITY OF PORTLAND	47,400	-00	47,400
136	A004001	56:GOVERNMENTAL	2019	0.0588	112	HARTLEY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,900	-00	1,900
137	A008001	56:GOVERNMENTAL	2019	11.9634	150	OCEAN AVE	XI:EXEMPT IMPROVED	CITY OF PORTLAND	506,000	4,818,200	5,324,200
144	A003001	56:GOVERNMENTAL	2019	0.2131	628	STEVENS AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	64,500	-00	64,500
148	A002001	56:GOVERNMENTAL	2019	4.2955	0	QUARRY RD	XV:EXEMPT VACANT	CITY OF PORTLAND	271,800	-00	271,800
148	A007001	56:GOVERNMENTAL	2019	4.2186	212	CANCO RD	XI:EXEMPT IMPROVED	CITY OF PORTLAND	393,200	2,487,900	2,881,100
148	A008001	56:GOVERNMENTAL	2019	5.0966	250	CANCO RD	XI:EXEMPT IMPROVED	CITY OF PORTLAND	497,600	2,512,390	3,009,990
148	C001001	56:GOVERNMENTAL	2019	0.3506	143	READ ST	XV:EXEMPT VACANT	CITY OF PORTLAND	39,700	-00	39,700
148	D002001	58:LAND BANKS	2019	5.4866	137	BAY ST EXT	XV:EXEMPT VACANT	CITY OF PORTLAND	191,200	-00	191,200
149	G006001	58:LAND BANKS	2019	12.853	159	CANCO RD	XV:EXEMPT VACANT	CITY OF PORTLAND	276,500	-00	276,500
149	G016001	56:GOVERNMENTAL	2019	0.842	0	CANCO RD	XV:EXEMPT VACANT	CITY OF PORTLAND	42,300	-00	42,300
149	G039001	56:GOVERNMENTAL	2019	0.0769	0	TORREY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,300	-00	1,300
151A	A013001	56:GOVERNMENTAL	2019	3.1044	0	CORNELL ST	XV:EXEMPT VACANT	CITY OF PORTLAND	377,600	-00	377,600
154	B045001	56:GOVERNMENTAL	2019	2.3247	256	CANCO RD	CV:COMMERCIAL VACANT	CITY OF PORTLAND	17,700	-00	17,700
156	E008001	56:GOVERNMENTAL	2019	0.1148	338	OCEAN AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	4,300	-00	4,300
157	B002001	56:GOVERNMENTAL	2019	0.2495	52	GEORGE ST	XV:EXEMPT VACANT	CITY OF PORTLAND	21,700	-00	21,700
158	A024001	56:GOVERNMENTAL	2019	0.4366	656	BAXTER BLVD	XV:EXEMPT VACANT	CITY OF PORTLAND	38,000	-00	38,000
159	A015001	56:GOVERNMENTAL	2019	0.2116	388	OCEAN AVE R	XV:EXEMPT VACANT	CITY OF PORTLAND	3,900	-00	3,900
159	G001001	58:LAND BANKS	2019	51.0773	427	OCEAN AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	5,784,800	-00	5,784,800
160	D020001	56:GOVERNMENTAL	2019	0.1377	60	ROSEDALE ST	XV:EXEMPT VACANT	CITY OF PORTLAND	5,100	-00	5,100
160	G001001	56:GOVERNMENTAL	2019	0.0313	0	DUDLEY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,200	-00	1,200
163	B018001	56:GOVERNMENTAL	2019	0.3164	580	OCEAN AVE	XI:EXEMPT IMPROVED	CITY OF PORTLAND	166,500	142,500	309,000
164	A011001	56:GOVERNMENTAL	2019	0.0781	172	FRONT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	2,900	-00	2,900
166	A001001	58:LAND BANKS	2019	3.1379	842	BAXTER BLVD	XV:EXEMPT VACANT	CITY OF PORTLAND	81,200	-00	81,200
166	B014001	56:GOVERNMENTAL	2019	0.3204	21	RANDALL ST	XV:EXEMPT VACANT	CITY OF PORTLAND	11,900	-00	11,900
168	H002001	56:GOVERNMENTAL	2019	0.0151	5	ST JUDE ST	XV:EXEMPT VACANT	CITY OF PORTLAND	600	-00	600

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171	A028001	56:GOVERNMENTAL	2019	0.4077	55	MALILLY RD	XV:EXEMPT VACANT	CITY OF PORTLAND	78,100	-00	78,100
171	A029001	56:GOVERNMENTAL	2019	0.3419	983	WASHINGTON AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	12,700	-00	12,700
172	D001001	56:GOVERNMENTAL	2019	0.4597	0	RAY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	17,000	-00	17,000
175	B001001	56:GOVERNMENTAL	2019	18.7936	370	STEVENS AVE	XI:EXEMPT IMPROVED	CITY OF PORTLAND	2,900,300	14,650,700	17,551,000
175	B002001	56:GOVERNMENTAL	2019	2.3434	404	STEVENS AVE	XI:EXEMPT IMPROVED	CITY OF PORTLAND	392,300	5,502,900	5,895,200
177	F019001	56:GOVERNMENTAL	2019	0.1148	0	CAROLINE ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,700	-00	3,700
177	F023001	56:GOVERNMENTAL	2019	0.153	0	ROCKLAND AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	4,900	-00	4,900
177	G006001	56:GOVERNMENTAL	2019	0.5802	212	STEVENS AVE	XI:EXEMPT IMPROVED	CITY OF PORTLAND	123,500	243,500	367,000
177	G011001	56:GOVERNMENTAL	2019	0.45	208	STEVENS AVE	XA:EXEMPT AUXILIARY	CITY OF PORTLAND	92,800	5,630	98,430
180	D008001	56:GOVERNMENTAL	2019	0.3823	0	MADELINE ST	XV:EXEMPT VACANT	CITY OF PORTLAND	48,800	-00	48,800
180	G009001	56:GOVERNMENTAL	2019	0.6528	0	BARTLETT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	39,800	-00	39,800
180	G012001	56:GOVERNMENTAL	2019	6.8154	129	LUDLOW ST	XA:EXEMPT AUXILIARY	CITY OF PORTLAND	549,200	23,830	573,030
180	H005001	56:GOVERNMENTAL	2019	1.0059	0	MADELINE ST	XV:EXEMPT VACANT	CITY OF PORTLAND	58,900	-00	58,900
186	C048001	56:GOVERNMENTAL	2019	0.3005	0	BOLTON ST	XV:EXEMPT VACANT	CITY OF PORTLAND	9,800	-00	9,800
188	B015001	56:GOVERNMENTAL	2019	0.2049	0	ANSON RD	XV:EXEMPT VACANT	CITY OF PORTLAND	6,700	-00	6,700
192	C001001	58:LAND BANKS	2019	22.8358	0	CAPISIC ST	XV:EXEMPT VACANT	CITY OF PORTLAND	368,100	-00	368,100
192	H001001	56:GOVERNMENTAL	2019	0.4339	0	MACY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	14,000	-00	14,000
192	H018001	58:LAND BANKS	2019	2.6216	0	CAPISIC ST	XV:EXEMPT VACANT	CITY OF PORTLAND	4,100	-00	4,100
192	K032001	56:GOVERNMENTAL	2019	0.1459	192	WOLCOTT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	2,400	-00	2,400
193	C001001	58:LAND BANKS	2019	0.1148	0	KENILWORTH ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,700	-00	3,700
193	C002001	58:LAND BANKS	2019	0.1148	0	KENILWORTH ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,700	-00	3,700
193	C003001	58:LAND BANKS	2019	0.1263	0	KENILWORTH ST	XV:EXEMPT VACANT	CITY OF PORTLAND	4,100	-00	4,100
193	C004001	58:LAND BANKS	2019	0.2296	0	KENILWORTH ST	XV:EXEMPT VACANT	CITY OF PORTLAND	7,400	-00	7,400
193	C006001	58:LAND BANKS	2019	0.1148	0	KENILWORTH ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,700	-00	3,700
193	C007001	58:LAND BANKS	2019	0.1148	0	KENILWORTH ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,700	-00	3,700
193	C014001	58:LAND BANKS	2019	0.1148	0	MOTLEY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,700	-00	3,700
193	C015001	58:LAND BANKS	2019	0.1148	0	MOTLEY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,700	-00	3,700
193	C016001	58:LAND BANKS	2019	0.1148	0	MOTLEY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,700	-00	3,700
193	C017001	58:LAND BANKS	2019	0.2181	0	MOTLEY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	7,000	-00	7,000
193	C019001	58:LAND BANKS	2019	0.1699	0	MOTLEY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	5,500	-00	5,500
193	D003001	58:LAND BANKS	2019	0.2369	0	MOTLEY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	7,600	-00	7,600
195	B021001	56:GOVERNMENTAL	2019	0.0531	174	CAPISIC ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,700	-00	1,700
196	D008001	58:LAND BANKS	2019	6.1037	13	HOBART ST	XV:EXEMPT VACANT	CITY OF PORTLAND	98,400	-00	98,400

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196	D011001	58:LAND BANKS	2019	1.0007	1510	CONGRESS ST	XV:EXEMPT VACANT	CITY OF PORTLAND	16,100	-00	16,100
198	C014001	56:GOVERNMENTAL	2019	0.0918	0	FENWAY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,000	-00	3,000
199	A001002	56:GOVERNMENTAL	2019	212.5674	947	WESTBROOK ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	10,478,100	85,534,500	96,012,600
199	A001005	56:GOVERNMENTAL	2019		295	YELLOWBIRD RD	XI:EXEMPT IMPROVED	CITY OF PORTLAND	-00	570,620	570,620
209A	A014001	56:GOVERNMENTAL	2019	18.6147	1956	CONGRESS ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,013,600	-00	1,013,600
209A	B001001	56:GOVERNMENTAL	2019	10.1899	0	JETPORT BLVD	XV:EXEMPT VACANT	CITY OF PORTLAND	554,800	-00	554,800
210A	D001001	56:GOVERNMENTAL	2019	0.4516	0	JETPORT BLVD	XV:EXEMPT VACANT	CITY OF PORTLAND	8,400	-00	8,400
211	B003001	56:GOVERNMENTAL	2019	8.5934	1928	CONGRESS ST	XV:EXEMPT VACANT	CITY OF PORTLAND	590,600	-00	590,600
213	C012001	56:GOVERNMENTAL	2019	0.0138	1208	WESTBROOK ST R	XA:EXEMPT AUXILIARY	CITY OF PORTLAND	500	100	600
213	D001001	56:GOVERNMENTAL	2019	0.1276	1748	CONGRESS ST	XV:EXEMPT VACANT	CITY OF PORTLAND	4,700	-00	4,700
213	E003001	58:LAND BANKS	2019	0.9034	1710	CONGRESS ST	XV:EXEMPT VACANT	CITY OF PORTLAND	75,700	-00	75,700
213	F009001	56:GOVERNMENTAL	2019	0.2744	2	GARRISON ST	XV:EXEMPT VACANT	CITY OF PORTLAND	10,200	-00	10,200
213	F013001	56:GOVERNMENTAL	2019	0.1671	0	GARRISON ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,100	-00	3,100
214A	A009001	56:GOVERNMENTAL	2019	0.0748	122	JOHNSON RD	XV:EXEMPT VACANT	CITY OF PORTLAND	900	-00	900
218	B008001	56:GOVERNMENTAL	2019	1.222	1318	WESTBROOK ST	XV:EXEMPT VACANT	CITY OF PORTLAND	11,300	-00	11,300
218	C001001	56:GOVERNMENTAL	2019	0.7525	1299	WESTBROOK ST	XV:EXEMPT VACANT	CITY OF PORTLAND	38,100	-00	38,100
220	B011001	56:GOVERNMENTAL	2019	2.5451	1604	CONGRESS ST	XA:EXEMPT AUXILIARY	CITY OF PORTLAND	138,600	59,380	197,980
222	B006001	58:LAND BANKS	2019	14.7155	0	STROUDWATER RD	XV:EXEMPT VACANT	CITY OF PORTLAND	75,500	-00	75,500
224A	F012001	56:GOVERNMENTAL	2019	0.1148	0	RIDLEY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,700	-00	3,700
225	C045001	56:GOVERNMENTAL	2019	6.2366	21	STARBIRD RD	XV:EXEMPT VACANT	CITY OF PORTLAND	50,300	-00	50,300
232	A002001	56:GOVERNMENTAL	2019	3.8997	131	JOHNSON RD	XV:EXEMPT VACANT	CITY OF PORTLAND	72,200	-00	72,200
233	A002001	56:GOVERNMENTAL	2019	53.8594	2378	CONGRESS ST	XV:EXEMPT VACANT	CITY OF PORTLAND	997,100	-00	997,100
233	A006001	56:GOVERNMENTAL	2019	10.3161	2254	CONGRESS ST	XV:EXEMPT VACANT	CITY OF PORTLAND	191,000	-00	191,000
234	A001001	56:GOVERNMENTAL	2019		0	CONGRESS ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	-00	2,171,200	2,171,200
238	A006001	58:LAND BANKS	2019	2.3781	103	BLUEBERRY RD	XI:EXEMPT IMPROVED	CITY OF PORTLAND	259,000	420,800	679,800
238A	A008001	56:GOVERNMENTAL	2019	4.7368	3	HUTCHINS DR	XV:EXEMPT VACANT	CITY OF PORTLAND	87,700	-00	87,700
243	B001001	56:GOVERNMENTAL	2019	18.2778	1819	WESTBROOK ST	XV:EXEMPT VACANT	CITY OF PORTLAND	338,400	-00	338,400
248	B002001	56:GOVERNMENTAL	2019	7.05	0	WESTBROOK ST	XV:EXEMPT VACANT	CITY OF PORTLAND	199,600	-00	199,600
249	A001001	56:GOVERNMENTAL	2019	0	0	RAND RD	XV:EXEMPT VACANT	CITY OF PORTLAND	1,020,200	-00	1,020,200
254	X001001	56:GOVERNMENTAL	2019		0	PINE TREE IND PKWY	XI:EXEMPT IMPROVED	CITY OF PORTLAND	-00	196,700	196,700
259	B057001	56:GOVERNMENTAL	2019	0.1357	764	BRIGHTON AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	4,400	-00	4,400
259	D002001	56:GOVERNMENTAL	2019	2.3854	469	CAPISIC ST	XV:EXEMPT VACANT	CITY OF PORTLAND	192,200	-00	192,200
260	C031001	56:GOVERNMENTAL	2019	0.1928	0	PHILBRICK AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	3,100	-00	3,100

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260 F001001	56:GOVERNMENTAL	2019	0.0923	0	HILLCREST AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	1,500	-00	1,500
260 F022001	56:GOVERNMENTAL	2019	0.062	0	HILLCREST AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	1,000	-00	1,000
260 F023001	56:GOVERNMENTAL	2019	0.062	0	HILLCREST AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	1,000	-00	1,000
261 B017001	56:GOVERNMENTAL	2019	0.0964	0	TERRACE AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	1,600	-00	1,600
261 B054001	56:GOVERNMENTAL	2019	0.0482	109	ROWE AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	1,600	-00	1,600
261 B055001	56:GOVERNMENTAL	2019	0.0964	111	ROWE AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	3,100	-00	3,100
261 E007001	56:GOVERNMENTAL	2019	0.062	96	ROWE AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	1,000	-00	1,000
261 E008001	56:GOVERNMENTAL	2019	0.405	92	ROWE AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	50,700	-00	50,700
261 E042001	56:GOVERNMENTAL	2019	0.062	0	HILLCREST AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	1,000	-00	1,000
261 G003001	56:GOVERNMENTAL	2019	0.124	0	HILLCREST AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	2,000	-00	2,000
261 G009001	56:GOVERNMENTAL	2019	0.2479	0	HILLCREST AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	4,000	-00	4,000
261 G053001	56:GOVERNMENTAL	2019	0.2479	0	MILO ST	XV:EXEMPT VACANT	CITY OF PORTLAND	4,000	-00	4,000
262 B036001	56:GOVERNMENTAL	2019	0.0651	0	TERRACE AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	1,100	-00	1,100
262 C025001	56:GOVERNMENTAL	2019	0.0535	0	TERRACE AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	1,700	-00	1,700
262 C026001	56:GOVERNMENTAL	2019	0.107	0	TERRACE AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	3,500	-00	3,500
269 B001001	56:GOVERNMENTAL	2019	11.9358	1125	BRIGHTON AVE	XI:EXEMPT IMPROVED	CITY OF PORTLAND	1,854,700	7,298,400	9,153,100
269 B002001	56:GOVERNMENTAL	2019	0.1969	46	HOLM AVE	XI:EXEMPT IMPROVED	CITY OF PORTLAND	59,600	130,500	190,100
269 B004001	56:GOVERNMENTAL	2019	0.1798	56	HOLM AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	5,800	-00	5,800
271 B005001	56:GOVERNMENTAL	2019	0.1898	203	RIVERSIDE ST	XV:EXEMPT VACANT	CITY OF PORTLAND	6,100	-00	6,100
273 J029001	56:GOVERNMENTAL	2019	0.186	0	RAVINA ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,000	-00	3,000
273 K020001	56:GOVERNMENTAL	2019	0.5146	0	RAVINA ST	XV:EXEMPT VACANT	CITY OF PORTLAND	8,300	-00	8,300
275 C029001	56:GOVERNMENTAL	2019	0.1914	0	LOMOND ST	XV:EXEMPT VACANT	CITY OF PORTLAND	29,600	-00	29,600
275 C048001	56:GOVERNMENTAL	2019	21.4443	23	ORONO ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	745,700	13,042,000	13,787,700
275 C049001	56:GOVERNMENTAL	2019	0.1653	91	RIGGS ST	XV:EXEMPT VACANT	CITY OF PORTLAND	2,700	-00	2,700
275 C051001	56:GOVERNMENTAL	2019	0.0918	87	RIGGS ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,500	-00	1,500
275 C056001	56:GOVERNMENTAL	2019	0.0918	0	LOMOND ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,500	-00	1,500
275 C079001	56:GOVERNMENTAL	2019	0.1017	106	WARWICK ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,300	-00	3,300
276 B004001	56:GOVERNMENTAL	2019	1.8504	0	CANDLEWYCK TER	XV:EXEMPT VACANT	CITY OF PORTLAND	11,300	-00	11,300
283 B053001	56:GOVERNMENTAL	2019	1.3293	86	DENNETT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	10,700	-00	10,700
284 G015001	56:GOVERNMENTAL	2019	0.1148	58	DENNETT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,700	-00	3,700
284 G027001	56:GOVERNMENTAL	2019	0.1002	57	ESSEX ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,200	-00	3,200
286 H007001	56:GOVERNMENTAL	2019	0.33	86	DENNETT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	100	-00	100
290 A002001	56:GOVERNMENTAL	2019	3.9907	84	COLLEGE ST	XV:EXEMPT VACANT	CITY OF PORTLAND	69,500	-00	69,500

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292	B002001	58:LAND BANKS	2019	0.4612	0	GOODRIDGE AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	14,700	-00	14,700
292	F015001	58:LAND BANKS	2019	0.139	0	GOODRIDGE AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	4,900	-00	4,900
295	G005001	56:GOVERNMENTAL	2019	0.9766	102	WARREN AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	148,900	-00	148,900
296	A006001	56:GOVERNMENTAL	2019	40.81	0	WARREN AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	687,100	-00	687,100
297	C027001	56:GOVERNMENTAL	2019	0.2048	122	DOROTHY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,600	-00	3,600
299	D046001	56:GOVERNMENTAL	2019	33.0722	1600	FOREST AVE	XI:EXEMPT IMPROVED	CITY OF PORTLAND	1,682,000	12,943,300	14,625,300
300	E017001	56:GOVERNMENTAL	2019	0.4715	0	SARSFIELD ST	XV:EXEMPT VACANT	CITY OF PORTLAND	16,400	-00	16,400
300	E039001	56:GOVERNMENTAL	2019	0.9153	148	COMMONWEALTH DR	XV:EXEMPT VACANT	CITY OF PORTLAND	14,400	-00	14,400
306	B004001	56:GOVERNMENTAL	2019	2.9506	92	WALDRON WAY	XI:EXEMPT IMPROVED	CITY OF PORTLAND	274,600	1,578,100	1,852,700
308	A002001	56:GOVERNMENTAL	2019	3.4748	0	LANE AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	38,600	-00	38,600
309	A021001	56:GOVERNMENTAL	2019	0.1575	1769	RIVERSIDE IND PKWY	XV:EXEMPT VACANT	CITY OF PORTLAND	2,700	-00	2,700
309	E001001	58:LAND BANKS	2019	0.0588	1762	FOREST AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	12,400	-00	12,400
309	I001001	56:GOVERNMENTAL	2019	0.8088	1777	FOREST AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	8,800	-00	8,800
322	A003001	56:GOVERNMENTAL	2019	22.2648	658	RIVERSIDE ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,920,700	-00	1,920,700
323	A003001	56:GOVERNMENTAL	2019	7.01	654	RIVERSIDE ST	XV:EXEMPT VACANT	CITY OF PORTLAND	645,800	-00	645,800
325	C008001	58:LAND BANKS	2019	18.9913	1929	FOREST AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	330,900	-00	330,900
330	C026001	56:GOVERNMENTAL	2019	0.7126	0	RIVERSIDE IND PKWY	XV:EXEMPT VACANT	CITY OF PORTLAND	300	-00	300
330	E001001	56:GOVERNMENTAL	2019	0.2479	330	NEWELL AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	4,300	-00	4,300
332	A001001	56:GOVERNMENTAL	2019	0.2995	0	RIVERSIDE IND PKWY	XV:EXEMPT VACANT	CITY OF PORTLAND	5,200	-00	5,200
332	A009001	56:GOVERNMENTAL	2019	0.0764	42	TUCKER AVE R	XV:EXEMPT VACANT	CITY OF PORTLAND	1,300	-00	1,300
332	F012001	56:GOVERNMENTAL	2019	0.241	85	BEAL ST	XV:EXEMPT VACANT	CITY OF PORTLAND	33,000	-00	33,000
332	I009001	56:GOVERNMENTAL	2019	0.1148	22	TUCKER AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	4,000	-00	4,000
334	A015001	56:GOVERNMENTAL	2019	1.6336	0	PALMER AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	28,500	-00	28,500
335	B018001	58:LAND BANKS	2019	0.9119	0	BEVERLY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	31,800	-00	31,800
335	D033001	58:LAND BANKS	2019	0.1377	0	HOLBROOK ST	XV:EXEMPT VACANT	CITY OF PORTLAND	4,800	-00	4,800
335	D035001	58:LAND BANKS	2019	0.2066	0	HOLBROOK ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,600	-00	3,600
335	D040001	58:LAND BANKS	2019	0.0689	0	HOLBROOK ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,200	-00	1,200
335	E005001	58:LAND BANKS	2019	0.0689	0	HOLBROOK ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,200	-00	1,200
335	E006001	58:LAND BANKS	2019	0.1377	0	HOLBROOK ST	XV:EXEMPT VACANT	CITY OF PORTLAND	2,400	-00	2,400
335	E008001	58:LAND BANKS	2019	0.4132	0	HOLBROOK ST	XV:EXEMPT VACANT	CITY OF PORTLAND	7,200	-00	7,200
335	E022001	58:LAND BANKS	2019	0.1127	0	NEWTON ST	XV:EXEMPT VACANT	CITY OF PORTLAND	2,000	-00	2,000
335	E023001	58:LAND BANKS	2019	0.1781	0	NATICK ST	XV:EXEMPT VACANT	CITY OF PORTLAND	6,200	-00	6,200
335	E025001	58:LAND BANKS	2019	0.1377	0	NATICK ST	XV:EXEMPT VACANT	CITY OF PORTLAND	2,400	-00	2,400

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335 E030001	58:LAND BANKS	2019	0.3444	0	NATICK ST	XV:EXEMPT VACANT	CITY OF PORTLAND	6,000	-00	6,000
335 E035001	58:LAND BANKS	2019	0.1377	0	NATICK ST	XV:EXEMPT VACANT	CITY OF PORTLAND	4,800	-00	4,800
335 E037001	58:LAND BANKS	2019	0.2066	0	NATICK ST	XV:EXEMPT VACANT	CITY OF PORTLAND	7,200	-00	7,200
335 F006001	58:LAND BANKS	2019	0.2755	0	NEWTON ST	XV:EXEMPT VACANT	CITY OF PORTLAND	4,800	-00	4,800
335 F010001	58:LAND BANKS	2019	0.1664	0	NEWTON ST	XV:EXEMPT VACANT	CITY OF PORTLAND	2,900	-00	2,900
339 B003001	56:GOVERNMENTAL	2019	0.1377	129	NEWTON ST	XV:EXEMPT VACANT	CITY OF PORTLAND	45,100	-00	45,100
339 J028001	58:LAND BANKS	2019	0.2441	0	LUKE ST	XV:EXEMPT VACANT	CITY OF PORTLAND	4,300	-00	4,300
339 N021001	56:GOVERNMENTAL	2019	0.1148	62	EIGHTH ST	XV:EXEMPT VACANT	CITY OF PORTLAND	2,000	-00	2,000
340 L017001	56:GOVERNMENTAL	2019	2.2058	1315	FOREST AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	69,200	-00	69,200
342 A033001	56:GOVERNMENTAL	2019	0.1377	0	CARRIAGE LN	XV:EXEMPT VACANT	CITY OF PORTLAND	45,100	-00	45,100
343 B028001	56:GOVERNMENTAL	2019	0.1272	2	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	2,400	-00	2,400
343 B030001	56:GOVERNMENTAL	2019	0.2265	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	4,200	-00	4,200
343 B033001	56:GOVERNMENTAL	2019	0.2389	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	4,400	-00	4,400
343 B035001	56:GOVERNMENTAL	2019	0.1212	3	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	2,200	-00	2,200
343 B036001	56:GOVERNMENTAL	2019	0.122	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	2,300	-00	2,300
343 B037001	56:GOVERNMENTAL	2019	0.1224	5	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	2,300	-00	2,300
343 B038001	56:GOVERNMENTAL	2019	0.1224	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	4,500	-00	4,500
343 C001001	56:GOVERNMENTAL	2019	0.1151	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	2,100	-00	2,100
343 C002001	56:GOVERNMENTAL	2019	0.1148	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	2,100	-00	2,100
343 C003001	56:GOVERNMENTAL	2019	0.1148	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	2,100	-00	2,100
343 C004001	56:GOVERNMENTAL	2019	0.1148	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	2,100	-00	2,100
343 C005001	56:GOVERNMENTAL	2019	0.5548	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	10,300	-00	10,300
343 C010001	56:GOVERNMENTAL	2019	0.1824	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	3,400	-00	3,400
343 C013001	56:GOVERNMENTAL	2019	30.3039	196	ALLEN AVE	XI:EXEMPT IMPROVED	CITY OF PORTLAND	2,041,100	15,325,700	17,366,800
345 B005001	56:GOVERNMENTAL	2019	0.3916	157	PLYMOUTH ST	XV:EXEMPT VACANT	CITY OF PORTLAND	38,800	-00	38,800
345 B022001	56:GOVERNMENTAL	2019	0.3304	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	12,200	-00	12,200
345 B027001	56:GOVERNMENTAL	2019	0.8076	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	92,900	-00	92,900
345 C002001	56:GOVERNMENTAL	2019	0.2883	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	5,300	-00	5,300
345 C005001	56:GOVERNMENTAL	2019	0.0958	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	1,800	-00	1,800
345 C006001	56:GOVERNMENTAL	2019	0.0957	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	1,800	-00	1,800
345 C007001	56:GOVERNMENTAL	2019	0.0955	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	1,800	-00	1,800
345 C008001	56:GOVERNMENTAL	2019	0.1906	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	3,500	-00	3,500
345 C011001	56:GOVERNMENTAL	2019	0.1897	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	3,500	-00	3,500

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345 C013001	56:GOVERNMENTAL	2019	0.4953	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	9,200	-00	9,200
345 C018001	56:GOVERNMENTAL	2019	0.1055	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	2,000	-00	2,000
345 C019001	56:GOVERNMENTAL	2019	0.5123	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	9,500	-00	9,500
345 C024001	56:GOVERNMENTAL	2019	0.2424	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	4,500	-00	4,500
345 D005001	56:GOVERNMENTAL	2019	0.0603	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	1,100	-00	1,100
346 A001001	58:LAND BANKS	2019	0.2724	0	PLYMOUTH ST	XV:EXEMPT VACANT	CITY OF PORTLAND	10,100	-00	10,100
346 A004001	58:LAND BANKS	2019	0.9042	0	PLYMOUTH ST	XV:EXEMPT VACANT	CITY OF PORTLAND	16,700	-00	16,700
346 A013001	58:LAND BANKS	2019	0.741	0	PLYMOUTH ST	XV:EXEMPT VACANT	CITY OF PORTLAND	13,700	-00	13,700
346 A017001	58:LAND BANKS	2019	0.1075	0	PLYMOUTH ST	XV:EXEMPT VACANT	CITY OF PORTLAND	2,000	-00	2,000
346 A018001	58:LAND BANKS	2019	0.2937	185	PLYMOUTH ST	XV:EXEMPT VACANT	CITY OF PORTLAND	5,400	-00	5,400
346 A025001	58:LAND BANKS	2019	0.0979	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	3,600	-00	3,600
346 A026001	58:LAND BANKS	2019	0.1958	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	7,300	-00	7,300
346 A028001	58:LAND BANKS	2019	0.3916	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	7,300	-00	7,300
346 A032001	58:LAND BANKS	2019	0.1031	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	1,900	-00	1,900
346 B001001	58:LAND BANKS	2019	1.8508	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	34,300	-00	34,300
346 B018001	58:LAND BANKS	2019	0.0955	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	1,800	-00	1,800
346 B019001	58:LAND BANKS	2019	0.2918	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	5,400	-00	5,400
346 B022001	58:LAND BANKS	2019	0.1938	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	3,600	-00	3,600
346 D003001	56:GOVERNMENTAL	2019	0.0396	182	PLYMOUTH ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,500	-00	1,500
346 D004001	56:GOVERNMENTAL	2019	0.0826	186	PLYMOUTH ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,100	-00	3,100
346 D027001	58:LAND BANKS	2019	0.1128	1	BARDEN ST	XV:EXEMPT VACANT	CITY OF PORTLAND	2,100	-00	2,100
348 B003001	56:GOVERNMENTAL	2019	0.0976	0	COOLIDGE AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	1,800	-00	1,800
349 A001001	58:LAND BANKS	2019	0.6572	0	PALMER AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	12,200	-00	12,200
349 B001001	58:LAND BANKS	2019	0.9496	0	PALMER AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	17,600	-00	17,600
349 C001001	58:LAND BANKS	2019	0.813	0	DAVENPORT AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	30,100	-00	30,100
349 D001001	58:LAND BANKS	2019	1.0028	0	COOLIDGE AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	37,100	-00	37,100
349 E001001	58:LAND BANKS	2019	3.6849	0	COOLIDGE AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	136,400	-00	136,400
349 F001001	58:LAND BANKS	2019	0.5564	0	SKYLARK RD	XV:EXEMPT VACANT	CITY OF PORTLAND	10,300	-00	10,300
349 F005001	58:LAND BANKS	2019	0.1322	0	SKYLARK RD	XV:EXEMPT VACANT	CITY OF PORTLAND	2,500	-00	2,500
349 F006001	58:LAND BANKS	2019	1.5312	0	SKYLARK RD	XV:EXEMPT VACANT	CITY OF PORTLAND	34,000	-00	34,000
352 B027001	56:GOVERNMENTAL	2019	0.0519	1	DOLE DR	XV:EXEMPT VACANT	CITY OF PORTLAND	1,900	-00	1,900
352 D018001	56:GOVERNMENTAL	2019	3.1697	284	PALMER AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	58,700	-00	58,700
355 A001001	58:LAND BANKS	2019	27.1876	1089	RIVERSIDE ST	XV:EXEMPT VACANT	CITY OF PORTLAND	710,600	-00	710,600

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357	A001001	56:GOVERNMENTAL	2019	272.87	910	RIVERSIDE ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	5,457,400	1,561,600	7,019,000
371	A021001	56:GOVERNMENTAL	2019	0.7048	1819	WASHINGTON AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	13,100	-00	13,100
372	A011001	56:GOVERNMENTAL	2019	10.653	1743	WASHINGTON AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	394,400	-00	394,400
374	B012001	56:GOVERNMENTAL	2019	25.1178	171	AUBURN ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	3,864,500	10,670,700	14,535,200
375	C030001	56:GOVERNMENTAL	2019	0.0262	86	BROOK RD	XV:EXEMPT VACANT	CITY OF PORTLAND	1,000	-00	1,000
375	C038001	56:GOVERNMENTAL	2019	0.5346	380	ALLEN AVE	XI:EXEMPT IMPROVED	CITY OF PORTLAND	233,000	297,400	530,400
378	A070001	56:GOVERNMENTAL	2019	0.0729	0	BARTLEY AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	2,700	-00	2,700
385	A001001	56:GOVERNMENTAL	2019	13.3874	165	LAMBERT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	558,700	-00	558,700
385	B027001	56:GOVERNMENTAL	2019	0.6721	200	LAMBERT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	43,900	-00	43,900
385	D008001	56:GOVERNMENTAL	2019	4.8448	622	AUBURN ST	XV:EXEMPT VACANT	CITY OF PORTLAND	89,700	-00	89,700
385	E001001	56:GOVERNMENTAL	2019	0.094	216	LAMBERT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,700	-00	1,700
385	E002001	56:GOVERNMENTAL	2019	0.1921	2092	WASHINGTON AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	3,600	-00	3,600
387	A014001	56:GOVERNMENTAL	2019	0.0266	110	CARON ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,000	-00	1,000
387	C004001	56:GOVERNMENTAL	2019	0.0012	79	CARON ST	XV:EXEMPT VACANT	CITY OF PORTLAND	100	-00	100
387	C007001	56:GOVERNMENTAL	2019	0.0222	109	CARON ST	XV:EXEMPT VACANT	CITY OF PORTLAND	800	-00	800
389	G009001	56:GOVERNMENTAL	2019	0.246	0	CLAPBOARD RD	XI:EXEMPT IMPROVED	CITY OF PORTLAND	43,300	128,900	172,200
390	A006001	58:LAND BANKS	2019	49.0118	0	ALICE ST	XV:EXEMPT VACANT	CITY OF PORTLAND	726,600	-00	726,600
393	A001001	56:GOVERNMENTAL	2019	0.0344	0	TALBOT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,300	-00	1,300
393	A002001	56:GOVERNMENTAL	2019	0.0344	0	TALBOT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,300	-00	1,300
393	A003001	56:GOVERNMENTAL	2019	0.1377	0	TALBOT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	5,100	-00	5,100
393	A013001	56:GOVERNMENTAL	2019	0.0344	0	TALBOT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,300	-00	1,300
393	A033001	58:LAND BANKS	2019	0.1837	0	TALBOT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	6,800	-00	6,800
393	B001001	58:LAND BANKS	2019	0.1377	0	TALBOT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	2,600	-00	2,600
393	B003001	58:LAND BANKS	2019	0.1377	0	TALBOT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	2,600	-00	2,600
393	B005001	58:LAND BANKS	2019	0.1377	0	TALBOT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	5,100	-00	5,100
393	B011001	58:LAND BANKS	2019	0.0689	0	TALBOT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	2,600	-00	2,600
393	B015001	58:LAND BANKS	2019	0.0689	0	TALBOT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	2,600	-00	2,600
393	C009001	58:LAND BANKS	2019	0.6887	0	TALBOT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	25,500	-00	25,500
393	C029001	58:LAND BANKS	2019	0.1722	0	JUNIPER ST	XV:EXEMPT VACANT	CITY OF PORTLAND	6,400	-00	6,400
393	C034001	58:LAND BANKS	2019	0.1033	0	JUNIPER ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,800	-00	3,800
393	E001001	58:LAND BANKS	2019	0.0522	0	JUNIPER ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,900	-00	1,900
393	E003001	58:LAND BANKS	2019	0.3595	0	JUNIPER ST	XV:EXEMPT VACANT	CITY OF PORTLAND	13,300	-00	13,300
393	E015001	58:LAND BANKS	2019	0.1722	0	JUNIPER ST	XV:EXEMPT VACANT	CITY OF PORTLAND	6,400	-00	6,400

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393	E019001	58:LAND BANKS	2019	0.1736	0	THORN ST	XV:EXEMPT VACANT	CITY OF PORTLAND	6,400	-00	6,400
394	A021001	56:GOVERNMENTAL	2019	0.0459	0	TALBOT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,700	-00	1,700
394	A023001	56:GOVERNMENTAL	2019	0.0918	0	TALBOT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,400	-00	3,400
394	B001001	58:LAND BANKS	2019	0.3673	0	TALBOT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	37,400	-00	37,400
394	C002001	58:LAND BANKS	2019	0.528	0	TALBOT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	2,600	-00	2,600
394	C029001	56:GOVERNMENTAL	2019	0.0459	0	TALBOT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,700	-00	1,700
394	D001001	58:LAND BANKS	2019	0.2984	0	JUNIPER ST	XV:EXEMPT VACANT	CITY OF PORTLAND	35,700	-00	35,700
394	E001001	58:LAND BANKS	2019	0.8362	0	JUNIPER ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,700	-00	1,700
394	E017001	56:GOVERNMENTAL	2019	0.0918	0	JUNIPER ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,400	-00	3,400
394	E062001	56:GOVERNMENTAL	2019	0.0459	0	BINGHAM ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,700	-00	1,700
394	F001001	58:LAND BANKS	2019	1.237	0	BINGHAM ST	XV:EXEMPT VACANT	CITY OF PORTLAND	16,400	-00	16,400
394	G001001	58:LAND BANKS	2019	0.3415	0	HICKORY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	4,100	-00	4,100
395	A009001	58:LAND BANKS	2019	0.4555	0	JUNIPER ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,300	-00	3,300
395	B001001	56:GOVERNMENTAL	2019	0.3444	0	TALBOT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	12,800	-00	12,800
395	C001001	58:LAND BANKS	2019	0.9298	0	TALBOT ST	XV:EXEMPT VACANT	CITY OF PORTLAND			
395	D001001	58:LAND BANKS	2019	1.3188	0	JUNIPER ST	XV:EXEMPT VACANT	CITY OF PORTLAND			
395	E001001	58:LAND BANKS	2019	1.4842	0	BINGHAM ST	XV:EXEMPT VACANT	CITY OF PORTLAND	29,600	-00	29,600
395	F001001	58:LAND BANKS	2019	1.032	0	HICKORY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	20,400	-00	20,400
395	G002001	58:LAND BANKS	2019	0.6888	0	BIRCH ST	XV:EXEMPT VACANT	CITY OF PORTLAND	15,300	-00	15,300
395	H001001	58:LAND BANKS	2019	0.6546	0	MULBERRY ST	XV:EXEMPT VACANT	CITY OF PORTLAND			
395	I001001	58:LAND BANKS	2019	0.6515	0	MAGNOLIA ST	XV:EXEMPT VACANT	CITY OF PORTLAND			
395	K037001	58:LAND BANKS	2019	5.1025	90	PINELOCH DR	XV:EXEMPT VACANT	CITY OF PORTLAND	94,500	-00	94,500
396	A004001	58:LAND BANKS	2019	0.023	0	MULBERRY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	900	-00	900
396	A016001	58:LAND BANKS	2019	0.1377	0	YEW ST	XV:EXEMPT VACANT	CITY OF PORTLAND	5,100	-00	5,100
396	A019001	58:LAND BANKS	2019	0.0918	0	YEW ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,400	-00	3,400
396	A021001	58:LAND BANKS	2019	0.2346	0	MULBERRY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	8,700	-00	8,700
396	A046001	58:LAND BANKS	2019	0.023	0	YEW ST	XV:EXEMPT VACANT	CITY OF PORTLAND	900	-00	900
396	B001001	58:LAND BANKS	2019	0.1799	0	YEW ST	XV:EXEMPT VACANT	CITY OF PORTLAND	6,700	-00	6,700
396	B012001	58:LAND BANKS	2019	0.5526	0	YEW ST	XV:EXEMPT VACANT	CITY OF PORTLAND	98,000	-00	98,000
396	B026001	58:LAND BANKS	2019	0.0975	0	MAGNOLIA ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,600	-00	3,600
396	B028001	58:LAND BANKS	2019	0.0496	0	YEW ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,800	-00	1,800
396	B041001	58:LAND BANKS	2019	0.1003	0	MAGNOLIA ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,700	-00	3,700
400	B001001	58:LAND BANKS	2019	1.2076	423	RAY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	107,700	-00	107,700

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400 C001001	58:LAND BANKS	2019	0.5923	411	RAY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	84,900	-00	84,900
400 C019001	56:GOVERNMENTAL	2019	6.5054	377	RAY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	240,900	-00	240,900
402 B010001	56:GOVERNMENTAL	2019	0.1408	0	LORING AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	5,200	-00	5,200
402 B011001	56:GOVERNMENTAL	2019	0.4174	0	THURLOW ST	XV:EXEMPT VACANT	CITY OF PORTLAND	15,500	-00	15,500
402 C011001	56:GOVERNMENTAL	2019	0.1267	0	LORING AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	4,700	-00	4,700
402 C012001	56:GOVERNMENTAL	2019	0.1339	0	LORING AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	5,000	-00	5,000
402 C020001	56:GOVERNMENTAL	2019	0.1252	0	RYE RD	XV:EXEMPT VACANT	CITY OF PORTLAND	4,600	-00	4,600
402 C021001	56:GOVERNMENTAL	2019	0.0253	0	RYE RD	XV:EXEMPT VACANT	CITY OF PORTLAND	900	-00	900
402 E008001	56:GOVERNMENTAL	2019	0.6238	0	GERTRUDE AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	23,100	-00	23,100
402 E018001	56:GOVERNMENTAL	2019	0.102	0	LYON AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	3,800	-00	3,800
402 E021001	56:GOVERNMENTAL	2019	0.0969	0	LYON AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	3,600	-00	3,600
402 E022001	56:GOVERNMENTAL	2019	0.0919	0	LYON AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	3,400	-00	3,400
402 F001001	56:GOVERNMENTAL	2019	0.1133	0	THURLOW ST	XV:EXEMPT VACANT	CITY OF PORTLAND	4,200	-00	4,200
402 F005001	56:GOVERNMENTAL	2019	0.2183	0	LYON AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	8,100	-00	8,100
402 F007001	56:GOVERNMENTAL	2019	0.1062	0	LYON AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	3,900	-00	3,900
402 F008001	56:GOVERNMENTAL	2019	0.1042	0	LYON AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	3,900	-00	3,900
402 F009001	56:GOVERNMENTAL	2019	0.1023	0	LYON AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	3,800	-00	3,800
402 F011001	56:GOVERNMENTAL	2019	0.0988	0	LYON AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	1,400	-00	1,400
402 F014001	56:GOVERNMENTAL	2019	0.1263	0	LYON AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	4,700	-00	4,700
402 F015001	56:GOVERNMENTAL	2019	0.3289	0	LYON AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	12,200	-00	12,200
402 F019001	56:GOVERNMENTAL	2019	0.5084	0	WADCO ST	XV:EXEMPT VACANT	CITY OF PORTLAND	18,800	-00	18,800
402 J001001	56:GOVERNMENTAL	2019	0.3937	0	ASH ST	XV:EXEMPT VACANT	CITY OF PORTLAND	14,600	-00	14,600
404 E004001	56:GOVERNMENTAL	2019	0.0689	404	VIRGINIA ST	XV:EXEMPT VACANT	CITY OF PORTLAND	2,600	-00	2,600
404 F023001	56:GOVERNMENTAL	2019	0.2755	0	UTAH AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	10,200	-00	10,200
405 A003001	58:LAND BANKS	2019	1.4922	35	VIRGINIA ST	XV:EXEMPT VACANT	CITY OF PORTLAND	55,300	-00	55,300
405 B001001	58:LAND BANKS	2019	0.7346	0	VIRGINIA ST	XV:EXEMPT VACANT	CITY OF PORTLAND	27,200	-00	27,200
405 B014001	58:LAND BANKS	2019	0.6428	0	MONTANA ST	XV:EXEMPT VACANT	CITY OF PORTLAND	23,800	-00	23,800
405 D001001	58:LAND BANKS	2019	2.2001	0	VIRGINIA ST	XV:EXEMPT VACANT	CITY OF PORTLAND	81,500	-00	81,500
405 E001001	58:LAND BANKS	2019	2.5023	0	VIRGINIA ST	XV:EXEMPT VACANT	CITY OF PORTLAND	92,700	-00	92,700
405 E017001	58:LAND BANKS	2019	0.2525	0	BELFAST ST	XV:EXEMPT VACANT	CITY OF PORTLAND	4,700	-00	4,700
405 F002001	58:LAND BANKS	2019	1.8193	0	BELFAST ST	XV:EXEMPT VACANT	CITY OF PORTLAND	67,400	-00	67,400
405 G001001	58:LAND BANKS	2019	2.9124	0	KENTUCKY AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	107,800	-00	107,800
405 H001001	58:LAND BANKS	2019	2.7548	0	KENTUCKY AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	102,000	-00	102,000

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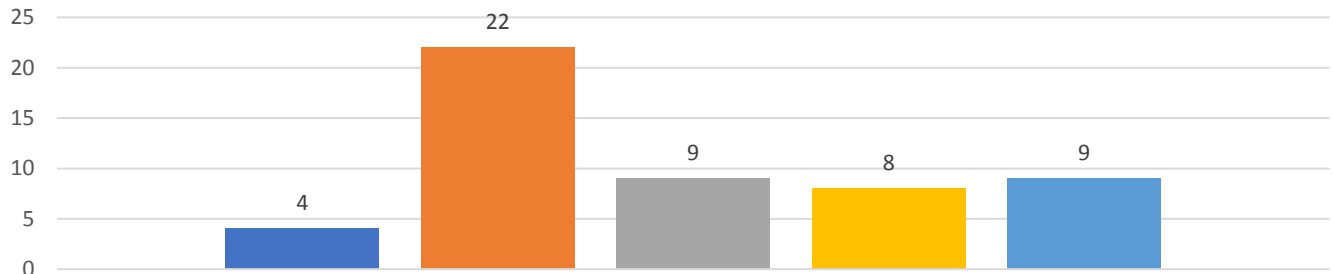
405 J001001	58:LAND BANKS	2019	0.7346	0	KENTUCKY AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	27,200	-00	27,200
405 J004001	58:LAND BANKS	2019	0.7576	0	INDIANA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	14,000	-00	14,000
405 J010001	58:LAND BANKS	2019	0.6186	0	KENTUCKY AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	22,900	-00	22,900
405 J029001	58:LAND BANKS	2019	0.0095	0	INDIANA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	200	-00	200
405 K001001	58:LAND BANKS	2019	3.6566	0	INDIANA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	135,400	-00	135,400
405 L014001	58:LAND BANKS	2019	0.5645	0	PINE GROVE AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	20,900	-00	20,900
405 L018001	58:LAND BANKS	2019	0.5754	0	PINE GROVE AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	21,300	-00	21,300
405 L022001	58:LAND BANKS	2019	1.4799	0	PINE GROVE AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	54,800	-00	54,800
405 L033001	58:LAND BANKS	2019	43.6935	990	OCEAN AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	499,600	-00	499,600
406 D002001	58:LAND BANKS	2019	0.1377	0	BELFAST ST	XV:EXEMPT VACANT	CITY OF PORTLAND	5,100	-00	5,100
406 D006001	58:LAND BANKS	2019	0.1377	0	BELFAST ST	XV:EXEMPT VACANT	CITY OF PORTLAND	5,100	-00	5,100
406 D008001	58:LAND BANKS	2019	0.1377	0	BELFAST ST	XV:EXEMPT VACANT	CITY OF PORTLAND	5,100	-00	5,100
406 D010001	58:LAND BANKS	2019	0.1377	0	BELFAST ST	XV:EXEMPT VACANT	CITY OF PORTLAND	5,100	-00	5,100
406 D012001	58:LAND BANKS	2019	0.1377	0	BELFAST ST	XV:EXEMPT VACANT	CITY OF PORTLAND	5,100	-00	5,100
407 D014001	58:LAND BANKS	2019	0.2066	0	MARLBOROUGH RD	XV:EXEMPT VACANT	CITY OF PORTLAND	7,700	-00	7,700
407 E001001	56:GOVERNMENTAL	2019	0.1031	0	IDAHO ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,800	-00	3,800
410 B030001	56:GOVERNMENTAL	2019	0.0919	90	NOTTINGHAM AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	3,400	-00	3,400
410 F022001	56:GOVERNMENTAL	2019	0.0374	68	DEMERE ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,400	-00	1,400
410 G024001	58:LAND BANKS	2019	0.3444	9	TRAPELO ST	XV:EXEMPT VACANT	CITY OF PORTLAND	12,800	-00	12,800
410 G029001	58:LAND BANKS	2019	0.0689	0	TRAPELO ST	XV:EXEMPT VACANT	CITY OF PORTLAND	2,600	-00	2,600
413 A001001	58:LAND BANKS	2019	0.292	0	MARLBOROUGH RD	XV:EXEMPT VACANT	CITY OF PORTLAND	10,800	-00	10,800
413 A003001	58:LAND BANKS	2019	0.0689	0	TRAPELO ST	XV:EXEMPT VACANT	CITY OF PORTLAND	2,600	-00	2,600
413 A004001	58:LAND BANKS	2019	0.3099	0	TRAPELO ST	XV:EXEMPT VACANT	CITY OF PORTLAND	11,500	-00	11,500
413 A007001	58:LAND BANKS	2019	0.1377	0	TRAPELO ST	XV:EXEMPT VACANT	CITY OF PORTLAND	5,100	-00	5,100
413 C060001	58:LAND BANKS	2019	1.1019	0	WHITCOMB AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	40,800	-00	40,800
413 C068001	58:LAND BANKS	2019	0.3701	0	WHITCOMB AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	13,700	-00	13,700
413 D001001	58:LAND BANKS	2019	1.5244	0	WHITCOMB AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	56,400	-00	56,400
413 D018001	58:LAND BANKS	2019	1.5703	0	WHITCOMB AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	58,100	-00	58,100
414 A002001	58:LAND BANKS	2019	14.98	960	OCEAN AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	163,100	-00	163,100
425 A007001	56:GOVERNMENTAL	2019	7.0417	69	PRESUMPSCOT ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	554,300	1,943,000	2,497,300
427 J006001	56:GOVERNMENTAL	2019	0.6159	0	F ST	XV:EXEMPT VACANT	CITY OF PORTLAND	11,400	-00	11,400
428 C007001	56:GOVERNMENTAL	2019	0.1333	563	WASHINGTON AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	4,900	-00	4,900
433 A015001	56:GOVERNMENTAL	2019	0.0103	10	WHITTIER ST	XV:EXEMPT VACANT	CITY OF PORTLAND	100	-00	100

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436 B001001	58:LAND BANKS	2019	8.6811	18	HARVARD ST	XV:EXEMPT VACANT	CITY OF PORTLAND	384,400	-00	384,400
442 A005001	56:GOVERNMENTAL	2019	0.1657	134	MARGINAL WAY	XV:EXEMPT VACANT	CITY OF PORTLAND	133,300	-00	133,300
443 A001001	56:GOVERNMENTAL	2019	1	1000	PREBLE ST	XV:EXEMPT VACANT	CITY OF PORTLAND	75,100	-00	75,100
444 A001001	56:GOVERNMENTAL	2019	3.3949	54	COMMERCIAL ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	7,161,400	4,650,500	11,811,900
444 A003001	56:GOVERNMENTAL	2019	10.1768	6	COMMERCIAL ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	6,947,700	18,335,080	25,282,780
444 A005001	56:GOVERNMENTAL	2019	0	46	COMMERCIAL ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	750,000	1,925,200	2,675,200
444 A011001	58:LAND BANKS	2019	0.1175	54	COMMERCIAL ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	343,000	-00	343,000

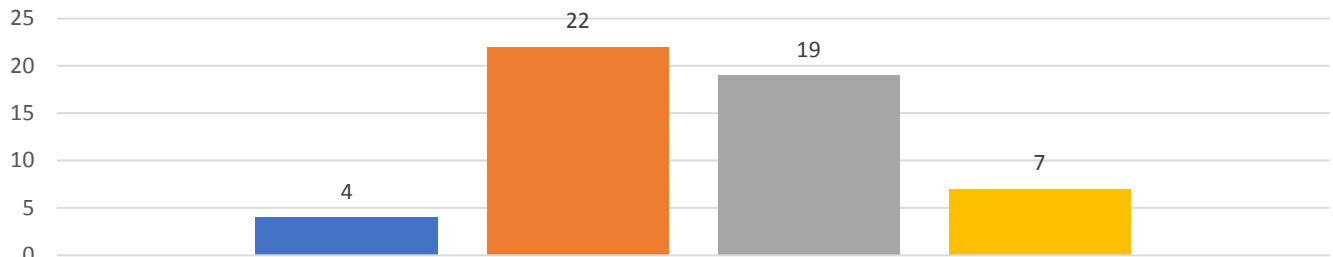


Oxford Street Shelter, Consumer Survey: HSC & Location



Using the following rating tools please identify how you feel about the set-up and location of the current emergency shelter

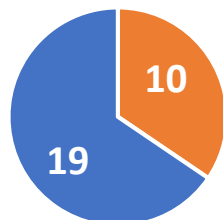
- I strongly agree with the current shelter model
- I agree with the current shelter model
- I have no opinion on the current shelter model
- I disagree with the current shelter model
- I strongly disagree with the current shelter model



Using the following rating tools please identify your feelings of safety in the current shelter/neighborhood

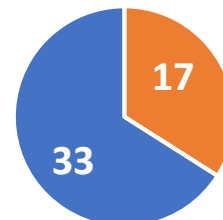
- I feel incredibly safe in the current space
- I feel safe in the current space
- I feel unsafe in the current space
- I feel incredibly unsafe in the current space

If answered C or D, do you think a homeless service center in another neighborhood would help increase feelings of safety?



■ No ■ Yes

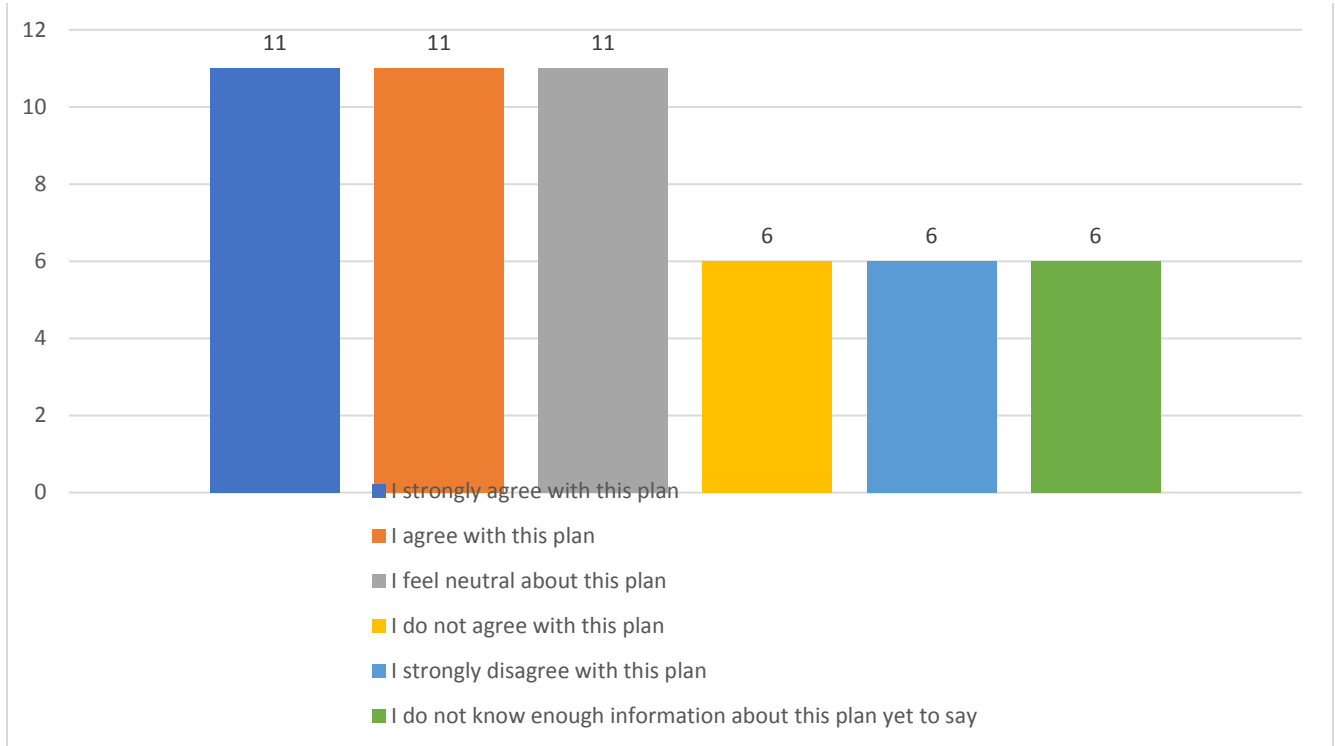
Would you be in favor of a service center outside of Bayside?



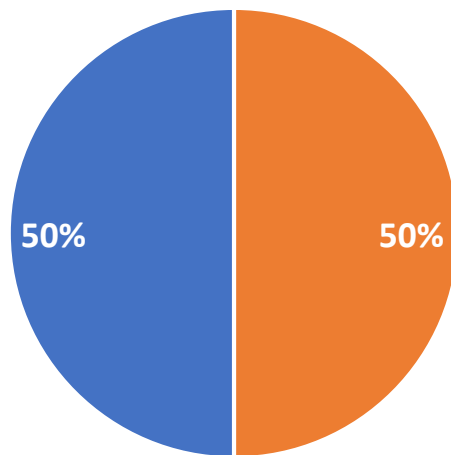
■ No ■ Yes



If participant did not feel they had enough information about the City's proposed plan to relocate homeless services to Brighton Ave to form an opinion, we asked if they had attended any of the house meetings or informational sessions shelter staff have put on.



Using the following rating tools please identify your feelings on the City's plan to open a homeless services center on Brighton Avenue

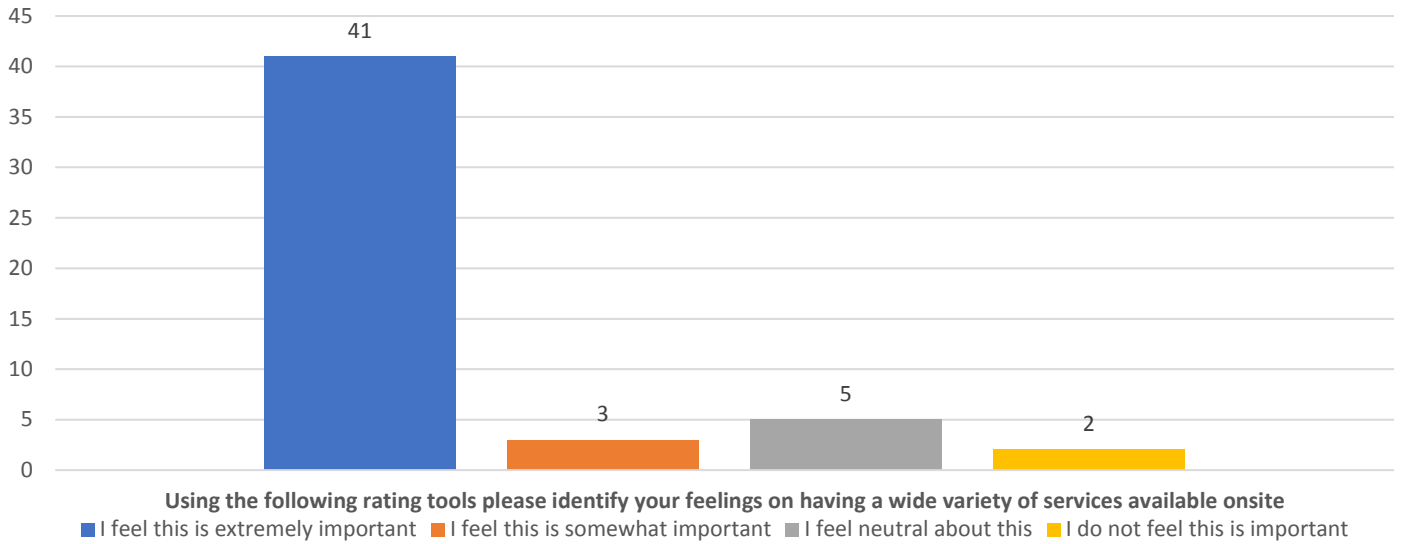


No Yes

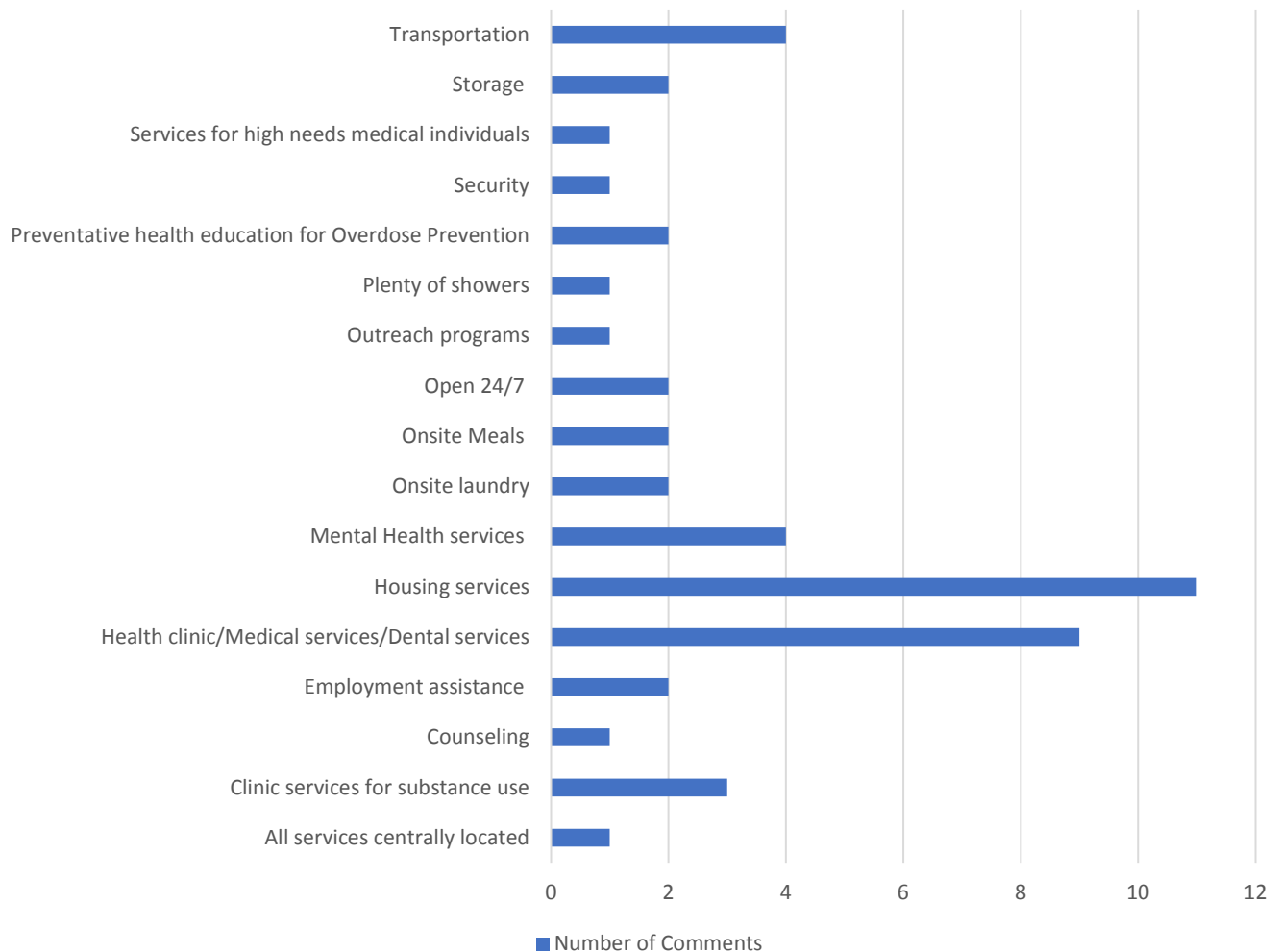


Participants were asked to give a few reasons they were or were not in favor of the recommended Brighton Avenue Campus. The word cloud below includes in favor responses in blue and concerns in red:





Most Anticipated Services





TO: Jon Jennings, Portland City Manager
FROM: Dana Totman, President, Avesta Housing
CC: Councilor Belinda Ray, Chair, HHS/PS Committee
Councilor Brian Batson
Councilor Pious Ali
DATE: November 20, 2018
RE: New Concepts for Addressing Senior Homelessness in Portland

Background:

Avesta Housing is a nonprofit housing organization with more than 45 years of experience as a leader in affordable housing development and property management in southern Maine and New Hampshire. The organization is headquartered in Portland, Maine and currently has 87 properties (including three Housing First developments), 2,400 apartments, and two Assisted Living facilities in its portfolio. Avesta's mission is to improve lives and strengthen communities by promoting and providing quality affordable homes for people in need. Its five areas of focus are advocacy, housing development, property management, senior/assisted living, and homeownership.

Proposal:

Avesta Housing is currently studying the feasibility of three programs that would serve homeless persons who are 55 or older. Our initial plan is conceptual in nature and is based on our knowledge and research of homeless individuals who are older and our experience in owning and managing Assisted Living Facilities, Housing First and Senior Developments.

36 Unit Assisted Living Facility: This would be a traditional Assisted Living Facility where residents receive assistance with Activities of Daily Living (ADL's) including dressing, bathing, ambulation, medication management, etc. Assisted Living, sometimes referred to as Residential Care, is a Maine DHHS licensing designation and in simple terms is a level of care less than Long-Term Care/Nursing Home and greater than home health service provided to independent living residents. This type of licensure mandates minimum staffing levels to ensure the care needs of all residents are met and to provide adequate supervision 24 hours per day, 7 days per week. Traditionally, residents either pay for their room, board and care with private funds or the cost of providing these

services is paid for by MaineCare (Maine's Medicaid Program). In Maine, Assisted Living Facilities that rely on MaineCare as a funding source are called Level IV Private Non-Medical Institutions (PNMI's). It is assumed the older homeless population that would live in the proposed facility would be low income and thereby financially eligible for MaineCare. In addition to financial eligibility, DHHS requires that a resident of a PNMI be medically eligible for services as well. This medical eligibility is determined by Maximus, a third party contracted by DHHS to conduct assessments on all nursing home and assisted living residents prior to admission. Our proposed Assisted Living Facility would be held to the same standards.

MaineCare will be the primary funding mechanism and ideally will be adequate to pay for the debt on the facility. The most common debt are loans with the Maine Health and Higher Education Facilities Authority (MHHEFA). If the PNMI revenue is inadequate to support the debt and operations of the facility, either ongoing alternative funds will be necessary to fund the ongoing debt and operations, ongoing services will partially be provided in-kind, or the amount of debt may be reduced up front by grants and/or donations which could cover some of the capital costs. Avesta currently operates two similar Level IV PNMI programs.

30 Unit Housing First Development: This would be similar to Avesta's three other Housing First Developments: Huston Commons, Florence House and Logan Place. Each of these developments has housed chronically homeless individuals. The real estate development costs associated with these three projects has been paid for by several layers of financing. Most of the debt is guaranteed by the State of Maine.

Services (CMS) identifies potential State mechanisms for using Medicaid resources to pay for housing related services. According to the bulletin, “States can use a 1915(c)HCBS (Housing and Community Based Services) waiver program to cover some housing related services.” “....States can reimburse for... tenancy sustaining services....” Previous discussions with Maine’s DHHS Commissioner did not generate support for seeking a 1915(c)HCBS waiver, however changes in Administration may create more interest.

15-Bed Assessment Center. This would be a temporary (up to 14 days) residential program. Individuals would enter this program and would then be assessed for appropriate placement. It is assumed that some would be referred to Long-Term Care/Nursing Home level of care; some would be referred to the PNMI supported Assisted Living programs (Avesta’s or others); some would be referred to the housing first development; and some would be referred to other community options. The funding for the assessment center is less clear, however the 1915(c)HCBS information bulletin has extensive discussion of using Medicaid resources to pay for assessing older individuals’ housing and service needs.

The actual facilities have not yet been designed or cost estimated. It is assumed the three components of this proposal could potentially be in one building with condominium splits for the distinct programs with floors or wings representing the separate operations. Alternatively, the three programs could be in multiple buildings on the same campus.

Avesta Housing looks forward to continued discussions with the Council and city staff to bring the aforementioned proposal to fruition. We are committed to a continued partnership with the City of Portland in ending senior homelessness.



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
STATE HOUSE STATION 17 AUGUSTA, MAINE 04333

DEPARTMENT ORDER

draft dec. 1, 2003

Revised 3

IN THE MATTER OF

I 295 CONNECTOR
PORTLAND, MAINE

-) COMMISSIONER'S CERTIFICATION
-) OF COMPLETION OF REMEDIAL
-) ACTIONS UNDER A VOLUNTARY
-) RESPONSE ACTION PLAN

JURISDICTION

This certification of completion of a Voluntary Response Action Plan ("VRAP") is made pursuant to the authority vested in the Commissioner of the Maine Department of Environmental Protection ("Department") or the Commissioner's delegatee under 38 M.R.S.A. Section 343-E.

FINDINGS OF FACT

1. The covered property (property and/or site) is the I 295 connector beginning at the I 295 exit 5 interchange near Congress Street and extending to the Veterans Memorial Bridge in Portland including the entire right of way for the road. The property is approximately 11 acres. The current parcel was comprised from four separate parcels of land that were part of the Main Department of Transportation (MDOT) Northern Wye Parcel, the Fore River Transportation Park, Guilford and Portland Transportation Company and Barber Foods. Past operations at these parcels were primarily as a rail yard and other railroad associated activities with the exception of the Barber Foods parcel.
2. The property use in the area is mixed commercial/residential.
3. The area is served by public water and sewer. No known private wells are located in the area (within 2000' of the site).
4. Four environmental assessment reports were completed for properties that include the I 295 Connector site: The Voluntary Remedial Action Plan, Fore River Site, Mercy Health Care System of Maine (February 2002); Interstate 295 Connector Road, Portland, Maine, Environmental Assessment (July 2002); Preliminary Geotechnical and Environmental Data Report, I-295 Connector Road, Portland, Maine (November 2002); Voluntary Remedial Action Plan and Application, Northern Wye Parcel, I-295 Connector-Northern Wye Project, Portland, Maine (February 2003).
5. Two No Action Assurance Letters were issued by the Department through the VRAP that apply to this site. A No Action Assurance Letter for the I 295 Connector Road- Northern

Rail Wye issued in March 2003 proposed a cover system for contaminated soils that remain onsite comprised of 4 inches of clean soil and a non-woven geotextile fabric or 24 inches of clean soil. Additionally, storm water structures such as detention basins would be constructed with a barrier or lining will prevent direct contact between the contaminated soils and the storm water. Any subsurface utilities brought onto the site will be contained in clean bedding materials.

A No Action Assurance Letter Issued to Mercy Health Care System of Maine issued in April 2004 proposed a cover system comprised of a minimum of 4 inches of clean soil for contaminated soils exceeding the residential remedial action guidelines.

6. MDOT submitted a Voluntary Remedial Action Plan (VRAP) Report, Summary of VRAP Environmental Monitoring and Response Actions, I-295 Connector Construction Project, Portland, Maine prepared by SW Cole Engineering dated October 18, 2005. This report documented the sampling conducted during construction activities as well as the remedial measures undertaken. A clarification letter was submitted in December 2005 describing the cover systems for contaminated soils which remain onsite along the MDOT parcel.

CONCLUSIONS

1. Maine Department of Transportation and Portland Terminal Company, submitted a Voluntary Response Action Plan application to the Commissioner pursuant to 38 M.R.S.A. § 343-E for the I 295 connector property beginning at the I 295 exit 5 interchange near Congress Street and extending to the Veterans Memorial Bridge in Portland, including the entire right of way for the road.
2. Site assessments conducted at the site, included investigations and reports that adequately identified the nature and extent of contamination at the site.
3. Remedial actions addressing the potential sources of contamination on the property have been completed. These actions included managing contaminated soils on the property by covering with a minimum of 4 inches of clean soil and a geotextile fabric or 24 inches of clean fill or pavement. It has been demonstrated to the satisfaction of the Commissioner that the necessary remedial actions are complete.
4. Provided that Maine Department of Transportation, Portland Terminal Company and their successors and/or assigns comply with the conditions of this certification, the response actions that have been completed and the activities associated with the continued use of the site will not cause, contribute, or exacerbate releases, or threatened releases, if they exist at the site, that are not required to be removed under the VRAP.

I 295 CONNECTOR
PORTLAND, MAINE

) COMMISSIONER'S CERTIFICATION
) OF COMPLETION OF REMEDIAL
) ACTIONS UNDER A VOLUNTARY
) RESPONSE ACTION PLAN

page 3 of 4

THEREFORE, pursuant to 38 M.R.S.A. § 343-E(5), Stephen Davis, Director, Bureau of Remediation & Waste Management of the Maine Department of Environmental Protection certifies, subject to the conditions set forth below, that remedial actions have been completed at the I 295 connector beginning at the I 295 exit 5 interchange near Congress Street and extending to the Veterans Memorial Bridge in Portland, including the entire right of way for the road. This property is further described in Book 19154 page 155 at the Cumberland County Registry of Deeds. Upon issuance of this CERTIFICATE, Maine Department of Transportation, Portland Terminal Company, and the persons qualified for protection under 38 M.R.S.A. § 343-E(6) are entitled to the protection from liability to the extent provided by 38 M.R.S.A. §343-E(1). This protection from liability is limited to the matters addressed by and identified by the environmental reports and is subject to the qualifications and conditions set forth below and in 38 M.R.S.A. § 343-E.

CONDITIONS

1. The installation of groundwater extraction wells on the property is prohibited without the written permission of the Department.
2. An operations and maintenance plan will be submitted to the Department for approval that outlines how contaminated materials will be handled as well as worker safety.
3. Future development of the site will not be for residential purposes.
4. Cover systems over contaminated materials will be maintained.
5. This Certification applies only to the I 295 Connector Road and the right of way for the road. A Certificate of Completion for the remaining undeveloped portions of the property will be issued upon submission of a VRAP completion report that demonstrates that necessary remedial actions have been completed to the satisfaction of the Commissioner.
6. A copy of this certificate for the I 295 Connector located beginning at the I 295 exit 5 interchange near Congress Street and extending to the Veterans Memorial Bridge in Portland including the entire right of way for the road, shall be recorded at the Cumberland County Registry of Deeds. A copy of the recorded document must be supplied to the Department.
7. A Declaration of Environmental Covenants consistent with this Certificate and acceptable to the Department must be prepared and recorded. A copy of the recorded document must be supplied to the Department.

I 295 CONNECTOR
PORTLAND, MAINE

) COMMISSIONER'S CERTIFICATION
) OF COMPLETION OF REMEDIAL
) ACTIONS UNDER A VOLUNTARY
) RESPONSE ACTION PLAN

page 4 of 4

DONE AND DATED AT AUGUSTA, MAINE, THIS 15th DAY OF DECEMBER 2005.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

By:

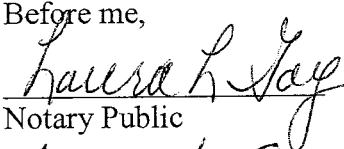

Stephen K. Davis P.G., Director, Bureau of Remediation & Waste Management

STATE OF MAINE
KENNEBEC, ss.,

DECEMBER 15th, 2005

Then personally appeared the above-named Stephen K. Davis P.G., Director Bureau of Remediation & Waste Management of the Maine Department of Environmental Protection and duly authorized delegee for the Commissioner, and acknowledged the foregoing instrument to be his free act and deed, and the free act and deed of the Department of Environmental Protection.

Before me,


Notary Public

Laura L. Gay
(Print Name)

This order was prepared by Jean Firth, Bureau of Remediation & Waste Management.

**DECLARATION OF ENVIRONMENTAL COVENANTS
AFFECTING PROPERTY OF THE STATE OF MAINE, by and through its
DEPARTMENT OF TRANSPORTATION AFFECTING THE
INTERSTATE 295 CONNECTOR, CITY OF PORTLAND,
CUMBERLAND COUNTY, STATE OF MAINE**

THIS DECLARATION OF ENVIRONMENTAL COVENANTS is made this 15TH day of FEBRUARY, 2006, by the **STATE OF MAINE**, by and through its **Department of Transportation**, having an address of 16 State House Station, Augusta, ME 04333-0016, ("Declarant");

WHEREAS, Declarant holds title to certain real property situated in Portland, Maine, as shown on Maine Department of Transportation Right-of-Way Map entitled "State of Maine Department of Transportation – Right of Way Map – State Highway '10' – Portland – Cumberland County – Federal Aid Project No. TCSP-7589(200)X" dated September, 2002, Declarant File No. 3-483, Sheets 1 through 12, on file in the Declarant office at Augusta, Maine, and described in a Notice of Layout and Taking dated November 13, 2002, recorded in the Cumberland County Registry of Deeds, Book 19154, Page 155 on April 7, 2003 and a Release Deed from Portland Terminal Company to the Maine Department of Transportation dated December 19, 2002, recorded in the Cumberland County Registry of Deeds, Book 18587, Page 254 on December 20, 2002; and

WHEREAS, Declarant acquired the above-referenced properties for the purpose of establishing adequate right of way to construct a new connector road between Exit 5 of Interstate 295 and the westerly end of Commercial Street in Portland (the "I-295 Connector"); and

WHEREAS, past operations on portions of the above-referenced properties included use as a rail yard and other railroad-associated activities; and

WHEREAS, Declarant submitted a Voluntary Response Action Plan ("VRAP") application to the Maine Department of Environmental Protection ("MaineDEP") pursuant to Title 38 M.R.S.A. §343-E for that portion of the I-295 Connector that begins at the Interstate 295 Exit 5 interchange near Congress Street and extends southerly to the Veterans Memorial Bridge

(the "Protected Property") and subsequently completed the remedial actions proposed in the VRAP to the satisfaction of MaineDEP; and

WHEREAS, MaineDEP issued a Commissioner's Certification of Completion of Remedial Actions under a Voluntary Response Action Plan on December 15, 2005 (the "Certification"), which requires that Declarant prepare and record this Declaration of Environmental Covenants affecting the Protected Property consistent with the provisions of the Certification.

NOW THEREFORE, in consideration of the foregoing and in order to preserve the protections from liability afforded by Title 38, M.R.S.A. §343-E, Declarant does hereby covenant and agree that the Protected Property is and shall be held, and if conveyed shall be subject to, the conditions set forth below, which shall inure to the benefit of and be binding upon Declarant, its successors and assigns, and shall be binding upon the Protected Property as described above. This Declaration is an environmental covenant executed pursuant to the Maine Uniform Environmental Covenants Act ("UECA"), Title 38, M.R.S.A. §§ 3001 – 3013.

CONDITIONS

1. The installation of groundwater extraction wells on the Protected Property is prohibited without the written permission of MaineDEP.
2. Future development of the Protected Property for residential purposes is prohibited.
3. Removal of cover systems over contaminated materials on the Protected Property is prohibited.

ADDITIONAL TERMS

- A. Liberal Construction. It is intended that this Declaration shall be construed liberally to protect the health and welfare of the public and the quality of the environment from the risk of adverse effects of exposure to hazardous substances.

- B. Activity and Use Limitations. In no event shall the Protected Property be used for residential purposes, schools, childcare facilities, or long-term care facilities, even if such uses are allowed under applicable municipal zoning.
- C. Right of Access to Protected Property. The Declarant and future landowners or users of the Protected Property shall provide, without cost, access to the Protected Property to MaineDEP as well as to its authorized employees, agents, representatives, and independent contractors, upon presentation of credentials, for the purposes of monitoring and enforcing this Declaration.
- D. Modification and Termination of Covenant. The terms and conditions hereof may not be terminated, altered, or modified except by an instrument duly executed by the Declarant or its successors in interest in the Protected Property, and approved by MaineDEP, or its successor in legal function, in writing, which instrument is duly recorded in the Cumberland County Registry of Deeds, in accord with 38 M.R.S.A. §§3009 and 3010. The Declarant hereby waives the right to consent to any future consensual amendment or termination of this Declaration after it has transferred title to the Protected Property by deed to a third party.
- E. Duration and Binding Nature of Covenant. This Declaration and each and every covenant shall be a covenant running with the land in perpetuity and shall bind both the Protected Property, the Declarant, its successors and assigns, and all those acting by, through, or under the Declarant, for the duration hereof unless terminated pursuant to §§3009 or 3010 of the UECA.
- F. Invalidity. If any part of this Declaration shall be decreed to be invalid by any court of competent jurisdiction, all of the other provisions hereof shall not be affected thereby and shall remain in full force and effect.
- G. Period During Which Declarant Bound. The Declarant shall be bound for the duration of this Declaration by each and every covenant, restriction, agreement, and obligation hereunder, during the period that Declarant owns or possesses the Protected Property.
- H. Recording of Declaration and Notification of Recording. The Declarant shall cause this Declaration to be duly recorded in the Cumberland County Registry of Deeds within thirty (30) days of execution by the last signatory and shall, within thirty (30) days of this recording of the Declaration, notify MaineDEP of the book and page at which it is recorded, and submit to DEP a copy of the signed Declaration date-stamped by the Register of Deeds.
- I. Representation of Ownership and Encumbrances. By its execution hereof, the Declarant hereby represents that it is the fee simple owner of the Protected Property and that there are no mortgages, easements, or other encumbrances on the Protected Property that

would materially adversely affect the effectiveness or enforceability of this environmental covenant.

- J. Identity of Holder of Environmental Covenant. MaineDEP is the environmental agency with enforcement authority pursuant to the UECA, and is also the only holder of the environmental covenants granted by Declarant in the Declaration. The administrative record for the Protected Property is located at MaineDEP headquarters, whose mailing address is 17 State House Station, Augusta, ME 04333-0017, with a street address of the Ray Building, 28 Tyson Drive, Augusta, Maine. The administrative record is MaineDEP's facility file for the Protected Property.
- K. Grant of Environmental Covenant Pursuant to Law. This Declaration grants environmental covenants subject to the UECA, and no defenses waived by the UECA may be raised in any action to enforce any of these environmental covenants.
- L. Enforcement of Covenant. This environmental covenant shall be enforced as authorized by Title 38, M.R.S.A. §3011. Any forbearance as to enforcement of any of the terms hereof shall not be deemed a waiver of the right to seek and obtain enforcement at any time thereafter as to the same violation or as to any other violations.

IN WITNESS WHEREOF Declarant has executed and sealed this document the day and year first above written.

**STATE OF MAINE
DEPARTMENT OF TRANSPORTATION**


Witness

By: 
David A. Cole, Commissioner

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: 2/15, 2006

Then personally appeared the above named David A. Cole, Commissioner of the Maine Department of Transportation, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of the Maine Department of Transportation.

Before me,



Attorney/Notary Public

Print Name:

My Commission Expires:

CHERYL C. MARTIN-HUNT

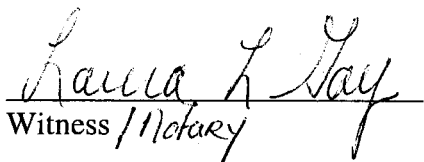
Notary Public State of Maine

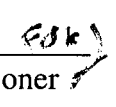
My commission expires Dec - Dec 5, 2010

APPROVAL OF THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION

MaineDEP joins in this Declaration for the limited purpose of approving the terms and conditions set forth in the above Declaration.

STATE OF MAINE
DEPARTMENT OF
ENVIRONMENTAL PROTECTION


Witness / Notary

By:  
David Littell, Acting Commissioner

SEAL

Received
Recorded Register of Deeds
Mar 10, 2006 09:37:28A
Cumberland County
John B O'Brien

Fwd: Question re VRAP Certification

3 messages

Jon Jennings <jpj@portlandmaine.gov>

Mon, Apr 29, 2019 at 2:36 PM

To: Kristen Dow <kjd@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>

Can you please include this email on the backup materials for the new shelter discussion? I will be sending you another email with attachments to do the same. Thanks.

----- Forwarded message -----

From: **Kimberly M. Cook** <kcook@portlandmaine.gov>

Date: Mon, Apr 29, 2019 at 8:37 AM

Subject: Fwd: Question re VRAP Certification

To: Belinda Ray <bsr@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, Jill Duson <jduson@portlandmaine.gov>, Jon Jennings <jpj@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, Nicholas Mavodones <nmm@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>

Good morning all,

Please see the correspondence below.

Jon - please pass this info along to staff and have it posted to the webpage.

Thanks
Kim

----- Forwarded message -----

From: **Burns, Dave E** <Dave.E.Burns@maine.gov>

Date: Mon, Apr 29, 2019 at 8:13 AM

Subject: RE: Question re VRAP Certification

To: Kimberly M. Cook <kcook@portlandmaine.gov>, Madore, David <David.Madore@maine.gov>
CC: Hodgkins, Nick <Nick.Hodgkins@maine.gov>

Good morning Kim,

The VRAP program does not have a definition of "residential" that we can point you to. However, we would consider a homeless shelter residential and prohibited at this site, based on the certificate. You may be able to give us supporting documentation so that we may reconsider this prohibition and allow this use. If you'd like to pursue that course or explore that option further, please contact Nick Hodgkins, our VRAP coordinator, directly. I've copied him on this e-mail so that you have his information.

Please let me know if you have any further questions regarding this.

Thanks,

Dave

David Burns, P.E., Acting Director

Bureau of Remediation & Waste Management

(207) 287-7890 (desk) / (207) 592-9104 (cell)

www.maine.gov/dep

From: Kimberly M. Cook [mailto:kcook@portlandmaine.gov]
Sent: Saturday, April 27, 2019 6:42 PM
To: Burns, Dave E <Dave.E.Burns@maine.gov>; Madore, David <David.Madore@maine.gov>
Subject: Question re VRAP Certification

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dave and David,

I am contacting you wearing my hat as a Portland City Councilor. We are currently in the process of deciding on a site for a new homeless shelter and one of the locations is [636 Riverside Street](#) for which the City has received the attached VRAP certification.

A constituent of mine asked me whether this VRAP precludes a shelter (without further written permission from the DEP) as it serves as a temporary residence for those experiencing homelessness. We are contemplating up to a 150 bed shelter currently.

I would appreciate your determination of whether a shelter would be "residential" under Condition number 2 in this letter. Does the DEP have a definition of "residential" that I can point my constituent to?

Many thanks for your assistance in answering my questions.

Best,

Kim

Kim Cook

Portland City Council, District 5

Deering Ctr., Riverton, No. Deering

www.kimcook.org

207.874.8986

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

--

Kim Cook

Portland City Council, District 5
Deering Ctr., Riverton, No. Deering
www.kimcook.org
207.874.8986

--

Jon P. Jennings
City Manager
[City of Portland](#)
[389 Congress Street](#)
Portland, ME 04101
(207) 874-8689 Office
(207) 874-8669 Fax
jpj@portlandmaine.gov
www.portlandmaine.gov
Twitter: @portlandmanager

Emergency Shelter

CITY OF PORTLAND SOCIAL SERVICES DIVISION

A solid green horizontal bar spanning the width of the page at the bottom.

Homelessness in Portland: Single Adults

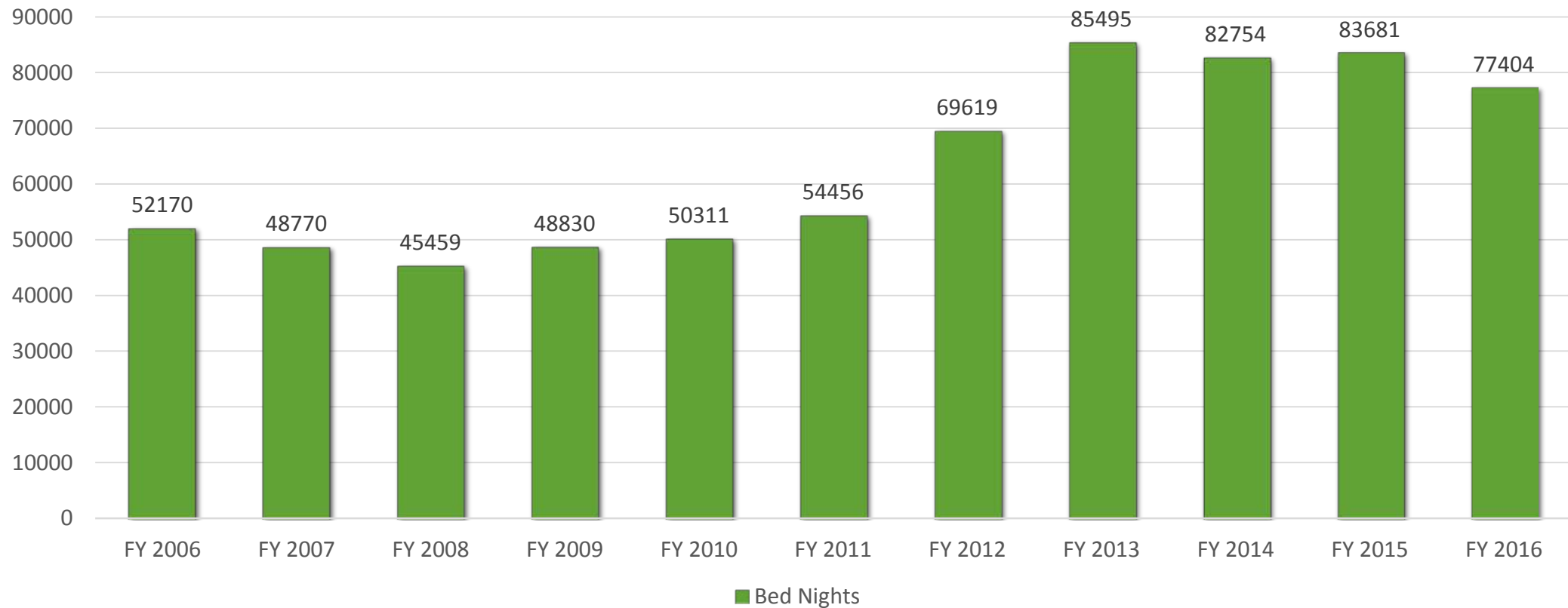
Oxford Street Shelter (OSS)

- Total Capacity: 229 Individuals
 - Shelter: 154
 - Overflow: 75 Individuals

The City of Portland's Health and Human Services Department, Social Services Division operates the Oxford Street Shelter, which is the largest emergency shelter in the State of Maine. This low-barrier shelter provides safe, temporary housing for homeless adults. The Shelter offers a variety of support services to assist homeless individuals enhance their self-esteem, secure housing, and work towards a self-sufficiency plan.



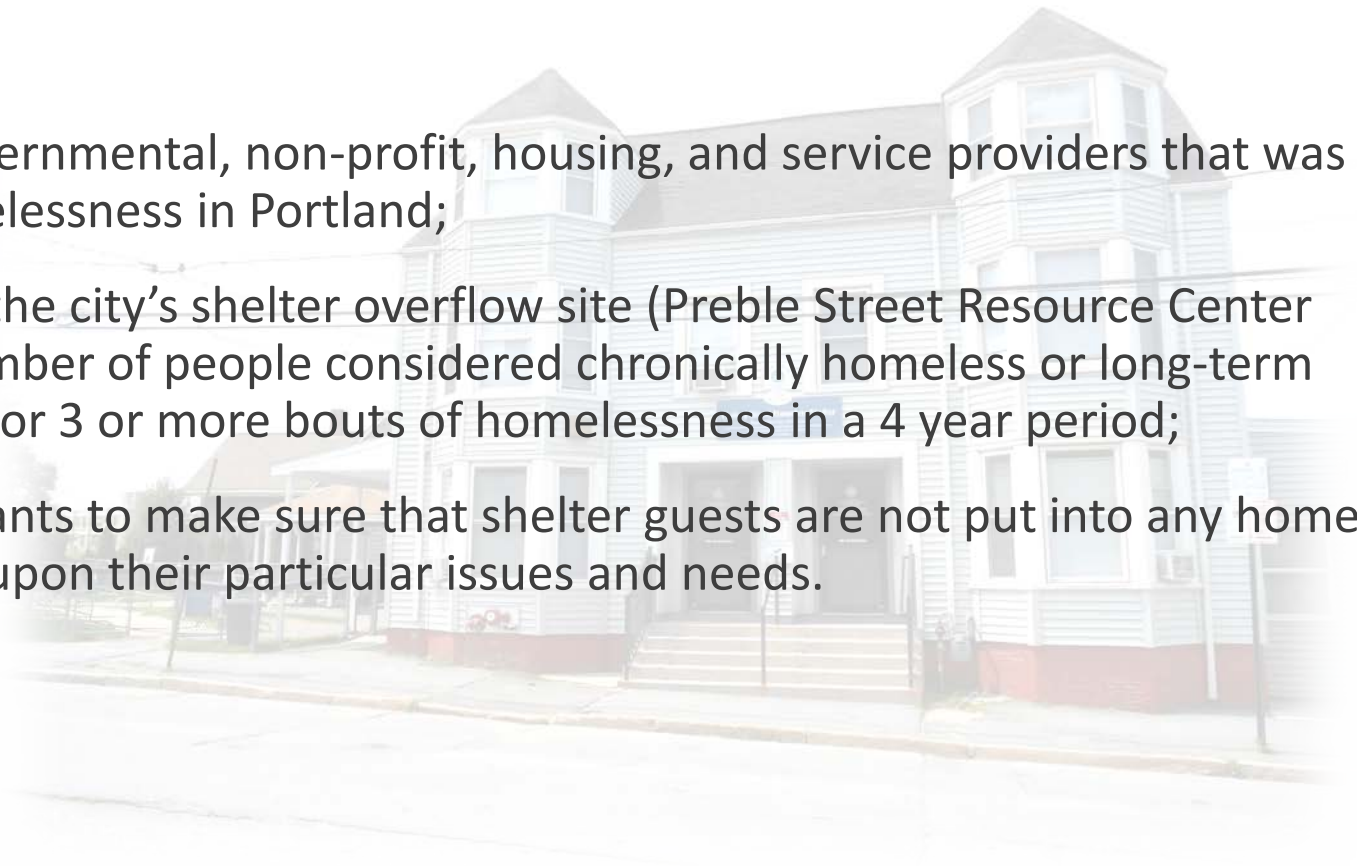
Homelessness in Portland: Oxford Street Shelter Occupancy



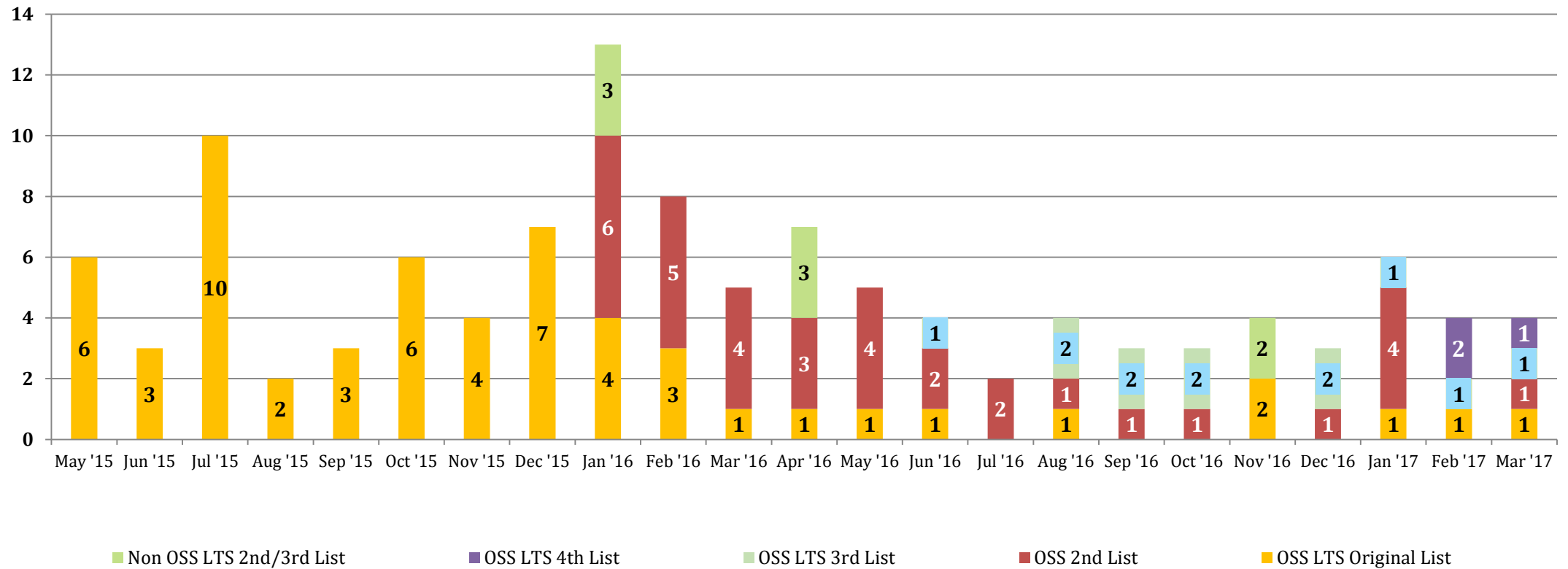
Long Term Stayers Initiative

Long Term Stayers Initiative (LTS)

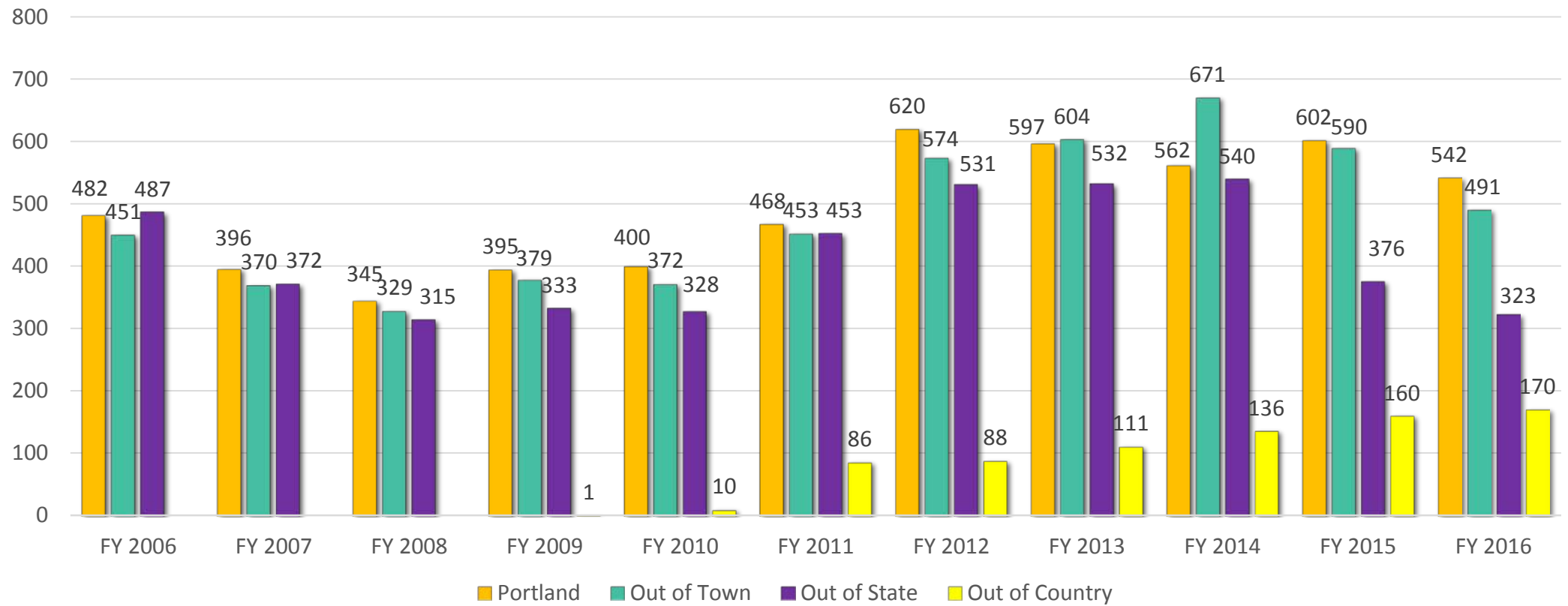
- A collaboration of multiple different governmental, non-profit, housing, and service providers that was born in 2015 to address the rise in homelessness in Portland;
- The number of people needing mats at the city's shelter overflow site (Preble Street Resource Center Day Room) was roughly equal to the number of people considered chronically homeless or long-term homeless (over 180 bed nights in a year or 3 or more bouts of homelessness in a 4 year period);
- Although using a housing first model, wants to make sure that shelter guests are not put into any home but into the best home available based upon their particular issues and needs.



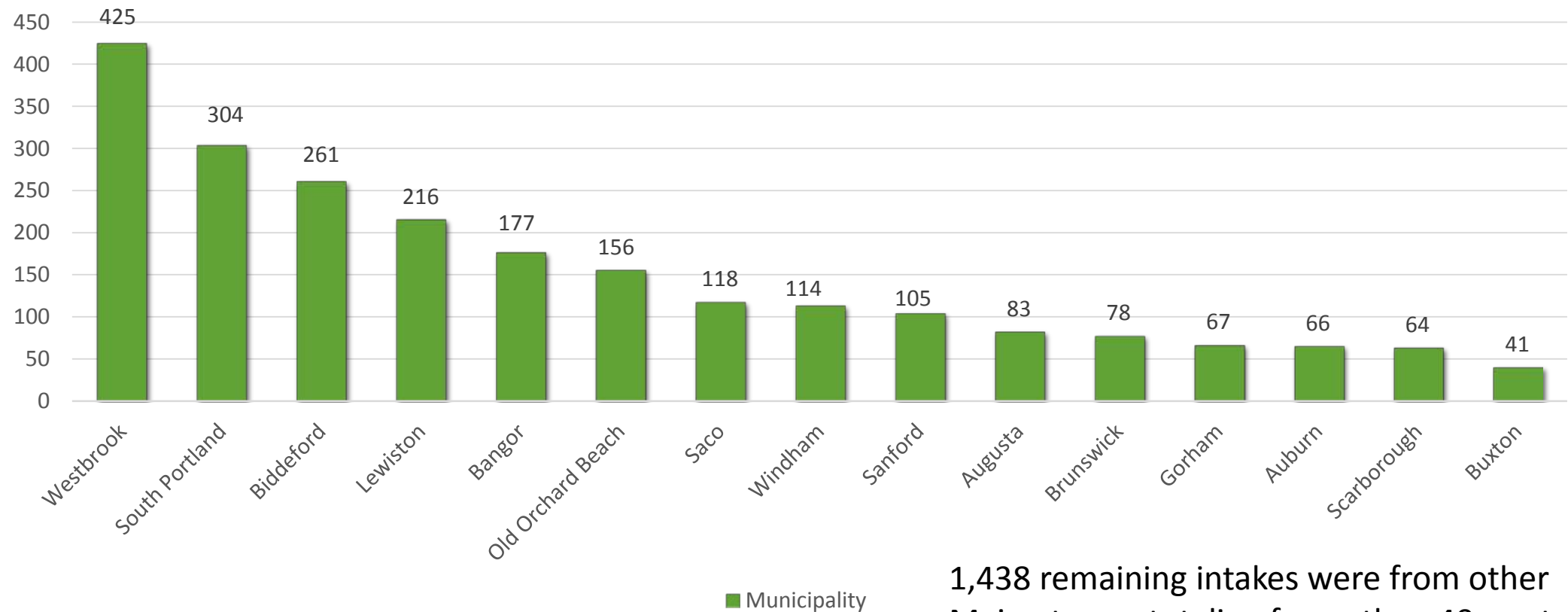
Oxford Street Shelter: Long Term Stayers



Homelessness in Portland: OSS Intakes



Homelessness in Portland: OSS Intakes from Other Maine Towns 2011-2016



1,438 remaining intakes were from other Maine towns totaling fewer than 40 per town.

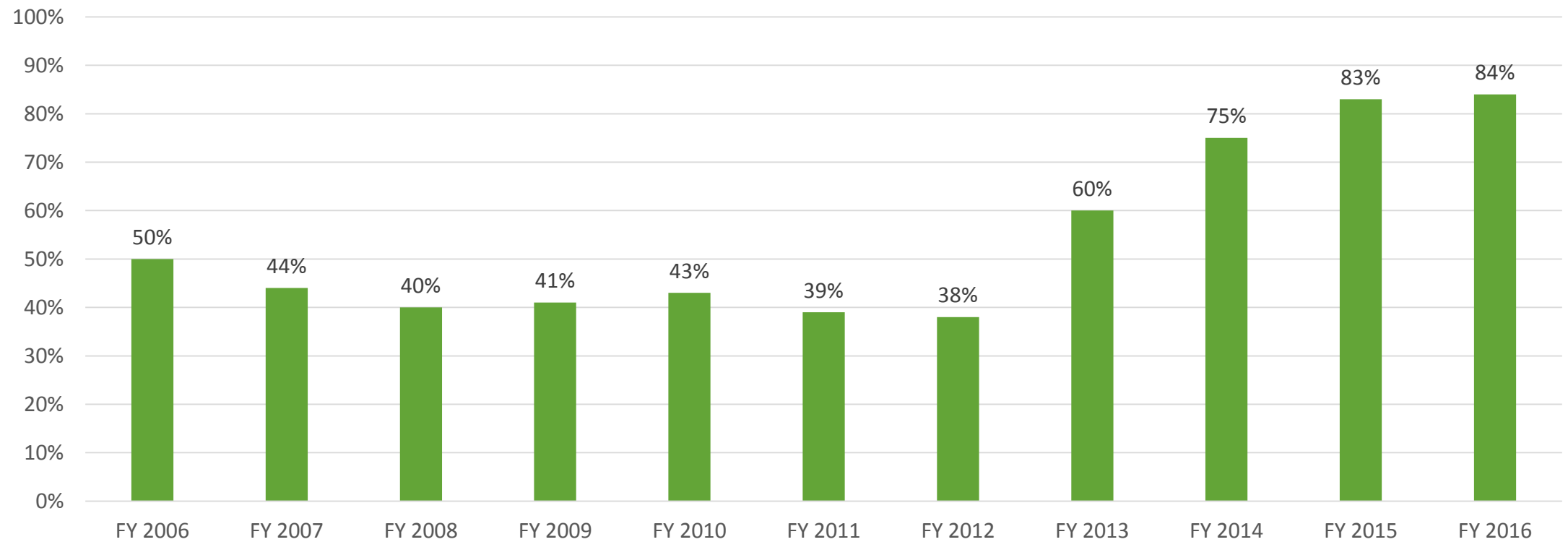
Homelessness in Portland: Substance Use

Addiction

- Historically, alcohol was the primary substance used by residents of the shelter. In the past five years, that has shifted to opioids and synthetic drugs.
- Overdoses and blood-borne illnesses are concerns facing our client population.
- With the increase of overdoses inside the shelter, staff have been trained on how to use Narcan in a emergency.
- Noticeable increase in Medcu calls in the neighborhood with layouts, overdoses and seizures on the sidewalks.
- Individuals choosing to sleep on the streets and not seeking shelter in order to continue substance use.
- Folks choosing to sleep on the streets and not seeking shelter in order to continue substance use.
- Increased calls for service for PPD from assaults.
- Lack of healthcare and resources for treatment when individuals are seeking help

Homelessness in Portland: Substance Use

Clients Indicating Substance Use



Homelessness in Portland: Families

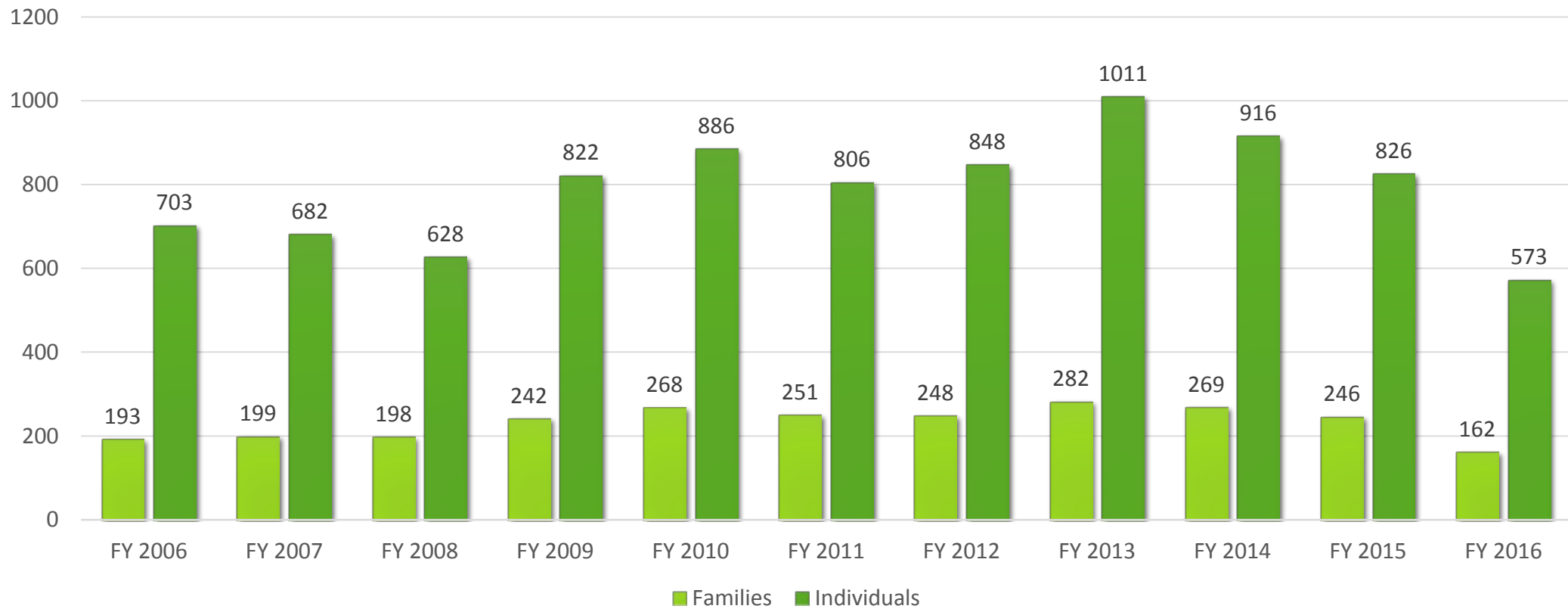
Family Shelter

- Total Capacity 124+*
 - Shelter: 109
 - Hotels: 15**
 - *The shelter operates a warmer center at various locations which gives shelter above capacity from 7:00 pm to 7:00 am
 - **The FS is eliminating all hotels with the addition of a building, changing the capacity to 147 with the ability to offer our own warming center.

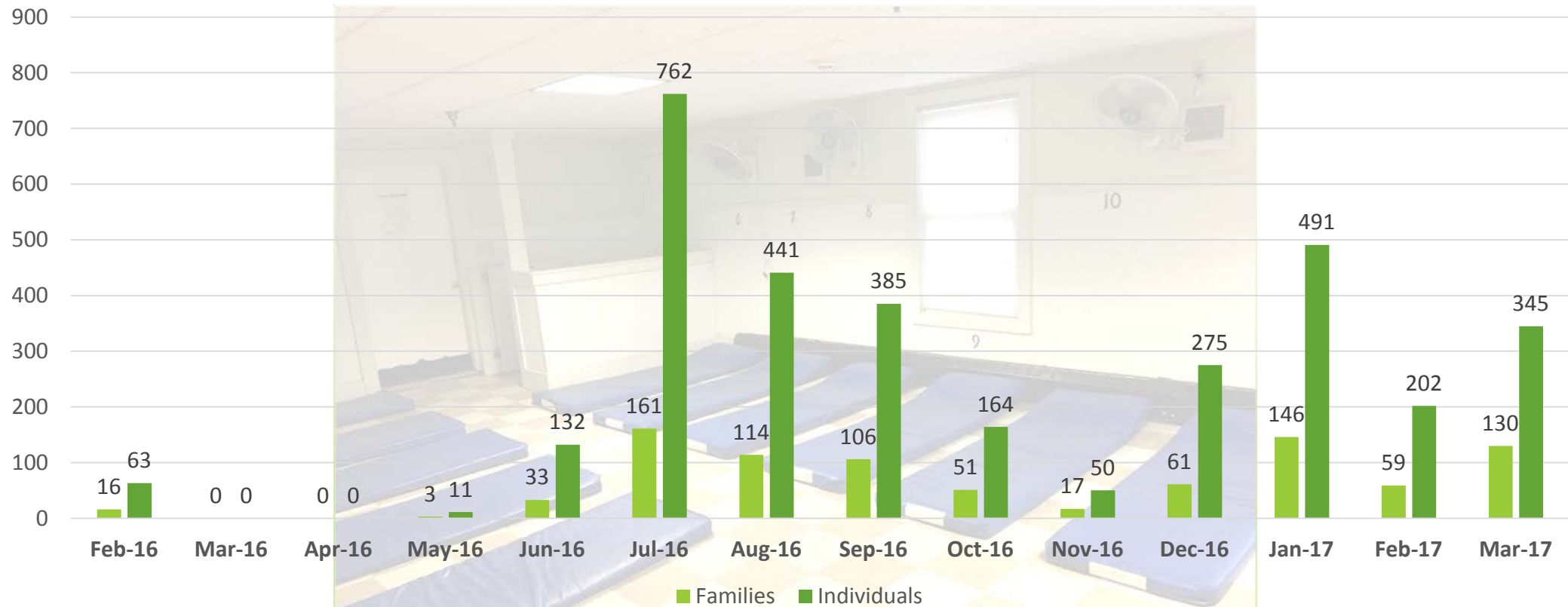
The City of Portland's Health & Human Services Department, Social Services Division operates the Family Shelter, which is the largest shelter for families in the State of Maine. The Family Shelter offers both preventative services for families at risk of experiencing homelessness and support services to assist families locate housing and achieve stability.



Homelessness in Portland: Family Shelter



Family Shelter: Warming Center Bed Nights



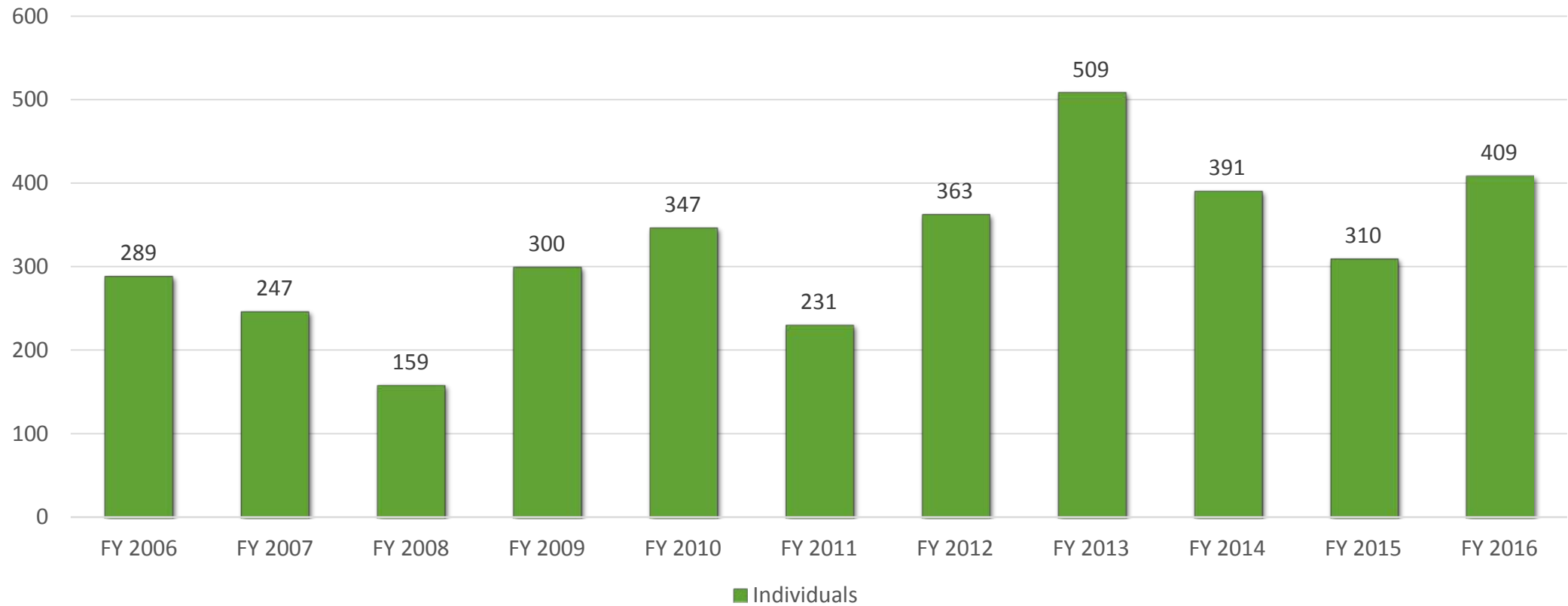
Homelessness in Portland: Immigration

Shift from Secondary Migrants to Asylum Seeking Visa Holders

- The city of Portland Family Shelter started to track B visa families in 2010. Since then we have had hundreds of visa families enter our shelter and have secured permanent housing.
- The Visa families are fleeing from several African Countries, such as: Rwanda, Burundi, Democratic Republic of Cong, Djibouti, and Angola. The Family Shelter has had success housing these families via General Assistance, but housing has become increasingly difficult.
- The Visa families are only eligible for Fair Market rents through General Assistance and are not eligible for rental programs such as: STEP (Stability Through Engagement Program), HCV (Housing Choice Voucher), Shelter + Care, and BRAP (Bridging Rental Assistance Program).
- The impact for Portland if the General Assistance Program were to go away or Visa families were no longer eligible would mean Visa families would become stagnant in the shelter system.



Family Shelter: Non-Citizens





The Future of Homeless Services in Portland



Health & Human Services Committee Meeting & Public Hearing

November 27, 2018

This presentation and ongoing conversations include preliminary information on the homeless services center relocation project. The information includes draft financial assessments for the City and its potential partners. No final decisions have been made at this point. This information is solely intended for discussion purposes only.

1,821 Clients

Number of unduplicated clients during the time period of Oct 3, 2017 - Oct 3, 2018

286 are 55 & Older

Average of 200 a night = 160 male and 40 female.

Combination of Low Barrier HSC + Specialty Beds

Partnership with Avesta Housing & The Opportunity Alliance

Up to 150 low barrier beds on one site

+

Specialty Beds

Potential Specialty Beds Exclusively for OSS Clients

Avesta Housing

- 15 Unit Senior Assessment Center
- 36 Unit Assisted Living Level IV Private Non-Medical Institution facility (PNMI)
- 30 Unit Housing First property for seniors

Opportunity Alliance

- 15 Units for Clients with Mental Illness

Information for modeling purposes only

Avesta Housing Specialty Program

15 Bed Assessment Center - This would be a temporary (up to 14 days) residential program. Individuals would enter this program and would then be assessed for appropriate placement.

36 Unit Assisted Living Facility - This would be a traditional Assisted Living Facility where residents receive assistance with Activities of Daily Living (ADL's) including dressing, bathing, ambulation, medication management, etc.

30 Unit Housing First Development - This would be similar to Avesta's other three Housing First Developments: Huston Commons, Florence House and Logan Place. Each of these developments has housed chronically homeless individuals.

Opportunity Alliance's Specialty Mental Health Residential Treatment Program

In partnership with Community Housing of Maine (CHOM)

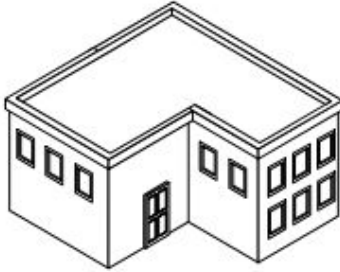
- trauma informed treatment and support services to homeless adults living with a major mental illness and who may also have a substance use disorder
- OA will work with City staff to identify program participants

Program services and strategies will include:

- Outreach services
- Supportive and supervisory services in a residential setting
- Ongoing care coordination
- Mental health and substance use treatment
- The development of independent living skills and a permanent housing plan
- Referrals to community resources (e.g. primary care, mental health and substance use services, peer recovery programs, support groups, educational and employment resources, etc.)

Financial Models

**150 Bed
Emergency Shelter**



\$4.5 Million

**Avesta
Specialty Site**



\$TBD

**Opportunity Alliance
Specialty Site**



\$TBD

Policy Guidance

Staff would like to recommend that as we are in the process of deciding where and how to locate a new service center, that the Council take a look at long-standing policies regarding local and state guidelines for shelter eligibility and responsibility.

HOW TO REPORT A CRIME

**IS IT AN
EMERGENCY?**

FIRE
•
CRIME IN PROGRESS
•
MEDICAL
EMERGENCY



**CALL
9-1-1**

**IF IT IS NOT AN
EMERGENCY**



Call our non-emergency #
207-874-8479

**IF YOU WANT
TO REPORT A
CRIME ONLINE**

If the loss is under \$1,000 and
there is no known suspect:

VANDALISM
•
THEFT
•
HARASSING PHONE CALLS
•
VEHICLE BURGLARY
•
IDENTITY THEFT
•
TRESPASS



VISIT
www.portland-police.com

**IF YOU WISH TO
REMAIN
ANONYMOUS**



**IF YOU HAVE ANY
INFORMATION ABOUT A
CRIME YOU WOULD LIKE
TO REPORT BUT REMAIN
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Text-A-Tip
Text "GOTCHA" plus your
message to 274637
(CRIMES)
Portland, MAINE only

Please do NOT report crimes through our Facebook page. The page is not monitored 24/7.

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The Future of Homeless Services in Portland



Health & Human Services Committee Meeting

January 22, 2019

This presentation and ongoing conversations include preliminary information on the homeless services center relocation project. The information includes potential site locations and information regarding potential partners. We realize the mere mention of various locations can be concerning for our residents. No final decisions have been made at this point. This information is solely intended for discussion purposes only.

Combination of Low Barrier HSC + Specialty Beds

Partnership with Avesta Housing & The Opportunity Alliance

150 low barrier beds on one site

+

Specialty Beds

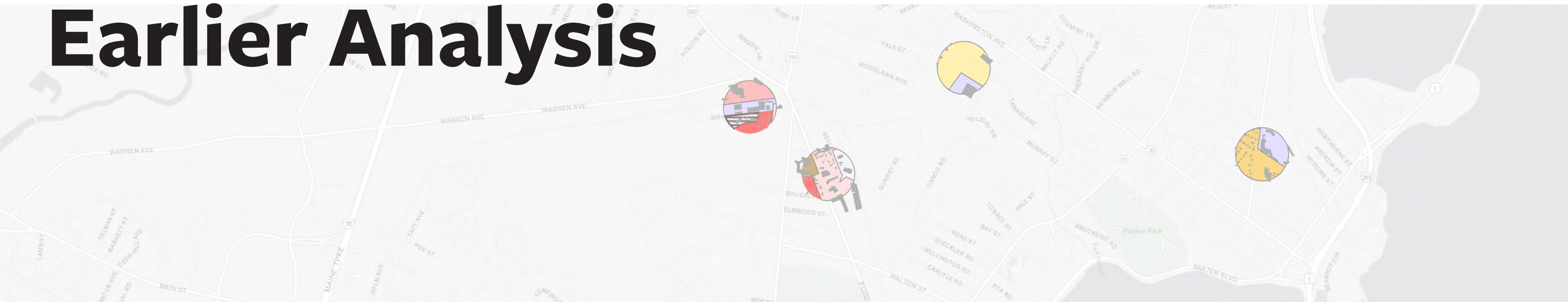
Policy Guidance

Staff would like to recommend that as we are in the process of deciding where and how to locate a new service center, that the Council take a look at long-standing policies regarding local and state guidelines for shelter eligibility and responsibility.

Shelter Location(s): Further Inquiry



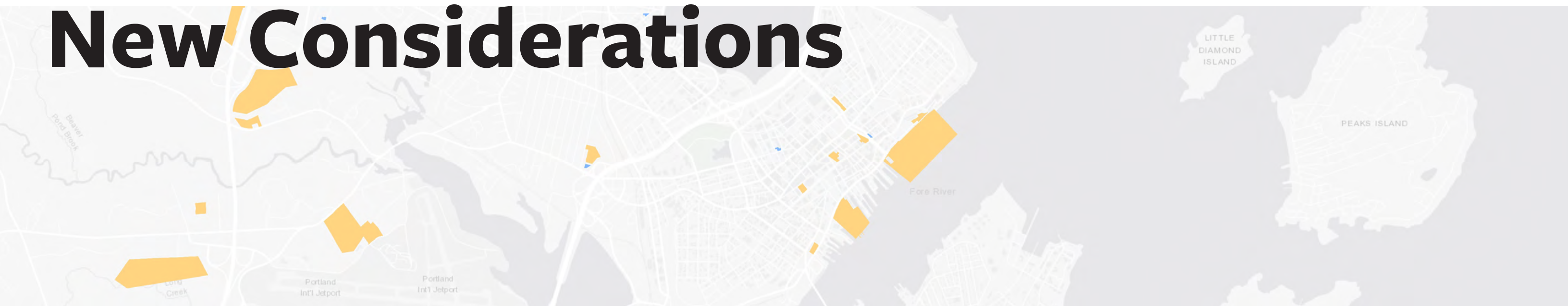
Earlier Analysis



Housing Committee Search



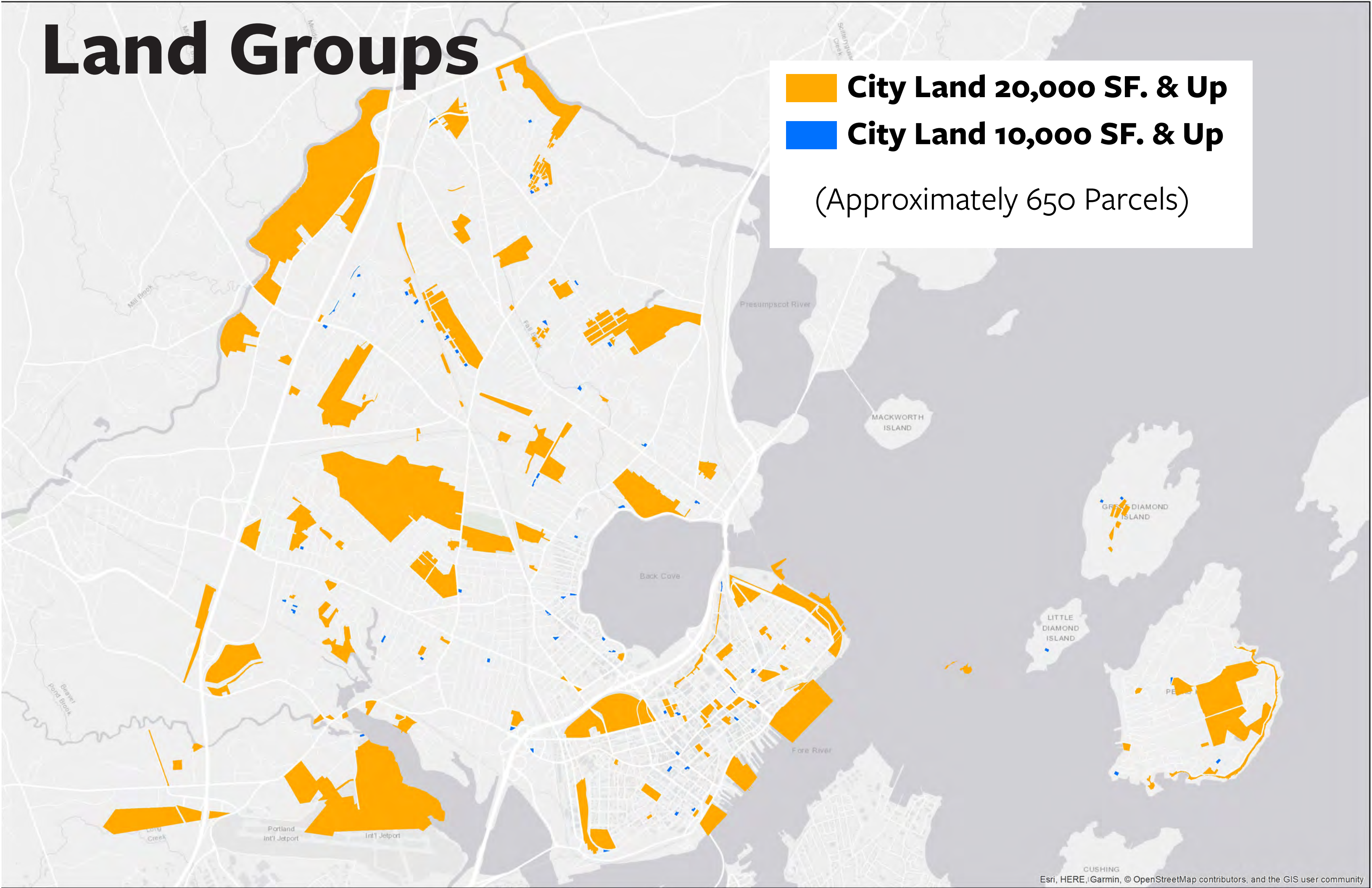
New Considerations



Land Groups

-  **City Land 20,000 SF. & Up**
-  **City Land 10,000 SF. & Up**

(Approximately 650 Parcels)



Quick Reductions

- City Land 20,000 SF. & Up
- City Land 10,000 SF. & Up

(Approximately 30 Sites)

Screened:

- Land Bank
- Parks & Cemeteries
- Wet Properties, Watersheds
- Prohibitive Uses
- Islands
- Highway Infrastructure
- Etc.

Quick Categories

Existing Structures

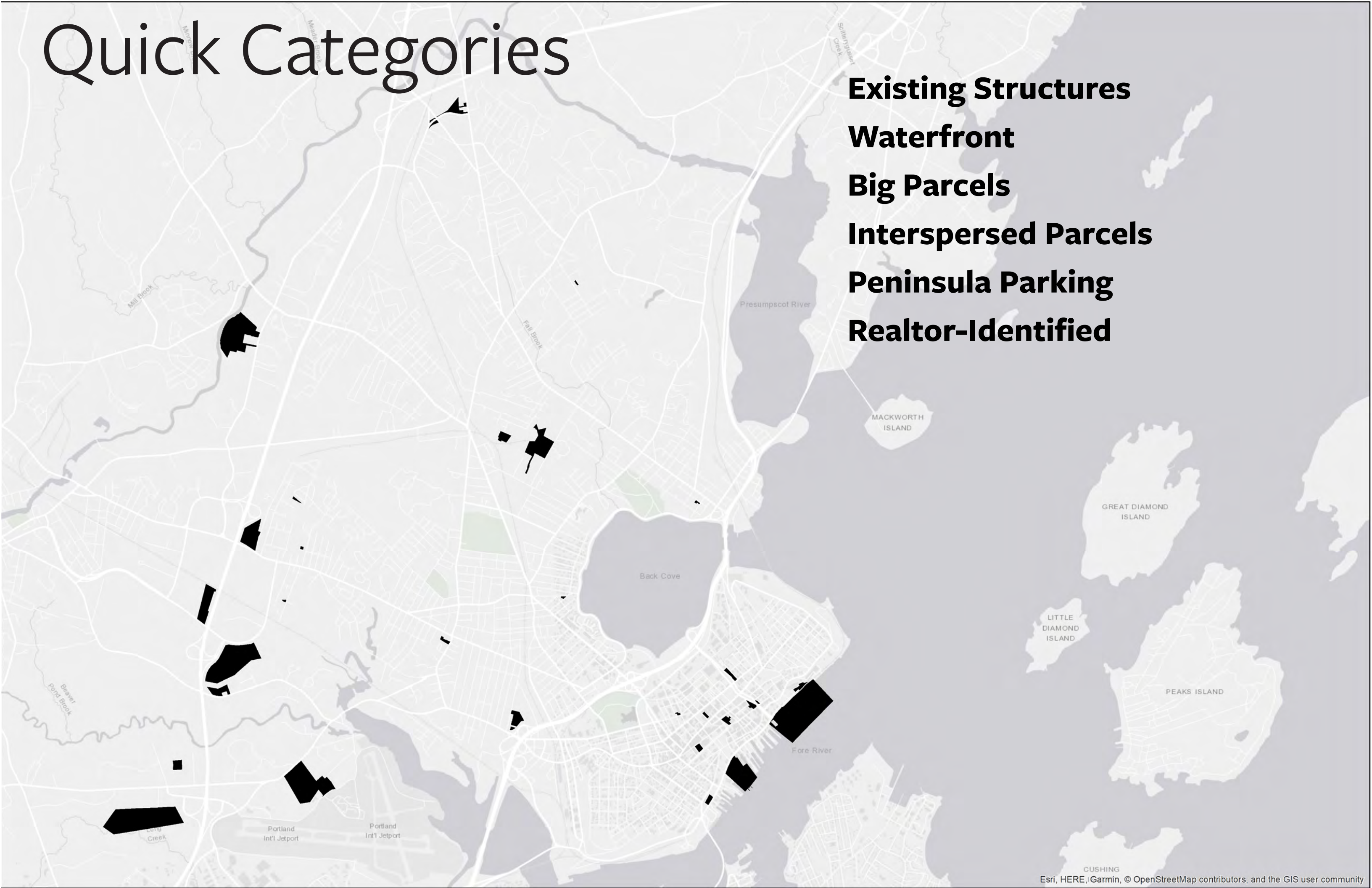
Waterfront

Big Parcels

Interspersed Parcels

Peninsula Parking

Realtor-Identified



Existing Structures

- **Large, City-owned sites**
- **Demolition / retrofits may be expensive**
- **Re-use may hinder design**



Existing Structures

DPW / P & R Buildings

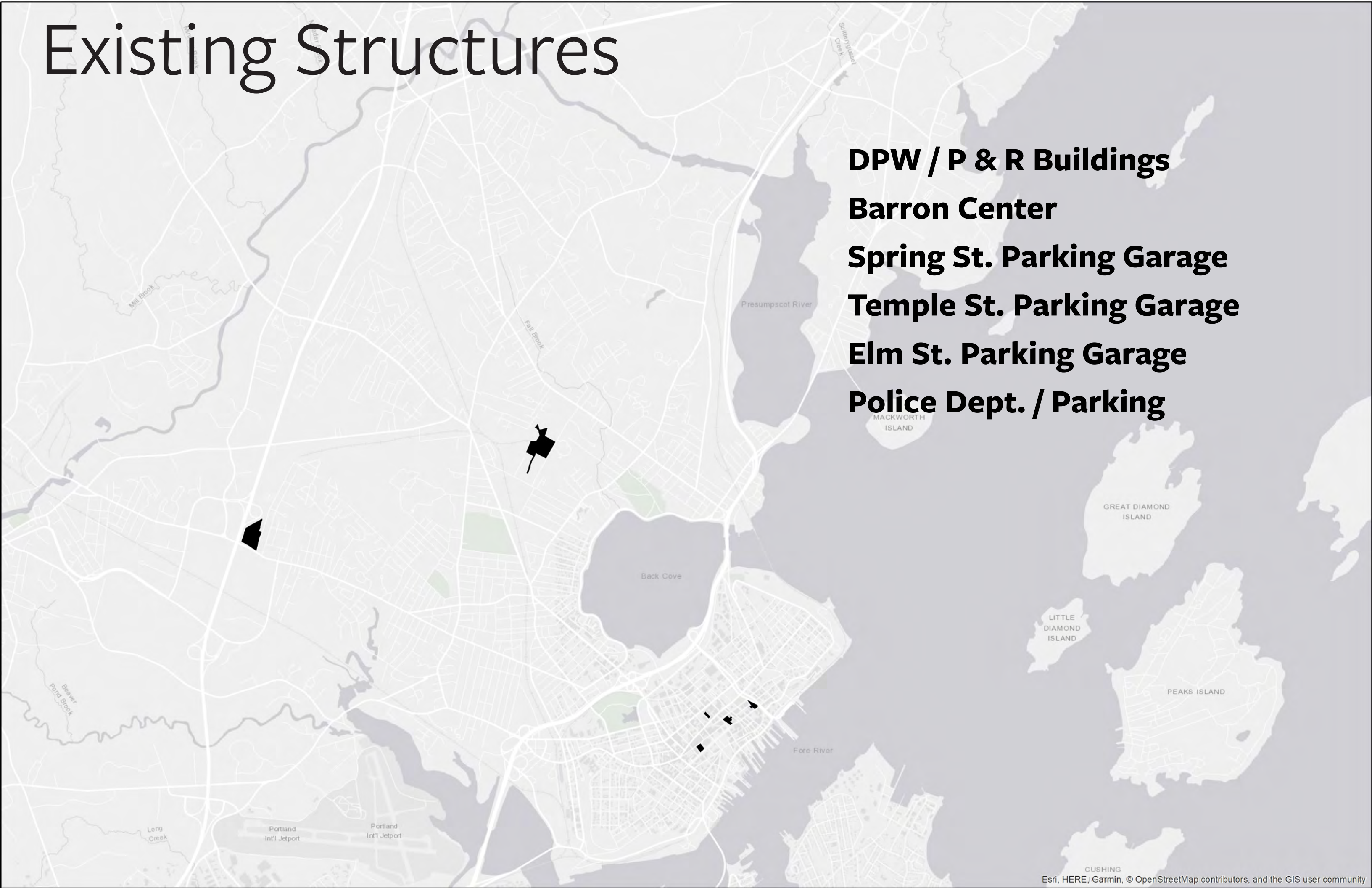
Barron Center

Spring St. Parking Garage

Temple St. Parking Garage

Elm St. Parking Garage

Police Dept. / Parking





DPW / P & R Buildings

Barron Center

Police HQ

Elm St. Garage

Temple St. Garage

Spring St. Garage

Existing Structures: Quick Pass

The size of the parking garages (and therefore the cost and impact of demolition) and the complexity of the Police space appear preventative.

The Barron Center property includes unused land, existing parking lots, and potentially convertible space.

~~**DPW / P & R Buildings**~~

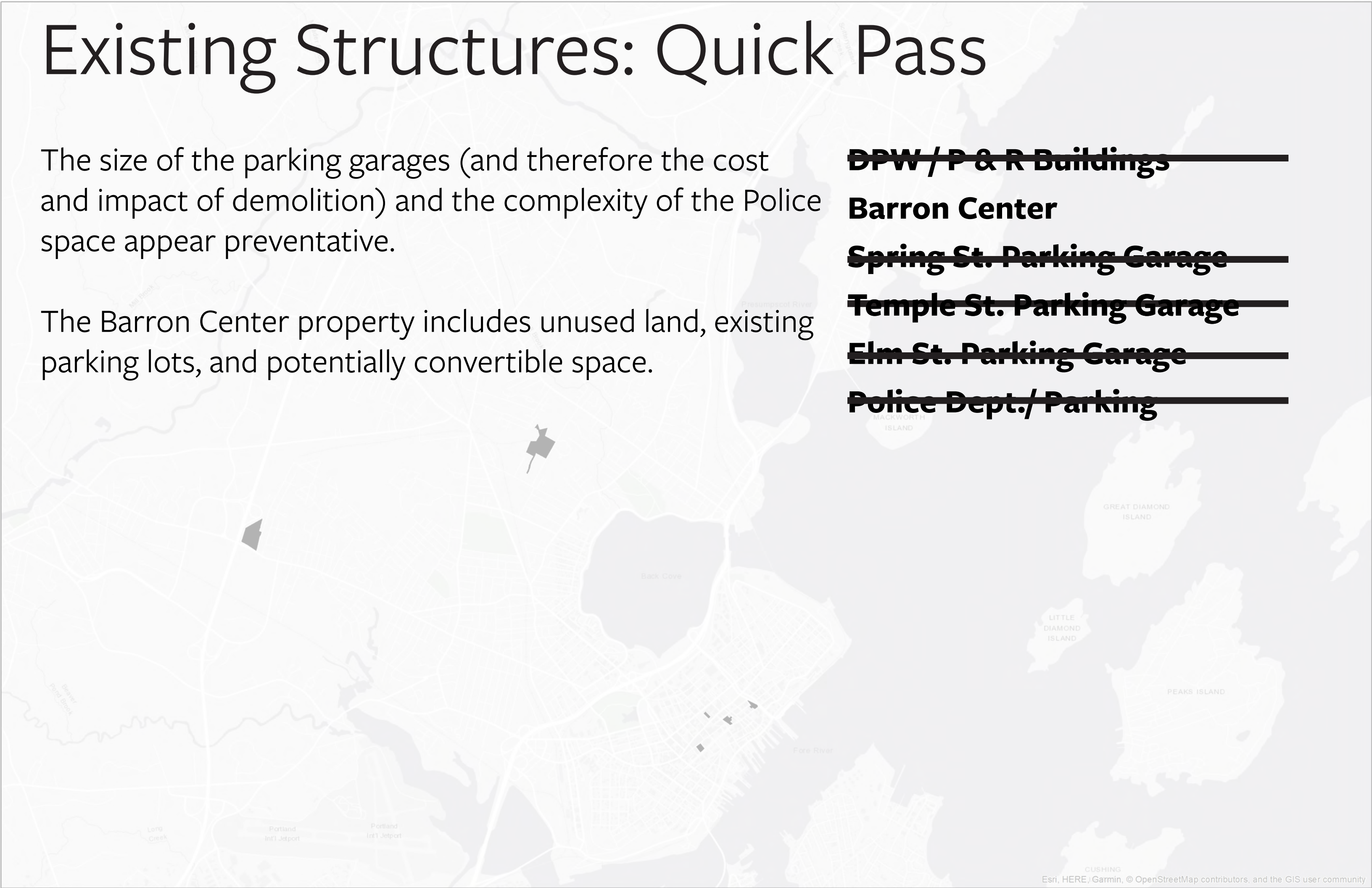
Barron Center

~~**Spring St. Parking Garage**~~

~~**Temple St. Parking Garage**~~

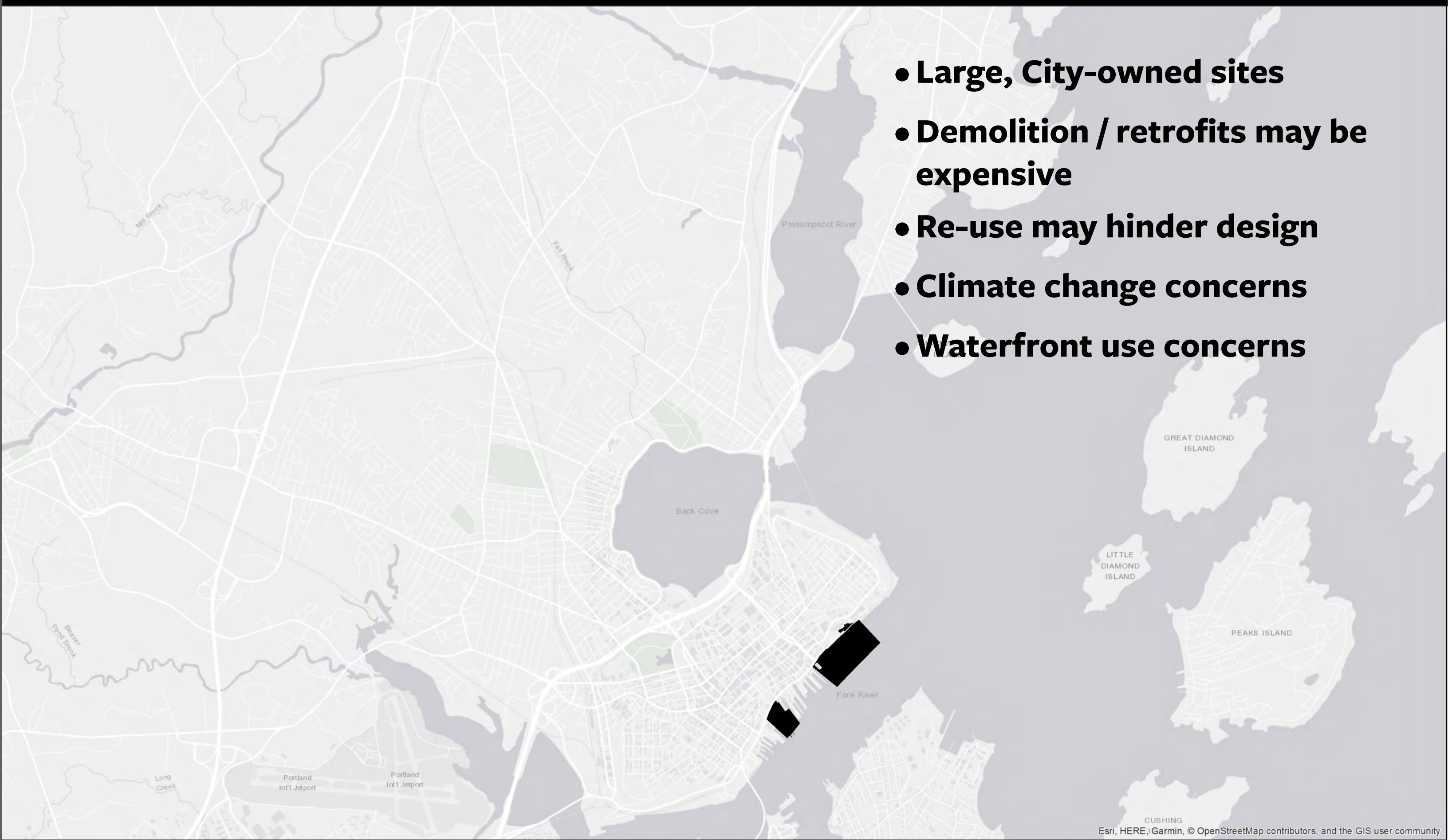
~~**Elm St. Parking Garage**~~

~~**Police Dept./ Parking**~~



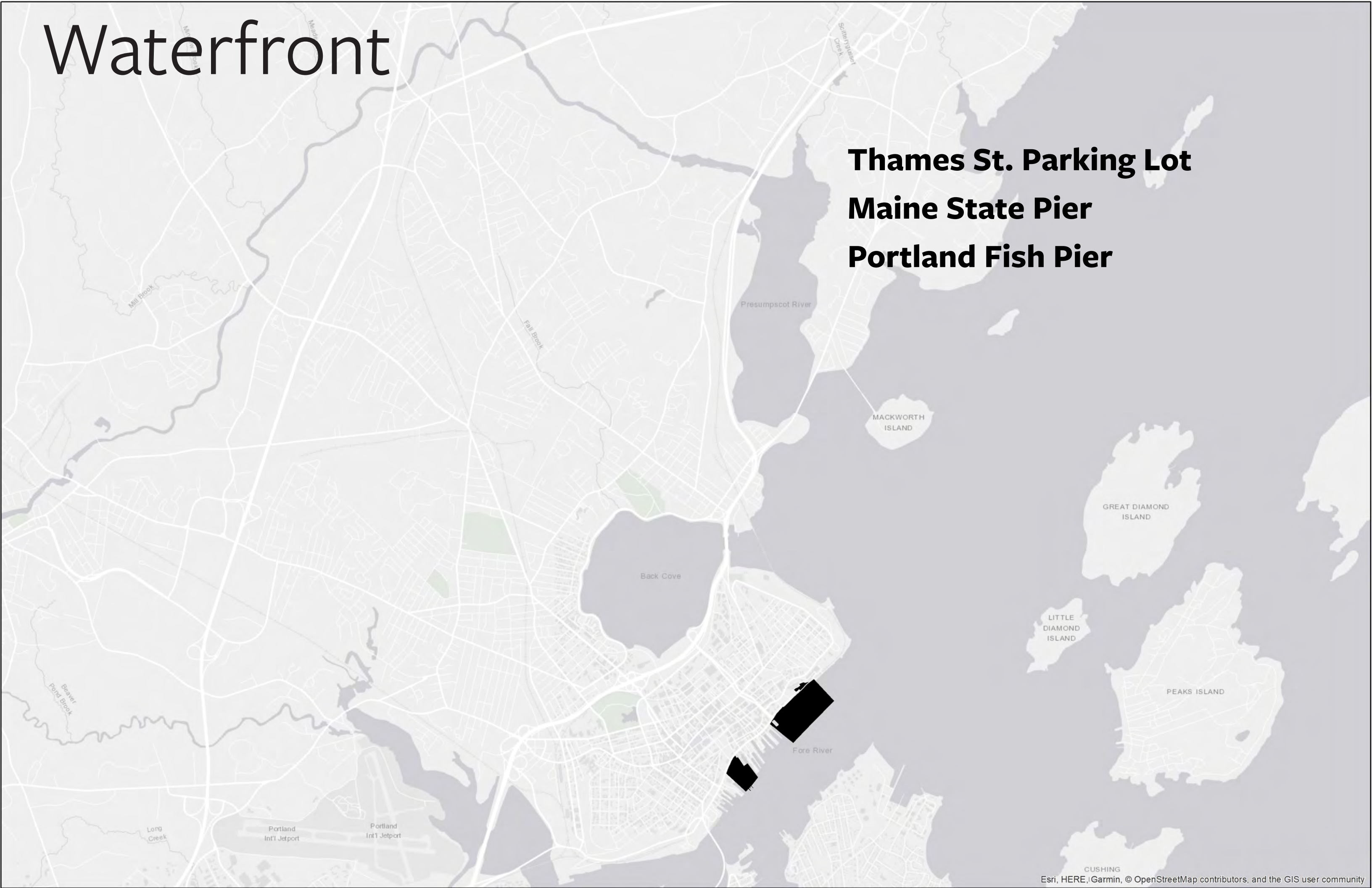
Waterfront

- **Large, City-owned sites**
- **Demolition / retrofits may be expensive**
- **Re-use may hinder design**
- **Climate change concerns**
- **Waterfront use concerns**



Waterfront

Thames St. Parking Lot
Maine State Pier
Portland Fish Pier





Thames St. Parking Lot

This aerial photograph shows the harbor of Portland, Maine. A red line outlines a large area along the waterfront, including the Thames Street parking lot, the Maine State Pier, and the Portland Fish Pier. The parking lot is located in the upper left, the Maine State Pier is in the center, and the Portland Fish Pier is in the lower left. The harbor is filled with water, and the surrounding area is densely built up with residential and commercial buildings. In the bottom right, there are several large white oil storage tanks. The text 'Thames St. Parking Lot' is overlaid in white on a dark background in the upper left corner.

Maine State Pier

The Maine State Pier is a long, narrow pier extending into the harbor. It is outlined in red and is located in the center of the image. The pier is made of concrete and has a ramp leading down to the water. It is surrounded by water and is adjacent to the Portland Fish Pier. The text 'Maine State Pier' is overlaid in white on a dark background in the center of the image.

Portland Fish Pier

The Portland Fish Pier is a long, narrow pier extending into the harbor. It is outlined in red and is located in the lower left corner of the image. The pier is made of concrete and has a ramp leading down to the water. It is surrounded by water and is adjacent to the Maine State Pier. The text 'Portland Fish Pier' is overlaid in white on a dark background in the lower left corner of the image.

Waterfront: Quick Pass

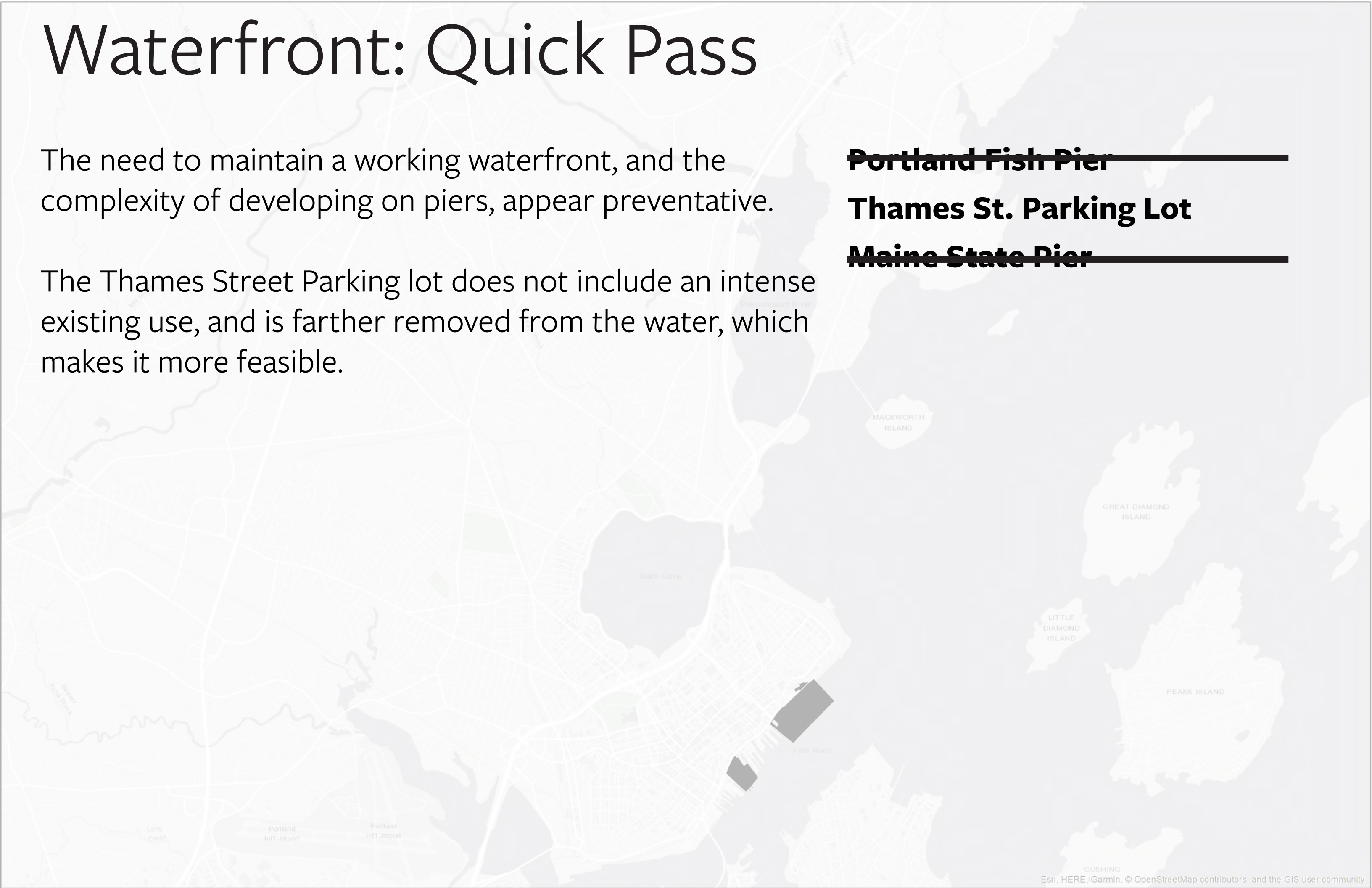
The need to maintain a working waterfront, and the complexity of developing on piers, appear preventative.

The Thames Street Parking lot does not include an intense existing use, and is farther removed from the water, which makes it more feasible.

~~Portland Fish Pier~~

Thames St. Parking Lot

~~Maine State Pier~~



Big Parcels

- Large, City-owned sites
- Tend to be at “edges” of City



Big Parcels

District Rd.

Land Leading to Airport

Former West School

o Westbrook St.

o Rand Rd. (Office Park)

1819 Westbrook St.

Riverside Recycling Facility

622 Auburn St.

Unmapped:

Possible Land Acquisition

An aerial photograph of a coastal town, likely in Oregon, showing a mix of residential, commercial, and industrial areas. The town is situated along a coastline with a large body of water to the east. Several locations are highlighted with red outlines and labeled with text in white boxes. The labels include street names and specific sites. The map shows a dense network of streets, buildings, and green spaces. The coastline is irregular, with several small islands and peninsulas. The water is a deep blue-green color. The overall scene is a detailed view of a coastal community.

622 Auburn St.

Riverside Recycling Center

1819 Westbrook St.

o Rand Rd.

o Westbrook St.

Former West School Site

1956 Congress St.

District Rd.

Big Parcels: Quick Pass

The sizes of these properties open up possibilities. Given sufficient funding and will, most could conceivably host a new building. These sites are generally in or around industrial, institutional, and/or commercial areas.

The o Westbrook Site includes hillside, is of interest to the Land Bank, and is located near more suitable property. A possible land acquisition at County Way is in a feasible location but may include site concerns.

The funds used to purchase several sites (land leading to the airport, District Road, Rand Road) limit the uses that can occur on each. This land would need to be purchased back, eliminating a key benefit of City-owned land.

~~**District Rd.**~~

~~**Land Leading to Airport**~~

Former West School

~~**o Westbrook St.**~~

~~**o Rand Rd. (Office Park)**~~

1819 Westbrook St.

Riverside Industrial Park

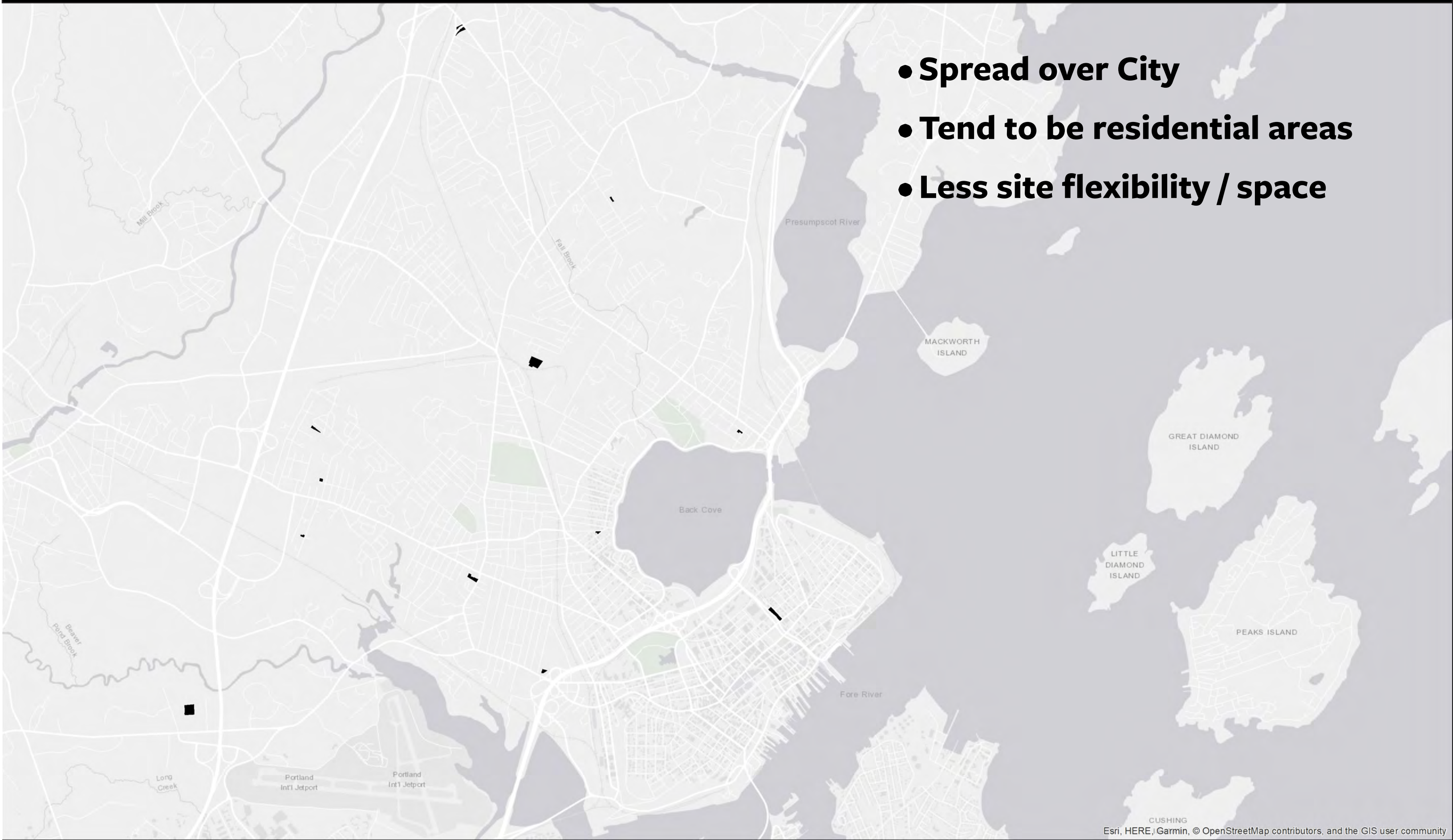
622 Auburn St.

Unmapped:

Possible Land Acquisition

Interspersed Parcels

- Spread over City
- Tend to be residential areas
- Less site flexibility / space



Interspersed Parcels

3 Hutchins Dr.
o Ravina St.
200 Lambert St.
o Cornell St.
43 Douglass St.
111 Rowe Ave.
56 Clifton St.
91 Riggs St.
21 Randall St.
o Utah Ave.
2092 Washington Ave.
Rosemont Fire Station Land
Franklin Reserve

An aerial photograph of Seattle, Washington, showing the city's layout, including major roads, parks, and the waterfront. Several locations are marked with red dots and labeled with text in white boxes. The labels are: 2092 Washington Ave., 200 Lambert St., o Utah Ave., o Cornell St., o Ravina St., 21 Randall St., 91 Riggs St., 56 Clifton St., 111 Rowe Ave., Rosemont Station Land, Franklin Reserve, 43 Douglass Street, and 3 Hutchins Dr. The map shows the city's proximity to the water and the surrounding landscape.

2092 Washington Ave.

200 Lambert St.

o Utah Ave.

o Cornell St.

o Ravina St.

21 Randall St.

91 Riggs St.

56 Clifton St.

111 Rowe Ave.

Rosemont Station Land

Franklin Reserve

43 Douglass Street

3 Hutchins Dr.

Interspersed Parcels: Quick Pass

The smaller sizes of some of these properties, and their locations (generally among single family neighborhoods, sometimes on paper streets) make them less feasible. They may be suitable for other social service models.

- o Cornell Street and 3 Hutchins Drive are larger and more industrial in nature. The former borders a residential neighborhood and may have environmental constraints. The latter is situated between other buildings, but given sufficient funds and will it may be feasible.

The Rosemont Fire Station would otherwise be considered a prohibitive existing use, but City-owned land behind the station makes it notable.

Franklin Reserve is also notable as a large area of undeveloped land on peninsula.

3 Hutchins Dr.

~~**6 Ravina St.**~~

~~**200 Lambert St.**~~

~~**6 Cornell St.**~~

~~**43 Douglass St.**~~

~~**111 Rowe Ave.**~~

~~**56 Clifton St.**~~

~~**91 Riggs St.**~~

~~**21 Randall St.**~~

~~**6 Utah Ave.**~~

~~**2092 Washington Ave.**~~

Rosemont Fire Station Land

Franklin Reserve

Peninsula Surface Parking Lots

- **Located near downtown**
- **Flat, clear site**
- **Less site flexibility / space**
- **Loss of parking**



Peninsula Surface Parking Lots

Angelo's Acre
33 Portland St.
83 Middle St.

Unmapped:
157 Brackett St.
176 Clark St.



33 Portland St.

83 Middle St.

Angelo's Acre

Peninsula Parking Lots: Quick Pass

The location and relative site simplicity of parking lots close to downtown offer possibilities. While 33 Portland Street and 83 Middle Street are somewhat constrained, both these sites and Angelo's Acre could conceivably host a new building.

The unmapped lots on Brackett and Clark Streets are across the street from the Reiche School, which may make them infeasible.

Angelo's Acre
33 Portland St.
83 Middle St.

Unmapped:

~~**157 Brackett St.**~~

~~**176 Clark St.**~~

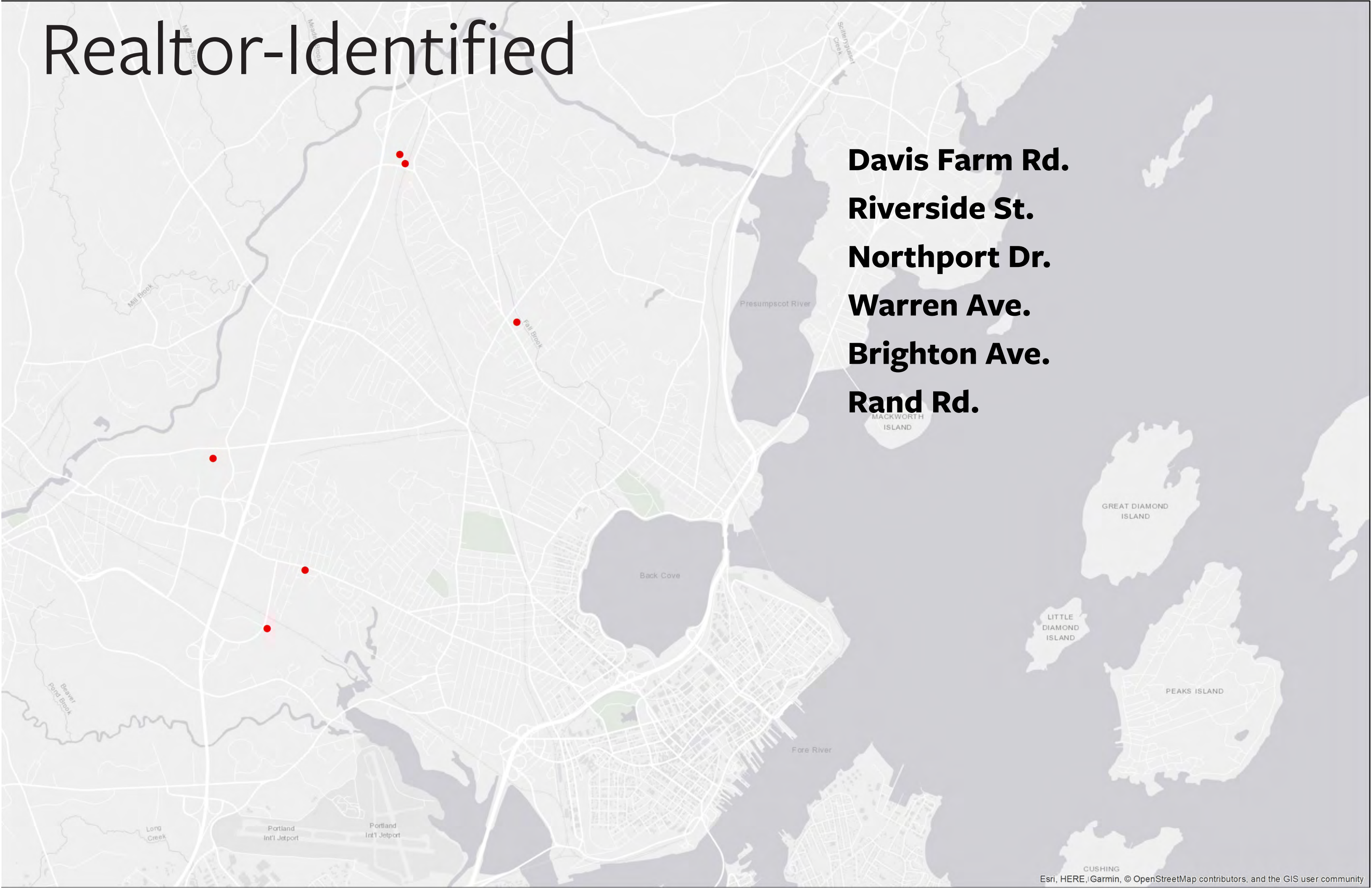
Realtor-Identified

- **Require rental or purchase**
- **Demolition / retrofits may be expensive**
- **Re-use may hinder design**



Realtor-Identified

Davis Farm Rd.
Riverside St.
Northport Dr.
Warren Ave.
Brighton Ave.
Rand Rd.



An aerial photograph of a coastal town, likely in Rhode Island, showing a dense residential area with a grid-like street pattern. A river or estuary is visible on the right side, and a highway runs along the left. Several streets are highlighted with red dots and labels. The labels are: Riverside St. (top left), Davis Farm Rd. (top center), Northport Dr. (center right), Warren Ave. (middle left), Brighton Ave. (bottom center), and Rand Rd. (bottom left).

Riverside St.

Davis Farm Rd.

Northport Dr.

Warren Ave.

Brighton Ave.

Rand Rd.

Realtor-Identified: Quick Pass

Given sufficient funding and will, these sites could host relevant uses. However, all would include significant costs not applicable to City-owned land.

The Warren Avenue site appears most feasible due to its size, location, and existing conditions.

~~**Davis Farm Rd.**~~

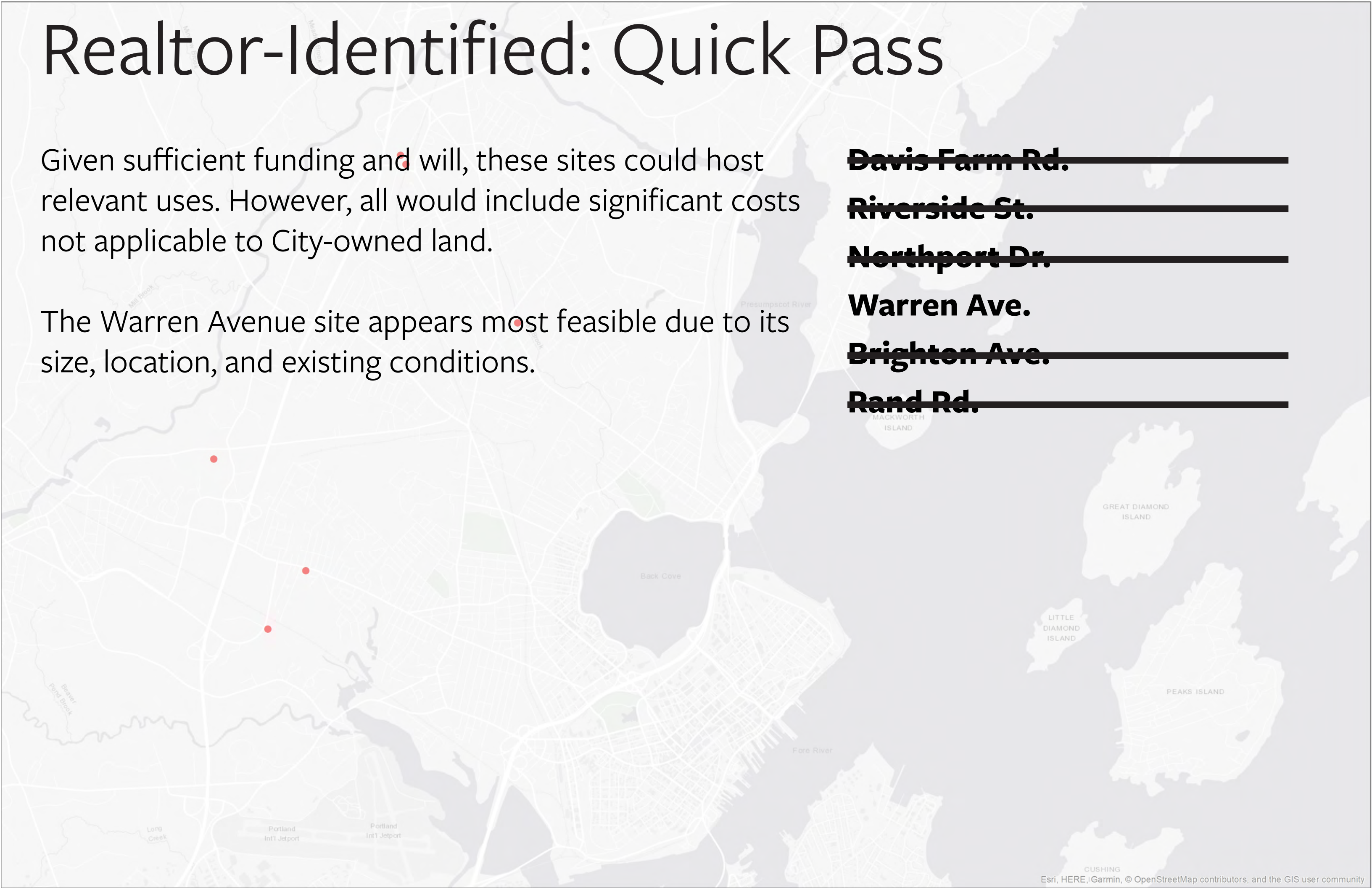
~~**Riverside St.**~~

~~**Northport Dr.**~~

Warren Ave.

~~**Brighton Ave.**~~

~~**Rand Rd.**~~



Most Reasonable (?) Quick Pass

- Thames St. Parking Lot
- Barron Center
- Former West School
- 1819 Westbrook St.
- Riverside Industrial Park
- 622 Auburn St.
- County Way Acquisition
- 3 Hutchins Dr.
- Franklin Reserve
- Rosemont Fire Station Land
- Angelo’s Acre
- 33 Portland St.
- 83 Middle St.
- Warren Ave. Realty Site

14

Different assumptions, criteria, or judgements may yield different results.

Most Reasonable (?) Quick Pass

Thames St. Parking Lot

Barron Center

Former West School

1819 Westbrook St.

Riverside Industrial Park

622 Auburn St.

County Way Acquisition

3 Hutchins Dr.

Franklin Reserve

Rosemont Fire Station Land

Angelo's Acre

33 Portland St.

83 Middle St.

Warren Ave. Realty Site



Most Reasonable (?) Quick Pass

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County Way Acquisition

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Rosemont Fire Station Land

Angelo's Acre

33 Portland St.

83 Middle St.

Warren Ave. Realty Site



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County Way Acquisition

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Rosemont Fire Station Land

Angelo's Acre

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Warren Ave. Realty Site



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County Way Acquisition

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Franklin Reserve

Rosemont Fire Station Land

Angelo's Acre

33 Portland St.

83 Middle St.

Warren Ave. Realty Site



Next Steps

Thames St. Parking Lot

Barron Center

Former West School

1819 Westbrook St.

Riverside Industrial Park

622 Auburn St.

County Way Acquisition

3 Hutchins Dr.

Franklin Reserve

Rosemont Fire Station Land

Angelo's Acre

33 Portland St.

83 Middle St.

Warren Ave. Realty Site

Policy direction:

which sites are sufficiently feasible and desirable?

Additional site analysis:

any of these sites may harbor unforeseen constraints

Report back:

which sites remain feasible and compelling?

Additional leadership direction:

narrowing site(s) selection

However...

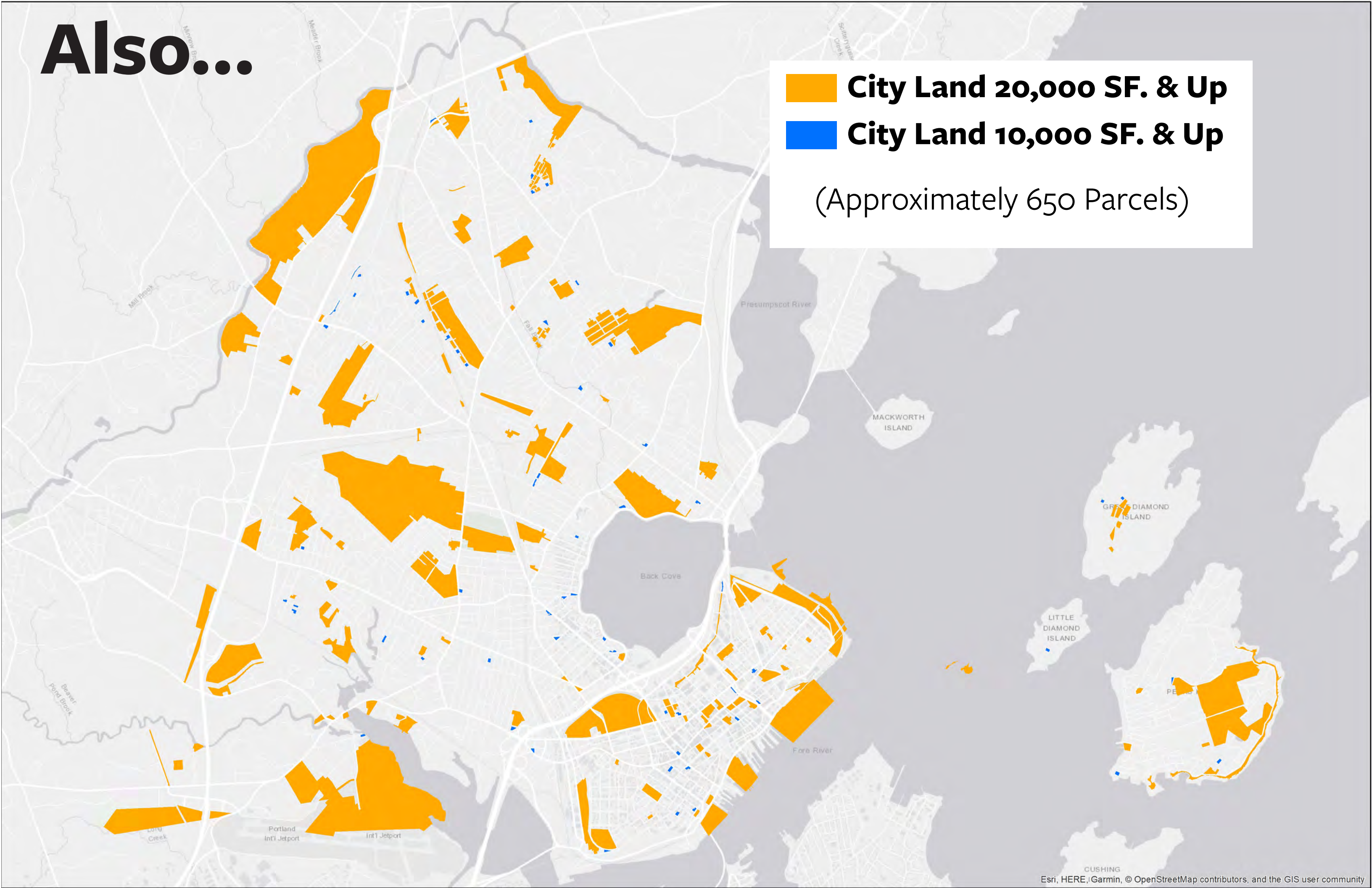
- City Land 20,000 SF. & Up
- City Land 10,000 SF. & Up

(Approximately 30 Sites)

Screened:

- Land Bank
- Parks & Cemeteries
- Wet Properties, Watersheds
- Prohibitive Uses
- Islands
- Highway Infrastructure
- Etc.

Also...



Questions?





Health & Human Services Department
Dawn C. Stiles, Director

Social Services Division
David MacLean, Administrator

Homeless Services Center: Answers to Public Hearing Questions

Requests for Information

- *Develop comprehensive list of all city owned property that should/could be considered for shelter location.*

This is under development.

- *If there are not any MOUs, provide letters of commitment from providers to deliver services at the new shelter location*

We cannot provide MOUs or letters of commitment until we have secured a location. An informational matrix on the service providers will be part of the September 11th HHS & PS meeting packet.

- *Show how building fits on proposed location*

The lot is about 30,000 square feet and the proposed building will be no more than 20,000 square feet; some adjustments will be made and there will be a need to reconfigure the parking on site.

- *Need an environmental assessment to determine impact on the neighborhood*

This will be completed as part of the site plan review process, following the recommendation of a site.

Questions

- *Is the City subsidizing providers by providing transportation to a location where they are renting facilities rather than providing their services at new shelter?*

No.

- *Are members of the Homeless Task Force still involved in the effort with the City?
What has been accomplished and what is left to accomplish?*

Yes. Retooling the emergency shelter system was a key finding of the task force report.

- *What will remain in Bayside when OSS moves to a new location?*

Existing programming will still remain, the only move will be the adult Emergency Shelter. The City's Family Shelter, General Assistance office, HIRE program and Rep Payee program will still exist in Bayside.

Additionally, these non-City Services are currently located in Bayside: Preble Street Resource Center, the Maine Med Learning Collaborative (medical case management and healthcare services), Greater Portland Health (physical healthcare, dental), Salvation Army (sober living program), The Opportunity Alliance (PATH, Crisis Services, Mental Health Case Management), Maine Behavioral Healthcare (Case Management, Clinical Counseling, Psychiatry, IOP), Community Policing, Goodwill (Employment Assistance), Teen Center (case management, street academy), Milestone (wet shelter for men, detox, HOME Team), Public Library, DHHS, Frannie Peabody Center (case management for HIV positive people, anonymous HIV and Hep C Testing), Pine Tree Legal, Portland HELP Center, St. Vincent's Church (soup kitchen), City of Portland Needle Exchange, Sexual Assault Response and Support Services.

- *How many homeless individuals use Labor Ready?*

50-60 unduplicated per month between People Ready and Complete Labor, based on self reporting for shelter GA applications.

- *Is there an equivalent company near the proposed location?*

Yes, there are staffing agencies within walking distance. Staff 207(190 Riverside St, Portland, ME 04103), Maine Staffing Group (91 Larrabee Rd, Westbrook, ME 04092) in addition to the 24-hour shuttle that will be available to take guests to and from work.

- *What are other opportunities for co-location?*

None identified, there are no other providers like the Barron Center.

- *Does it jeopardize the Barron Center's funding if they provide services to the shelter?*

No, the Homeless Services Center will operate independently of the Barron Center. The Barron Center is owned and operated by the City of Portland.

- *Will shelter guests go through a screening/metal detector? And please detail any other security measures that will be taken in and around the site.*

Yes, with a new design there will be a private and secure coordinated entry system with increased opportunity to conduct searches with wandering and metal detector use. A surveillance camera system will be included in the building design. Additionally, we will bring current OSS security to new location.

- *Why should City support 74% of shelter guests who are not from Portland?*

The City has a long standing commitment of not turning away anyone who presents in person for shelter. The State reimburses the City for 70% of the costs for GA eligible bed nights. Efforts have increased to hold surrounding municipalities accountable for the remaining 30% when it is determined that a guest had a previously established residence in another municipality. It is a complicated and cumbersome issue in terms of identifying if a municipality is financially responsible for the costs of an individual who enters our shelter system. The shelter guests are asked what municipality they are coming from and that is where we get statistical information about where our guests come from. However, an individual must have had an established residency in another municipality in order for us to bill for reimbursement. That is a high bar to meet and most of our guests do not meet the threshold of being a billable resident of another municipality. That being said, we will continue to attempt recovering costs whenever possible.

- *Why does the 2017 operating budget list “0” for safety line item?*

The line was zeroed out because it went from contracted services to in-house staffing and is included in the personnel line item.

- *Will we continue to explore other locations for new shelter? And/or, what is the city’s plan if the council doesn’t approve this site? Do we have a backup or next steps?*

We have made our best staff recommendation. If the Council does not approve this recommendation, we will look to their reason and direction for next steps.

- *What is our plan to decrease the number of individuals needing shelter?*

Continued focus on the Long Term Stayer initiative, coordinated entry, enhancing services through on site partnerships, housing and employment placements, Housing First programs.

- *What is our plan for relocating the 10% of troublemakers?*

Shelter staff work hard to identify other shelter locations, make referrals to hospitals, and crisis programs for those in need.

- *If we need an overflow space, where will we be able to provide one?*

It has always been in the plans for any facility to include a flexible space that *could be used for overflow if needed.*

- *What happens to people who are turned away or prohibited from coming into the shelter?*

As they currently do staff will work to identify alternative options, although turning guests away is rare.

- *Where will they go?*

Other shelters based on various eligibility.

- *How will they be supervised?*

Shelter staff will coordinate transportation and warm hand-offs. (See attached Shelter restriction policy)

- *What is the response time from police to Preble St? What is the response time to Brighton Ave?*

The response time is based on how close the nearest responding officer is located at the time the request is made. In addition, the priority level of the call based on emergency. For example: medical call, fights, harassment issues, etc. Each neighborhood has patrolling officers assigned and the response time would not be based on the time it takes to travel from 109 Middle Street, Police Headquarters.

- *Why don't we build beside Preble St in the public garage?*

For one, we do not control that site. Additionally, there are many benefits in breaking up the concentration of services. There are also environmental concerns, service expenses, and building costs.

- *How much have we received in billing other municipalities for their community members who have stayed in the Portland shelter?*

We have recently began billing and have invoiced roughly \$1,000.00 in bed night costs so far. We continue to process clients' eligibility regarding a municipality of responsibility. We have been paid roughly \$150 so far by three communities.

- *When shelter guests are encountered in a neighbor's yard what will be the response time for the police?*

See above for response times. A 24-hour hotline will be available to the public. Additionally, see the attached good-neighbor policy.

- *How will the neighborhood benefit from the relocation of the shelter to this neighborhood?*

Increased access to a Federally Qualified Healthcare Center health clinic, a community policing office, and volunteer opportunities.

- *How will this relocation reduce the opioid problem?*

The opioid epidemic is a many layered problem that grips our community, state and country and requires a multifaceted approach to solve. The relocation of the shelter will not be a cure all, but it will give those struggling safe access to treatment, including on-site substance-use treatment.

- *How will this relocation benefit the homeless population?*

The proposed new model for providing emergency shelter and wrap-around services in and of itself will be a major benefit to those experiencing homelessness. Individuals will be afforded a safer, more respectable space, more comfortable sleeping quarters on beds as opposed to mats on the floor, increased access to services, including health care, substance use treatment, mental health care, case management, housing services, employment services and more.

- *How will this relocation improve the economic impact on the area?*

Increased workforce for local business and increased business for businesses.

- *Why isn't Housing First part of the recommendation?*

Housing First projects are extremely important, however this proposal concentrates on improving adult emergency shelter operations as the first step in getting people back on their feet. The City is certainly in support of Housing First programs as recommended by the 2012 Task Force. Shelter Housing Staff embrace the Housing First approach.

- *Why weren't details shared with the community?*

Details regarding a proposed site location were shared with our partners and the community at large as soon as staff had a recommendation to make to the HHS Committee. We continue to remain open to sharing as new developments arise. All details have been shared through three HHS & PS committee meetings and two zoning committee meetings and voted on in one Council meeting. Minutes and materials are available on portlandmaine.gov. There is a significant amount of public process that remains before any final decisions are made.

- *How will we address campers?*

Street Outreach staff are coordinating with Portland Trails and the Parks and Rec department to organize a more enhanced trails monitoring effort both at Evergreen Cemetery and the Fore River Sanctuary.

- *Why didn't we consider site when we initially rezoned?*

We did not look at sites during the rezoning process; we looked at general zoning districts. This site rose to the top while considering sites. Given the existing and historic uses on the site, there is some question as to whether the existing R-5 zoning is appropriate.

- *What outreach has been done with Barron Center family members?*

Letters were mailed and we held face to face meetings.

- *Why are we increasing the number of beds at the shelter?*

We are not increasing but rather consolidating current shelter and overflow numbers.

- *Could we have bullet points about what is not working vs what will change with the move?*

What is not working: Physical layout (dorms), bed configuration (mats vs cots), current location, current courtyard space, close proximity to too many other service providers, the need for guests to travel to Preble Street three times a day for meals, lack of control of surrounding areas, insufficient restroom facilities, lack of meeting space/offices, insufficient space for check in/line management, lack of security cameras, parking, logistics of setting up overflow.

What will change: We feel that each of the above listed points regarding what is not working will be remedied by building the Homeless Services Center at the recommended location. The new location, structure and model will alleviate each of these issues and provide our guests with more dignity and safety.

- *How many beds does the largest shelter in Cambridge have?*

109

- *How can we assure residents they will be safe and that we're not just moving the problem?*

The City is committed to the safety of all residents and will continue to explore all options to provide best service possible. The new model for providing services will lend itself toward ensuring issues are not wholly transferred.

- *Will there be a loss of green space on the Barron Center campus? How much? Can we avoid that?*

Those details have not been worked out yet, but we envision a well-manicured and landscaped Homeless Services Center.

- *How will other communities help to share the burden of cost/care?*

The City agrees that providing services is a regional issue. We will continue our coordinated entry billing system for shelter services and look forward to future discussions at leadership levels, including with GPCOG and the State.

- *Are pregnant women sent to the family shelter or would they be accommodated in this one?*

They would be served in this one as we currently serve pregnant women.

Answers to emailed questions:

Cecelia Smith:

- *Name, location (physical address), and contact person, of shelters you visited in the Boston area;*

CASPAR, Father Bill's Place

- *Estimated number of people the new shelter will employ;*

Approximately 50-70 depending on number of per diems (expectation is we would use fewer).

- *The article on the BDN states that the City estimates that the new facility will save about \$500,000 from the Oxford Street shelter's \$3.5 million annual budget. Please provide details of what was included in this estimate.*

The savings is based on elimination of contract costs and a decrease in staffing because a single-story shelter plan reduces the staffing needs.

- *Are there any deed restrictions to the current property?*

There are no deed restrictions.

Melanie Caldwell:

- *As parents of a future Rowe (formerly Hall) school student one of our primary concerns is around the safety of the students and staff at the school. Have there been any impact studies reviewed by the City as to what effect putting a homeless shelter in close proximity to an elementary school has on both the school and the shelter? If so, what lessons learned can be taken from other locations where this has been implemented?*

There are currently numerous schools in close proximity to the current Oxford Street Shelter as well as the Family Shelter being located directly across the street: Baxter Academy: 316, Portland High School: 793, Youth and Family Outreach Max of 68, Bayside Learning Community Max of 48.

- *What is the city's long term goal for this location in regards to the space and services? Is there a future growth forecast in place in which this facility will be built to accommodate?*

As the goal is to continually work to reduce the need for homeless shelter space, the idea would be that the space could continue to be a service center for those who need services in the community. If populations increase, we could convert single level beds to bunk beds to accommodate the increased bed needs as well incorporating a flexible space in the dorm section of the new center.

- *It was mentioned several times that shelters and neighborhoods can be good neighbors. If a study or example could be provided of this it may help current residents come around more to the idea. Are there such examples that could be presented to the public?*

There are many shelters located in many neighborhoods in Portland. Each have a relationship with the neighbors that strive to be cooperative and collaborative in nature. We currently work closely with the Bayside Neighborhood Association to work through any issues that arise, and we believe they would testify to the quick responsiveness that shelter staff provide.

- *The proposed plan seems to rely heavily on the local bus system. Was there another location that would have worked just as well that was not located on a bus line?*

No, this location works for many reasons beyond it being located on a bus line.

Homeless Services Informational Memo
City of Portland
City Council Health and Human Services and Public Safety Committee
March 19, 2019

Prepared By: Rob Parritt, Homeless Services Consultant
To: Jon Jennings, City Manager

At the February 26th Health and Human Services and Public Safety Committee meeting, the Committee narrowed down a list of potential Homeless Services Center locations from 11 to 3 sites. Once the Committee members settled on the three sites, City staff from the Planning and Urban Development and Health and Human Services Departments were tasked with providing additional information on the three sites. HHS staff has identified several sectors of information that have been found to be pertinent to the discussion regarding a new site from a social services perspective; basic zoning criteria being one. In May of 2017, the Planning Board made some zoning adjustments regarding emergency shelter.

The zoning specifically lists several criteria pertaining to emergency shelters and building design. It will be important for any potential site to be able to meet the following criteria:

- Space for on-site providers to provide a variety of services for shelter residents
- A private, screened outdoor area
- A centralized office design with clear sight lines
- ¼ mile access to Metro; or be within ½ mile of Metro with space inside large enough inside to accommodate ALL guests and implement strategies to help residents utilize transit
- Enough space for security searches
- 1 parking space for every two employees
- A Management Plan addressing shelter management responsibilities, process for resolving neighborhood concerns, staffing, access restrictions, on site surveillance, safety measures, controls for resident behavior and noise levels and monitoring reports

HHS staff will provide information regarding the proposed sites' proximity to existing resources and service providers. The concentration of and access to social services has been a constant talking point throughout the site location process so staff felt it important to provide that information. Please note that although access to Metro is an important factor, there will be additional transportation services regardless of site location. These services include a City shuttle van, continued access to taxi vouchers and coordinating with providers for other alternate forms of transportation.

It is important to hear from community service providers to see if the three proposed sites will work for them or if there are concerns that need to be identified so that partnerships can be identified that will allow our shelter residents to receive much needed services. Key partners and community agencies have been contacted and asked to provide feedback on the three proposed sites. The agencies we have contacted thus far include:

Avesta, Amistad, Catholic Charities- ACT Team, Cultivating Community, GA/HIRE, City of Portland- Mobile Medical Outreach, Frannie Peabody, CHOM, Goodwill Northern New England Workforce Services, Milestone Recovery, Portland Adult Education, Portland PD-Community Policing, Portland Public Library, Preble Street, PTLA, SARSSM, Shalom House, Spurwink Mental Health Center, TOA/PATH, Through These Door and HVJ. Please see the attached exhibits regarding the feedback we received from agencies. Exhibit 1.

Please reference table 1.1 for a quick overview on transportation access, providers near each site, services available near each site and themes that occurred based on feedback from service providers.

Table 1.1

Site	Metro Access	Providers Located Near Proposed Site	Services Offered by Providers	Provider Feedback Themes
Angelo's Acre 431 Commercial Street	Yes	● Amistad ● Catholic Charities ● STRIVE U ● Frannie Peabody Center ● Milestone Recovery ● Florence House ● VA Clinic ● Through These Doors Domestic Violence Outreach at the Portland Police Department	● Emergency Shelter ● Detox ● Peer Support ● Case Management ● Medical Treatment ● Mental Health Care ● Meals ● Vet Services ● Healthcare ● Housing Navigation ● DV Services ● Street Outreach ● HOME Team ● HIV/AIDS Services ● Anti-trafficking services	● Waterfront safety concerns ● Weather Exposure ● Ease of access to transportation and amenities ● Likely opposition from businesses and residents
County Way	Yes	● Shalom House ● Florence House ● Iris Network ● Logan Place ● Metro Office	● Case Management ● Emergency Shelter ● Services for Blind People ● Transportation ● Housing Navigation ● Housing Subsidies ● Anti-trafficking services	● Some concerned with proximity to jail ● Acceptable access to transportation and services ● Could be seen as hiding the homeless ● Likely opposition from businesses/residents
Riverside Street 654 Riverside Street	Yes	● Spurwink ● Riverton Community Policing ● ITN Portland	● Transportation ● Community Policing ● Case Management ● Crisis Services ● Behavioral Health ● Youth Services ● Autism Services ● Refugee Services ● Foster Care Services	● Isolation ● Physical Access ● Hiding the homeless ● Long bus ride ● Difficult for MAT programs to operate ● Difficult to access services

Table 1.1 Summary:

In summary, all three sites appear to meet accessibility criteria regarding Metro access as clearly stated in the zoning language.

The number of service providers within a close distance of each site varies from site to site. Angelo's Acre is the site that has the most service providers located in a close proximity, County Way had the second most and the Riverside location had the least. It is worth noting that although there are social

service providers within a reasonable proximity of each site, not all of those services are designed specifically for people experiencing homelessness.

Community service providers were asked to weigh in on each potential location. One clear concern raised by providers is the safety concerns raised by the Angelo's Acre site due to its proximity to the waterfront. Community providers do not seem to view any location as an obstacle for continuing to provide on-site services except for administering any sort of medication assisted treatment (MAT). Some feedback seems to indicate that the location at Riverside Street is perceived as being isolated and could potentially be seen as "hiding the homeless." At least one provider stated that the proposed location at County Way would have a similar effect of "hiding the homeless." Most community providers do not seem to have an issue with a services center being located closely to the Cumberland County Jail campus (only one provider noted this as a concern).

This memo is not meant to steer the Committee's opinion or indicate staff preference for any location. The information gathered is being presented so that the HHS&PS Committee can make an informed decision based solely on information provided at their request. City staff also completed a SWOT analysis on each location as requested during the February 26 HHS&PS Committee Meeting and can be found below in table 1.2.

Staff examined what social services, medical services, emergency services, employment opportunities and schools are located within a close proximity of the three proposed sites. Staff created a table providing specific details of what entities are located near each potential site. Please reference table 1.3.

SWOT (Strengths, Weaknesses, Opportunity, Threats)

Table 1.2

Site	Strengths	Weaknesses	Opportunity	Threats
Angelo's Acre	Flat Parcel, City Owned, Metro Access	Waterfront Proximity, Water Safety Concerns, Small Site	Community Integration, Employment	Potential issues with tourists/patrons, Loss of parking in Old Port
County Way	Large Parcel, Metro Access		Potential Partnerships with the County, Large enough site to build a flexible building	Land Acquisition
Riverside Street	Large Parcel, Flat Parcel, Metro Access	Isolation, Access	Large enough site to build a flexible building	Building remodel/Re-build

Location Matrix**Table 1.3****Service Providers within the area of Potential Homeless Service Center Locations**

Angelo's Acre	50 County Way	Riverside Industrial Park
● Amistad 66 State Street Distance: 0.3 miles ● Catholic Charities 66 State Street Distance: 0.3 miles ● STRIVE U 2 Nye Street Distance: 0.2 miles ● Frannie Peabody Center 30 Danforth Street Distance: 0.4 miles ● Milestone Recovery 65 India Street Distance: 1. mile ● Florence House 190 Valley Street Distance: 1.2 miles ● VA Clinic 144 Fore Street Distance: 1.1 miles ● Through These Doors Domestic Violence Outreach at the Portland Police Department 109 Middle Street Distance: 0.9 miles	● Shalom House 106 Gilman Street Distance: 1.1 miles ● Florence House 190 Valley Street Distance: 1.2 miles ● Iris Network 189 Park Ave Distance: 0.8 miles ● Logan Place 52 Frederic Street Distance: 0.5 miles ● Metro 114 Valley Street Distance: 1.4 miles	● Spurwink 899 Riverside Street Distance: 420ft ● Riverton Community Policing 57 Riverton Drive Distance: 0.6 miles ● ITN Portland 90 Bridge Street Distance: 3.8 miles

Fire Stations within the area of Potential Homeless Service Center Locations

Angelo's Acre	50 County Way	Riverside Industrial Park
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Employment Opportunities

Angelo's Acre	50 County Way	Riverside Industrial Park
• Over 160 restaurants / bars / coffee shops. • Hospitality options in multiple old port hotels • Working waterfront, to include fish markets • Seasonal employment	• McDonald's • Amato's • Dunkin Donuts • Sullivan Tire • LaQuinta • Paulin's Tire • D'Angelo's • Save-A-Lot • Dollar Tree • Denny's • HP Hood • Barber Foods • Cozy Harbor	• Riverside Recycling Facility • Hannaford • 7 Eleven • Tortilla Flat • Garbage to Garden • Orkin Pest & Termite Control • Micucci's Wholesale Foods • Seacoast Coffee Company • Family Dollar • Multiple Breweries

Schools Within the Area of Potential Sites

Angelo's Acre	50 County Way	Riverside Industrial Park
	• Reiche Community School Distance: 1.6 miles • Waynelete Distance: 2.2 miles	• Riverside Elementary School Distance: 1.3 miles • Casco Bay High School Distance: 2.8 miles • Portland Arts & Technology High School Distance: 2.8 miles • Lyman Moore Middle School Distance: 2.6 miles • Harrison Lyseth Elementary Distance 2.7 miles

Medical Providers Within the Area of Potential Sites

Angelo's Acre	50 County Way	Riverside Industrial Park
• Frannie Peabody Center Distance: 0.4 mile • Milestone Detox Distance: 1. Mile • VA Portland Clinic Distance: 1.1 miles • Portland Community Free Clinic Distance: 1.1 miles	• Mercy Fore River Distance: 1.4 miles • Maine Medical Center Distance: 0.8 miles • 180 Park Ave Distance: 0.7 miles • Iris Network Distance: 0.8 miles	

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County Way	Yes	• Shalom House • Florence House • Iris Network • Logan Place • Metro Office • Learning Works	• Case Management • Emergency Shelter • Services for Blind People • Transportation • Housing Navigation • Housing Subsidies • Anti-trafficking services • ESL • Education • Youth Services	• Some concerned with proximity to jail • Acceptable access to transportation and services • Could be seen as hiding the homeless • Likely opposition from businesses/residents

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Location Matrix
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• Frannie Peabody Center Distance: 0.4 mile • Milestone Detox Distance: 1. Mile • VA Portland Clinic Distance: 1.1 miles • Portland Community Free Clinic Distance: 1.1 miles	• Mercy Fore River Distance: 1.4 miles • Maine Medical Center Distance: 0.8 miles • 180 Park Ave Distance: 0.7 miles • Iris Network Distance: 0.8 miles	

Exhibit 1

Homeless Services Center Good Neighbor Contract (Guest)

In order to provide vital services to our most vulnerable community members, it is imperative that we respect our neighbors. Our neighbors include homes, businesses, parks, trails and other public spaces. If an individual causes issues in our neighborhood, it damages our ability to deliver services that people need in order to have a safe space to sleep and to resolve their homelessness. We want the Homeless Services Center to be a thriving, positive presence in the community.

Some examples of prohibited neighborhood behavior include...

Public consumption of drugs/alcohol

Vandalism

Theft

Trespassing

Distribution of drugs

Solicitation of any kind

Excessive loitering

Excessive littering

By participating in any prohibited activity, your ability to access services at the Homeless Services Center may be impacted.

Guest Signature _____

Date _____

Guest Name Printed _____

OSS Staff Signature _____

Date _____

Only officials plan to replace the Federal Reserve Bank (FRB) by building a 200-bed hospital on the former Carter Center campus near Washington. It is inappropriate to build a hospital in any residential neighborhood and to not a hospital in the city.

THIS IMPACTS YOU

- | | |
|--|--|
| ☐ Call us about any offers to | ☐ Keep using the MySavingsTracker app |
| ☐ Visit our website now today | ☐ Talk to your neighbor |
| ☐ Attend a seminar meeting | ☐ Schedule a visit to your community |

[illegible]

1988 is the largest American studio in Britain and the largest in New Zealand. It started out as the result of a merger between two studios. It has a long international "reputation" to be sure, but by example of a technical company's ability to do the best technical work, it has become a leading company in the world. It is a company that has been successful in the past and is expected to continue to be successful in the future.

ACT FOR YOUR NEIGHBORHOOD



ACT FOR THE HOMELESS

The Kawan-Lower neighborhood is especially vulnerable with almost nobody living there by choice and thousands leaving each morning to support the city and state of Nevada. The school district is one of the poorest in the state and budget cuts are cutting into the ability of the district to provide the best education possible. The city will not be able to protect the safety of the neighborhood without additional funding. The city will not be able to protect the safety of the neighborhood without additional funding. The city will not be able to protect the safety of the neighborhood without additional funding.

The Health and Human Services Committee will vote on the program in September. With \$100 million, 80% of the effort is spent on the human resource program and social science, environmental science and natural resource studies, with roughly equaling dollars. The bill also is a general measure for the state to be able to do the kind of work that is done in the private sector.

100



Search



a position (how convenient for you) and until you do have a position I will continue to lobby you to oppose the mega shelter through every platform available to me. If you and anyone else are uncomfortable with that I don't care.

17 likes · reply



Paul M.

Eric Kane I do its just not the one you want to hear. Why are you going to Eric's defense, that a rational wife because irrespective of how I vote its moving forward.

Write a reply...



MY NAME IS ANNNE PRINGLE. I HAVE LIVED ON THE PORTLAND PENINSULA FOR ALMOST 40 YEARS. I HAVE TWO CLOSE FRIENDS WHO HAVE BEEN HOMELESS: ONE, A MENTALLY ILL CHRONIC ALCOHOLIC, WHO HAS BEEN SOBER AND NOT HOSPITALIZED FOR TEN YEARS; THE OTHER, A WOMEN WHO WORKS DAILY TO IMPROVE HER MENTAL AND PHYSICAL HEALTH. BELIEVE ME, I KNOW THE CHALLENGES THEY FACE.

MY REMARKS ARE DIRECTED TO THE COUNCIL, THE PEOPLE IN THIS ROOM, AND THE MANY PEOPLE WATCHING THIS MEETING ON TV.

I APPRECIATE THE TASK FORCE’S HARD WORK ON THIS COMPLEX ISSUE, BUT AM DISAPPOINTED IN THREE REGARDS:

FIRST, THE TF RESEARCH DID NOT INCLUDE THE HOMELESS CAMPING IN THE COMMUNITY AND NOT USING THE SHELTERS, A NUMBER WHICH APPEARS TO BE SUBSTANTIAL. I BELIEVE THESE PEOPLE DO USE SERVICES AND WONDER IF THEIR NEEDS ARE COUNTED IN THE EQUATION, AS I THINK THEY ALSO REPRESENT SOME OF THE MORE CHALLENGING PERSONAL SITUATIONS. WE NEED TO KNOW THE PLAN FOR THEM.

SECOND, THE TF DID NOT ADDRESS THE THRESHHOLD POLICY QUESTION: WHAT SHOULD BE PORTLAND’S ROLE IN PROVIDING HOMELESS SERVICES? IS IT THE CITY’S ROLE TO SERVE ALL WHO COME, IN WHATEVER NUMBERS, WITHOUT LIMITATION? AND FROM WHATEVER LOCATION, IN-STATE OR OUT-OF-STATE? AS WE ARE ALREADY SEEING, CONTINUING THIS OPEN-ENDED AND ASSUMED, BUT NOT DEBATED, POLICY CHOICE, HAS SUBSTANTIAL IMPACTS OF ALL SORTS ON THE COMMUNITY AND SUBSTANTIAL EXTENDED COSTS WELL BEYOND THE DIRECT SERVICE COSTS.

THIRD, THE TF ALSO DID NOT ADDRESS THE CONTROVERSIAL ISSUE OF CONTINUING TO OFFER A LOW-BARRIER SERVICE SYSTEM. MOST ADVOCATES ARE TOTALLY COMMITTED TO THIS SERVICE MODEL, BUT IS THE COMMUNITY ALSO COMMITTED TO IT? HOW DO WE HAVE A FULL AND RESPECTFUL COMMUNITY DIALOGUE OVER THIS ISSUE, AS IT AFFECTS BOTH THE CLIENT POPULATION AND ALSO THE COMMUNITY AS WHOLE?

THERE IS NO QUESTION PORTLAND IS A CARING AND COMPASSIONATE COMMUNITY. WE HAVE AN ARRAY OF HOMELESS SERVICES AND SCORES OF HOUSING OPTIONS AND TREATMENT FACILITIES FOR PEOPLE IN NEED, PROBABLY MORE PER CAPITA THAN ALMOST ANY OTHER CITY IN THE COUNTRY, I'LL BET. IS IT TIME TO ASK IF THERE SHOULD BE LIMITS? WHAT ARE THE IMPACTS ON OUR COMMUNITY? LET'S GATHER SOME FACTUAL DATA ON WHAT SERVICES/HOUSING OPTIONS WE CURRENTLY SUPPORT, WHERE THEY ARE LOCATED, AND WHETHER THEY ARE CLUSTERING IN CERTAIN AREAS. BASED ON DATA, WE CAN THEN HAVE A RESPECTFUL COMMUNITY DIALOGUE ON THE POLICY ISSUE OF HOW WIDE-OPEN A SOCIAL SERVICE CENTER WE WANT THE CITY TO BE.

FINALLY, REGARDING THE RECOMMENDATION FOR THREE MORE 35-PERSON "HOUSING FIRST" UNITS. I SUPPORT THE "HOUSING FIRST" CONCEPT, BUT HAVE TO ASK A FEW QUESTIONS: IS OUR EXPERIENCE, AFTER SEVERAL YEARS, THAT TENANTS ARE MOVING OUT TO PERMANENT HOUSING OR HAS THIS PLANNED TRANSITIONAL HOUSING TURNED OUT TO BE PERMANENT, BLOCKING OTHERS FROM MOVING INTO TRANSITIONAL HOUSING? DO THESE NEW UNITS NEED TO BE IN PORTLAND, IF SO, WHY? WHY DO THEY NEED TO BE SO BIG? – FOR OPERATING EFFICIENCY OR BECAUSE CLUSTERING 35 CHRONIC

HOMELESS IS SOMEHOW THE “RIGHT-SIZED” COMMUNITY FOR THEM? DID THE TASK FORCE EXPLORE THESE ISSUES?

THE MAYOR WAS QUOTED, PERHAPS INACCURATELY, AS SAYING THAT NO ZONING CHANGES WOULD BE NEEDED TO ALLOW SUCH HOUSING THROUGHOUT THE CITY, BUT AS I RECALL, BOTH LOGAN PLACE AND FLORENCE HOUSE NEEDED ZONING CHANGES OR VARIANCES, BECAUSE OF THEIR PROPOSED DENSITY AND THE HEIGHT OF THE BUILDINGS. SO HOW DO WE EFFECTIVELY DISPERSE APPROPRIATELY-SIZED AND APPROPRIATELY-SCALED TRANSITIONAL HOUSING AND SERVICES WHILE PRESERVING THE INTEGRITY OF RESIDENTIAL NEIGHBORHOODS?

IN CLOSING:

I URGE THE COUNCIL TO ACCEPT THE REPORT, BUT DO NOT REFER IT TO COMMITTEES UNTIL YOU HAVE FIGURED OUT HOW TO CONVENE A COMMUNITY-WIDE DIALOGUE ON THE LARGER ISSUES I HAVE TRIED TO IDENTIFY:

- WHAT IS OUR TOTAL HOMELESS POPULATION INCLUDING CAMPERS? WE NEED THIS ADDITIONAL DATA TO MAKE GOOD POLICY DECISIONS.
- WHAT IS OUR POLICY ROLE? – TO SERVE, WITHOUT LIMITATION, ALL WHO COME OR TO FIGURE OUT HOW TO LIMIT OUR SERVICES TO WHAT A COMMUNITY THIS SIZE CAN REASONABLY BE EXPECTED TO SUPPORT, GIVEN THE EXTEND IMPACTS OF SERVING THE HOMELESS POPULATION?
- LET’S DEBATE THE “LOW-BARRIER” SERVICE MODEL”. SHOULD THERE BE REASONABLE AND SUPPORTIVE REQUIREMENTS FOR SERVICES? -- NOT JUST “EXPECTATIONS” OF BEHAVIOR AND “EXPECTATIONS” THAT PARTICIPANTS WILL WORK WITH A CASE MANAGER ON DEVELOPING AND COMMITTING TO A PLAN TO

IMPROVE THEIR OWN STABILITY. DOES PROVIDING SERVICES WITHOUT REQUIREMENTS ENABLE AND PERPETUATE PROBLEM BEHAVIORS VS. EMPOWERING PEOPLE, WITH SUPPORT AND ACCOUNTABILITY, TO CHANGE THEIR LIVES, AS MY TWO FORMERLY HOMELESS FRIENDS HAVE...



Nason's Corner Neighborhood Association
nasonscornerneighborhood@gmail.com

Health and Human Services and Public Safety Committee
City of Portland
389 Congress Street
Portland, ME 04101

July 14, 2018

To Councilors Ray, Ali and Batson,

After listening to the concerns of our neighbors, the Nason's Corner Neighborhood Association opposes the building of a 200-bed homeless shelter at 1145 Brighton Avenue, on the campus of the Barron Center and the Loring House Apartments. We believe this plan is not well studied and must be rejected.

While we find genuine concern and compassion for the homeless among our neighbors, we stand firmly on the belief that this proposal does not encompass best practices for ending homelessness nor is appropriate for the suggested site. Locating a homeless services center less than ¼ mile from the town line, among low income housing projects and in a vulnerable area already known for illegal behavior is not a best practice.

In this proposal we have not seen any plans for addressing the opioid epidemic as well as the emergence of synthetic cannabinoids or "spice", which appear to be root causes of the increased troubles that Bayside has experienced in recent years. We have heard from numerous Bayside residents that the Oxford Street Shelter used to be a wonderful neighbor, but in the past few years it has grown unmanageable and out of control. Without clear plans from the City for how to address this crisis head-on, it is difficult to see how these behaviors will not follow the shelter to its new location. Families in Nason's Corner are concerned they and their children will begin to find syringes, and begin witnessing lewd behavior in private yards, in the woods and playgrounds of our neighborhood as the playgrounds and woods are the only public space this area has to offer. We have not seen any viable argument as to how this behavior from troubled people or predators will not follow the homeless population to this neighborhood as its proximity to I-95 places it in an easily accessible area.

Additionally, the City's current proposal does not include a long-term operating budget nor a commitment to uphold the quality of on-site services, which creates a sense of worry this site will not be maintained and will quickly follow in the footsteps of its predecessor at Oxford Street.

We have seen no plan as to how the City will address shelter overcrowding at this location or handle those turned away because of substance abuse or whose addiction leads them to prefer the wooded and secluded areas of our neighborhood.

When asked, City Staff was unable to answer the question about the size of the building or the size of the proposed lot. This lack of knowledge highlights the concern that this plan has not been created with consideration of the site location and its surroundings.

Recently, we learned the property at 1085 Brighton Ave. is actively being pursued by the Opportunity Alliance to be purchased for conversion to a 12-bed group home. If more service agencies expand their operations to the empty storefronts of our neighborhood, we believe we would begin to see the kind of street activity that now plagues the Bayside neighborhood. Such clustering of services has already been blamed for many of the problems in Bayside.

We are concerned about zoning as it relates to this proposal. Zoning is an important factor in maintaining the stability and predictability of an area, particularly where single-family homes are involved. An inappropriate use created by spot-zoning may negatively impact property values.

This is a City-wide issue and the current proposal must be rejected by the HHS Committee and the City Council. Our councilor, Brain Batson, has also taken a stand against this recommendation. We charge City staff to do further research and due diligence on other sites and more variations of scattered site models.

Once again, we empathize with the plight of the homeless, but the proposed solution is the wrong one for the homeless and for our neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'Maya Lena', with a stylized, cursive script.

Maya Lena, President
Nason's Corner Neighborhood Association



BAYSIDE NEIGHBORHOOD ASSOCIATION

P.O. Box 11563, Portland, ME 04104 ▪ 207.523.0602 ▪ bnaportland@gmail.com ▪

www.facebook.com/BaysideNeighborhoodAssociation

July 7, 2018

Health and Human Services and Public Safety Committee
City of Portland
389 Congress Street
Portland, ME 04101

To Councilors Ray, Ali and Batson,

The Bayside Neighborhood Association supports both the proposal to build a new homeless services center, and to locate it on the Barron Center campus.

The BNA advocates for the Bayside neighborhood where the current Oxford Street Shelter, along with a large number of Portland's essential social service providers, is located. This facility has been inadequate for many years and is unable to properly carry out the City of Portland's stated obligation to do the vital work of caring for our most vulnerable citizens.

The current model of serving the homeless with mats to sleep on in one location and food, medical care, and various other necessary supportive services scattered around the general vicinity is outdated, ineffective and inhumane. Although this system may have been sustainable when the number of clients was much lower and their needs less intense, it has broken down irreparably in the face of economic challenges, the opioid epidemic, reduced access to health care, and numerous other factors.

As demand has outstripped resources, the Bayside neighborhood has disproportionately borne the impacts of hosting a population whose basic needs are often unmet, the opportunists that are drawn here to prey on

them, and the behaviors that accompany such stressors. Building an adequate and humane homeless services center is a vital first step toward achieving the balance to which every citizen and neighborhood in Portland is entitled.

The BNA has invested a great amount of time and energy over the years, and especially in the last few, educating ourselves in order to understand the situation in our neighborhood. Through emails, phone calls, and meetings, conversations with city staff, social service providers, shelter clients, neighbors, law enforcement, the district attorney's office, judges, elected officials at the local, state and federal levels of government, and residents and leaders of other neighborhoods, we are intimately involved in seeking solutions.

Our endorsement of the proposed facility at the Barron Center campus is therefore based on our understanding of the careful work and thoughtful consideration that has gone into its selection, and considers the following factors, most of which are mandated by the revised emergency shelter conditional use standards:

- Best practices: Research by councilors and city staff into effective service delivery models; consultation with homeless services providers; surveys of shelter clients; site visits to well-regarded homeless service facilities in Boston; building to accommodate delivery of necessary wrap-around services; clear site lines; on-site meals and laundry; voluntary adoption of multiple best practices at the existing city shelter.
- Accessibility: Proximity to existing transportation infrastructure and bus routes; plans to incorporate a dedicated shuttle in addition to existing modes of transportation provided through taxi vouchers and city vehicles as needed.
- Financial factors: The use of city-owned land; planned space for partner providers to deliver preventative, routine, and follow-up care to reduce the need and cost of emergency services; existing funding for necessary upgrades to sidewalks, lighting, streets and safety features; potential for public/private partnership to finance construction, potential reduction in

expenses for city services such as emergency response, policing and street sweeping.

- **Established Infrastructure:** Existing kitchen and laundry facilities at the Barron Center; existing water, sewer and utility access; and existing vehicle access to site reduces construction costs.
- **Visibility:** Prominent location and campus setting promote clients' sense of social inclusion while providing privacy via on-site services and a screened courtyard.
- **Safety:** Shielding a vulnerable population from the volatile and unsafe environment that was allowed to grow unchecked in Bayside; providing a stable and private base from which to work on housing, employment and recovery; an invested neighborhood with many "eyes on the street."
- **Neighborhood prioritization:** Amended conditional use standards that require a management plan with provisions for working with the surrounding neighborhood; permanent positions for current trained security staff, which have served to improve conditions around the existing shelter; plans to continue the OSS "Hotline" for neighbors to reach out with questions or concerns; street outreach positions to engage potential clients and support the surrounding neighborhood; strong, clear, responsive and adaptable community policing standards; experience with community engagement and collaboration to maintain existing quality of life.

Please note: Neighborhood engagement and safety is a non-negotiable priority for the BNA, and our continued support is predicated on the robustness and effectiveness of the above measures.

- **Community amenities:** Plans for a public health clinic and community policing/police substation to benefit the neighborhood and fill community needs; appropriate architecture to complement existing structures and add value to the neighborhood.
- **Equitability:** Engaging other areas of the city to support the goals of the new comprehensive plan, our shared interests, and the common good.

- Completing the picture: Asking other communities to participate through reimbursement and by caring for their own population; continuing the exploration of small shelter zoning to augment a coordinated entry model.

While at one point it may have been feasible to correct the deficiencies of the existing city shelter, that opportunity is long past. The toxic and increasingly dangerous conditions that have been allowed to flourish in Bayside make the city's social obligations far more difficult and costly than they should be, and normalcy almost impossible for residents, visitors, providers, and social service clients alike.

The current situation is not sustainable, and we will not stand for it to continue, here or in any other neighborhood.

The BNA firmly believes that these conditions are not simply the result of hosting the city's shelter and so many other social services, but of an entrenched and fearful mindset that has kept better options from being pursued in the past. Indeed, there has long been an attitude that there are no better options. The selection of the Barron Center campus site is proof that current city leadership is ready to change that narrative, and is willing and able to act.

We urge you to vote to recommend to the full council that the new homeless services center be sited on the Barron Center campus, and to move forward at the pace that this emergency situation demands.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sarah Michniewicz', with a stylized flourish at the end.

Sarah Michniewicz
President, Bayside Neighborhood Association



Adam Harr <ash@portlandmaine.gov>

Fwd: A citizen of Nason's corner who welcomes the new shelter

1 message

Dawn Stiles <dcs@portlandmaine.gov>

Wed, Jul 11, 2018 at 2:57 PM

To: Adam Harr <ash@portlandmaine.gov>, "Momborquette, Linda" <ldm@portlandmaine.gov>

Director, Health & Human Services

[City of Portland](#)[389 Congress Street](#)

Portland, Maine 04101

o 207.874.8775

c 207.956.3262

dcs@portlandmaine.gov

----- Forwarded message -----

From: **City Clerk** <cityclerk@portlandmaine.gov>

Date: Wed, Jul 11, 2018 at 2:30 PM

Subject: Fwd: A citizen of Nason's corner who welcomes the new shelter

To: Dawn Stiles <dcs@portlandmaine.gov>

City Clerk's Office

[389 Congress St. Rm. 203](#)[Portland, ME 04101](#)

P: 207-874-8610

F: 207-874-8612

----- Forwarded message -----

From: **Tiki Fuhro** <ksunsetlane2@gmail.com>

Date: Sat, Jul 7, 2018 at 3:26 PM

Subject: A citizen of Nason's corner who welcomes the new shelter

To: cityclerk@portlandmaine.gov

Dear Council Members,

How can a new homeless shelter be a bad idea?

I am writing in support of proposed plans to build a new homeless shelter at the Barron Center on Brighton Avenue in the Nason's Corner neighborhood of Portland. Yes, I am a resident of this neighborhood and former employee of one of the neighborhood schools. Recently this area was home to a tent city built by the homeless folks themselves out of necessity. I don't remember any particular impact on my health or safety or the safety of the children at either of the nearby schools at that time, in fact tent city was also home to families with children. I regularly see homeless folks, or I people presume to be homeless, asking for change at intersections in this neighborhood and I am not hurt or offended by their respectful requests in any way. In fact, the thought of people who are homeless, whether it is a chronic or temporary state having a safe, clean place to stay with access to food, medical help and other important human resources makes me feel safer and more positive about my community and its ability to respond to a clear and present need. I am hoping that my neighbors who are concerned can find it in their hearts to be welcoming to folks who are down on their luck. I am always aware that homelessness is never far away for any of us. Being homeless does not mean less human.

Let's turn our attention to the need for affordable housing. Let's make sure we work towards proper services for the homeless, the mentally ill or those suffering from addiction. We are all citizens of Portland.

Thank you,

Tiki Fuhro
Portland

[This is the shared email address of
Tiki Fuhro and Kevin O'Leary](#)



Adam Harr <ash@portlandmaine.gov>

Fwd: additional questions for Nov 13 meeting

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Wed, Nov 14, 2018 at 7:59 AM

Public Comment

Director, Health & Human Services
City of Portland
389 Congress Street
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Sally Bowden-Schaible** <1sallybs@gmail.com>

Date: Mon, Nov 12, 2018 at 5:55 PM

Subject: additional questions for Nov 13 meeting

To: Brian Batson <bbatson@portlandmaine.gov>, <estrimling@portlandmaine.gov>, <bsr@portlandmaine.gov>, <pali@portlandmaine.gov>, <nmm@portlandmaine.gov>, <jduson@portlandmaine.gov>, <jpj@portlandmaine.gov>, <rw@portlandmaine.gov>, <dcs@portlandmaine.gov>, <mjs@portlandmaine.gov>

Cc: Nason's Corner Neighborhood Association <nasonscornerneighborhood@gmail.com>

To the City Council:

After reviewing various articles/documents, the agenda & slides prepared for the November 13 meeting, and questions posed for the councilors from Nason's Corner residents, I'd like to add the following questions for you to discuss:

1. Looking back over time, what were the various factors contributing to the homeless shelter crisis? It would be good to view a **timeline** related to *cuts in funding* and *the closing of shelter and SA/MH treatment programs, etc.* over these past 8 years under the LePage administration. This is relevant, I believe, because it is important to consider the co-existing conditions that led to the homeless shelter crisis. And...
2. With the election of Janet Mills as our governor and with Democrats soon-to-be in the majority of the state legislature, how might funding for services be affected? With Mills supporting the expansion of Medicaid and stating that a top priority of hers is addressing the opioid crisis, new doors will most likely open for housing and mental health/substance abuse/addiction treatment services. *(I don't think any final decision should be made about shelter locations/programs & services without exploring Portland's situation with the new administration)*
3. What options have been explored as related to partnering with other agencies/organizations?
 - Shalom
 - Amistad
 - Milestone
 - Preble St
 - Churches
4. What is the status of the city of Portland's lawsuit against Mercy Hospital? How has this lawsuit affected (is affecting) treatment services available for persons suffering from opioid addiction?

As Ed Cundy stated (after attending the UNE Global Humanities lecture on "Creating Healthier Cities"), *"the overarching societal problem we face is called despair. Opioid addiction and homelessness are the symptoms. Believing in the the*

need and importance of responsible government and distributing wealth and opportunity more equitably are fundamental to rekindling hope." I hope you will consider this truth in your planning.

Thank you,
Sally

Sally Bowden-Schaible, LCPC, CCMHC

207.939.3254

1sallybs@gmail.com

www.livingwellcenter.info

836 Main Street

Westbrook, Maine 04092

[36 Verona Park](#)

[Verona Island, ME 04416](#)

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Adam Harr <ash@portlandmaine.gov>

Fwd: Back to the Shelter Discussion

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Wed, Nov 14, 2018 at 10:41 AM

public comment

Director, Health & Human Services
City of Portland
389 Congress Street
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **KenCapron1** <kcapron1@maine.rr.com>

Date: Tue, Nov 13, 2018 at 2:08 PM

Subject: Back to the Shelter Discussion

To: Ethan Strimling <estrimling@portlandmaine.gov>, Belinda Ray <bsr@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, <bbatson@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, Kim Cook <kcook@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Nick Mavodonnnes <nmm@portlandmaine.gov>, Jill Duson <jduson@portlandmaine.gov>Cc: Jon Jennings <jjp@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>

Dear Councilors,

At the DHHS committee this evening you will be considering several options for sizing and location of homeless sheltering.

I have been unable to identify any studies that support one model of shelter over another. I have asked other shelters for opinions.

None showed any preference for scattered vs centralized. Some communities consider scattered as meaning having homeless people in scattered apartments throughout their community. So "scattered" is not the same for everyone.

I feel it is important to affirm that a consolidated model, in addition to being more cost efficient, is also what I call program efficient.

That means that in a consolidated setting, more services can be available to all residents – especially training and support for employment and other supports intended to reduce recidivism.

I know that in the model I am trying to develop – which is essentially a 12 – 16 story building with 2 acres per floor – we will have 4 to 8 physically separate areas for homeless – each with its own characteristics based on needs. We will also have space to offer affordable housing on demand if circumstances warrant. And of course we will have a health clinic, education, job training, and other workforce related benefits. Of course my concept is contingent on funding for the feasibility study. But there's nothing preventing

the city from renting a ship tomorrow to house homeless until a permanent shelter gets built. (Be aware that California will be leasing many ships to house the people displaced by fire until they can rebuild.)

Whatever happens, I can only recommend a consolidated model at this time.

Kenneth A. Capron

MemoryWorks

1375 Forest Avenue D-11

Portland, Maine 04103

207-797-7891

kcapron1@maine.rr.com

<http://memoryworks.org>



Virus-free. www.avg.com



Adam Harr <ash@portlandmaine.gov>

Fwd: Bangor Homeless Encampment

2 messages

David MacLean <dem@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Tue, Jul 24, 2018 at 9:45 AM

----- Forwarded message -----

From: **Diana Cundy** <dcundy@maine.edu>
Date: Tue, Jul 24, 2018 at 9:44 AM
Subject: Bangor Homeless Encampment
To: dcs@portlandmaine.gov, jpj@portlandmaine.gov, dem@portlandmaine.gov

Dear Mr. Jennings, Ms Stiles, and Mr. MacLean,

This is what I fear will happen in the woods surrounding the Barron Center if the shelter is sited here. It will be very difficult to police these areas and people who do not want to have the constraints of a shelter or people for whom there are not enough beds will end up here. So far, I have not heard any credible reason why this will not happen. This is especially true if the empty storefronts are taken over by social service agencies. Troubled people will come here, even if there is not room for them in the shelter, and our already vulnerable populations will bear the consequences.

<https://bangordailynews.com/2018/07/24/news/bangor/bangor-makes-move-to-cut-back-homeless-encampment/>

Thank you for considering the point of view of the people of Nason's Corner. I look forward to hearing from you.

Best wishes,

Diana Cundy
18 Orono Rd.

--

David MacLean**Administrator**

Social Services Division
Health & Human Services Department
[City of Portland](#)
[196 Lancaster Street](#)
Portland, ME 04101
o: (207) 482-5124
f: (207) 775-7918
dem@portlandmaine.gov

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Wed, Jul 25, 2018 at 11:48 AM

Adam, I'm going to be forwarding more public comments regarding the shelter as I go through my emails from vacation.

Director, Health & Human Services
[City of Portland](#)
[389 Congress Street](#)

Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcsc@portlandmaine.gov

----- Forwarded message -----

From: **Diana Cundy** <dcundy@maine.edu>

Date: Tue, Jul 24, 2018 at 9:44 AM

Subject: Bangor Homeless Encampment

To: dcsc@portlandmaine.gov, jpj@portlandmaine.gov, dem@portlandmaine.gov

Dear Mr. Jennings, Ms Stiles, and Mr. MacLean,

This is what I fear will happen in the woods surrounding the Barron Center if the shelter is sited here. It will be very difficult to police these areas and people who do not want to have the constraints of a shelter or people for whom there are not enough beds will end up here. So far, I have not heard any credible reason why this will not happen. This is especially true if the empty storefronts are taken over by social service agencies. Troubled people will come here, even if there is not room for them in the shelter, and our already vulnerable populations will bear the consequences.

<https://bangordailynews.com/2018/07/24/news/bangor/bangor-makes-move-to-cut-back-homeless-encampment/>

Thank you for considering the point of view of the people of Nason's Corner. I look forward to hearing from you.

Best wishes,

Diana Cundy
[18 Orono Rd.](#)



Adam Harr <ash@portlandmaine.gov>

Fwd: Barron Homeless Services Proposal Public Comment

2 messages

Dawn Stiles <dcs@portlandmaine.gov>

Mon, Sep 10, 2018 at 3:21 PM

To: Adam Harr <ash@portlandmaine.gov>

Cc: Robert Parritt <rwp@portlandmaine.gov>, "MacLean, David" <dem@portlandmaine.gov>

Public Comment Rob - can you be prepared to respond to the two questions above ? I will also forward to Mike.

Director, Health & Human Services

City of Portland

389 Congress Street

Portland, Maine 04101

o 207.874.8775

c 207.956.3262

dcs@portlandmaine.gov

----- Forwarded message -----

From: **Derek Caldwell** <derekhcaldwell@gmail.com>

Date: Mon, Sep 10, 2018 at 1:10 PM

Subject: Barron Homeless Services Proposal Public Comment

To: bsr@portlandmaine.gov, bbatson@portlandmaine.gov, pali@portlandmaine.gov

Cc: cityclerk@portlandmaine.gov, estrimling@portlandmaine.gov, sthibodeau@portlandmaine.gov, jcosta@portlandmaine.gov, kcook@portlandmaine.gov, nmm@portlandmaine.gov, jduson@portlandmaine.gov, dcs@portlandmaine.gov, melanie.caldwell04@gmail.com

Dear Members of the Health & Human Services and Public Safety Committee,

We would like to reiterate our opposition to the City's current proposal to relocate the Homeless Services Center to the Barron Center campus in the Nason's Corner Neighborhood. We have been active in the process, keeping an open mind to the proposal, and asking questions to gain an understanding of how City Staff feel that this model and location will be successful. We previously submitted a number of questions to the public record which were recently responded to in the document *Homeless Services Center: Answers to Public Hearing Questions*. We thank staff for responding to the questions, however, in our view, the responses to two of the questions seem rather dismissive and not indicative of truly understanding our concerns. We have outlined our follow-up questions/concerns below.

Original Question: As parents of a future Rowe School student, one of our primary concerns is around the safety of the students and staff at the school. Have there been any impact studies reviewed by the City as to what effect putting a homeless shelter in close proximity to an elementary school has on both the school and the shelter? If so, what lessons learned can be taken from other locations where this has been implemented?

City's Response: *There are currently numerous schools in close proximity to the current Oxford Street Shelter as well as the Family Shelter being located directly across the street: Baxter Academy: 316, Portland High School: 793, Youth and Family Outreach Max of 68, Bayside Learning Community Max of 48.*

Follow Up: We understand that there are several schools located in close proximity to the current shelter however, they are not elementary schools with an open playground. Portland High School and Baxter

Academy are both high schools with limited open space, Youth and Family Outreach has a gated entrance and playground, and the Bayside Learning Community is a self contained specialized learning environment with limited outdoor recreation area.

Could you please elaborate on how the City plans to work with Rowe school on areas of safety specifically around the open spaces such as the playground. As you mentioned there are schools in close proximity to the current shelter, what lessons did the City learn from their experiences? For example: Will there be a resource on hand to do sweeps of the facility in the event of any drug paraphernalia being found on the playground? How will the center staff work with the school to enforce the good neighbor policy?

Has the City researched to see if examples exist in other communities of a large scale Homeless Shelter being placed in close proximity to an *elementary school*?

Original Question: It was mentioned several times that shelters and neighborhoods can be good neighbors. If a study or example could be provided of this it may help current residents come around more to the idea. Are there such examples that could be presented to the public?

City's Response: *There are many shelters located in many neighborhoods in Portland. Each have a relationship with the neighbors that strive to be cooperative and collaborative in nature. We currently work closely with the Bayside Neighborhood Association to work through any issues that arise, and we believe they would testify to the quick responsiveness that shelter staff provide.*

Follow Up: We understand that there are currently shelters in place throughout the city that have been blended with the neighborhood however, this proposed shelter will be much larger than those currently in place and in addition will also host other services (such as the proposed FQHC). As the City mentioned in the proposal this space will allow shelter staff and the proposed on site community policing office to keep eyes on the daily events, but it is still a much larger facility and that fact should not be glossed over in regards to the impact to the neighborhood and surrounding areas.

In summary, it is our opinion the City has spent the majority of this process promoting the shelter model itself, but providing little qualitative information on *why and how* this will integrate successfully into the residential Nason's Corner Neighborhood.

Thank you,

Derek and Melanie Caldwell
[30 Glen Haven Road E](#)

Robert Parritt <rwp@portlandmaine.gov>

To: Dawn Stiles <dcs@portlandmaine.gov>

Cc: Adam Harr <ash@portlandmaine.gov>, "MacLean, David" <dem@portlandmaine.gov>

Tue, Sep 11, 2018 at 10:50 AM

Sure.

[Quoted text hidden]

--

Rob Parritt
Director

[City of Portland](#)
Oxford Street Shelter
rwp@portlandmaine.gov

2/14/2019

City of Portland Mail - Fwd: Barron Homeless Services Proposal Public Comment

(207) 482-5213

fax (207) 761-0536



Adam Harr <ash@portlandmaine.gov>

Fwd: basic questions about the County Way site

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Tue, Feb 26, 2019 at 9:50 AM

public comment

Director, Health & Human Services
City of Portland
389 Congress Street
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Jeff Levine** <jlevine@portlandmaine.gov>
Date: Tue, Feb 26, 2019 at 9:14 AM
Subject: Fwd: basic questions about the County Way site
To: Dawn Stiles <dcs@portlandmaine.gov>, Jon Jennings <jpj@portlandmaine.gov>, David MacLean <dem@portlandmaine.gov>, Kristen Dow <kjd@portlandmaine.gov>, Robert Parritt <rwp@portlandmaine.gov>

FYI. We will have some answers for some of these questions tonight but not all of them. Once there is a shorter list (3-5) we will have the ability to answer more detailed questions.

Jeff Levine, AICP
Director
Planning & Urban Development Department
389 Congress Street 4th Floor
Portland, Maine 04101
Phone (207)874-8720
Fax (207)756-8258
<http://www.portlandmaine.gov/planning>
[@portlandplan](#)

----- Forwarded message -----

From: **Damon Yakovleff** <damon.yakovleff@gmail.com>
Date: Tue, Feb 26, 2019 at 8:48 AM
Subject: Re: basic questions about the County Way site
To: Brett Gabor <brett.gabor@gmail.com>
Cc: Zack Barowitz <zbarowitz@gmail.com>, Pious Ali <pali@portlandmaine.gov>, Jeff Levine <JLEVINE@portlandmaine.gov>, Belinda Ray <BSR@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Maureen Morse <Maureensheamorse@gmail.com>, Nikki Anderson <n.annetteanderson@gmail.com>

I concur with Zack and Brett in wanting to see these questions answered. It appears that there are significant environmental constraints at the Congress St. site AKA County Way due to proximity to natural resources and contaminated soils which might be released into the environment and impact public health. Proximity to the jail was an issue before - it's an issue now, as Brett notes. Another thing to think about - I can promise you there will be intense and very disruptive public opposition to locating a 150 bed shelter and homeless services facility at this site.

Some kind of smaller scale facility would likely be a better fit at this location - Not only would it run into fewer environmental constraints, but certainly less opposition from the neighborhood. I urge you to consider this route.

Thank you very much for your hard work on this Committee and in serving the public, and for your consideration of our concerns.

Damon

On Tue, Feb 26, 2019 at 8:02 AM Brett Gabor <brett.gabor@gmail.com> wrote:

One quick change to my last email: I'd amend question 2 to say, arrested in other parts of the city and county.

On Feb 26, 2019, 7:01 AM -0500, Pious Ali <pali@portlandmaine.gov>, wrote:

Councilor Ray, is it possible to get this answers before our meeting tonight ?
Please excuse any discrepancy , this email is sent from a mobile device.

On Feb 25, 2019, at 10:08 PM, Zack Barowitz <zbarowitz@gmail.com> wrote:

Jeff,

I have a few basic questions about the County Way site:

- Are we talking about the parcel that is owned by the County that slopes down from the jail into the wetlands - or- the state-owned parcel in front of Cross Fit that also covers the the toxic dirt mound (next to the brewery) where the state dumped the contaminated stuff from West Commercial Street? Or both?
- What is the zoning of the two parcels?
- Is the wet land a designated (DEP?) "wetlands"? Or is it a city layer wetland?
- Do we know the history of the site? What is under the toxic dirt mound? Are there any deed restrictions?
- Do you know what those pipes coming out of the ground are?
- Considering the environmental constraints do you know what land Portland would be swapping for it? I'd hate for the city to give up a lot for this land as it appears that it may have negative value.
- Has anyone spoken to the sheriff's department about restrictions from being on the site? I've personally been threatened with arrest several times just for walking through the area.

Thanks for your time and attention to these questions; I am copying HHS committee and the Libbytown board to keep them in the loop.

Best,
Zack

--

207-838-6120
917-696-5649
ZacharyBarowitz.com

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On Feb 26, 2019, 7:55 AM -0500, Brett Gabor <brett.gabor@gmail.com>, wrote:

I'd also like to add the questions:

1. Has the city conducted an inventory of homeless, substance abuse, and mental health housing already present in the Libbytown/St John/ Valley Street area?
2. Has the city studied how a low barrier shelter next to a jail will interact with the population being arrested in other parts of the city and then released on bail from the jail onto the street?

Thank you.

Brett

On Feb 26, 2019, 7:01 AM -0500, Pious Ali <pali@portlandmaine.gov>, wrote:

Councilor Ray, is it possible to get this answers before our meeting tonight ?
Please excuse any discrepancy , this email is sent from a mobile device.

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Adam Harr <ash@portlandmaine.gov>

Fwd: BNA Barron Center Site Support Letter

2 messages

Jon Jennings <jpj@portlandmaine.gov>

Mon, Jul 16, 2018 at 8:03 PM

To: Dawn Stiles <dcs@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>

----- Forwarded message -----

From: **Sarah Michniewicz** <sarahmichniewicz@me.com>

Date: Sun, Jul 8, 2018 at 2:49 PM

Subject: BNA Barron Center Site Support Letter

To: Belinda Ray <bsr@portlandmaine.gov>, Ali Pious <pali@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>

Cc: Nicholas Mavodones <nmm@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, Cook Kim <kcook@portlandmaine.gov>, Jill Duson <jduson@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, Jon Jennings <jpj@portlandmaine.gov>, Michael Sauschuck <mjs@portlandmaine.gov>

July 7, 2018

Health and Human Services and Public Safety Committee
 City of Portland
 389 Congress Street
 Portland, ME 04101

To Councilors Ray, Ali and Batson,

The Bayside Neighborhood Association supports both the proposal to build a new homeless services center, and to locate it on the Barron Center campus.

The BNA advocates for the Bayside neighborhood where the current Oxford Street Shelter, along with a large number of Portland's essential social service providers, is located. This facility has been inadequate for many years and is unable to properly carry out the City of Portland's stated obligation to do the vital work of caring for our most vulnerable citizens.

The current model of serving the homeless with mats to sleep on in one location and food, medical care, and various other necessary supportive services scattered around the general vicinity is outdated, ineffective and inhumane. Although this system may have been sustainable when the number of clients was much lower and their needs less intense, it has broken down irreparably in the face of economic challenges, the opioid epidemic, reduced access to health care, and numerous other factors.

As demand has outstripped resources, the Bayside neighborhood has disproportionately borne the impacts of hosting a population whose basic needs are often unmet, the opportunists that are drawn here to prey on them, and the behaviors that accompany such stressors. Building an adequate and humane homeless services center is a vital first step toward achieving the balance to which every citizen and neighborhood in Portland is entitled.

The BNA has invested a great amount of time and energy over the years, and especially in the last few, educating ourselves in order to understand the situation in our neighborhood. Through emails, phone calls, and meetings, conversations with city staff, social service providers, shelter clients, neighbors, law enforcement, the district attorney's office, judges, elected officials at the local, state and federal levels of government, and residents and leaders of other neighborhoods, we are intimately involved in seeking solutions.

Our endorsement of the proposed facility at the Barron Center campus is therefore based on our understanding of the careful work and thoughtful consideration that has gone into its selection, and considers the following factors, most of which are mandated by the revised emergency shelter conditional use standards:

- Best practices: Research by councilors and city staff into effective service delivery models; consultation with homeless services providers; surveys of shelter clients; site visits to well-regarded homeless service facilities in Boston; building to

accommodate delivery of necessary wrap-around services; clear site lines; on-site meals and laundry; voluntary adoption of multiple best practices at the existing city shelter.

- **Accessibility:** Proximity to existing transportation infrastructure and bus routes; plans to incorporate a dedicated shuttle in addition to existing modes of transportation provided through taxi vouchers and city vehicles as needed.
- **Financial factors:** The use of city-owned land; planned space for partner providers to deliver preventative, routine, and follow-up care to reduce the need and cost of emergency services; existing funding for necessary upgrades to sidewalks, lighting, streets and safety features; potential for public/private partnership to finance construction, potential reduction in expenses for city services such as emergency response, policing and street sweeping.
- **Established Infrastructure:** Existing kitchen and laundry facilities at the Barron Center; existing water, sewer and utility access; and existing vehicle access to site reduces construction costs.
- **Visibility:** Prominent location and campus setting promote clients' sense of social inclusion while providing privacy via on-site services and a screened courtyard.
- **Safety:** Shielding a vulnerable population from the volatile and unsafe environment that was allowed to grow unchecked in Bayside; providing a stable and private base from which to work on housing, employment and recovery; an invested neighborhood with many "eyes on the street."
- **Neighborhood prioritization:** Amended conditional use standards that require a management plan with provisions for working with the surrounding neighborhood; permanent positions for current trained security staff, which have served to improve conditions around the existing shelter; plans to continue the OSS "Hotline" for neighbors to reach out with questions or concerns; street outreach positions to engage potential clients and support the surrounding neighborhood; strong, clear, responsive and adaptable community policing standards; experience with community engagement and collaboration to maintain existing quality of life.

Please note: Neighborhood engagement and safety is a non-negotiable priority for the BNA, and our continued support is predicated on the robustness and effectiveness of the above measures.

- **Community amenities:** Plans for a public health clinic and community policing/police substation to benefit the neighborhood and fill community needs; appropriate architecture to complement existing structures and add value to the neighborhood.
- **Equitability:** Engaging other areas of the city to support the goals of the new comprehensive plan, our shared interests, and the common good.
- **Completing the picture:** Asking other communities to participate through reimbursement and by caring for their own population; continuing the exploration of small shelter zoning to augment a coordinated entry model.

While at one point it may have been feasible to correct the deficiencies of the existing city shelter, that opportunity is long past. The toxic and increasingly dangerous conditions that have been allowed to flourish in Bayside make the city's social obligations far more difficult and costly than they should be, and normalcy almost impossible for residents, visitors, providers, and social service clients alike.

The current situation is not sustainable, and we will not stand for it to continue, here or in any other neighborhood.

The BNA firmly believes that these conditions are not simply the result of hosting the city's shelter and so many other social services, but of an entrenched and fearful mindset that has kept better options from being pursued in the past. Indeed, there has long been an attitude that there are no better options. The selection of the Barron Center campus site is proof that current city leadership is ready to change that narrative, and is willing and able to act.

We urge you to vote to recommend to the full council that the new homeless services center be sited on the Barron Center campus, and to move forward at the pace that this emergency situation demands.

Sincerely,

Sarah Michniewicz
President, Bayside Neighborhood Association

--

Jon P. Jennings
City Manager
City of Portland
389 Congress Street
Portland, ME 04101
(207) 874-8689 Office
(207) 874-8669 Fax
jpj@portlandmaine.gov
www.portlandmaine.gov
@portlandmanager



BNA Barron Center Site Support Letter Final.pdf
78K

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Thu, Jul 26, 2018 at 8:17 AM

Public Comment - You may already have this one.

Director, Health & Human Services
City of Portland
389 Congress Street
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov
[Quoted text hidden]



BNA Barron Center Site Support Letter Final.pdf
78K



Adam Harr <ash@portlandmaine.gov>

Fwd: Civic Process

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Thu, Nov 15, 2018 at 11:21 AM

Public comment

Director, Health & Human Services
[City of Portland](#)
[389 Congress Street](#)
[Portland, Maine 04101](#)
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Jon Jennings** <jjj@portlandmaine.gov>
Date: Thu, Nov 15, 2018 at 11:18 AM
Subject: Fwd: Civic Process
To: Michael Sauschuck <mjs@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>

----- Forwarded message -----

From: **Nick Mavodones** <nmm@portlandmaine.gov>
Date: Thu, Nov 15, 2018 at 11:10 AM
Subject: Fwd: Civic Process
To: Jon Jennings <jjj@portlandmaine.gov>

----- Forwarded message -----

From: **Nason's Corner Neighborhood Association** <nasonscornerneighborhood@gmail.com>
Date: Thursday, November 15, 2018
Subject: Civic Process
To: nmm@portlandmaine.gov

Dear Councilor Mavodones,

I am very disturbed by the complete disregard of the civic process by Councilor Ray, chair of the HHS & PS Committee, regarding the Homeless Services Center proposal. It was clear to me at Tuesday's meeting that she is not interested in consulting with her fellow committee members, Councilors Batson and Ali.

I understand that she disagrees with them, but it is her role to have a dialogue with them and guide the committee to a consensus.

City Staff stated multiple times during their presentation that there were more than willing to dig deeper into anything that was asked of them by the committee and that they had not done full research into all of the options, whether it be number of sites or locations.

The HHS & PS committee still has a lot of work to do on this issue and Councilors Batson and Ali should be allowed to do their work without being blocked by Councilor Ray's clear agenda to move this along as quickly as possible.

I urge you not to allow the council to vote on any resolution at Monday's meeting.

Maya Lena

Maya Lena, President
NASON'S CORNER NEIGHBORHOOD ASSOCIATION



--

Nick Mavodones
City Council At-Large
[389 Congress Street](#)
[Portland ME 04101](#)
(207) 874-8685
nmm@portlandmaine.gov

Sent from Gmail Mobile

--

Jon P. Jennings
City Manager
[City of Portland](#)
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Portland, ME 04101
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(207) 874-8669 Fax
jpj@portlandmaine.gov
www.portlandmaine.gov
Twitter: [@portlandmanager](#)



Adam Harr <ash@portlandmaine.gov>

Fwd: Comments on Shelter Site Selection Process

1 message

Jon Jennings <jpj@portlandmaine.gov>

Wed, Jan 23, 2019 at 1:14 PM

To: Adam Harr <ash@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>, Jeff Levine <jlevine@portlandmaine.gov>

For the record.

----- Forwarded message -----

From: **Smith, Cecilia B.** <CeciliaB.Smith@tufts.edu>

Date: Wed, Jan 23, 2019 at 11:54 AM

Subject: Comments on Shelter Site Selection Process

To: bbatson@portlandmaine.gov <bbatson@portlandmaine.gov>, estrimling@portlandmaine.gov <estrimling@portlandmaine.gov>, jduson@portlandmaine.gov <jduson@portlandmaine.gov>, jlevine@portlandmaine.gov <jlevine@portlandmaine.gov>, bsr@portlandmaine.gov <bsr@portlandmaine.gov>, sthibodeau@portlandmaine.gov <sthibodeau@portlandmaine.gov>, jcosta@portlandmaine.gov <jcosta@portlandmaine.gov>, kcook@portlandmaine.gov <kcook@portlandmaine.gov>, pali@portlandmaine.gov <pali@portlandmaine.gov>, nmm@portlandmaine.gov <nmm@portlandmaine.gov>, cdg@portlandmaine.gov <cdg@portlandmaine.gov>, jpj@portlandmaine.gov <jpj@portlandmaine.gov>

Cc: cityclerk@portlandmaine.gov <cityclerk@portlandmaine.gov>

Dear Mayor Strimling, City Councilors, City Planning Staff, and City Manager Jon Jennings:

The City of Portland is currently investigating sites for the purpose of building a new emergency homeless shelter in places that are not permissible under current zoning. As a resident of Portland, I am concerned that the City is willfully ignoring its own land use codes in conducting this search.

Our 2018 Comprehensive Plan says we are an equitable city, that the benefits and costs and of our City will be born fairly across the entire City. The Comprehensive Plan also states that our government will continue to be transparent and its policies fair and uniformly enforced. I would like to know why the city is not being transparent and enforcing its policies as it conducts a site selection analysis for the proposed emergency homeless shelter. It is clear that the City is purposely trying to ignore its recently adopted zoning amendment in specifying the areas in our City where emergency shelters may be allowed as conditional uses.

Background: Under the guidance of the Health and Human Resources Committee, in May 1st 2017 the City approved a zoning amendment to allow, under conditional use permit, allowing emergency homeless shelters in areas of the city where such shelters were previously prohibited. Besides allowing emergency shelters in zone B3, Portland's Land Use Code allows emergency shelters on B4, B5, IL, ILb, IM and IH zone.

Then, on October 20th 2017, under pressure from the Health and Human Resources Committee, the planning staff prepared and proposed a new zoning amendment, that would have allowed emergency shelters throughout the city, inclusive of residential zones. This proposed amendment contained a cap on the number of beds that would be allowed in each zone, with the maximum number on zone R1, R2, R3, R4, R5, R5a, R6, R6a, R7, B1 and B1b capped at 20. The maximum number of beds on zones B2, B2b, B2c, B6, B7, IS-FBC capped at 40. This proposed zoning amendment, which would have allowed emergency shelters throughout the city was not approved, for good reasons.

I want to remind the City staff, and my elected representatives that the City of Portland is not above the law. See Maine Revised Statutes 30-A, Part 2 Subpart 6-A, Chapter 187 Subchapter 3, Subsection 4352: "County and municipal governments and districts are subject to any zoning ordinance."

Zoning has no meaning if it is not predictable. It only makes sense that the City uses its land use codes as part of its site selection criteria. Failure to incorporate the City's land use codes will constitute an illegitimate study.

The City of Portland has a zoning ordinance that makes it explicit where emergency shelters can exist, therefore I ask my City to stop ignoring its zoning ordinances under our Land Use Code as it searches for an available site to build an emergency homeless shelter. If the City is interested in creating an emergency homeless shelter outside of its currently permitted zones, the City must revise its zoning ordinances and hold a public hearing. The City should stop pretending it has not already adopted an ordinance regulating where emergency shelters can be built, and later try to use spot zoning as a remedy.

I also want to point out for the record, that during the time period in which the City was actively searching for a location to build a new emergency homeless shelter, the City sold several publicly owned land parcels that were suitable for this purpose. Therefore, it is quite astounding that the City is emphasizing the need to use remaining City owned land as primary criteria in the site selection process. If this factor was not important during the time large parcels of public land were sold to the private market in 2017, why is it important now?

Respectfully,

Cecilia Smith
[113 Warwick St. Portland, ME 04102](#)

--

Jon P. Jennings
City Manager
City of Portland
[389 Congress Street](#)
[Portland, ME 04101](#)
(207) 874-8689 Office
(207) 874-8669 Fax
jpj@portlandmaine.gov
www.portlandmaine.gov
Twitter: [@portlandmanager](#)



Adam Harr <ash@portlandmaine.gov>

Fwd: Concerns about shelter at County Way

2 messages

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Thu, Mar 7, 2019 at 11:17 AM

Public Comment

Director, Health & Human Services
[City of Portland](#)
[389 Congress Street](#)
[Portland, Maine 04101](#)
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Zack Barowitz** <zbarowitz@gmail.com>
Date: Thu, Mar 7, 2019 at 11:17 AM
Subject: Concerns about shelter at County Way
To: Kristen Dow <KJD@portlandmaine.gov>, <dcs@portlandmaine.gov>

Dawn, Kristen;

I am writing to say that I share the concerns that HHS raised about the County Way site as a location for a large homeless shelter. In addition to concerns being raised about the proximity to the jail and other services; the area also suffers from a lot of the problems that we see downtown:

- we see needles on the street and in the bushes
 - encounter vagrancy, panhandling, inebriation daily
 - there numerous little 'nooks' where homeless people congregate and drink
 - multiple access points to the trail network where there still are camps in the woods
 - poor sidewalk conditions in winter along Congress Street that obliges people to walk in the busy road. I see this on a daily basis, the city has never been able to remove ice and snow along this city plowed school route.
- Thank you for your consideration of this matter, please let me know if you would like to come down for a tour of the area and some of its hidden corners.

Thank you,
Zack

--

207-838-6120
917-696-5649
ZacharyBarowitz.com

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Kristen Dow <kjd@portlandmaine.gov>
To: Jon Jennings <jjp@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>

Thu, Mar 7, 2019 at 1:58 PM

[Quoted text hidden]



Adam Harr <ash@portlandmaine.gov>

Fwd: County Way Homeless Shelter Site

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Tue, Mar 5, 2019 at 1:34 PM

Public Comment

Director, Health & Human Services
City of Portland
389 Congress Street
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Nick Aceto** <na@acetola.com>

Date: Tue, Mar 5, 2019 at 12:30 PM

Subject: County Way Homeless Shelter Site

To: dcs@portlandmaine.gov <dcs@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Belinda Ray <bsr@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>
Cc: Greg Mitchell <gmitchell@portlandmaine.gov>, jlevine@portlandmaine.gov <jlevine@portlandmaine.gov>, Nicholas Mavodones <Nmm@portlandmaine.gov>, Ethan Strimling <Estrimling@portlandmaine.gov>, Jill Duson <jduson@portlandmaine.gov>, kcook@portlandmaine.gov <kcook@portlandmaine.gov>, Spencer Thibodeau <Sthibodeau@portlandmaine.gov>

Dear HHS Committee, City Councilors and Mayor--

I would like to thank you all for taking up the task of identifying viable sites for the relocation of the Oxford Street emergency shelter.

I believe our city does more than its fair share in providing services to a state and regional, if not a national epidemic. However, I also believe our city is in many ways overburdening itself with unsustainable projects, services, and infrastructure intended to address issues stemming from systemic, regional problems of which we have limited or no influence or control.

In particular, I am concerned that my neighborhood, Libbytown, a neighborhood which I have been very proud to be a part of since returning to Portland in 2017, has been asked to shoulder an unsustainable social, economic, and environmental burden which will have deep and lasting negative impacts on the neighborhood and city itself. Indeed, the current model as proposed, in my estimation, is likely fraught with unintended negative consequences both for the potential occupants as well as the adjacent community and city-at-large which I believe outweigh the net social good the project is intended to provide.

More specifically, I believe the single, 150+ bed single shelter is a poor model for the City of Portland and a misfit for the Libbytown neighborhood, both in terms of scale and concentration of both vulnerable and/or at-risk populations as well as the physical character and overall makeup of the neighborhood itself.

The following is a list of what I believe to be the most salient points in disqualifying the County Way site as a viable candidate for the new singular homeless shelter model:

- Over-concentration of services and incompatible mix of both at-risk and vulnerable populations between the numerous public housing communities, shelters, and services within close proximity to the site including the county jail, avesta housing-first community, Shalom House, and Florence House all within walking distance
- Incompatible scale and intensity of use with adjacent lower-density residential neighborhood and commercial center
- Dangerous pedestrian environment placing populations reliant primarily on foot-travel within close proximity to and along higher speed-auto-oriented corridors at Congress and St. Johns Streets as well as the Fore River Parkway with limited or no pedestrian infrastructure safely connecting the site to viable transit locations and services
- An environmentally compromised site with potentially-contaminated fill material as well as a constrained buildable envelope which may present costly and time-consumptive barriers to a cost-effective project
- Unsustainable land use and development practices which could almost certainly compromise the existing wetlands which provide important natural stormwater and flood mitigation functions at a time when the city is developing a plan to avoid such environmental hazards and impacts.
- Potential to encourage off-site and dispersed encampments along the adjacent fore river trail corridor and waterfront, presenting a danger for inhabitants during flooding and storm events, as well as further environmental damage and degradation of wetlands and marshes
- Adjacency to inaccessible or difficult to access and/or patrol natural areas presenting a hazard to both inhabitants, the public, and law enforcement

I would propose the city reconsider a dispersed/multiple shelter model and/or a location more in line with the scale, intensity and type of use and concentration of this proposed project. I would also encourage the committee to revisit the former scoring process conducted during the evaluation of the Barron Center site and include the public's active participation in the process.

As a city composed of many intelligent and compassionate individuals I believe there is untapped potential for finding a creative, fitting solution we can all be proud of and arrive at together.

Thank you again for your service to our great city and your time and consideration in this matter.

N

NICK ACETO PLA ASLA

DESIGN PARTNER



LANDSCAPE ARCHITECTURE + URBAN DESIGN + GRAPHICS

PORTLAND ME 207 221 3390 | BASALT CO 970 279 5344

ACETO LANDSCAPE ARCHITECTS | ACETOLA.COM



Adam Harr <ash@portlandmaine.gov>

Fwd: County Way is next to Bunker Brewing's beer garden

2 messages

Kristen Dow <kjd@portlandmaine.gov>

Sat, Mar 9, 2019 at 5:31 PM

To: Adam Harr <ash@portlandmaine.gov>, Jon Jennings <jpj@portlandmaine.gov>

----- Forwarded message -----

From: **Zack Barowitz** <zbarowitz@gmail.com>

Date: Sat, Mar 9, 2019 at 8:30 AM

Subject: County Way is next to Bunker Brewing's beer garden

To: <phweb@portlandmaine.gov>, Jeff Levine <JLEVINE@portlandmaine.gov>, Kristen Dow

<KJD@portlandmaine.gov>, Belinda Ray <BSR@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>,

Pious Ali At Large <pali@portlandmaine.gov>

CC: Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, Kim Cook

<kcook@portlandmaine.gov>, Nicholas Mavodones <nmm@portlandmaine.gov>, Jill Duson

<jduson@portlandmaine.gov>, Mayor <estrimling@portlandmaine.gov>, <libbytown@googlegroups.com>

Kristen, Jeff, Belinda, Pious, Brian;

I would like to bring to your attention something that has not come up in any analysis of the County Way site that I have seen.

The considered County Way shelter location (which apparently is actually on Westfield Street) is in immediate proximity to Bunker Brewing. The sites are steps from one another, a stone toss away.

Bunker has a 4-season beer garden and tasting room which I believe permits smoking. Bunker serves several high gravity beers (e.g., alcohol content between 8%-10%) whose prices start at \$2 for a small glass. Over the past two years, the Libbytown Neighborhood Association has been working with Bunker and Portland city officials to mitigate negative impacts of noise and smoking that Bunker's proximity to residential neighbors presents. Given the apparent correlation between alcoholism and homelessness one can see that these may not be compatible uses.

Thank you for your consideration of this matter.

Zack

--

207-838-6120

917-696-5649

ZacharyBarowitz.com

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--

Kristen Dow

Interim Director

Health & Human Services Department

389 Congress Street

Portland, ME 04101

207-874-8633

Kristen Dow <kjd@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Mon, Mar 11, 2019 at 1:57 PM

Kristen Dow
Interim Director
Health & Human Services Department
389 Congress Street
Portland, ME 04101
207-874-8633

----- Forwarded message -----

From: **Belinda Ray** <bsr@portlandmaine.gov>
Date: Sun, Mar 10, 2019 at 2:06 PM
Subject: Re: County Way is next to Bunker Brewing's beer garden
To: Zack Barowitz <zbarowitz@gmail.com>
Cc: <phweb@portlandmaine.gov>, Jeff Levine <JLEVINE@portlandmaine.gov>, Kristen Dow <KJD@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Pious Ali At Large <pali@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, Kim Cook <kcook@portlandmaine.gov>, Nicholas Mavodones <nmm@portlandmaine.gov>, Jill Duson <jduson@portlandmaine.gov>, Mayor <estrimling@portlandmaine.gov>, <libbytown@googlegroups.com>

Hi Zack.

Thanks for your email. I expect we'll be diving more deeply into the directly abutting uses at our 3/19 meeting, getting more information of this sort for all three sites. The committee won't be taking any action on the 19th--just listening and asking questions. We'll have a public hearing on the three sites on 3/26, 5:30pm, in Council Chambers, and there won't be a vote that evening, either. After the hearing, we'll talk about next steps, but the earliest I would expect a vote on a recommendation to the council would be at our first April meeting on 4/9.

Please spread the word about these important dates to your neighborhood group, and thanks again for your email.

Best,

Belinda
Belinda S. Ray (*she / her / hers*)
City Council, District 1
389 Congress Street
Portland, ME 04101
BSR@portlandmaine.gov

Sign up for [my newsletter](#) or visit [my blog](#)!

Please Note: Under Maine law, emails sent or received by public officials or city employees may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

On Sat, Mar 9, 2019 at 5:30 AM Zack Barowitz <zbarowitz@gmail.com> wrote:

Kristen, Jeff, Belinda, Pious, Brian;

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Thank you for your consideration of this matter.

Zack

--

207-838-6120

917-696-5649

ZacharyBarowitz.com

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Adam Harr <ash@portlandmaine.gov>

Fwd: county way

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Thu, Mar 7, 2019 at 1:33 PM

public comment

Director, Health & Human Services
[City of Portland](#)
[389 Congress Street](#)
[Portland, Maine 04101](#)
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Raymond Jos Di Donato, Sr.** <kdidonato@aol.com>
Date: Thu, Mar 7, 2019 at 12:16 PM
Subject: county way
To: <dcs@portlandmaine.gov>

I am writing as a resident of Libbytown most of my life. I do not feel that county way is the right location for the homeless shelter. I strongly feel the new location should be in downtown area of the city, not in residential neighborhoods. The site also has some landfill issues that could be difficult and expensive to address. thank you Mary Didonato



Adam Harr <ash@portlandmaine.gov>

Fwd: Criteria for Locating a Low Barrier Shelter2 messages

Jon Jennings <jpj@portlandmaine.gov>

Thu, Nov 15, 2018 at 12:48 PM

To: Michael Sauschuck <mjs@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>

----- Forwarded message -----

From: **Nick Mavodones** <nmm@portlandmaine.gov>

Date: Thu, Nov 15, 2018 at 12:11 PM

Subject: Fwd: Criteria for Locating a Low Barrier Shelter

To: Jon Jennings <jpj@portlandmaine.gov>

----- Forwarded message -----

From: **Diana Cundy** <dcundy@maine.edu>

Date: Thursday, November 15, 2018

Subject: Criteria for Locating a Low Barrier Shelter

To: estrimling@portlandmaine.gov, bsr@portlandmaine.gov, sthibodeau@portlandmaine.gov, Brian Batson <bbatson@portlandmaine.gov>, jcosta@portlandmaine.gov, Jill Duson <jduson@portlandmaine.gov>, kcook@portlandmaine.gov, pali@portlandmaine.gov, nmm@portlandmaine.gov

Dear Mayor & Councilors,

If the one shelter model is the one you decide to follow, I want to state a few principles I hope you will bear in mind as you consider a site. Having elderly services at the Barron Center is more in keeping with the institutions that are already there and would be a more appropriate for this site than a low barrier megashelter, whether it has 100 beds, 125 beds, or 200 beds.

1. Any low barrier shelter you choose for the city must be buffered from residential neighborhoods. Experiences across the country with shelters of this type close to housing are highly problematic. Studies of crime and other negative effects around this type of shelter are available and have been provided to you. The examples that staff pointed to as positive examples have turned out to be disasters and this has severely damaged their credibility with respect to our belief in their ability to make competent decisions.
2. Previous zoning should be respected, rather than ignored or overturned. Zoning is only meaningful if it is followed by everyone and people make important life decisions based on current zoning. Recommendations made in 2017 should be respected.
3. Siting a low barrier shelter near elementary schools is not an option. The safety of the children of Portland is as important as the needs of people experiencing homelessness and there is no need for the latter to endanger the former if wise planning is done.
4. Pretending that all the "predators" in Bayside will suddenly disappear and cannot drive or take the bus to a new location represents magical thinking.
5. An analysis of the possible effects on a neighborhood chosen - any neighborhood - needs to be undertaken, with input from relevant organizations, institutions, and citizens. The information provided should be in layperson's terms and be clear and comprehensible. It needs to include the word, "shelter," so neighbors

understand what is being discussed. None of this happened in the last round, and this is one reason we are where we find ourselves today.

6. A new policy with responsibility for shared funding and limitations on admission needs to be adopted. No neighborhood of Portland should be asked to shoulder the burden of homeless people from everywhere staying here with no residency requirements or financial support from the county and the state. The farther one lives from this location, the easier it is to be magnanimous. It is not fair to expect any neighborhood to assume the full burden of this misplaced generosity.

It is troubling that a neighborhood that already has a large burden of care for vulnerable people has been chosen in the first place. The process by which the city tried to locate a megashelter at the Barron Center with no consultation and no analysis of the neighborhood, with a timeline of a few weeks, has been very damaging to our respect for those who govern us. Please give thoughtful consideration to these criteria as you plan for the future.

Respectfully,

Diana Cundy
[18 Orono Rd.](#)

--

Nick Mavodones
City Council At-Large
[389 Congress Street](#)
[Portland ME 04101](#)
(207) 874-8685
nmm@portlandmaine.gov

Sent from Gmail Mobile

--

Jon P. Jennings
City Manager
[City of Portland](#)
[389 Congress Street](#)
Portland, ME 04101
(207) 874-8689 Office
(207) 874-8669 Fax
jpj@portlandmaine.gov
www.portlandmaine.gov
Twitter: [@portlandmanager](#)

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Thu, Nov 15, 2018 at 1:50 PM

Public Comment

Director, Health & Human Services
[City of Portland](#)
[389 Congress Street](#)
[Portland, Maine 04101](#)
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Jon Jennings** <jjp@portlandmaine.gov>

Date: Thu, Nov 15, 2018 at 12:48 PM

Subject: Fwd: Criteria for Locating a Low Barrier Shelter

[Quoted text hidden]

[Quoted text hidden]



Adam Harr <ash@portlandmaine.gov>

Fwd: District Road Site - Additional Information

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Fri, Aug 24, 2018 at 3:37 PM

Public comment

----- Forwarded message -----

From: **Michael Sauschuck** <mjs@portlandmaine.gov>
Date: Fri, Aug 24, 2018 at 12:19 PM
Subject: Fwd: District Road Site - Additional Information
To: Dawn Stiles <dcs@portlandmaine.gov>, Robert Parritt <rup@portlandmaine.gov>, Tuck O'Brien <sgo@portlandmaine.gov>, David MacLean <dem@portlandmaine.gov>, Jessica Grondin <jgrondin@portlandmaine.gov>

Just an fyi with one more to come. Thanks

Michael J. Sauschuck
Assistant City Manager
City of Portland
389 Congress Street
Portland, Maine 04101
(207) 874-8681

----- Forwarded message -----

From: **Casey McCormack** <jcdmccormack@gmail.com>
Date: Fri, Aug 24, 2018 at 12:04 PM
Subject: District Road Site - Additional Information
To: Jon Jennings <jpj@portlandmaine.gov>, Michael Sauschuck <mjs@portlandmaine.gov>

Manager Jennings and Assistant Manager Sauschuck,

Apologies for sending two long emails in quick succession. Last one for today - I promise.

I. District Road Proposal

I wanted to follow-up on our discussion of the District Road site yesterday. As I said, Paul Bradbury was extremely helpful when I spoke with him - and very genuine in his concern that PWM is land constrained and needs all the parking it can get.

However, just like the City did with the Duluth Trading site in South Portland, I think that the District Road site could be done in a way that has a minimal impact on future parking options (and other airport uses) at PWM. To that end, please find attached an image showing my proposal, with the site of interest marked with a red border (it also shows the building height restrictions imposed by the FAA). I have also attached a map showing all of the transportation options in the vicinity of this site - all of which can easily be connected with the committed shuttle service Rob Parritt described.

As you can see, there is ample vacant land between the Public Works facility and the nearby commercial building to site the one-story shelter floor plan that was originally proposed as a best practice. This site is not currently used for parking and I frankly don't think it would make much sense to try and convert it into a parking lot in the future. Accordingly, I still view it as a very compelling site, particularly in light of the fact that the City recently obtained FAA approval for developing the Duluth Trading site (upon information and belief).

Yes, the City would need to expand water and sewer to the site - but I believe that would be a <~\$200K line item and would pale in comparison to the long-term costs associated with a failing shelter at the Barron Center. Yes, the City would need to pay FMV rent to PWM, but, since PWM is owned by the City, I have to imagine there can be offsetting reductions in appropriations or additional contracts for services that would make the City whole. In any event, even if those funds

could not be offset through municipal budgeting or service contracts, the money would be going back into a city-owned enterprise.

II. A Compromise For Everyone

Regardless of whether this particular District Road site works, I believe there would be fairly broad support for a compromise that can address the concerns of all stakeholders in the vicinity of District Road. So... My proposed compromise is as follows (and if you don't feel comfortable doing this without Council buy-in I would ask that the "hiding the homeless" concept be placed on the agenda at the next available Council meeting):

1. The City drops the "hiding the homeless" mandate;
2. The City focuses all of its resources on selecting a shelter site in the vicinity of District Road / Outer Outer Congress area
3. If the specific District Road site referenced above is not going to work, then the City should be willing pay a premium to site this shelter away from a residential neighborhood (because I would suggest the long-term costs of managing a failing shelter next to a residential neighborhood will far outweigh the short-term cost savings from building on City-owned land);
4. Proceed with building the larger "homeless services center shelter" in the vicinity of District Road with the understanding that the City will:

- Commit to making an effort to reduce bed counts (i.e. long term stayers initiatives, etc.) and lobby for policy changes to make Portland's homeless policy more manageable and suitable to a City of its size;
- Develop the shelter so that all or a portion can be repurposed as bed counts decrease (for municipal or airport uses, maybe);
- Further incentivise/study scattered shelter models and further explore public/private partnerships for specialized shelters (i.e. elder shelter), transitional housing, and housing first developments as part of an overall bed reduction and homeless policy strategy, as well as further explore and lobby for residency requirement modifications and other similar policy changes in Portland and Augusta.

This, to me, seems like an incredibly palatable compromise for all parties involved. It helps depressurize Bayside in the short term, it allows a large emergency "services-centric" shelter to be constructed in the near future, it allows the City flexibility to pursue policy changes aimed at getting to a more effective homeless policy, and it keeps the door open for other scattered / specialty shelters for those who support such an initiative. Importantly, it also doesn't carry the likelihood of throwing a large residential neighborhood like Nason's Corner under the bus. And if the large shelter becomes just as much of a failure as the OSS is in Bayside, the commercial uses in the District Road area can be repurposed to deal with the changing dynamics (i.e. health care tenants, mental health tenants, substance abuse tenants, social services tenants, etc.) - whereas Nason's Corner will be stuck with mostly residential uses - and without much in the way of flexibility.

Thanks and have a great weekend.

Casey

--

Director, Health & Human Services
 City of Portland
 389 Congress Street
 Portland, Maine 04101
 o 207.874.8775
 c 207.956.3262
dcs@portlandmaine.gov

2 attachments



Shelter Sites on District Road with FAA Elevation Restrictions v2.jpg
 332K



Metro Map Page.jpg
292K



Adam Harr <ash@portlandmaine.gov>

Fwd: Effects of the Poverello Center

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Wed, Aug 29, 2018 at 8:26 AM

public comment ?

Director, Health & Human Services
City of Portland
389 Congress Street
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Zan Cadman** <cadmana@gmail.com>
Date: Wed, Aug 29, 2018 at 7:55 AM
Subject: Effects of the Poverello Center
To: estrimling@portlandmaine.gov, bsr@portlandmaine.gov, sthibodeau@portlandmaine.gov,
bbatson@portlandmaine.gov, ""jcosta@portlandmaine.gov"" <jcosta@portlandmaine.gov>, kcook@portlandmaine.gov,
pali@portlandmaine.gov, ""nmm@portlandmaine.gov"" <nmm@portlandmaine.gov>, jduson@portlandmaine.gov,
jpj@portlandmaine.gov, Mjs@portlandmaine.gov, dcs@portlandmaine.gov

Good morning City Staff, Council, and Mayor Strimling,

Please read the attached document, which contains excerpts from the public comment portion of 8/13 City Council Meeting in Missoula, MT. Of the 20 people who spoke during public comment, 18 of them commented on the effects that the Poverello Center has had on the surrounding neighborhood. As I'm sure you're aware, the Poverello Center has been cited as a model for the Barron Center proposal, and is half the size.

The full public record can be found at the following link:

<http://missoula.siretechnologies.com/SIREPub/mtgviewer.aspx?meetid=2764&doctype=AGENDA>

Thank you,

Zan Cadman

**Missoula Public Comment.docx**
26K



Adam Harr <ash@portlandmaine.gov>

Fwd: Emergency Shelter Placement in District 3

3 messages

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Fri, Jul 6, 2018 at 1:09 PM

Director, Health & Human Services
[City of Portland](#)
[389 Congress Street](#)
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Jon Jennings** <jjp@portlandmaine.gov>
Date: Fri, Jul 6, 2018 at 12:53 PM
Subject: Fwd: Emergency Shelter Placement in District 3
To: Dawn Stiles <dcs@portlandmaine.gov>, Michael Sauschuck <mjs@portlandmaine.gov>

----- Forwarded message -----

From: **andrew graham** <agraham43@mac.com>
Date: Fri, Jul 6, 2018 at 12:44 PM
Subject: Emergency Shelter Placement in District 3
To: bbatson@portlandmaine.gov
Cc: Belinda Ray <bray0002@maine.rr.com>, Jon Jennings <jjp@portlandmaine.gov>

Dear Mr. Batson-

I am a District 3 resident, living at [43 Macy St](#) (off Capisic Street by Capisic Pond. I've resided here since 1978, and both of my children attended Hall School - so I am familiar with the neighborhood. I want to express my support for the plan to site a new emergency shelter adjacent the Barron Center.

It fits so many of the criteria one would want in a location for a shelter - isolated but not hidden, on public transportation, already city property, near a similar facility (Motel 6), accessible to shopping (Westbrook Shaws and the soon to be built Market Basket), and close to existing homeless encampments. It is relatively isolated from residential neighborhoods. I do not believe there is a better place that could have been chosen in the city.

The country has grown increasingly fearful, and NIMBYism seems at an all-time high in Portland. Please believe that there is a silent majority in your district that understands that difficult choices must be made, and that this is the best choice that can be made for the city as a whole. Do what is best for the city as a whole, and accept the criticism you will receive from folks who view the world only through a zero-sum lens. Too long has the city bent to the loudest voices; please understand that those who show up at meetings are typically the ones with a personal ax to grind.

Kindly,
Andy

Mobile 207.650.5535
agraham43@mac.com

--

Jon P. Jennings
City Manager
[City of Portland](#)
[389 Congress Street](#)
Portland, ME 04101
(207) 874-8689 Office
(207) 874-8669 Fax
jpj@portlandmaine.gov
www.portlandmaine.gov
[@portlandmanager](#)

Jon Jennings <jpj@portlandmaine.gov>
To: Dawn Stiles <dcsl@portlandmaine.gov>, ash@portlandmaine.gov

Wed, Jul 18, 2018 at 5:17 AM

For the record

Jon P. Jennings
City Manager
[City of Portland](#)
[389 Congress Street](#)
Portland, ME 04101
(207) 874-8689 Office
jpj@portlandmaine.gov
www.portlandmaine.gov
[@portlandmanager](#)

Begin forwarded message:

From: andrew graham <agraham43@mac.com>
Date: July 6, 2018 at 12:44:30 PM EDT
To: bbatson@portlandmaine.gov
Cc: Belinda Ray <bray0002@maine.rr.com>, Jon Jennings <jpj@portlandmaine.gov>
Subject: **Emergency Shelter Placement in District 3**

Dear Mr. Batson-

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Kindly,
Andy

Andrew GRAHAM

Mobile 207.650.5535
agraham43@mac.com

Dawn Stiles <dcsc@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Thu, Jul 26, 2018 at 8:05 AM

Public Comment

Director, Health & Human Services
City of Portland
389 Congress Street
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcsc@portlandmaine.gov

----- Forwarded message -----

From: **Jon Jennings** <jjp@portlandmaine.gov>
Date: Fri, Jul 6, 2018 at 12:53 PM
Subject: Fwd: Emergency Shelter Placement in District 3
To: Dawn Stiles <dcsc@portlandmaine.gov>, Michael Sauschuck <mjs@portlandmaine.gov>

----- Forwarded message -----

From: **andrew graham** <agraham43@mac.com>
Date: Fri, Jul 6, 2018 at 12:44 PM
Subject: Emergency Shelter Placement in District 3
To: bbatson@portlandmaine.gov
Cc: Belinda Ray <bray0002@maine.rr.com>, Jon Jennings <jjp@portlandmaine.gov>

Dear Mr. Batson-

I am a District 3 resident, living at [43 Macy St](#) (off Capisic Street by Capisic Pond. I've resided here since 1978, and both of my children attended Hall School - so I am familiar with the neighborhood. I want to express my support for the plan to site a new emergency shelter adjacent the Barron Center.

It fits so many of the criteria one would want in a location for a shelter - isolated but not hidden, on public transportation, already city property, near a similar facility (Motel 6), accessible to shopping (Westbrook Shaws and the soon to be built Market Basket), and close to existing homeless encampments. It is relatively isolated from residential neighborhoods. I do not believe there is a better place that could have been chosen in the city.

The country has grown increasingly fearful, and NIMBYism seems at an all-time high in Portland. Please believe that there is a silent majority in your district that understands that difficult choices must be made, and that this is the best choice that can be made for the city as a whole. Do what is best for the city as a whole, and accept the criticism you will

receive from folks who view the world only through a zero-sum lens. Too long has the city bent to the loudest voices; please understand that those who show up at meetings are typically the ones with a personal ax to grind.

Kindly,
Andy

Andrew GRAHAM

Mobile 207.650.5535
agraham43@mac.com

--

Jon P. Jennings
City Manager
City of Portland
389 Congress Street
Portland, ME 04101
(207) 874-8689 Office
(207) 874-8669 Fax
jpj@portlandmaine.gov
www.portlandmaine.gov
@portlandmanager



Adam Harr <ash@portlandmaine.gov>

Fwd: Emergency Shelter

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Wed, Aug 22, 2018 at 12:04 PM

For the public record.

Director, Health & Human Services
[City of Portland](#)
[389 Congress Street](#)
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Pious Ali** <pali@portlandmaine.gov>
Date: Wed, Aug 22, 2018 at 11:43 AM
Subject: Re: Emergency Shelter
To: Eric Kane <erickane@maine.rr.com>, Dawn Stiles <dcs@portlandmaine.gov>, Jon Jennings <jjp@portlandmaine.gov>

Hi Ms. Stiles

I will be forward some emails from Mr. Kane and my response to him so that its added to the public records Thanks.

*Respectfully***Pious Ali**

City Councilor At-Large

City Hall

[389 Congress Street](#)[Portland, ME 04101](#)PALI@PortlandMaine.gov[2078074283](#)<http://www.portlandmaine.gov>[Sign up to receive updates on my work](#)On Fri, Aug 3, 2018 at 1:16 PM, Eric Kane <erickane@maine.rr.com> wrote:

Good Afternoon Pious,

I am a Nason's Corner resident who voted for you. Can you tell me whether you support or oppose the relocation of the emergency shelter to the Barron Center campus? Thank you in advance.

Sent from my iPhone



Adam Harr <ash@portlandmaine.gov>

Fwd: Encampments

1 message

Jon Jennings <jpj@portlandmaine.gov>

Mon, Sep 10, 2018 at 11:22 AM

To: Dawn Stiles <dcs@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>, Michael Sauschuck <mjs@portlandmaine.gov>

----- Forwarded message -----

From: **Patrice Perreault** <murphperreault@gmail.com>

Date: Fri, Aug 24, 2018 at 5:16 PM

Subject: Fwd: Encampments

To: <estrimling@portlandmaine.gov>, <jcosta@portlandmaine.gov>, <jduson@portlandmaine.gov>, <bbatson@portlandmaine.gov>, <kcook@portlandmaine.gov>, <sthibodeau@portlandmaine.gov>, <nmm@portlandmaine.gov>, <jpj@portlandmaine.gov>

Afternoon all,

Check out a couple articles below on the homeless situation near wooded areas.

Lots of interesting precedents from all over the country.

The latest from Alaska: <http://www.latimes.com/nation/la-na-alaska-homeless-20180824-story.html>Much closer to home, we have the recent Manchester, NH experience: <http://www.unionleader.com/Mark-Haywards-City-Matters-Neighbors-say-citys-crackdown-on-camps-puts-pressure-on-them>

--

Jon P. Jennings

City Manager

City of Portland

389 Congress Street

Portland, ME 04101

(207) 874-8689 Office

(207) 874-8669 Fax

jpj@portlandmaine.govwww.portlandmaine.gov

Twitter: @portlandmanager



Adam Harr <ash@portlandmaine.gov>

Fwd: Expenses for shelter models

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Sat, Nov 10, 2018 at 10:29 AM

Public comments

----- Forwarded message -----

From: **KenCapron1** <kcapron1@maine.rr.com>

Date: Sat, Nov 10, 2018 at 2:14 AM

Subject: Expenses for shelter models

To: Dawn Stiles <dcs@portlandmaine.gov>

I don't see any cost allocation for **Insurance – auto, property and general liability.**

Why would you have so much overtime rather than keeping someone on call?

Laundry – so do the residents launder their own linen? Shouldn't they?

Is there an allowance for infestations or outbreaks and all those quarantine costs?

What kind of heat will you have?

Do you reimburse staff for travel between the scattered shelters?

Isn't there an accounting/billing clerk? Grants/development staff?

Ken Capron

Virus-free. www.avg.com

--
Director, Health & Human Services
[City of Portland](#)
[389 Congress Street](#)
[Portland, Maine 04101](#)
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov



Adam Harr <ash@portlandmaine.gov>

Fwd: From a Neighbor - County Way Site concerns

2 messages

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Thu, Mar 7, 2019 at 11:39 AM

Public Comment

Director, Health & Human Services
City of Portland
389 Congress Street
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Caroline Losneck** <closneck@gmail.com>
Date: Thu, Mar 7, 2019 at 11:40 AM
Subject: From a Neighbor - County Way Site concerns
To: Kristen Dow <KJD@portlandmaine.gov>, <dcs@portlandmaine.gov>

Good afternoon Dawn and Kristen,

My name is Caroline and I am a long-time (10 plus years) St John Valley/Libbytown resident. I love and use the Portland Trails near the Fore River, walk and bicycle around the area, shop in the area, and have wonderful respectful relationships with the Housing First residents and staff at Logan Place and Florence House. I have an understanding of the area on County Way where the city is considering locating a new mega-shelter, and am writing you today to express why I feel, from my heart, that this is a bad location and site. And for the record, any 150-bed mega shelter in ANY neighborhood is a bad location (as Bayside can attest.)

I share the same concerns that you/HHS raised about the County Way site as a location for a large mega homeless shelter. We have the jail, a new massive looming Maine Med garage, and Maine Med expansion and at least 2 Housing First Shelters in this area. I, and many folks I know who live here, feel that we are willing to welcome models like LOGAN PLACE and Florence House, or a smaller niche shelter (40-50 people per night, maximum) —but that the addition of a large 150 bed shelter would absolutely adversely negatively impact the St John Valley and Libbytown neighborhoods, and set us back to a neighborhood seen as a "dumping ground" for hiding away our social problems that we have begun to address.

Just as recent developments are taking place in our neighborhoods here (Thompson's Point, our Libbytown Community Garden, improvements to the Portland Trail system in the Fore River area, Westfield Street businesses like Bunker Brewing and more...), the city wants to build a mega shelter? It seems very counter-intuitive, and also deeply irresponsible to the residents at the existing Housing First developments and neighbors living here in the neighborhoods. The large shelter model is just too big, as Nason's Corner so well pointed out, and not an adequate or well-reasoned response. Housing First residents have found life-changing stability largely because of the small size and stability and care they receive from staff at both places here in Libbytown and St John Valley. My fear is this stability would be challenges by a larger shelter, and it's impacts right next door.

Also, we have in this area:

- we see needles on the street and in the bushes
- encounter vagrancy, panhandling, inebriation daily
- there numerous little 'nooks' where homeless people congregate and drink
- multiple access points to the trail network where there still are camps in the woods
- poor sidewalk conditions in winter along Congress Street that obliges people to walk in the busy road. I see this on a daily basis, the city has never been able to remove ice and snow along this city plowed school route.

3/14/2019

City of Portland Mail - Fwd: From a Neighbor - County Way Site concerns

I would urge you to oppose the County Way location --- it's not the right site for a mega shelter, and ask the city to look carefully and with increased attention, not decreased, to the needs and successes of other models that are smaller, well-integrated and scaled into the neighborhoods where they are located (Logan Place and Florence House, for example) and where there is a chance of success. The County Way location does not meet the City's own benchmarks.

I'd also invite you to a **Libbytown neighborhood association meeting**. We have one next week and we'd all love to be able to have a conversation, or site visit, with you about this. I'd be happy to send you the date and time of our meeting next week? Please let me know if this is of interest to you?

Thanks for reading and considering,
Caroline Losneck
Huntress Street, Libbytown

Kristen Dow <kjd@portlandmaine.gov>

Thu, Mar 7, 2019 at 1:19 PM

To: Adam Harr <ash@portlandmaine.gov>, Jon Jennings <jpj@portlandmaine.gov>

[Quoted text hidden]



Adam Harr <ash@portlandmaine.gov>

Fwd: HHS & PSC meeting

6 messages

Dawn Stiles <dcs@portlandmaine.gov>

Mon, Sep 10, 2018 at 4:21 PM

To: Adam Harr <ash@portlandmaine.gov>

Cc: Robert Parritt <rwp@portlandmaine.gov>, "MacLean, David" <dem@portlandmaine.gov>

public comment - but please revise the document in the materials for tomorrow night and remove all providers/services listed that are not in Bayside. thanks

Director, Health & Human Services

City of Portland

389 Congress Street

Portland, Maine 04101

o 207.874.8775

c 207.956.3262

dcs@portlandmaine.gov

----- Forwarded message -----

From: **Sarah Michniewicz** <sarahmichniewicz@me.com>

Date: Mon, Sep 10, 2018 at 4:14 PM

Subject: Re: HHS & PSC meeting

To: Jay York <jyork2@maine.rr.com>Cc: Belinda Ray <bsr@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>, Jon Jennings <jpj@portlandmaine.gov>

Hi Jay,

Yes, I noticed that too. Hopefully this list can be modified to reflect which services are actually in Bayside and which are in other neighborhoods. on the peninsula.

Sarah

> On Sep 10, 2018, at 3:52 PM, Jay York <jyork2@maine.rr.com> wrote:

>

> Noticed this in the info for tomorrow's meeting and wondered if maybe there was a misunderstanding of the Bayside neighborhood boundaries?

>

> Jay York

>

>

> <Screen Shot 2018-09-10 at 3.37.41 PM.png><Screen Shot 2018-09-10 at 3.40.37 PM.png>

Dawn Stiles <dcs@portlandmaine.gov>

Mon, Sep 10, 2018 at 5:13 PM

To: Adam Harr <ash@portlandmaine.gov>, "MacLean, David" <dem@portlandmaine.gov>, Robert Parritt

<rwp@portlandmaine.gov>

----- Forwarded message -----

From: **Belinda Ray** <bsr@portlandmaine.gov>

Date: Mon, Sep 10, 2018 at 4:56 PM

Subject: Re: HHS & PSC meeting

To: Jay York <jyork2@maine.rr.com>

CC: Dawn Stiles <dcS@portlandmaine.gov>, Sarah Michniewicz <sarahmichniewicz@me.com>, Jon Jennings <jpj@portlandmaine.gov>

Hello all.

There are indeed several organizations whose offices aren't located in Bayside, but which nonetheless operate in Bayside at various locations (Needle Exchange, Frannie Peabody, Maine Behavioral Health, Milestone's HOME Team, et al). Many will continue to operate in the area even after the shelter re-locates, so I think that is why they are all listed here. I do agree, however, that the wording should be clearer so people don't think the organizations themselves are based in Bayside, but rather their programs.

Can we make sure that gets clarified in that answer online?

Thanks,

Belinda

Belinda S. Ray (*she / her / hers*)
City Council, District 1
[389 Congress Street](#)
[Portland, ME 04101](#)
BSR@portlandmaine.gov

Sign up for [my newsletter](#) or visit [my blog](#)!

Please Note: Under Maine law, emails sent or received by public officials or city employees may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

On Mon, Sep 10, 2018 at 3:52 PM, Jay York <jyork2@maine.rr.com> wrote:

Noticed this in the info for tomorrow's meeting and wondered if maybe there was a misunderstanding of the Bayside neighborhood boundaries?

Jay York

- *What will remain in Bayside when OSS moves to a new location?*

Existing programming will still remain, the only move will be the adult Emergency Shelter. The City's Family Shelter, General Assistance office, HIRE program and Rep Payee program will still exist in Bayside.

Additionally, these non-City Services are currently located in Bayside: Preble Street Resource Center, the Maine Med Learning Collaborative (medical case management and healthcare services), Greater Portland Health (physical healthcare, dental), Salvation Army (sober living program), The Opportunity Alliance (PATH, Crisis Services, Mental Health Case Management), Maine Behavioral Healthcare (Case Management, Clinical Counseling, Psychiatry, IOP), Community Policing, Goodwill (Employment Assistance), Teen Center (case management, street academy), Milestone (wet shelter for men, detox, HOME Team), Public Library, DHHS, Frannie Peabody Center (case management for HIV positive people, anonymous HIV and Hep C Testing), Pine Tree Legal, Portland HELP Center, St. Vincent's Church (soup kitchen), City of Portland Needle Exchange, Sexual Assault Response and Support Services.

Health & Human Services and Public Safety Committee Agenda

Tuesday, September 11, 2018, 5:30pm

Room 209, City Hall

Councilor Belinda Ray, District 1, Chair

Councilor Brian Batson, District 3

Councilor Pious Ali, At-Large

1. Announcements
2. Review And Approval Of Minutes From The July 10 And 17, 2018 Meetings.
3. City Staff Answers To Committee And Constituent Questions On The Proposed Location For The Homeless Services Center.

Documents:

[HHS AND PS HOMELESS SERVICES CENTER QUESTION ANSWERS.PDF](#)

[Quoted text hidden]

Adam Harr <ash@portlandmaine.gov>

To: Dawn Stiles <dcs@portlandmaine.gov>

Cc: "MacLean, David" <dem@portlandmaine.gov>, Robert Parritt <rwp@portlandmaine.gov>

Tue, Sep 11, 2018 at 3:28 PM

I've updated it to " *are either currently located or operate programming* in Bayside."

With the addition of Jon's memo the packet should be complete and I will send it out as soon as I confirm the agenda uploaded correctly.

Please let me know if I am missing any other changes to the packet. (the meeting room, minutes, and paid sick leave memos were already updated and uploaded)

Thank you,
Adam

Adam Harr
Executive Assistant
Social Services Division
Health & Human Services Department
City of Portland
196 Lancaster Street
Portland, ME 04101
o: (207) 482-5144
f: (207) 775-7918
ash@portlandmaine.gov

[Quoted text hidden]

Dawn Stiles <dcsc@portlandmaine.gov>

Tue, Sep 11, 2018 at 3:42 PM

To: Adam Harr <ash@portlandmaine.gov>

Cc: "MacLean, David" <dem@portlandmaine.gov>, Robert Parritt <rwp@portlandmaine.gov>

Thanks Adam.

[Quoted text hidden]

Adam Harr <ash@portlandmaine.gov>

Tue, Sep 11, 2018 at 3:43 PM

To: Dawn Stiles <dcsc@portlandmaine.gov>

Cc: "MacLean, David" <dem@portlandmaine.gov>, Robert Parritt <rwp@portlandmaine.gov>

Can I add the service provider matrix?

Adam Harr
Executive Assistant
Social Services Division
Health & Human Services Department
City of Portland
196 Lancaster Street
Portland, ME 04101
o: (207) 482-5144
f: (207) 775-7918
ash@portlandmaine.gov

[Quoted text hidden]

Dawn Stiles <dcsc@portlandmaine.gov>

Tue, Sep 11, 2018 at 3:46 PM

To: Adam Harr <ash@portlandmaine.gov>

Yes

[Quoted text hidden]



Adam Harr <ash@portlandmaine.gov>

Fwd: Homeless Services Center Site

2 messages

Katherine Jones <kij@portlandmaine.gov>

Tue, Feb 2

To: Adam Harr <ash@portlandmaine.gov>, Belinda Ray <bsr@portlandmaine.gov>

I have a couple more testimonies for the meeting tonight.
Katherine Jones, City Clerk, CCM, CMC, Registrar
City of Portland
[389 Congress Street](#)
[Portland, ME 04101](#)
(207) 874-8614
(207) 874-8612 Fax

----- Forwarded message -----

From: **City Clerk** <cityclerk@portlandmaine.gov>
Date: Tue, Feb 26, 2019 at 8:03 AM
Subject: Fwd: Homeless Services Center Site
To: Katherine Jones <kij@portlandmaine.gov>

Forwarded for your review

Donna
City Clerk's Office
[389 Congress St. Rm. 203](#)
[Portland, ME 04101](#)
P: 207-874-8610
F: 207-874-8612

----- Forwarded message -----

From: **Bayside Neighborhood** <bnaportland@gmail.com>
Date: Mon, Feb 25, 2019 at 4:44 PM
Subject: Fwd: Homeless Services Center Site
To: <cityclerk@portlandmaine.gov>
Cc: Bayside Neighborhood <bnaportland@gmail.com>

Good Afternoon,

If it is too late for this email to be added to the packet for tomorrow's HHS meeting, would you please make sure it is placed on the councilors' desks before the meeting?

Thank you!

Sarah Michniewicz

----- Forwarded message -----

From: **Bayside Neighborhood** <bnaportland@gmail.com>
Date: Mon, Feb 25, 2019 at 4:33 PM
Subject: Homeless Services Center Site
To: Councilor Belinda Ray <bsr@portlandmaine.gov>, <pali@portlandmaine.gov>, <bbatson@portlandmaine.gov>, Jill Duson <jduson@portlandmaine.gov>, Nick Mavodones, Jr. <nmm@portlandmaine.gov>, <jcosta@portlandmaine.gov>, <kcook@portlandmaine.gov>, <sthibodeau@portlandmaine.gov>, <estrimling@portlandmaine.gov>
Cc: <npj@portlandmaine.gov>

To Councilors Ray, Ali and Batson,

Thank you for your sustained focus on locating an appropriate site for a new homeless services center. The Bayside Neighborhood Association continues to support and overdue step of modernizing the City's delivery of services and support to people experiencing homelessness.

We appreciate that City staff is thoroughly and fairly evaluating the merits of potential locations; however, we cannot endorse any site that is located in Bayside. We eliminate 33 Portland Street from the list of potential sites at the February 26 Health and Human Services & Public Safety Committee meeting.

The 33 Portland Street parcel is too small to allow an adequate buffer from nearby residences. It would also not accommodate the preferred design of a single story screened courtyard, nor the space required for security screenings, community partners, and meal delivery as stipulated by the revised conditional use standards for shelters. The land would likely require the same costly remediation that makes much of the former City of Portland Public Works site undesirable for shelter or housing.

Moreover, siting a new facility so close to the location of the current shelter would do little to relieve the pressure on our neighborhood. It would do nothing to disrupt entrenched patterns which perpetuate the difficulties faced by shelter guests and residents. It would not give the new facility, shelter staff, or people experiencing homelessness their best chance at success. These factors also make it an unsuitable location for a partner provider.

For well over two decades Bayside has done far more than its fair share to support Portland's social services network, and it's time for our neighborhood to have some. The recent attention to this issue has led many other neighborhood organizations and citizens to proclaim "solidarity" with Bayside (Zack Barowitz, Libbytown Neighborhood Association), to state that "the crisis should not be Bayside's burden to bear" (Maya Lena, Nason's Corner Neighborhood Association), and to express a desire to "be

3/14/2019

City of Portland Mail - Fwd: Homeless Services Center Site

solution". The BNA urges you to give them that opportunity so that we may all enjoy a secure, equitable, dynamic and authentic city while providing humane, effective support for the vulnerable amongst us.

Sincerely,
Sarah Michniewicz
President, Bayside Neighborhood Association

Jon Jennings <jpj@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>, Kristen Dow <kjd@portlandmaine.gov>

Tue, Feb 26

----- Forwarded message -----

From: **Bayside Neighborhood** <bnaportland@gmail.com>

Date: Mon, Feb 25, 2019 at 4:34 PM

Subject: Homeless Services Center Site

To: Councilor Belinda Ray <bsr@portlandmaine.gov>, <pali@portlandmaine.gov>, <bbatson@portlandmaine.gov>, Jill Duson <jduson@portlandmaine.gov>, Nick Mavodones, Jr. <nmm@portlandmaine.gov>, <jcosta@portlandmaine.gov>, <kcook@portlandmaine.gov>, <sthibodeau@portlandmaine.gov>, <estrimling@portlandmaine.gov>

CC: <jpj@portlandmaine.gov>

To Councilors Ray, Ali and Batson,

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Sincerely,
Sarah Michniewicz
President, Bayside Neighborhood Association

--
Jon P. Jennings
City Manager
City of Portland
389 Congress Street
Portland, ME 04101
(207) 874-8689 Office
jpj@portlandmaine.gov
www.portlandmaine.gov



Adam Harr <ash@portlandmaine.gov>

Fwd: Homeless Services Center

6 messages

Dawn Stiles <dcs@portlandmaine.gov>

Sun, Feb 24, 2019 at 6:48 PM

To: Adam Harr <ash@portlandmaine.gov>, "Geyer, Aaron" <aeg@portlandmaine.gov>

Cc: "Dow, Kristen" <kjd@portlandmaine.gov>

Public Comment

----- Forwarded message -----

From: **Maya Lena** <maya.j.lena@gmail.com>

Date: Sun, Feb 24, 2019 at 3:33 PM

Subject: Homeless Services Center

To: Jon Jennings <jpj@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>, Belinda Ray <bray0002@maine.rr.com>, Brian Batson <bbatson@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, <nmm@portlandmaine.gov>, <jcosta@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, <kcook@portlandmaine.gov>, <jduson@portlandmaine.gov>
CC: <cityclerk@portlandmaine.gov>

Dear Councilors,

Many of you know me as the President of the Nason's Corner Neighborhood Association. I am writing this letter to you as a private citizen of Portland. The writing in this letter reflects my own personal opinion.

I will be the first to admit that I had not been closely paying attention to the homelessness situation in Bayside until I received a phone call from City Manager Jon Jennings last June about the City's original proposal to relocate the shelter to Nason's Corner.

Since then, however, I have been doing the best that I can to learn about the issues surrounding homelessness in Portland by attending meetings at City Hall, engaging with other neighborhood association leaders via the Portland Alliance of Neighborhoods (PAN), and consulting with local medical providers, social workers and public health professionals.

I recently attended Portland Press Herald photographer Ben McCanna's presentation "Finding Bayside" at the Portland Public Library on February 7, 2019. According to Mr. McCanna's presentation, about 3 years ago, members of the BNA began documenting increased antisocial behavior in Bayside. The root cause, according to both BNA leaders and the homeless people whom he interviewed, was the growing opioid epidemic. BNA leaders compiled photographic evidence, which they brought to the City Council, and certain commitments were apparently made to remove the shelter from Bayside to provide relief to the neighborhood. Multiple times during his presentation, Mr. McCanna cited opiates and the lack of addiction treatment as the driver of the antisocial behavior and the increased numbers of people seeking shelter. His vivid photography and personal anecdotes made the case that the neglected addiction crisis (in Portland and elsewhere) was the story his readers should be taking away from his work rather than the supposed inadequacy of the Oxford Street Shelter facility.

Over the course of the past few months I have heard many compelling and fact-based arguments for why a large shelter situated away from downtown is NOT the best model. As this process has unfolded it has become more and more clear that the true need is not for more shelter beds, but for access to treatment, and access to housing. However, the HHS Committee and Council continue to push for a megashelter model.

I sat through the last shelter-focused HHS meeting and I was encouraged that multiple private partners are coming forward wanting to create more service locations in order to relieve some pressure from the existing city-run adult emergency shelter.

I also, however, feel that the City is struggling to find a suitable location for a large shelter. There just doesn't seem to be a place to put one that makes sense for both needing emergency shelter, and for the established neighborhoods of Portland where such shelters previously have not been permitted. Bayside "needing relief" is not reason enough to relocate the problem to another neighborhood. This would not be fair to anyone affected by this big change. The push to build a very large (150-200 bed) homeless services center is starting to feel like trying to fit a square peg into a round hole.

I would encourage the HHS Committee to reconsider the position they are presently in. I understand that a vote has been made to pursue the 150 bed model, but it does not mean that the City should continue to pursue this plan just because we are already at this stage. As I know you have heard from many Portland residents there is no model for a 150-200 bed shelter that has successfully integrated into a residential neighborhood. It baffles me that the Council is still pushing for this model without showing proven precedent as an example for what works. Why would Portland spend \$10 million on a project doomed to fail without any evidence suggesting otherwise?

I would strongly encourage you to put aside your current politics and to reflect deeply on the past 8 months of this process. This pause should enable you to consider if the current course is the best decision not just for the loudest voices or the deepest pockets, but for the entire City of Portland and everyone who resides here.

Maya Lena
Essex Street

--

Director, Health & Human Services
City of Portland
[389 Congress Street](#)
[Portland, Maine 04101](#)
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

Jon Jennings <jpj@portlandmaine.gov>

Mon, Feb 25, 2019 at 6:32 AM

To: Adam Harr <ash@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>, Kristen Dow <kjd@portlandmaine.gov>

For the record.

----- Forwarded message -----

From: **stephanie scherer** <stephanie.f.scherer@gmail.com>

Date: Sun, Feb 24, 2019 at 7:58 PM

Subject: Homeless Services Center

To: Jon Jennings <jpj@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Nick Mavodones <nmm@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, <kcook@portlandmaine.gov>, jduson <jduson@portlandmaine.gov>, CC: <cityclerk@portlandmaine.gov>

Hello Councilors,

I am writing today to express my dismay to see that [33 Portland Street](#) is still on the list of possible locations for the Homeless Services Center.

I understand that you need to explore all possible options, but surely, the fact that Bayside is already home to the teen shelter, the family shelter, and the Resource center which serves upwards of 300 homeless individuals a day is enough to warrant removing this location from the list. **There needs to be more equity amongst neighborhoods, and it is time to start giving Bayside some relief.**

Additionally, building a shelter in Bayside would do nothing to break up the deeply entrenched, illegal and antisocial behavior that has plagued the neighborhood and made it that much harder for those who are genuinely seeking safe shelter and an opportunity to get back on their feet to actually achieve just that. (And especially not when, Dyer's, the business adjacent to this proposed location, is one of the known Bayside "hot-spots" for calls for emergency service, which I don't need to remind you, has the disproportionately highest number of calls in the city.)

Again, I understand that you need to explore all possible options, but I hope that you recognize that Bayside is already doing much more than its fair share when it comes to housing the homeless.

Thank you,
Stephanie Scherer
Resident, Hanover Street

PS. One of the common arguments I've heard against having the shelter located in a particular neighborhood is that "very large" shelters should not be located in residential neighborhoods. I've never really bought that, as shelters *are* essentially residential housing. But if that *is* something that has swayed any members of the Council, I'd like to remind you that the current Oxford Street Shelter is in an incredibly residential part of Bayside, with houses all around it. And given the fact that there are no big box retailers or highways / major thoroughfares in the neighborhood, I'd argue that the OSS site is in even more residential than the Barron Center site. I just want to underscore this, as if you are going to let the argument that shelters don't belong in residential areas be disqualifier for potential locations in *some* neighborhoods, then again..... **Equity.** That needs to start being a disqualifier for all.

--
Jon P. Jennings
City Manager
City of Portland
389 Congress Street
Portland, ME 04101
(207) 874-8689 Office
jpj@portlandmaine.gov
www.portlandmaine.gov

Jon Jennings <jpj@portlandmaine.gov>

Mon, Feb 25, 2019 at 6:32 AM

To: Adam Harr <ash@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>, Kristen Dow <kjd@portlandmaine.gov>

----- Forwarded message -----

From: **Maya Lena** <maya.j.lena@gmail.com>

Date: Sun, Feb 24, 2019 at 3:33 PM

Subject: Homeless Services Center

To: Jon Jennings <jpj@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>, Belinda Ray <bray0002@maine.rr.com>, Brian Batson <bbatson@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, <nmm@portlandmaine.gov>, <jcosta@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, <kcook@portlandmaine.gov>, <jduson@portlandmaine.gov>
CC: <cityclerk@portlandmaine.gov>

Dear Councilors,

Many of you know me as the President of the Nason's Corner Neighborhood Association. I am writing this letter to you as a private citizen of Portland. The writing in this letter reflects my own personal opinion.

I will be the first to admit that I had not been closely paying attention to the homelessness situation in Bayside until I received a phone call from City Manager Jon Jennings last June about the City's original proposal to relocate the shelter to Nason's Corner.

Since then, however, I have been doing the best that I can to learn about the issues surrounding homelessness in Portland by attending meetings at City Hall, engaging with other neighborhood association leaders via the Portland Alliance of Neighborhoods (PAN), and consulting with local medical providers, social workers and public health professionals.

I recently attended Portland Press Herald photographer Ben McCanna's presentation "Finding Bayside" at the Portland Public Library on February 7, 2019. According to Mr. McCanna's presentation, about 3 years ago, members of the BNA began documenting increased antisocial behavior in Bayside. The root cause, according to both BNA leaders and the homeless people whom he interviewed, was the growing opioid epidemic. BNA leaders compiled photographic evidence, which they brought to the City Council, and certain commitments were apparently made to remove the shelter from Bayside to provide relief to the neighborhood. Multiple times during his presentation, Mr. McCanna cited opiates and the lack of addiction treatment as the driver of the antisocial behavior and the increased numbers of people seeking shelter. His vivid photography and personal anecdotes made the case that the neglected addiction crisis (in Portland and elsewhere) was the story his readers should be taking away from his work rather than the supposed inadequacy of the Oxford Street Shelter facility.

Over the course of the past few months I have heard many compelling and fact-based arguments for why a large shelter situated away from downtown is NOT the best model. As this process has unfolded it has become more and more clear that the true need is not for more shelter beds, but for access to treatment, and access to housing. However, the HHS Committee and Council continue to push for a megashelter model.

I sat through the last shelter-focused HHS meeting and I was encouraged that multiple private partners are coming forward wanting to create more service locations in order to relieve some pressure from the existing city-run adult emergency shelter.

I also, however, feel that the City is struggling to find a suitable location for a large shelter. There just doesn't seem to be a place to put one that makes sense for both needing emergency shelter, and for the established neighborhoods of Portland where such shelters previously have not been permitted. Bayside "needing relief" is not reason enough to relocate the problem to another neighborhood. This would not be fair to anyone affected by this big change. The push to build a very large (150-200 bed) homeless services center is starting to feel like trying to fit a square peg into a round hole.

I would encourage the HHS Committee to reconsider the position they are presently in. I understand that a vote has been made to pursue the 150 bed model, but it does not mean that the City should continue to pursue this plan just because we are already at this stage. As I know you have heard from many Portland residents there is no model for a 150-200 bed shelter that has successfully integrated into a residential neighborhood. It baffles me that the Council is still pushing for this model without showing proven precedent as an example for what works. Why would Portland spend \$10 million on a project doomed to fail without any evidence suggesting otherwise?

I would strongly encourage you to put aside your current politics and to reflect deeply on the past 8 months of this process. This pause should enable you to consider if the current course is the best decision not just for the loudest voices or the deepest pockets, but for the entire City of Portland and everyone who resides here.

Maya Lena
Essex Street
[Quoted text hidden]

Katherine Jones <klj@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Mon, Feb 25, 2019 at 11:24 AM

Katherine Jones, City Clerk, CCM, CMC, Registrar
City of Portland
389 Congress Street
Portland, ME 04101
(207) 874-8614
(207) 874-8612 Fax

----- Forwarded message -----

From: **City Clerk** <cityclerk@portlandmaine.gov>
Date: Mon, Feb 25, 2019 at 8:42 AM
Subject: Fwd: Homeless Services Center
To: Katherine Jones <klj@portlandmaine.gov>

Forwarded for your review

Donna
City Clerk's Office
389 Congress St. Rm. 203
Portland, ME 04101
P: 207-874-8610
F: 207-874-8612

----- Forwarded message -----

From: **Maya Lena** <maya.j.lena@gmail.com>
Date: Sun, Feb 24, 2019 at 3:33 PM
Subject: Homeless Services Center
To: Jon Jennings <jpj@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>, Belinda Ray <bray0002@maine.rr.com>, Brian Batson <bbatson@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, <nmm@portlandmaine.gov>, <jcosta@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, <kcook@portlandmaine.gov>, <jduson@portlandmaine.gov>
Cc: <cityclerk@portlandmaine.gov>

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Maya Lena
Essex Street

Dawn Stiles <dcgs@portlandmaine.gov>

Mon, Feb 25, 2019 at 12:37 PM

To: Adam Harr <ash@portlandmaine.gov>, "Dow, Kristen" <kjd@portlandmaine.gov>

Public Comment

Director, Health & Human Services
City of Portland
[389 Congress Street](#)
[Portland, Maine 04101](#)
o 207.874.8775
c 207.956.3262
dcgs@portlandmaine.gov

----- Forwarded message -----

From: **stephanie scherer** <stephanie.f.scherer@gmail.com>

Date: Sun, Feb 24, 2019 at 7:58 PM

Subject: Homeless Services Center

To: Jon Jennings <jj@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Nick Mavodones <nmm@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, <kcook@portlandmaine.gov>, jduson <jduson@portlandmaine.gov>, CC: <cityclerk@portlandmaine.gov>

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Thank you,
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Resident, Hanover Street

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Katherine Jones <klj@portlandmaine.gov>

Tue, Feb 26, 2019 at 2:32 PM

To: Adam Harr <ash@portlandmaine.gov>, Belinda Ray <bsr@portlandmaine.gov>

I think this is the final one.

Kathy

Katherine Jones, City Clerk, CCM, CMC, Registrar

City of Portland

[389 Congress Street](#)

[Portland, ME 04101](#)

(207) 874-8614

(207) 874-8612 Fax

----- Forwarded message -----

From: **City Clerk** <cityclerk@portlandmaine.gov>

Date: Tue, Feb 26, 2019 at 2:00 PM

Subject: Fwd: Homeless Services Center

To: Katherine Jones <klj@portlandmaine.gov>

City Clerk's Office

389 Congress St. Rm. 203
Portland, ME 04101
P: 207-874-8610
F: 207-874-8612

----- Forwarded message -----

From: **stephanie scherer** <stephanie.f.scherer@gmail.com>

Date: Sun, Feb 24, 2019 at 7:58 PM

Subject: Homeless Services Center

To: Jon Jennings <jjp@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Nick Mavodones <nmm@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, <kcook@portlandmaine.gov>, jduson <jduson@portlandmaine.gov>, CC: <cityclerk@portlandmaine.gov>

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Adam Harr <ash@portlandmaine.gov>

Fwd: Homeless Shelter near Barron Center

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Mon, Aug 6, 2018 at 11:20 AM

Public Comment

Director, Health & Human Services
City of Portland
389 Congress Street
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **marc kuczewski** <marckuczewski@supremehearing.com>
Date: Mon, Aug 6, 2018 at 10:48 AM
Subject: Homeless Shelter near Barron Center
To: dcs@portlandmaine.gov
Cc: michellekuczewski@supremehearing.com

Dawn,

You stopped in at our hearing aid center, Supreme Hearing Aids, to discuss the homeless shelter being proposed for the location near the Barron Center. We have discussed this proposal with several people since your visit including the mayor of Westbrook. We are adamantly opposed to this proposal. We know that it will be detrimental to our business.

Possibly hundreds of homeless individuals out on the streets every day in our general area of business will be alarming to our senior patients and they may choose to go elsewhere for their hearing care.

Thanks,

Marc

Supreme Hearing

Phone (Scarborough): 207-219-8380

Phone (Westbrook) : 207-591-4136

This email is intended only for the use of the individual or entity to which it is addressed. It may contain information that is privileged, confidential and/or exempt from disclosure. If you have received this in error, please

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Adam Harr <ash@portlandmaine.gov>

Fwd: Homeless Shelter siting

1 message

Katherine Jones <klj@portlandmaine.gov>

Mon, Mar 4, 2019 at 10:34 AM

To: Adam Harr <ash@portlandmaine.gov>, Belinda Ray <bsr@portlandmaine.gov>

Written testimony for the next HHS meeting.

Kathy
Katherine Jones, City Clerk, CCM, CMC, Registrar
City of Portland
[389 Congress Street](#)
[Portland, ME 04101](#)
(207) 874-8614
(207) 874-8612 Fax

----- Forwarded message -----

From: **City Clerk** <cityclerk@portlandmaine.gov>
Date: Mon, Mar 4, 2019 at 10:20 AM
Subject: Fwd: Homeless Shelter siting
To: Katherine Jones <klj@portlandmaine.gov>

Forwarded for your review.

Donna
City Clerk's Office
[389 Congress St. Rm. 203](#)
[Portland, ME 04101](#)
P: 207-874-8610
F: 207-874-8612

----- Forwarded message -----

From: **Maeve Pistrang** <maeve.pistrang@gmail.com>
Date: Mon, Mar 4, 2019 at 8:51 AM
Subject: Homeless Shelter siting
To: <estrimling@portlandmaine.gov>, <bsr@portlandmaine.gov>, <sthibodeau@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, <jcosta@portlandmaine.gov>, <kcook@portlandmaine.gov>, <pali@portlandmaine.gov>, <nmm@portlandmaine.gov>, <jduson@portlandmaine.gov>
Cc: <cityclerk@portlandmaine.gov>

I would like to share my concerns about the potential siting of a homeless shelter at County Way in the Libbytown neighborhood. Firstly, locating a homeless shelter next to a jail is extremely problematic. It sends the wrong message to the people being served and I believe it does not accurately reflect the values of our community. Additionally, the site reportedly is severely contaminated. What plans are there for remediation of the site to make it safe for people to stay there and for employees to be there every day?

Moreover, a 150-bed shelter does not seem to be appropriate for any neighborhood in Portland. Instead, the idea of multiple scattered shelters needs to be revisited so that the whole city can do its fair share in hosting services that can more easily integrate into neighborhoods.

The opportunity for public input has been woefully inadequate in this process thus far; a robust process that involves the public should be initiated immediately instead of a game of hot potato pitting neighborhoods against each other where the shelter lands in the most politically expedient location. The priority should be the best location and the best model of shelter for residents and the individuals being served. I am not convinced that plunking a huge shelter on a contaminated site next to a jail is the right answer at all.

Sincerely,
Maeve Pistrang
165 Bolton Street

--

Maeve W. Pistrang
maeve.pistrang@gmail.com



Adam Harr <ash@portlandmaine.gov>

Fwd: Homeless Shelter

1 message

Jon Jennings <jpj@portlandmaine.gov>

Mon, Nov 26, 2018 at 6:11 PM

To: Dawn Stiles <dcs@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>

----- Forwarded message -----

From: **Anne Pringle** <oldmayor@maine.rr.com>

Date: Sat, Nov 24, 2018 at 10:30 AM

Subject: Homeless Shelter

To: Duson, Jill <jduson@portlandmaine.gov>, Cook, Kim <kcook@portlandmaine.gov>, Mavodones, Nick <nmm@portlandmaine.gov>, Ray, Belinda <bsr@portlandmaine.gov>, Strimling, Ethan <estrimling@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Ali, Pious <pali@portlandmaine.gov>, Costa, Justin <jcosta@portlandmaine.gov>, Thibodeau, Spencer <sthibodeau@portlandmaine.gov>
Cc: Jennings, Jon <jpj@portlandmaine.gov>, Sauschuck, Mike <mjs@portlandmaine.gov>, Waxman, Dory <mermaidst@gmail.com>

I am under pressure from my husband to cull my voluminous files and am hard at work. I come across a lot if interesting history in the process.

See attached comments I made to the Council in 2012 as it was deciding to accept the Homeless Task Force Report - and my follow up email.

We are dealing with the same issues, six years later! Hopefully, the Council will step up and address the issues before the community **before** it decided what size shelter we need and where...

Anne

--
Jon P. Jennings
City Manager
City of Portland
389 Congress Street
Portland, ME 04101
(207) 874-8689 Office
(207) 874-8669 Fax
jpj@portlandmaine.gov
www.portlandmaine.gov
Twitter: @portlandmanager

----- Forwarded message -----

From: Anne Pringle <oldmayor@maine.rr.com>

To: "Duson, Jill" <jduson@portlandmaine.gov>, "Leeman, Cheryl" <cal4161@yahoo.com>, "Mavodones, Nick" <NickM@cascobaylines.com>, "Donoghue, Kevin" <kjdonoghue@gmail.com>, "Marshall, Dave" <marshalldistrict2@gmail.com>, "Suslovic, Ed" <edsuslovic@yahoo.com>, "Anton, John" <antonatlarge@gmail.com>, "Coyne, John" <jcoyne@portlandmaine.gov>, "Rees, Mark" <mhr@portlandmaine.gov>, "Gardner, Doug" <dsg@portlandmaine.gov>, "Waxman, Dory" <darichardswaxman@yahoo.com>, "Sauschuck, Mike" <mjs@portlandmaine.gov>

Cc:

Bcc:

Date: Tue, 20 Nov 2012 17:01:08 -0500

Subject: Homeless TF Report

I had to sort of rush through my remarks because the Mayor was trying to stare me down (just kidding, Mike!), so I thought I would send them along, attached.

In thinking about this issue further, as are many people throughout the City (as I hope you know), a few more things occur to me:

1) In 1987, City Manager Bob Ganley established the policy that no one would be turned away, in response to the Tent City in Lincoln Park. I am not sure the Council took formal action to adopt that policy as the newspaper implied today. In any case, there were far fewer homeless people then and I suspect the vast majority were from Portland, unlike the current percentages.

2) I said that we need a respectful community-wide public debate about this "open door" policy, because, without it, the City is implicitly committing itself to serve an unlimited number of homeless people. 500 now. 1000? 1500? I know that is Preble Street's mission, but is that the City's policy intent, in this day and age of budget limitations?

3) The advocates represented that the feds and state are cutting service \$\$, adding to the homeless problem. I agree that this is a problem and it will not be reversed soon. Then, who will fund the services they want to provide to the unlimited number of homeless they wish us to serve? Portland taxpayers?

4) The advocates used some strong language in refuting the suggestion that people come here for our services. But only weak assertions were made for why they come here. How do we establish why people from out-of-state, in particular, come here?

5) I was struck by the thoughtful comments of the young woman (a social worker herself) who lives in the middle of the shelter complex and has observed the population on a daily basis: 1/3 are chronically homeless, 1/3 are situationally homeless, and 1/3 are "abusers". I have heard people in the field talk about the homeless who travel around the country during the year, moving from one place to another for a while, camping and getting their free services, while often drinking/drugging/panhandling. We see them in Deering Oaks - and over the years City parks staff have even been assaulted by some. They say, "they are not like our local homeless". I suspect that these are the people who use disproportionate police services. Can't we address the three categories of homeless that the woman described? The latter category, which I will characterize as the "travelers", will not agree to be case managed. OK, then they should not get services, as far as this taxpayer is concerned and they should move on....

6) Think about it. A residency requirement may be unconstitutional, but if the City found another way to service "its own" (however reasonably defined), more money would be available for better services and better outcomes...

7) Re the issue of hospital discharges to the shelter. As most of you know, I have been involved with the mental health arena for almost 20 years, starting from my Council experience with group homes. Hospitals discharge to the shelter if people come to the hospital from the shelter and ask to be returned there, because they have no where else to go. Hospitals are not housing agencies and are not able to keep patients beyond medical necessity. Hospitals are already absorbing a huge and increasing cost of uncompensated care (part of the extended cost of homeless in our community)... For those homeless with mental illness, a large proportion, people have been told it is their "right" to decline the medication and treatment that will help them live a more stable life in the community. This is another difficult topic that requires a respectful community conversation, as "people are dying with their rights on", as a local lawyer with a mentally ill brother said...

Difficult issues. I think the Task Force did some good work and made some good recommendation. I am disappointed that it ducked the "tough questions", but I understand why.

I hope the Mayor will seize on the fundamental issues that this whole community needs to address. I totally agree with Councilor Anton that the City is way overdue for a homeless policy and plan. Until now, that role has been defaulted to Preble Street. Now is the time for the City to devise its own realistic plan.

Thanks for considering these points...

Anne

3 attachments



ABP TO COUNCIL Homeless TF Report.docx
132K



COUNCIL – Homeless TF Report.docx
132K



To Council 11.20.12.eml
186K



Adam Harr <ash@portlandmaine.gov>

Fwd: Homeless

1 message

Jon Jennings <jpj@portlandmaine.gov>

Mon, Nov 26, 2018 at 6:12 PM

To: Dawn Stiles <dcs@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>

----- Forwarded message -----

From: **Anne Pringle** <oldmayor@maine.rr.com>

Date: Thu, Nov 22, 2018 at 11:34 AM

Subject: Homeless

To: Ray, Belinda <bsr@portlandmaine.gov>, Jennings, Jon <jpj@portlandmaine.gov>, Thibodeau, Spencer <sthibodeau@portlandmaine.gov>

Cc: Sauschuck, Mike <mjs@portlandmaine.gov>, Waxman, Dory <mermaidst@gmail.com>

See attached letter to the editor from 12.4.04. Same issues...very well stated by the author. As I noted in a prior email to you, Bridge House in Boulder is doing just what this author suggests

Time to step up and update the City policy and approach to services!

Anne

--

Jon P. Jennings

City Manager

City of Portland

389 Congress Street

Portland, ME 04101

(207) 874-8689 Office

(207) 874-8669 Fax

jpj@portlandmaine.govwww.portlandmaine.gov

Twitter: @portlandmanager

**PPH Ltr. to Ed. 12.4.04.pdf**

172K



Adam Harr <ash@portlandmaine.gov>

Fwd: Ironing out ironies in the Barron Center proposal public comment emails

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Sun, Jul 15, 2018 at 11:04 AM

For public comment folder

----- Forwarded message -----

From: **Steve Sclar** <stevesclar@gmail.com>

Date: Fri, Jul 13, 2018 at 3:26 PM

Subject: Ironing out ironies in the Barron Center proposal public comment emails

To: Belinda Ray <bsr@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, Kim Cook <kcook@portlandmaine.gov>, Nick Mavodones <nmm@portlandmaine.gov>, Jill Duson <jduson@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, Robert Parritt <rwp@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>, Jon Jennings <jpj@portlandmaine.gov>, <mjs@portlandmaine.gov>

Dear Councilors, Mayor, and City Officials,

I read through all the public comment emails that were included in the [July 10th hearing packet](#) with regard to moving the OSS shelter to the Barron Center. I feel the need to iron out some ironies.

First though, I'd note that according to my tally the email record shows 16 individuals opposed and 7 in favor.

Out of the 7 people in favor: 4 live in Bayside; and 3 live in (or near) Nason's Corner.

Allow me to break it down:

Bayside Residents in favor

- Laura U. lives **0.03 miles (154 feet)** from OSS
- Sean K. lives **0.07 miles (371 feet)** from OSS
- Sarah M. lives **0.07 miles (371 feet)** from OSS
- Jim H. lives **0.3 miles (1,584 feet)** from OSS

Nason's Corner* Residents in favor

- Andy G. lives **1.5 miles (7,920 feet)** from Barron Center
 - *Lives in Rosemont, not Nason's Corner
- Debra R. lives **1.2 miles (6,336 feet)** from Barron Center
- Tom B. lives **1.2 miles (6,336 feet)** from Barron Center

The proposal to move the biggest homeless shelter in the state requires us to exercise perspective-taking, which of course is the underpinning of compassion. That's what I'm trying to facilitate. So allow me to point out the glaring ironies:

- The 4 Bayside residents are telling you to ignore the "NIMBY panic" in Nason's Corner while writing with the extreme and breathless urgency of GOOMBY (get out of my backyard) panic. ***They have a great deal to gain from the move.***
- The 3 Nason's Corner residents are telling you to ignore the NIMBY fears in Nason's Corner, but their yards are not at stake and ***they have very little to lose from the move.*** In fact, if you look up the addresses of Andy, Debra, and Tom you will notice a common thread: a vast landscape of beautiful Capisic Pond and Fore River Sanctuary land abuts their yards.

My home, abutting Capisic Pond, is little different than those 3 Nason's Corner supporters. But my involvement and opposition to this proposal has nothing to do with NIMBY and everything to do with compassion, logic, public health, and equitability. The voices that matter more than anything are not listed above. *The voices that deserve preeminence are of those experiencing homelessness (**see footnote) and those living near the Barron Center (including and especially in*

Sagamore Village). Moving forward, I hope and expect these are the voices that will be given the fullest weight of consideration.

I have really worked hard to educate myself on this. I've befriended an expert who intimately understands homelessness in Portland, and talked to my neighbors extensively. I have read every output I could find from the City's studies, task forces and best practice reviews in 2007, 2012, 2015 and 2017. I have listened to some of you address questions at Breakwater on July 5th and City Hall on July 10th (for 5 hours). Having engaged deeply, it truly seems that the Barron Center proposal is politically expedient, not an evidence-based capstone of a 10-year process. There is no "silent majority" in support of this proposal, as Andy asserts in his email. Neighbors around here are beside themselves about the process and substance of this proposal, and this is going to be an extremely bumpy road for the City for the duration of time it's pursued.

As I have expressed in earnest to Councilor Batson and as I said in person at the July 10th hearing: I want to be a part of the solution. All of my neighbors do as well. We know the situation in Bayside is beyond repair. Give us a stake in this. But don't give us a 200-bed shelter and the inevitable 'co-location' of services and smaller shelters. No neighborhood can (or *should be asked to*) safely bear this burden.

The path is plain:

- If the City insists on building one big 200-bed shelter with co-located services, then it shouldn't be in a residential area. It is not a fair and equitable distribution of costs born throughout the City. To this end, I find the District Road counter-proposal (furnished to you by Casey McCormack) very compelling.
- If the City decides to do this the right way, it will build a network of small shelters in residential areas and Nason's Corner will gladly step up to the plate. The City will use this as an opportunity to unite neighborhoods, not divide us. The City will live up to its compassionate, progressive, creative values. (I look forward to reviewing a detailed cost-benefit analysis of the single site vs. scattered site models, as the Mayor requested at the hearing.)
- Please note that the 2 paths above are not mutually exclusive, as explained in the District Road counter-proposal.

Please be in touch if you have any questions or comments. Thank you very much for your time and attention in this important debate. I am looking forward to its continuance.

Steve Sclar, MPH
25 Sandy Terrace

****On the topic of accessing the voices of those currently experiencing homelessness, many neighbors would like to see more than informal surveys which were mentioned at City Hall. If the City has been studying this for the past decade, surely there must be substantial data beyond informal surveys? We hope to see formal surveys, interviews, ethnographic analysis and/or focus group discussions.**

--

Director, Health & Human Services
[City of Portland](#)
[389 Congress Street](#)
[Portland, Maine 04101](#)
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov



Adam Harr <ash@portlandmaine.gov>

Fwd: Largest Shelter in New England

2 messages

Jon Jennings <jpj@portlandmaine.gov>

Fri, Aug 17, 2018 at 2:50 PM

To: Dawn Stiles <dcs@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>

----- Forwarded message -----

From: **Natasha J** <natashaonfya@gmail.com>

Date: Mon, Jul 30, 2018 at 9:15 PM

Subject: Largest Shelter in New England

To: jpj@portlandmaine.gov

Dear Jon Jennings,

I am writing as a concerned citizen and parent in regards to the City of Portland's proposal to build the largest emergency shelter in New England at the Barron Center campus, near the Portland/Westbrook line on Brighton Avenue in the Nason's Corner Neighborhood.

Since hearing this proposal, I have felt incredibly disappointed in the City of Portland, and sick to my stomach that the City has not engaged in informed decision-making, nor done due diligence in to choosing the site, just a short walk from a newly renovated elementary school-built to draw young families to this neighborhood. I am a young mother, who bought in this neighborhood just before the announcement of this proposal. I spent years picking the perfect house and perfect location for my family's needs, and now my dreams are crumbled. Even since the announcement, our home values have taken a plunge. We bought at the top of the market, believing in the future of this neighborhood and Hall School. What will you do to compensate us for that? I'm a public school teacher, dedicated my life to being a good person and a positive role model. I have spent every penny I have to follow my dream of home-ownership, and now it feels that you have taken that pride and sense of accomplishment away from me.

I am struggling to understand why this proposal is even being contemplated, and I have begun to educate myself and research different city's models and approaches to working to decrease homelessness. Stakeholders in downtown areas and people affected by the problems that arise from homelessness in their own neighborhoods may be attracted to the idea that there would be a facility large enough to house most of the city's homeless citizens. Theoretically they're off the streets, and developers can develop the valuable land, and everyone is happy, right? Wrong. Current research shows that building a large "mega-shelter" is not the answer, and has not worked *anywhere*.

As a citizen, I reject this proposal strongly. In recent years, cities nationally are moving away from this ineffective model, as it creates more problems than it solves and has wasted time and money with adverse results to get people in to permanent housing.

Portlanders deserve for you to take a closer look in to how better results can be achieved. We must look at a more scattered, spread-out demographic diversity and work to get people in to actual housing. How is it consistent with "OnePortland" for one unlucky neighborhood to accept the burden of an enormous homeless facility? Why do you want Portland to be known for the *largest emergency facility in 5 states*? Why are you trying to attract more transient people? News of this mega-shelter

will travel quickly in the transient communities, and not surprisingly, this will quickly lead to more homeless people in Portland.

Whether it is subsidized, affordable, or just within a person's financial ability, we need to be providing affordable options with the needed wraparound services to help people stay afloat. Effective housing models must work to get people housed rapidly, and should not be focused on the large emergency sheltering models that create more problems for the homeless and the surrounding communities, and are not focused on getting people in permanent living situations. We have to stop this backward thinking. The data does not support the clustered model of large homeless centers in one area- that is an invitation for crime and predators to follow. I ask, what will you do to ensure the safety of the children in this neighborhood? The drug dealers, human traffickers, and other predators are going to swarm a giant center such as this, and there are NO PUBLIC SPACES nearby- They will take to our woods and our quiet streets to use drugs, drink, engage in illicit activity. That is completely unacceptable. In this area, we do not have a nearby police station/fire station/hospital.

Putting all homeless people with vastly different needs in one building is negligent and inconsiderate. Why would you repeat this on a grander scale if you have seen the outcomes in the Bayside area? What exactly are you doing to ensure this does not become a repeat of the same congregation of heinous behavior concentrated in one area? The people who live in Bayside moved there knowing the area had a homeless shelter. We bought in Nason's Corner knowing there *wasn't* a homeless shelter out here.

Additionally, the citizens who currently live in the Barron center are those with low-income, who suffer from disabilities such as Dementia and Alzheimer's disease. I sincerely ask how is it best practice to build a large magnet for transient folk all across the Northeast to their exact location, a location that is a quiet, wooded neighborhood full of single-family homes with many young families, a newly renovated elementary school just a short walk away, no public spaces or parks, a 30-45 minute commute to the downtown area, and not a highly consistent public transportation system?

I have had so much excitement and hope and contentment in the Nason's Corner neighborhood. I have enjoyed the short walk to trails, the quiet and serene atmosphere. I have been proud to be a citizen of Portland, and specifically chose this location to start my family, and raise my children. I want to trust my city officials and have faith that you have our best interests at heart. I am positive you will listen to our voices. I encourage and challenge you to please think deeper, to consider more up-to-date options and current models of getting people in to housing. There are other solutions that will benefit everyone involved. Building a bigger, better shelter is not best practice, and seems as though the City is aiming to attract *more* transient people with this proposal. 200 beds is a disproportionately large facility for our small city. I sincerely ask why would you do this? If you build it, more will come.

Mr. Jennings, I'd like you to really think about it: How would you feel if the largest homeless shelter in New England was proposed to be built at the end of your street? Don't build a mega-shelter in *anyone's neighborhood*. Instead, build a few 40 bed shelters that focus on getting people housed.

Please reconsider this proposal.

Thank you,
Kendra J

--

2/14/2019

City of Portland Mail - Fwd: Largest Shelter in New England

Jon P. Jennings
City Manager
[City of Portland](#)
[389 Congress Street](#)
Portland, ME 04101
(207) 874-8689 Office
(207) 874-8669 Fax
jpj@portlandmaine.gov
www.portlandmaine.gov
Twitter: @portlandmanager

Dawn Stiles <dcsc@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Fri, Aug 17, 2018 at 2:51 PM

Public Comment

Director, Health & Human Services
[City of Portland](#)
[389 Congress Street](#)
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcsc@portlandmaine.gov
[Quoted text hidden]



Adam Harr <ash@portlandmaine.gov>

Fwd: Message from "RNP002673B8E92D"

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Thu, Sep 6, 2018 at 11:34 AM

Public Comment

Director, Health & Human Services
City of Portland
389 Congress Street
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Jon Jennings** <jj@portlandmaine.gov>
Date: Thu, Sep 6, 2018 at 11:06 AM
Subject: Fwd: Message from "RNP002673B8E92D"
To: Michael Sauschuck <mjs@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>, David MacLean <dem@portlandmaine.gov>, Robert Parritt <rwp@portlandmaine.gov>, Jessica Grondin <jgrondin@portlandmaine.gov>

----- Forwarded message -----

From: **Katherine Jones** <klj@portlandmaine.gov>
Date: Thu, Sep 6, 2018 at 9:03 AM
Subject: Fwd: Message from "RNP002673B8E92D"
To: Belinda Ray <bsr@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, Jill Duson <jduson@portlandmaine.gov>, Jon Jennings <jj@portlandmaine.gov>, Kim Cook <kcook@portlandmaine.gov>, Nicholas Mavodones <nmm@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Danielle West-Chuhta <dwchuhta@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>

Good morning,

At last night's City Council meeting, Councilor Duson asked Mr. Cundy if he could give us a copy of the Resolution to reject establishment of a Homeless Service Center at the Barron Center Campus. He provided Councilor Mavodones with a copy of the Resolution and an article that they are giving to neighbors.

The documents are enclosed.

Have a great day
Kathy

Katherine Jones, City Clerk, CCM, CMC, Registrar
City of Portland
389 Congress Street
Portland, ME 04101
(207) 874-8614
(207) 874-8612 Fax

----- Forwarded message -----

From: <cityclerk@portlandmaine.gov>
Date: Thu, Sep 6, 2018 at 8:19 AM
Subject: Message from "RNP002673B8E92D"

To: kjones <klj@portlandmaine.gov>

This E-mail was sent from "RNP002673B8E92D" (MP C3003).

Scan Date: 09.06.2018 08:19:16 (-0400)

Queries to: cityclerk@portlandmaine.gov

--

Jon P. Jennings
City Manager
City of Portland
389 Congress Street
Portland, ME 04101
(207) 874-8689 Office
(207) 874-8669 Fax
jpj@portlandmaine.gov
www.portlandmaine.gov
Twitter: @portlandmanager



20180906081916773.tif
229K



Adam Harr <ash@portlandmaine.gov>

Fwd: NCNA Statement - Homeless Services Center

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Thu, Jul 26, 2018 at 8:30 AM

Public Comment

Director, Health & Human Services
City of Portland
389 Congress Street
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Jon Jennings** <jjp@portlandmaine.gov>
Date: Mon, Jul 16, 2018 at 7:38 AM
Subject: Fwd: NCNA Statement - Homeless Services Center
To: Dawn Stiles <dcs@portlandmaine.gov>

For the record

Jon P. Jennings
City Manager
City of Portland
389 Congress Street
Portland, ME 04101
(207) 874-8689 Office
jjp@portlandmaine.gov
www.portlandmaine.gov
[@portlandmanager](#)

Begin forwarded message:

From: Nick Mavodones <nmm@portlandmaine.gov>
Date: July 14, 2018 at 10:00:21 AM EDT
To: Jon Jennings <jjp@portlandmaine.gov>
Subject: Fwd: NCNA Statement - Homeless Services Center

----- Forwarded message -----

From: **Nason's Corner Neighborhood Association** <nasonscornerneighborhood@gmail.com>
Date: Saturday, July 14, 2018
Subject: NCNA Statement - Homeless Services Center
To: Belinda Ray <bsr@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>
Cc: Ethan Strimling <estrimling@portlandmaine.gov>, nmm@portlandmaine.gov, jduson@portlandmaine.gov, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, kcook@portlandmaine.gov, jcosta@portlandmaine.gov

Dear Health and Human Services and Public Safety Committee and City Council,

Attached, please find the statement from the Nason's Corner Neighborhood Association regarding the Homeless Services Center proposal.

Regards,
Maya Lena

Maya Lena, President
NASON'S CORNER NEIGHBORHOOD ASSOCIATION



--

Nick Mavodones
City Council At-Large
389 Congress Street
Portland ME 04101
(207) 874-8685
nmm@portlandmaine.gov

Sent from Gmail Mobile



NCNA Statement - Homeless Services Center .pdf
117K



Adam Harr <ash@portlandmaine.gov>

Fwd: New Homeless Shelter Site

1 message

Katherine Jones <klj@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Mon, Feb 25, 2019 at 11:25 AM

Katherine Jones, City Clerk, CCM, CMC, Registrar
City of Portland
389 Congress Street
Portland, ME 04101
(207) 874-8614
(207) 874-8612 Fax

----- Forwarded message -----

From: **City Clerk** <cityclerk@portlandmaine.gov>
Date: Mon, Feb 25, 2019 at 8:45 AM
Subject: Fwd: New Homeless Shelter Site
To: Katherine Jones <klj@portlandmaine.gov>

Forwarded for your review

Donna
City Clerk's Office
389 Congress St. Rm. 203
Portland, ME 04101
P: 207-874-8610
F: 207-874-8612

----- Forwarded message -----

From: **Dennis Ferrante** <daymaker.ferrante@gmail.com>
Date: Mon, Feb 25, 2019 at 12:35 AM
Subject: New Homeless Shelter Site
To: <cityclerk@portlandmaine.gov>

Dear City Clerk,

I wanted to write to you as a concerned Bayside resident and business owner with the upcoming site selection for a new homeless shelter. I noticed that 33 Portland Street parking lot was one of the 14 sites up for consideration. I'm surprised that the site is on the list for several reasons; the lot is very irregular, the space is at a busy intersection with close proximity to another homeless day shelter, teen shelter, also the Salvation Army Shelter and many single family homes and businesses.

I was under the assumption the city was going to relocate the Oxford Street Shelter out of Bayside to alleviate the pressure of so many shelters in Bayside, and to build a larger more accommodating space to better serve the homeless population and help local residents and businesses alike.

I know the HHS committee has been working hard and still has a lot of work ahead, however, I feel If the City Of Portland is to build a new updated homeless shelter to serve the homeless population of Portland better, 33 Portland Street would not be an appropriate choice, and most likely we would be in the same predicament we are in now.

I really hope the committee will do the right thing and make a decision to relocate the shelter in an area that is conducive for the type of facility needed.

Best Wishes,
Dennis Ferrante

3/14/2019

City of Portland Mail - Fwd: New Homeless Shelter Site

9 Hanover Street
Portland, Maine 04101

Sent from my iPad



Adam Harr <ash@portlandmaine.gov>

Fwd: opposed to mega shelter on Brighton Avenue

1 message

Michael Sauschuck <mjs@portlandmaine.gov>

Wed, Sep 5, 2018 at 5:54 AM

To: Adam Harr <ash@portlandmaine.gov>

Cc: Dawn Stiles <dcs@portlandmaine.gov>

Hey Adam,

Please add this to the public comment portion of the packet. Thanks

----- Forwarded message -----

From: **rick zaccaro** <rzaccaro@maine.rr.com>

Date: Tue, Sep 4, 2018 at 9:04 PM

Subject: opposed to mega shelter on Brighton Avenue

To: Ethan Strimling <estrimling@portlandmaine.gov>, <bsr@portlandmaine.gov>, <sthibodeau@portlandmaine.gov>, <jcosta@portlandmaine.gov>, <kcook@portlandmaine.gov>, <pali@portlandmaine.gov>, <nmm@portlandmaine.gov>, <jduson@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>

CC: <Mjs@portlandmaine.gov>, Jon Jennings <jpj@portlandmaine.gov>

Dear Mayor Strimling and City Councilors Thibodeau, Costa, Cook, Duson, Batson, Mavadones, Pious and Ray,
AND City Manager Jennings and Assistant City Manager Sauschuck,This is Richard and Bonnie Zaccaro, [22 Alden Circle, Portland](#),

We are writing to share our great concern, alarm and fear, about the proposal to build a 200-bed homeless shelter on Brighton Avenue, so close to schools, the Barron Center, residential neighborhoods.

It should not go there. Portland doesn't have enough police officers to handle what's downtown now, and what would come here: crime, loitering, drugs, more panhandler sprawl. It will harm, if not destroy, our area.

A shelter that size is far TOO BIG! We read in the Press Herald that few municipalities in New England have a municipal homeless shelter. Already Portland is a magnet for homeless from outside the city, throughout Maine and out of state. A bigger shelter with more beds will grow that problem, as has been demonstrated in the last 10 years on Preble Street. You build it and they will come.

We are not interested in spending our tax dollars to take care of everyone who comes from outside the city and outside Maine.

If Portland has anything, there should be residency requirements; it should be smaller, scattered shelters in non-residential areas, in locations that doesn't allow drug abuse, horrible behavior, sex and human trafficking.

We are watching. Please reject this location, and this size of shelter for Portland.

Sincerely,
Bonnie and Rick Zaccaro
[22 Alden Circle](#)
[Portland](#)
773-3243--
Michael J. Sauschuck
Assistant City Manager
[City of Portland](#)
[389 Congress Street](#)
[Portland, Maine 04101](#)
(207) 874-8681



Adam Harr <ash@portlandmaine.gov>

Fwd: Pious Ali's Statement Regarding His Role on the Health & Human Services Committee

3 messages

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Wed, Aug 22, 2018 at 12:05 PM

FOr public record.

Director, Health & Human Services
City of Portland
389 Congress Street
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Eric Kane** <erickane@maine.rr.com>
Date: Wed, Aug 22, 2018 at 9:55 AM
Subject: Pious Ali's Statement Regarding His Role on the Health & Human Services Committee
To: Estrimling@portlandmaine.gov, bsr@portlandmaine.gov, bbatson@portlandmaine.gov, pali@portlandmaine.gov,
nmm@portlandmaine.gov, jduson@portlandmaine.gov, jjj@portlandmaine.gov, dcs@portlandmaine.gov,
mjs@portlandmaine.gov

Good Morning,

I wanted to take a moment to submit the below screenshot of a recent Facebook conversation I had with Councilor Ali for the public record. Unfortunately, he has deleted the conversation from Facebook.

I am an opponent of the construction of the mega shelter and was voicing my concerns regarding Mr. Ali's position. I was absolutely flabbergasted by his response. My at large Councilor considers his mega shelter vote on the Health & Human Services Commission a "nominal" vote and can't understand why one of his constituents from Nason's Corner is so concerned about how he'll vote. I think this clearly demonstrates that Mr. Ali is entirely unfit to serve on this committee or as a City Councilor. He either doesn't understand the importance of the committee on which he sits or simply does not give a damn about his constituents. In either case, I would just like this in the public record so my fellow constituents can see the type of Councilor Mr. Ali truly is. I understand that being a Councilor and dealing with angry constituents must be difficult, but it is clearly not a job Mr. Ali is suited for. Sadly, this kind of dismissiveness has been ever present in the role out of this plan and I certainly hope the city will change course and engage with its citizenry in an honest manner. Have a good day.

Sincerely,
Eric Kane
Raymond Rd.

image1.png
121K



Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Thu, Sep 6, 2018 at 11:31 AM

Public Comment

Director, Health & Human Services
City of Portland
389 Congress Street
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Eric Kane** <erickane@maine.rr.com>

Date: Thu, Sep 6, 2018 at 10:52 AM

Subject: Re: Pious Ali's Statement Regarding His Role on the Health & Human Services Committee

To: Pious Ali <pali@portlandmaine.gov>

Cc: Ethan Strimling <Estrimling@portlandmaine.gov>, Belinda Ray <bsr@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Nick Mavodones <nmm@portlandmaine.gov>, jduson <jduson@portlandmaine.gov>, Jon Jennings <jpj@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>, Michael Sauschuck <mjs@portlandmaine.gov>, Katherine Jones <kj@portlandmaine.gov>

Hello Pious,

I am just checking in to see if you are yet willing to state your stance on the mega-shelter or are you still conveniently stating that you need more information to make a decision so you don't have to face backlash from your constituents? It is not too late to do the right thing for the citizens of Portland by opposing a mega-shelter model with a proven track record of failure.

Also, it was mentioned to me that you contacted the Nason's Corner Neighborhood Association to complain about our conversation on Facebook. Aside from the fact that I have no relationship with them and am not sure what it is you thought they could do in regards to our interactions, I find it deeply troubling that you would attempt to stymie the free speech of one of your constituents for confronting you about your "position" on the mega-shelter. Shameful! Just shameful! If you support the mega-shelter or refuse to take a position, you should expect to hear from angry constituents. I stand by every word I wrote, not a word of which was inappropriate, and strongly believe that your statement acknowledging that you view your vote on the HHS committee as "nominal" should disqualify you from serving on the committee and respectfully ask that you step down. Your vote is important and should carry weight. The fact that you don't feel this way and seem to think this shelter is already a done deal is cause for serious concern. Please submit this email for the public record.

Sincerely,
Eric Kane

Sent from my iPhone

On Aug 22, 2018, at 11:41 AM, Eric Kane <erickane@maine.rr.com> wrote:

Again, my main concern and what I would like noted for the public record is that Mr. Ali does not appear to understand his role on the committee or the importance of the committee vote. He may spin it any way he likes. His own words demonstrate this and are his own worst enemy. However, his inability to understand and follow where my issue lies in this conversation is causing me to question his mental fitness to serve. I do not say that lightly or as an insult. Based on my recent conversations with him, I find it truly terrifying that he is in a position to make important decisions. Have a great day.

Sent from my iPhone

On Aug 22, 2018, at 11:19 AM, Pious Ali <pali@portlandmaine.gov> wrote:

Mr. Kane

Thank you for your feedback, Like I have said before irrespective of how I may have worded it, the committee's vote is a **recommendation**, irrespective of which direction my vote goes. Whether I used the word **nominal** or **recommendation**, it is how the process is designed. I am sorry that its difficult for you to accept that at the council committee level there is nothing call deciding vote, even if there is, as an at-large councilor, before I cast that vote I have to consider how my vote will affect all stakeholders and that is the whole city. And I have copied the city clerk Ms. Katherin Jones so that this will be added to the public record. Have a Blessed day !!!

Respectfully

Pious Ali

City Councilor At-Large

City Hall

[389 Congress Street](#)

[Portland, ME 04101](#)

PALI@PortlandMaine.gov

[2078074283](tel:2078074283)

<http://www.portlandmaine.gov>

[Sign up to receive updates on my work](#)

On Wed, Aug 22, 2018 at 9:55 AM, Eric Kane <erickane@maine.rr.com> wrote:

Good Morning,

I wanted to take a moment to submit the below screenshot of a recent Facebook conversation I had with Councilor Ali for the public record. Unfortunately, he has deleted the conversation from Facebook.

I am an opponent of the construction of the mega shelter and was voicing my concerns regarding Mr. Ali's position. I was absolutely flabbergasted by his response. My at large Councilor considers his mega shelter vote on the Health & Human Services Commission a "nominal" vote and can't understand why one of his constituents from Nason's Corner is so concerned about how he'll vote. I think this clearly demonstrates that Mr. Ali is entirely unfit to serve on this committee or as a City Councilor. He either doesn't understand the importance of the committee on which he sits or simply does not give a damn about his constituents. In either case, I would just like this in the public record so my fellow constituents can see the type of Councilor Mr. Ali truly is. I understand that being a Councilor and dealing with angry constituents must be difficult, but it is clearly not a job Mr. Ali is suited for. Sadly, this kind of dismissiveness has been ever present in the role out of this plan and I certainly hope the city will change course and engage with its citizenry in an honest manner. Have a good day.

Sincerely,

Eric Kane
Raymond Rd.

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

Dawn Stiles <dcsc@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Thu, Sep 6, 2018 at 2:45 PM

Public Comment

Director, Health & Human Services
City of Portland
389 Congress Street
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcsc@portlandmaine.gov

----- Forwarded message -----

From: **Pious Ali** <pali@portlandmaine.gov>
Date: Thu, Sep 6, 2018 at 2:41 PM
Subject: Re: Pious Ali's Statement Regarding His Role on the Health & Human Services Committee
To: Eric Kane <erickane@maine.rr.com>
Cc: Ethan Strimling <Estrimling@portlandmaine.gov>, Belinda Ray <bsr@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Nick Mavodones <nmm@portlandmaine.gov>, jduson <jduson@portlandmaine.gov>, Jon Jennings <jpj@portlandmaine.gov>, Dawn Stiles <dcsc@portlandmaine.gov>, Michael Sauschuck <mjs@portlandmaine.gov>, Katherine Jones <klj@portlandmaine.gov>

Mr. Kane

Thanks for your email, my position is not changed. I reached out to Nasons Corner folks because you posted something on their facebook page, and I and asked if they were okay for me to send them the emails we exchanged. It was not a complain. Yes, I did use the word 'nominal' in place of **recommendation**. I am sorry if that is not okay with you.

Let me say this one more time, I am an at Large Councilor, which means I represent the whole city, so I have to listen to everyone and carefully weigh in their concerns and or support for an issue, look at the information giving to me by city staff and also consider my own research and finding Before I raise my hand to vote on issues. Oh this morning I meet with folks at CBD on Diamond street and they support the proposals as it is, I told them the same thing I told you, Nasons Corner Association, Bayside Neighborhood Association, and some people FROM Homeless Voices for Justice.

I am going to continue to meet with constituents from all over the city until I feel comfortable that I have done my due diligence and comfortable to vote . I hope to see you on Sat and I am sorry its difficult for you to accept that we all do things differently. I have copied City staff to make sure that every email we exchange is added to the public information. Have a wonderful weekend and hopefully I will see you on Sat.

Respectfully

Pious Ali

City Councilor At-Large

City Hall

389 Congress Street

Portland, ME 04101

2/14/2019

City of Portland Mail - Fwd: Pious Ali's Statement Regarding His Role on the Health & Human Services Committee

PALI@PortlandMaine.gov

[2078074283](tel:2078074283)

<http://www.portlandmaine.gov>

[Sign up to receive updates on my work](#)

[Quoted text hidden]



Adam Harr <ash@portlandmaine.gov>

Fwd: Please consider

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Fri, Sep 7, 2018 at 1:25 PM

Public Comment

Director, Health & Human Services
[City of Portland](#)
[389 Congress Street](#)
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----
From: **A Corson** <ajcorson@gmail.com>
Date: Fri, Sep 7, 2018 at 1:14 PM
Subject: Please consider
To: dcs@portlandmaine.gov

Good Afternoon Ms. Stiles,

I am writing to you because sadly I will not be able to attend the forum scheduled tomorrow at Hannaford Hall to discuss the proposed 200 bed homeless shelter.

I am a Registered Nurse and a licensed Social Worker. I have lived in Portland over 25 years and have had the pleasure of working with the homeless population in the Greater Portland area during this time. My jobs have included working with the homeless for the City of Portland, Preble Street Agency and way back when the YWCA was operating, working with young homeless girls and women. I tell you this so you have an understanding that my non-support of this 200 bed shelter comes with years of hands on experience.

I love the fact that the City of Portland is committed to serving those in need in a low barrier setting and I am proud that the city officials, including yourself are committed to continue this. However, the scattered site option does not provides best practice in serving this population. The "one size fits all" has proven itself to fail (evidence of OSS) in providing appropriate and consistent care to its consumers.

I hope that given the opportunity to move forward with the scattered site approach, Nason's Corner is considered a location for providing services to our homeless as it once was. By this I am referencing the "John Masters" bed that the Barron Center used to provide for the medically compromised homeless individual. Should you not be familiar with this, I will provide you some background. As front line staff to the homeless (myself included), if a homeless person was being discharged from the hospital or being seen at the former Homeless Health clinic on Portland St. and they were identified as needing ongoing medical care (but not deemed appropriate for a hospitalization) then the Homeless Health Clinic would refer them to the "John Masters" bed at the Barron Center where their medical needs could continue to be cared for by trained medical professionals. This was a GREAT resource. I'm unsure why it ended, but I do ask that you consider bringing it back and using the Barron Center once again to provide aid and assistance to those homeless in need of inpatient medical care and avoid moving forward with the 200 bed shelter.

I look forward to your response and always welcome the opportunity to talk further on this matter.

Sincerely,
Alice Corson
[25 Kent St.](#)
[Portland, Maine](#)
[207.329.4354](tel:207.329.4354)



Adam Harr <ash@portlandmaine.gov>

Fwd: Please consider

2 messages

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Fri, Sep 7, 2018 at 1:41 PM

Public Comment

Director, Health & Human Services
City of Portland
389 Congress Street
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Jon Jennings** <jjp@portlandmaine.gov>
Date: Fri, Sep 7, 2018 at 1:39 PM
Subject: Fwd: Please consider
To: Michael Sauschuck <mjs@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>, David MacLean <dem@portlandmaine.gov>, Robert Parritt <rwp@portlandmaine.gov>, Jessica Grondin <jgrondin@portlandmaine.gov>

----- Forwarded message -----

From: **A Corson** <ajcorson@gmail.com>
Date: Fri, Sep 7, 2018 at 1:10 PM
Subject: Please consider
To: <jjp@portlandmaine.gov>

Good Afternoon Mr. Jennings,

I am writing to you because sadly I will not be able to attend the forum scheduled tomorrow at Hannaford Hall to discuss the proposed 200 bed homeless shelter.

I am a Registered Nurse and a licensed Social Worker. I have lived in Portland over 25 years and have had the pleasure of working with the homeless population in the Greater Portland area during this time. My jobs have included working with the homeless for the City of Portland, Preble Street Agency and way back when the YWCA was operating, working with young homeless girls and women. I tell you this so you have an understanding that my non-support of this 200 bed shelter comes with years of hands on experience.

I love the fact that the City of Portland is committed to serving those in need in a low barrier setting and I am proud that the city officials, including yourself are committed to continue this. However, the scattered site option does not provides best practice in serving this population. The "one size fits all" has proven itself to fail (evidence of OSS) in providing appropriate and consistent care to its consumers.

I hope that given the opportunity to move forward with the scattered site approach, Nason's Corner is considered a location for providing services to our homeless as it once was. By this I am referencing the "John Masters" bed that the Barron Center used to provide for the medically compromised homeless individual. Should you not be familiar with this, I will provide you some background. As front line staff to the homeless (myself included), if a homeless person was being discharged from the hospital or being seen at the former Homeless Health clinic on Portland St. and they were identified as needing ongoing medical care (but not deemed appropriate for a hospitalization) then the Homeless Health Clinic would refer them to the "John Masters" bed at the Barron Center where their medical needs could continue to be cared for by trained medical professionals. This was a GREAT resource. I'm unsure why it ended, but I do ask that you

consider bringing it back and using the Barron Center once again to provide aid and assistance to those homeless in need of inpatient medical care and avoid moving forward with the 200 bed shelter.

I look forward to your response and always welcome the opportunity to talk further on this matter.

Sincerely,
Alice Corson
[25 Kent St.](#)
[Portland, Maine](#)
[207.329.4354](#)

--

Jon P. Jennings
City Manager
[City of Portland](#)
[389 Congress Street](#)
Portland, ME 04101
(207) 874-8689 Office
(207) 874-8669 Fax
jpj@portlandmaine.gov
www.portlandmaine.gov
Twitter: @portlandmanager

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Fri, Sep 7, 2018 at 7:02 PM

Public comment - this is a duplicate but corrects a mistake she made in the original

----- Forwarded message -----

From: **A Corson** <ajcorson@gmail.com>
Date: Fri, Sep 7, 2018 at 4:28 PM
Subject: Please consider
To: <pali@portlandmaine.gov>
CC: <dcs@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>

Dear Councilor Ali,
I just received your phone message. Yes I am comfortable with you including my the letter below into public record. Earlier today Mayor Strimling brought to my attention an error I made in my initial letter I sent out, which I have clarified below by underlying and bolding. My apologies for any confusion.
Alice Corson

I am writing to you because sadly I will not be able to attend the forum scheduled tomorrow at Hannaford Hall to discuss the proposed 200 bed homeless shelter.

I am a Registered Nurse and a licensed Social Worker. I have lived in Portland over 25 years and have had the pleasure of working with the homeless population in the Greater Portland area during this time. My jobs have included working with the homeless for the City of Portland, Preble Street Agency and way back when the YWCA was operating, working with young homeless girls and women. I tell you this so you have an understanding that my non-support of this 200 bed shelter comes with years of hands on experience.

I love the fact that the City of Portland is committed to serving those in need in a low barrier setting and I am proud that the city officials, including yourself are committed to continue this. However, **the 200 bed size shelter does not provides best practice in serving our homeless population.** The "one size fits all" has proven itself to fail (evidence of OSS) in providing appropriate and consistent care to its consumers.

I hope that given the opportunity to move forward with the scattered site approach, Nason's Corner is considered a location for providing services to our homeless as it once was. By this I am referencing the "John Masters" bed that the

Barron Center used to provide for the medically compromised homeless individual. Should you not be familiar with this, I will provide you some background. As front line staff to the homeless (myself included), if a homeless person was being discharged from the hospital or being seen at the former Homeless Health clinic on Portland St. and they were identified as needing ongoing medical care (but not deemed appropriate for a hospitalization) then the Homeless Health Clinic would refer them to the "John Masters" bed at the Barron Center where their medical needs could continue to be cared for by trained medical professionals. This was a GREAT resource. I'm unsure why it ended, but I do ask that you consider bringing it back and using the Barron Center once again to provide aid and assistance to those homeless in need of inpatient medical care and avoid moving forward with the 200 bed shelter.

I look forward to your response and always welcome the opportunity to talk further on this matter.

Sincerely,
Alice Corson
[25 Kent St.](#)
[Portland, Maine](#)
[207.329.4354](#)

--

[Quoted text hidden]



Adam Harr <ash@portlandmaine.gov>

Fwd: Please move forward with the One Shelter model

2 messages

Jon Jennings <jpj@portlandmaine.gov>

Fri, Nov 16, 2018 at 8:33 PM

To: Adam Harr <ash@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>, Michael Sauschuck <mjs@portlandmaine.gov>

----- Forwarded message -----

From: **Nick Mavodones** <nmm@portlandmaine.gov>

Date: Fri, Nov 16, 2018 at 8:10 PM

Subject: Fwd: Please move forward with the One Shelter model

To: Jon Jennings <jpj@portlandmaine.gov>

----- Forwarded message -----

From: **Heidi Souerwine** <heidi.souerwine@gmail.com>

Date: Friday, November 16, 2018

Subject: Please move forward with the One Shelter model

To: estrimling@portlandmaine.gov, bsr@portlandmaine.gov, sthibodeau@portlandmaine.gov, jcosta@portlandmaine.gov, kcook@portlandmaine.gov, pali@portlandmaine.gov, nmm@portlandmaine.gov, jduson@portlandmaine.gov, bbatson@portlandmaine.govCc: cityclerk@portlandmaine.gov

Dear Councilors (& City Clerk):

You have an important Resolution in front of you on Monday. I know that there have been a lot of important conversations in the years leading to this, and I know you will have more ahead of you, so I thank you for your ongoing engagement on this issue.

I write to urge you to vote **for** exploring a **single location** for a Homeless Services Center to replace Oxford Street Shelter. Overcrowding is not the only issue at Oxford Street. A single intake facility with **integrated support services** allows for the greatest level of immediate support from the city for the most vulnerable members of our community. It also provides the best chance at bringing those people back into the fold of being confident, well-prepared, tax-paying citizens. The partnerships on the table with Avesta and Opportunity Alliance seem to provide an additional opportunity for the Committee and Council to strengthen and further streamline what we do and I would ask you to strongly consider them as well. I am not convinced Preble Street belongs in that mix.

Scattered services have **already** proven to be unsuccessful for our city's vulnerable people, the city's financial resources, and most importantly, unhelpful for the experts who are skilled at care and reentry for this population. It would be reckless to ignore the fact that a majority of area service providers have been clear and resolute in their preference for **one facility**. If that is not enough, as a city we have also already looked at this several times over the years and it is just not financially prudent.

The leadership of our new Governor, Janet Mills, provides a phenomenal opportunity for both policy and budget support to move this forward. I urge you to allow us to walk the walk as a progressive city.

Warm regards,
Heidi Souerwine
Portland City Resident

City Clerk: If it's too late for this letter to be included in the packets for the meeting, I request that my letter be placed on their desks at the meeting.

--

Nick Mavodones
City Council At-Large
[389 Congress Street](#)
[Portland ME 04101](#)
(207) 874-8685
nmm@portlandmaine.gov

Sent from Gmail Mobile

--

Jon P. Jennings
City Manager
[City of Portland](#)
[389 Congress Street](#)
Portland, ME 04101
(207) 874-8689 Office
jpj@portlandmaine.gov
www.portlandmaine.gov

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Fri, Nov 16, 2018 at 9:29 PM

Public comment

----- Forwarded message -----

From: **Jon Jennings** <jpj@portlandmaine.gov>
Date: Fri, Nov 16, 2018 at 8:34 PM
Subject: Fwd: Please move forward with the One Shelter model

[Quoted text hidden]

[Quoted text hidden]

--

Director, Health & Human Services
[City of Portland](#)
[389 Congress Street](#)
[Portland, Maine 04101](#)
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov



Adam Harr <ash@portlandmaine.gov>

Fwd: Portland Homeless Shelter Relocation

2 messages

Jon Jennings <jpj@portlandmaine.gov>

Wed, Jul 18, 2018 at 5:58 AM

To: Dawn Stiles <dcs@portlandmaine.gov>, ash@portlandmaine.gov

Jon P. Jennings
City Manager
City of Portland
389 Congress Street
Portland, ME 04101
(207) 874-8689 Office
jpj@portlandmaine.gov
www.portlandmaine.gov
@portlandmanager

Begin forwarded message:

From: Nick Mavodones <nmm@portlandmaine.gov>
Date: July 8, 2018 at 4:35:24 PM EDT
To: Jon Jennings <jpj@portlandmaine.gov>
Subject: Fwd: Portland Homeless Shelter Relocation

----- Forwarded message -----

From: <imachikadee@aol.com>
Date: Sunday, July 8, 2018
Subject: Portland Homeless Shelter Relocation
To: bbatson@portlandmaine.gov, jduson@portlandmaine.gov, nmm@portlandmaine.gov,
estrimling@maine.rr.com, jchrisos@wgme.com

While we were not able to attend the meeting on 7/5/18 due to the time it was scheduled (working - these meetings need to be later in the day so people who cannot get out of work early can attend - or would you rather they didn't??) it seems like all of the issues that were discussed and reported in the Portland Press Herald are issues that my husband and I and neighbors are concerned about. Just because this is the only property (the Barron Center) that seems to be available, that doesn't make it the right one! This is a quiet, kids playing outside, dog walking, joggers, etc., residential area. The last thing we need is trouble being transferred here to ruin it. There are already issues with panhandlers, etc., on the end of Brighton Ave near the Westbrook side. Relocating the homeless shelter would not only be dangerous for people who live near there, (near the nursing home, seriously??) but bad for business as well. And there was also a discussion about property value. What does it do to property value to be that close to a homeless shelter? Especially if it goes bad? If there will be police security on the grounds at a new location, why hasn't that happened already at the present location?? The people in the Bayside area are tired of what is going on, so it's going to be dumped elsewhere?? While these homeless people need someplace to go, it has to be the right place and done differently, as the current way isn't working. This sounds like an accident waiting to happen - only this time, it's in this neighborhood!

Dawn Wood

--

2/14/2019

City of Portland Mail - Fwd: Portland Homeless Shelter Relocation

Nick Mavodones
City Council At-Large
[389 Congress Street](#)
[Portland ME 04101](#)
(207) 874-8685
nmm@portlandmaine.gov

Sent from Gmail Mobile

Dawn Stiles <dcsc@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Wed, Jul 25, 2018 at 4:30 PM

Public Comment

Director, Health & Human Services
[City of Portland](#)
[389 Congress Street](#)
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcsc@portlandmaine.gov

----- Forwarded message -----

From: **Jon Jennings** <jjj@portlandmaine.gov>
Date: Wed, Jul 18, 2018 at 5:58 AM
Subject: Fwd: Portland Homeless Shelter Relocation
[Quoted text hidden]



Adam Harr <ash@portlandmaine.gov>

Fwd: Portland Shelter Proposal

1 message

Jon Jennings <jpj@portlandmaine.gov>

Mon, Nov 26, 2018 at 6:01 PM

To: Michael Sauschuck <mjs@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>

----- Forwarded message -----

From: **Laura S. Underkuffler** <lu27@cornell.edu>

Date: Mon, Nov 26, 2018 at 12:22 PM

Subject: Portland Shelter Proposal

To: bsr@portlandmaine.gov <bsr@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, jcosta@portlandmaine.gov <jcosta@portlandmaine.gov>, kcook@portlandmaine.gov <kcook@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Nicholas Mavodones <nmm@portlandmaine.gov>, jduson <jduson@portlandmaine.gov>

Cc: estrimling@portlandmaine.gov <estrimling@portlandmaine.gov>, jpj@portlandmaine.gov <jpj@portlandmaine.gov>

Dear City Counselors,

We have been following the City Council discussion of the replacement for the Oxford Street Shelter closely.

We are also in a unique and unfortunate position because we live at ground zero of the severe problems that have developed around the Oxford Street Shelter over the past 5 or 6 years - ground zero being our house at [215 Oxford Street](#), across the street from the shelter.

Drawing from our experience and considering what has come to light through the debate, we have come to the following conclusions:

1. The City cannot afford to waste millions dollars in taxpayer money to build multiple shelters, in a quest to avoid "the problem." "The problem" is not the idea of one shelter with centralized resources. That idea makes eminent sense. The problem is where that shelter is going to be.
2. A no-barrier emergency shelter CANNOT be located in a residential neighborhood.

We have met some wonderful people who lived at the shelter -- my husband has employed them, often for long periods, in construction. They have often become lasting friends. We have also experienced the deterioration of any semblance of neighborhood norm adherence by many others who are drawn to the Oxford Street Shelter.

This population is very different from the population we had 5 or 6 years ago. This population is extremely difficult to deal with -- whether the institution or person is the Oxford Shelter staff, the Preble Street staff, or neighbors. People who want to yell obscenities in the street all day and night, who sit around smoking on curbs and parking lots 10 feet from residences (ours) no matter how many times they are asked not to do so, who throw the trash on the street and expect other people to run around picking it up, who discard used needles and condoms on private driveways, are not people who have any interest in thinking about others or conforming to neighborhood norms.

I ran across an article in the Forecaster (9/5) about the opposition to the Nason's Corner proposal. In the course of that article that stated: "About two years ago, [Portland] city officials spent a day touring shelter facilities in the Boston area, including a shelter in Cambridge near Harvard University. 'Yes, you can run a homeless shelter with minimal impact on the surrounding neighborhoods and abutters, but neither of those were emergency, no-barrier shelters,' Suslovic said." In Portland, "[o]ne [shelter] would be for folks unready or able to commit to treatment or receive mental health services; they cannot be housed in a residential neighborhood without significant negative impacts,' Suslovic said." Absolutely true. And "residential neighborhood" includes all residential neighborhoods, including ours.

I also looked up the York shelter which is operating very successfully and without any objection from neighbors, the homeless people involved, or others. The website begins with the statement that shelter residents are expected to attend house meetings and participate in community service. Obviously those requirements would eliminate the people who refuse to follow any norms or consider impacts on others in our neighborhood.

The result is what Suslovic says. If the city is going to run a no-barrier shelter (which is effectively what it is running), then it must be in a location without residential or close commercial neighbors. I have considered every other solution: a constant police presence - patrolling the area around the shelter 24 hours a day; making "presence" on the street within "X" number of feet of the shelter a "crime" (an enforceable loitering ordinance?); prohibiting drug use or smoking within "X" number of feet of the shelter or a residence; making the discarding of beer cans, trash, or litter a crime; making the entering of private yards to stash belongings and drugs a crime; etc. All are so fraught with practical or legal problems as to be futile from the beginning. We have tried most of these around the Oxford Street Shelter. The police have done their best. We have called the police to tell them of "X" and "Y" infraction over and over again. It is a futile task.

I understand the need for an emergency shelter for those who are not ready to adhere to basic neighborhood or societal norms. Having experienced people sleeping on the sidewalk 8 feet from our bedroom window, and constantly coughing all night when the weather is 18 degrees, because they "broke the rules" of the shelter, has taught me this truth in a way that nothing else can. (When I have pressed where these people can go, the answer was that they "can be moved on.") However, the solution must acknowledge the reality of the population involved, and the reality of what can be asked of residential neighbors.

Sincerely,

Laura Underkuffler (and David Nowlin)
[215 Oxford Street](#)

--

Jon P. Jennings
City Manager
[City of Portland](#)
[389 Congress Street](#)
Portland, ME 04101
(207) 874-8689 Office
(207) 874-8669 Fax
jpj@portlandmaine.gov
www.portlandmaine.gov
Twitter: @portlandmanager



Adam Harr <ash@portlandmaine.gov>

Fwd: Proposal to Move Bayside Homeless Shelter

2 messages

Jon Jennings <jpj@portlandmaine.gov>

Wed, Jul 18, 2018 at 5:59 AM

To: Dawn Stiles <dcs@portlandmaine.gov>, ash@portlandmaine.gov

Jon P. Jennings
City Manager
City of Portland
389 Congress Street
Portland, ME 04101
(207) 874-8689 Office
jpj@portlandmaine.gov
www.portlandmaine.gov
@portlandmanager

Begin forwarded message:

From: Nick Mavodones <nmm@portlandmaine.gov>
Date: July 8, 2018 at 10:11:49 PM EDT
To: Jon Jennings <jpj@portlandmaine.gov>
Subject: Fwd: Proposal to Move Bayside Homeless Shelter

----- Forwarded message -----

From: **Mike Amero** <mamero@maine.rr.com>
Date: Sunday, July 8, 2018
Subject: Proposal to Move Bayside Homeless Shelter
To: "Nicholas Mavodones Jr." <nmm@portlandmaine.gov>

Dear Nicholas,

I just heard that the City of Portland is considering moving the Bayside Homeless Shelter to the Barron Center. A couple years ago, I purchased a home on [210 Holm Avenue](#) which is connected to the Barron Center. This is a residential neighborhood and I am completely outraged with the proposal to move the Homeless Shelter near children and the Hall grade school. We have two young boys living here. We do not want our children put at risk.

Many of the homeless people are of questionable character. On 5/6/18 the Portland Press Herald published an article titled, "Bayside at rock bottom: Portland neighborhood is under siege". In this article, it states that the Preble Street Resource Center and the Oxford Street Shelter has people who have drunken brawls, overt sex, burglaries and drug deals. Rough-looking crowds gather on street corners. Alcoholics drink openly on public sidewalks and addicts slide needles into their arms and legs. Others in drug-induced stupors slump over in entryways. Some slip into alleyways and private driveways to relieve themselves.

Please do not expose our children to this mess. I drive through Bayside periodically and I have witnessed public urination, gangs of homeless roaming the streets like zombies and others are passed out on

sidewalks. A residential area is no place for this homeless shelter. I have a pocket of woods behind my house less than a half a mile from the Barron Center. I am seriously worried about child predators hiding out behind my house. It is not fair to everyone in this residential neighborhood. I don't know any of you, or if you have children, but please ask yourself if you would want your children growing up next to this. Please do everything in your power to prevent this move to the Barron Center. It's simply not the right thing to do.

Thank you for your time,

Mike Amero

--

Nick Mavodones
City Council At-Large
[389 Congress Street](#)
[Portland ME 04101](#)
(207) 874-8685
nmm@portlandmaine.gov

Sent from Gmail Mobile

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Wed, Jul 25, 2018 at 4:28 PM

Public Comment

Director, Health & Human Services
[City of Portland](#)
[389 Congress Street](#)
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Jon Jennings** <jpj@portlandmaine.gov>
Date: Wed, Jul 18, 2018 at 5:59 AM
Subject: Fwd: Proposal to Move Bayside Homeless Shelter
[Quoted text hidden]



Adam Harr <ash@portlandmaine.gov>

Fwd: Proposed 200 Bed Mega-Shelter

2 messages

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Tue, Sep 11, 2018 at 3:06 PM

Public Comment

Director, Health & Human Services
City of Portland
389 Congress Street
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Kelli Caiazzo** <kcaiazzo@maine.rr.com>
Date: Tue, Sep 11, 2018 at 3:02 PM
Subject: Proposed 200 Bed Mega-Shelter
To: bsr@portlandmaine.gov, dcs@portlandmaine.gov

To All Concerned,

My name is Kelli Caiazzo, I live at [28 Sandy Terrace](#) which is approximately 1.5 miles from the proposed mega shelter. I have lived in my home for 28 years, have raised 2 wonderful sons here, and my husband has lived in this neighborhood his entire life (57 years). I am feeling incredibly discouraged by this entire process. I have spoken at council meetings and my neighbors have done an enormous amount of research, which should have been done by the city before this plan ever was considered! I am sure you have been inundated with more emails and letters, against this proposal, than you care to discuss. We, including all of you, have wasted an entire summer educating ourselves on the process, the proposal, the meetings, and all of the information that has been thrown at us. Isn't it time that you finally listen. Mr. Jennings has said several times that you all knew you would meet resistance no matter where this site was proposed, if that was the case, then common sense should tell you, that this is not the right proposal. Please make the right decision and reconsider not going ahead with building the mega shelter at the Barron Center. The neighbors, the stores, the elderly at the Barron Center, the school children at the new Rowe and Breakwater Schools, and the homeless population don't deserve this. One large center is not the right option. This decision is something that will have an impact on our generation and future generations. **Do the right thing...we can, in fact, do better.** Don't make all our thoughtful research and caring contributions to the process go unheard and unnoticed.

Thank you for your time.

Sincerely,
Kelli Caiazzo

Michael Sauschuck <mjs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>
Cc: Dawn Stiles <dcs@portlandmaine.gov>

Tue, Sep 11, 2018 at 4:58 PM

Thanks Adam.

Michael J. Sauschuck
Assistant City Manager
[City of Portland](#)

389 Congress Street
Portland, Maine 04101
(207) 874-8681

----- Forwarded message -----

From: **Kelli Caiazzo** <kcaiazzo@maine.rr.com>

Date: Tue, Sep 11, 2018 at 2:34 PM

Subject: Proposed 200 Bed Mega-Shelter

To: estrimling@portlandmaine.gov, brs@portlandmaine.gov, sthibodeau@portlandmaine.gov,
bbatson@portlandmaine.gov, jcosta@portlandmaine.gov, pali@portlandmaine.gov, nmm@portlandmaine.gov,
jduson@portlandmaine.gov, jpj@portlandmaine.gov, mjs@portlandmaine.gov, jlevine@portlandmaine.gov,
dsc@portlandmaine.gov, dem@portlandmaine.gov, rwp@portlandmaine.gov

To All Concerned,

My name is Kelli Caiazzo, I live at [28 Sandy Terrace](#) which is approximately 1.5 miles from the proposed mega shelter. I have lived in my home for 28 years, have raised 2 wonderful sons here, and my husband has lived in this neighborhood his entire life (57 years). I am feeling incredibly discouraged by this entire process. I have spoken at council meetings and my neighbors have done an enormous amount of research, which should have been done by the city before this plan ever was considered! I am sure you have been inundated with more emails and letters, against this proposal, than you care to discuss. We, including all of you, have wasted an entire summer educating ourselves on the process, the proposal, the meetings, and all of the information that has been thrown at us. Isn't it time that you finally listen. Mr. Jennings has said several times that you all knew you would meet resistance no matter where this site was proposed, if that was the case, then common sense should tell you, that this is not the right proposal. Please make the right decision and reconsider not going ahead with building the mega shelter at the Barron Center. The neighbors, the stores, the elderly at the Barron Center, the school children at the new Rowe and Breakwater Schools, and the homeless population don't deserve this. One large center is not the right option. This decision is something that will have an impact on our generation and future generations. **Do the right thing...we can, in fact, do better.** Don't make all our thoughtful research and caring contributions to the process go unheard and unnoticed.

Thank you for your time.

Sincerely,
Kelli Caiazzo



Adam Harr <ash@portlandmaine.gov>

Fwd: Proposed Homeless Shelter

2 messages

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Thu, Sep 6, 2018 at 3:55 PM

Public Comment

Director, Health & Human Services
City of Portland
389 Congress Street
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Jean Russo** <russo@maine.rr.com>

Date: Thu, Sep 6, 2018 at 3:32 PM

Subject: Proposed Homeless Shelter

To: estrimling@portlandmaine.gov, bsr@portlandmaine.gov, sthibodeau@portlandmaine.gov,
bbatson@portlandmaine.gov, jcosta@portlandmaine.gov, kcook@portlandmaine.gov, pali@portlandmaine.gov,
nmm@portlandmaine.gov, jduson@portlandmaine.gov, jpj@portlandmaine.gov, mjs@portlandmaine.gov,
jlevine@portlandmaine.gov, dcs@portlandmaine.gov, dem@portlandmaine.gov, rwp@portlandmaine.gov

City Officials

Attached is my letter for your review regarding the proposed homeless shelter.

Jean Russo

Portland, Maine

**Homeless Shelter at Barron Center.pdf**

44K

Michael Sauschuck <mjs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>
Cc: Dawn Stiles <dcs@portlandmaine.gov>

Fri, Sep 7, 2018 at 4:24 PM

Thanks Adam.

Michael J. Sauschuck
Assistant City Manager
City of Portland
389 Congress Street
Portland, Maine 04101
(207) 874-8681

----- Forwarded message -----

From: **Jean Russo** <russo@maine.rr.com>

Date: Thu, Sep 6, 2018 at 3:32 PM

Subject: Proposed Homeless Shelter

To: estrimling@portlandmaine.gov, bsr@portlandmaine.gov, sthibodeau@portlandmaine.gov, bbatson@portlandmaine.gov, jcosta@portlandmaine.gov, kcook@portlandmaine.gov, pali@portlandmaine.gov, nmm@portlandmaine.gov, jduson@portlandmaine.gov, jpj@portlandmaine.gov, mjs@portlandmaine.gov, jlevine@portlandmaine.gov, dcs@portlandmaine.gov, dem@portlandmaine.gov, rwp@portlandmaine.gov

City Officials

Attached is my letter for your review regarding the proposed homeless shelter.

Jean Russo

Portland, Maine



Homeless Shelter at Barron Center.pdf

44K



Adam Harr <ash@portlandmaine.gov>

Fwd: Proposed location for the homeless shelter

2 messages

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Thu, Jul 26, 2018 at 8:20 AM

Public Comment

Director, Health & Human Services
City of Portland
389 Congress Street
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Sally Bowden-Schaible** <1sallybs@gmail.com>

Date: Mon, Jul 16, 2018 at 1:22 PM

Subject: Proposed location for the homeless shelter

To: "bbatson@portlandmaine.gov" <bbatson@portlandmaine.gov>, "bsr@portlandmaine.gov" <bsr@portlandmaine.gov>, "dcs@portlandmaine.gov" <dcs@portlandmaine.gov>, "estrimling@portlandmaine.gov" <estrimling@portlandmaine.gov>, "jduson@portlandmaine.gov" <jduson@portlandmaine.gov>, "jpj@portlandmaine.gov" <jpj@portlandmaine.gov>, "mjs@portlandmaine.gov" <mjs@portlandmaine.gov>, "nasonscornerneighborhood@gmail.com" <nasonscornerneighborhood@gmail.com>, "nmm@portlandmaine.gov" <nmm@portlandmaine.gov>, "pali@portlandmaine.gov" <pali@portlandmaine.gov>, "rwp@portlandmaine.gov" <rwp@portlandmaine.gov>

To all concerned:

My husband and I just recently moved to the Nason's Corner area—[27 Birchvale Dr.](#) We attended the neighborhood meeting at Breakwater to learn about the shelter proposal, and I left feeling unsettled about it.

I've worked in the mental health profession for over 30 years—nearly 10 of those years I worked in mental health agencies providing services for persons with severe and chronic mental illness, trauma-related mental health challenges, and drug and alcohol addiction. And later, when I went into private practice, for many years I continued to see such clients.

For about three of the early years, I worked as part of what was then the newly developing program, the ACCESS team (an assertive community treatment program— ACT model—the 1st of its kind in Maine). This program was a grant-funded research project initiated by a 26 agency-member collaborative, including (and managed by) Maine Medical Center. Our clients all were homeless, were diagnosed with a major mental illness, experienced drug and/or alcohol addiction and had been in and out of psychiatric hospitals and/or jail. All were referred to our program because of the complexity of their symptoms and behaviors and the difficulty the existing mental health/substance abuse system had in effectively treating and/or 'managing' them.

What was very clear to me from the beginning of the program was that a 'one size fits all' kind of treatment approach was not effective nor appropriate. Something I also learned was that there was a community and a culture within the homeless population we interacted with that was not simple to change and that our model of treatment didn't (couldn't) address.

Like most people, our clients were social beings and wanted to be with others and hang out at places (even if unhealthy) where they felt a semblance of comfort and familiarity, places where they didn't feel obviously out of place. Preble Street, Congress Street, Deering Oaks Park, various downtown routes for retrieving bottles and cans, Amistad, the soup kitchens, Congress Square, Monument Square etc., were places where they could be relatively safe, separate enough, but also part of the larger mainstream Portland community.

They were not the temporarily down-on-their-luck people who, with support and assistance would get back on their feet and lead lives of independence and productivity. All were survivors and most were victims of significant trauma—many during childhood, and most along the way of negotiating their survival through the complexity of their dynamically unfolding symptoms (inside themselves and in their relationships with others)—psychological, cognitive, emotional, physical, behavioral and social.

The proposal to move the Oxford Street Shelter to the Baron Center campus is, in my view, short-sighted and wrought with foreseeable problems. The model described might work very well for people temporarily displaced and experiencing hard times, even for some persons who experience mental illness. But, I cannot envision it as being successful for the people I described above, the people that present the most challenge to the city. As we learned in the early ACCESS team days, a 'one-model-fits-all' kind of program doesn't work.

And, while it is very true that homelessness and criminality do not go hand in hand, it cannot be argued that chronic homelessness oftentimes results from behaviors (and in behaviors), especially as related to substance use, that contribute to homelessness. Sadly, as is well known, these behaviors also affect the surrounding community.

As this is related to the proposed site for the shelter, it surprised me when the location was described as meeting the criteria for an appropriate location: not pushing the homeless to an out-of-sight location, its being accessible to services and resources by centralizing many at the shelter location, and its being on a public transportation bus route. First of all, I can't imagine a location more out of the way than the edge of the city on the Westbrook border, and it is about 3 miles to downtown. Secondly, while some people would use public transportation and shuttle services, many would not. And, to expect people to remain on the Baron Center campus is unrealistic—And, thirdly, what will happen to the many services located downtown? Amistad, the soup kitchens, Preble Street Resource Center, to name a few.

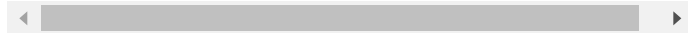
Finally, the concern expressed at the Breakwater meeting about the location abutting an already vulnerable area of the city is an important point. As has also been pointed out, sections of the Nason's Corner area (especially around Sagamore Village) are home to lower income people and most of the area is decidedly lower middle to solidly middle class. It is home to many families who couldn't afford living on the Portland peninsula in ever-growing market of higher income housing and gentrification. (Perhaps developers have in site the Bayside area for such development and

won't proceed with their projects with a shelter site and social services located in the area?) Historically, this is a familiar pattern in our society— pushing to the edge, people on the edge. And it does feel exploitative of of an already vulnerable population already living on the edge.

As city Councilor Batson and the Nason's Corner Neighborhood Association has recommended, more study is required and more planning is necessary. I would be very willing to participate in ongoing discussions and strategizing.

Respectfully,

Sally Bowden-Schaible
27 Birchvale Dr
Portland, ME 04102
207-939-3254



--
Sally Bowden-Schaible, LCPC, CCMHC

Michael Sauschuck <mjs@portlandmaine.gov>

Wed, Sep 5, 2018 at 12:06 PM

To: Adam Harr <ash@portlandmaine.gov>

Cc: Dawn Stiles <dcs@portlandmaine.gov>, Robert Parritt <rwp@portlandmaine.gov>, Jessica Grondin <jgrondin@portlandmaine.gov>

Please add this to the HHS background material. Thanks

Michael J. Sauschuck
Assistant City Manager
City of Portland
389 Congress Street
Portland, Maine 04101
(207) 874-8681

----- Forwarded message -----

From: **Sally Bowden-Schaible** <1sallybs@gmail.com>

Date: Wed, Sep 5, 2018 at 10:46 AM

Subject: Re: Proposed location for the homeless shelter

To: "bbatson@portlandmaine.gov" <bbatson@portlandmaine.gov>, "bsr@portlandmaine.gov" <bsr@portlandmaine.gov>, "dcs@portlandmaine.gov" <dcs@portlandmaine.gov>, "estrimling@portlandmaine.gov" <estrimling@portlandmaine.gov>, "jduson@portlandmaine.gov" <jduson@portlandmaine.gov>, "jpj@portlandmaine.gov" <jpj@portlandmaine.gov>, "mjs@portlandmaine.gov" <mjs@portlandmaine.gov>, "nasonscornerneighborhood@gmail.com" <nasonscornerneighborhood@gmail.com>, "nmm@portlandmaine.gov" <nmm@portlandmaine.gov>, "pali@portlandmaine.gov" <pali@portlandmaine.gov>, "rwp@portlandmaine.gov" <rwp@portlandmaine.gov>

Cc: nasonscornerneighborhood@gmail.com, Shelters Portland <portlandshelters@gmail.com>

To city representatives:

Because I'm unable to come to the council meeting this evening, I am sending this email with my thoughts and concerns regarding the proposed low-barrier, 200 bed mega-shelter for the homeless being proposed for the Baron Center campus.

I have been participating in the canvassing of the Nason's Corner neighborhood this past month, attaining nearly 60 signatures from the homes I visited. In the conversations with my neighbors I was impressed by the thoughtfulness of the

concerns expressed— The predominant attitude was compassionate concern for the residents of the Baron Center, nearby residents living in Sagamore Village and the schoolchildren who attend the Amanda Rowe school —perceived as the most vulnerable in the area. Also, I heard concern expressed for persons experiencing homelessness being far from the center of town, away from the hospitals and other needed services and the social experiences that cannot be replicated at the edge of the city. And, the size of the proposed shelter was a big concern.

In addition, frequent comments were made about the city's lack of transparency, the planning process not including members of the community and the lack of a clearly defined plan that would differentiate it from the current Oxford Street Shelter and other shelters of this size in the country. Almost all neighborhood residents suspect that the motive for the move is to make way for higher end business and residential development.

So, like others in my community, I have concerns. And a question—

If there is no **successful** comparable model of shelter for the homeless in the country, why is it that the city of Portland thinks THIS plan will be successful? I am left to believe it is for one of the following reasons:

- 1) indifference to the documented effects of placing a shelter of this size in a community like the Nason's Corner area;
- 2) an unwarranted confidence that Portland can do something that no other community has been able to do;
- 3) willful disregard (or ignorance) of facts based on solid research;
- 4) clouded thinking resulting from the pull of the promise of financial gain when the current shelter is moved from Bayside.

I urge you to pause and reflect upon what you are learning from the research data provided to you and the concerns expressed by the citizens of Portland, your constituents.

Sincerely,

Sally Bowden-Schaible
27 Birchvale Dr
Portland, ME 04102
207-939-3254

Sally Bowden-Schaible, MS, LCPC, CCMHC
Founder of LivingWell
836 Main Street
Westbrook, ME 04092
Tel: 207.939.3254
Email: 1sallybs@gmail.com
www.livingwellcenter.info

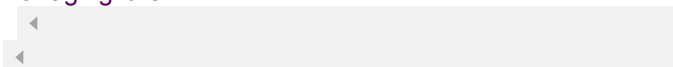
On Jul 16, 2018, at 1:22 PM, Sally Bowden-Schaible <1sallybs@gmail.com> wrote:

To all concerned:

My husband and I just recently moved to the Nason's Corner area—[27 Birchvale Dr](#). We attended the neighborhood meeting at Breakwater to learn about the shelter proposal, and I left feeling unsettled about it.

I've worked in the mental health profession for over 30 years—nearly 10 of those years I worked in mental health agencies providing services for persons with severe and chronic mental illness, trauma-related mental health challenges, and drug and alcohol addiction. And later, when I went into private practice, for many years I continued to see such clients.

For about three of the early years, I worked as part of what was then the newly developing program, the ACCESS team (an assertive community treatment program— ACT model—the 1st of its kind in Maine). This program was a grant-funded research project initiated by a 26 agency-member collaborative, including (and managed by) Maine Medical Center. Our clients all were homeless, were diagnosed with a major mental illness, experienced drug and/or alcohol addiction and had been in and out of psychiatric hospitals and/or jail. All were referred to our program because of the complexity of their symptoms and behaviors and the difficulty the existing mental health/substance abuse system had in effectively treating and/or 'managing' them.



What was very clear to me from the beginning of the program was that a 'one size fits all' kind of treatment approach was not effective nor appropriate. Something I also learned was that there was a community and a culture within the homeless population we interacted with that was not simple to change and that our model of treatment didn't (couldn't) address.

Like most people, our clients were social beings and wanted to be with others and hang out at places (even if unhealthy) where they felt a semblance of comfort and familiarity, places where they didn't feel obviously out of place. Preble Street, Congress Street, Deering Oaks Park, various downtown routes for retrieving bottles and cans, Amistad, the soup kitchens, Congress Square, Monument Square etc., were places where they could be relatively safe, separate enough, but also part of the larger mainstream Portland community.

They were not the temporarily down-on-their-luck people who, with support and assistance would get back on their feet and lead lives of independence and productivity. All were survivors and most were victims of significant trauma—many during childhood, and most along the way of negotiating their survival through the complexity of their dynamically unfolding symptoms (inside themselves and in their relationships with others)—psychological, cognitive, emotional, physical, behavioral and social.

The proposal to move the Oxford Street Shelter to the Baron Center campus is, in my view, short-sighted and wrought with foreseeable problems. The model described might work very well for people temporarily displaced and experiencing hard times, even for some persons who experience mental illness. But, I cannot envision it as being successful for the people I described above, the people that present the most challenge to the city. As we learned in the early ACCESS team days, a 'one-model-fits-all' kind of program doesn't work.

And, while it is very true that homelessness and criminality do not go hand in hand, it cannot be argued that chronic homelessness oftentimes results from behaviors (and in behaviors), especially as related to substance use, that contribute to homelessness. Sadly, as is well known, these behaviors also affect the surrounding community.

As this is related to the proposed site for the shelter, it surprised me when the location was described as meeting the criteria for an appropriate location: not pushing the homeless to an out-of-sight location, its being accessible to services and resources by centralizing many at the shelter location, and its being on a public transportation bus route. First of all, I can't imagine a location more out of the way than the edge of the city on the Westbrook border, and it is about 3 miles to downtown. Secondly, while some people would use public transportation and shuttle services, many would not. And, to expect people to remain on the Baron Center campus is unrealistic— And, thirdly, what will happen to the many services located downtown? Amistad, the soup kitchens, Preble Street Resource Center, to name a few.

Finally, the concern expressed at the Breakwater meeting about the location abutting an already vulnerable area of

the city is an important point. As has also been pointed out, sections of the Nason's Corner area (especially around Sagamore Village) are home to lower income people and most of the area is decidedly lower middle to solidly middle class. It is home to many families who couldn't afford living on the Portland peninsula in ever-growing market of higher income housing and gentrification. (Perhaps developers have in site the Bayside area for such development and won't proceed with their projects with a shelter site and social services located in the area?) Historically, this is a familiar pattern in our society— pushing to the edge, people on the edge. And it does feel exploitative of an already vulnerable population already living on the edge.

As city Councilor Batson and the Nason's Corner Neighborhood Association has recommended, more study is required and more planning is necessary. I would be very willing to participate in ongoing discussions and strategizing.

Respectfully,

Sally Bowden-Schaible
[27 Birchvale Dr](#)
[Portland, ME 04102](#)
[207-939-3254](#)





Adam Harr <ash@portlandmaine.gov>

Fwd: Proposed Shelter Site

2 messages

Jon Jennings <jpj@portlandmaine.gov>

Wed, Jul 18, 2018 at 6:02 AM

To: Dawn Stiles <dcs@portlandmaine.gov>, ash@portlandmaine.gov

Jon P. Jennings
City Manager
[City of Portland](#)
[389 Congress Street](#)
Portland, ME 04101
(207) 874-8689 Office
jpj@portlandmaine.gov
www.portlandmaine.gov
[@portlandmanager](#)

Begin forwarded message:

From: Nick Mavodones <nmm@portlandmaine.gov>
Date: July 9, 2018 at 9:53:48 AM EDT
To: Jon Jennings <jpj@portlandmaine.gov>
Subject: Fwd: Proposed Shelter Site

----- Forwarded message -----

From: **Jackie Parker** <jackie.parker77@gmail.com>
Date: Monday, July 9, 2018
Subject: Proposed Shelter Site
To: bsr@portlandmaine.gov, bbatson@portlandmaine.gov, pali@portlandmaine.gov,
nmm@portlandmaine.gov, jduson@portlandmaine.gov, kcook@portlandmaine.gov,
jcosta@portlandmaine.gov, sthibodeau@portlandmaine.gov, estrimling@portlandmaine.gov

Dear City Council Members and Mayor Strimling,

My family resides in Nason's Corner, and we wish to and express our deep concerns about moving emergency shelter services to the Baron Center Campus on Brighton avenue.

My wife and I moved to Nason's Corner in 2010 after living in downtown Portland for almost a decade. At that time, were told by many that because of both the questionable hotels/businesses in the area as well as Sagamore Village, that this was not going to be the kind of neighborhood where we could start raising a family. We were SO glad we didn't listen to any of these people. Yes, at that time I would hardly call the neighborhood warm and inviting, however over the past 8 years it has become a wonderful area that continues to grow with families and people really invested in seeing the neighborhood thrive.

I listened to last week's City Council /Health and Human Services meeting and attended this week's community meeting and I'm glad that many of our concerns were addressed, however I'm not convinced by some of the answers provided by the many folks who spoke.

I truly appreciate the enthusiasm, commitment, and dedication that shelter director Rob Parritt has for his work and the community, still, I have a hard time reconciling some of the things he said. He spoke so passionately

about how we should not hide or push aside our homeless residents, however moving the shelter from the middle of downtown to literally, the city limit border, is doing just that. Most of the services for our homeless residents including job searching, job placement, mental and physical health and wellness services, and food security are in the heart of Maine's largest city. By moving the shelter a significant distance away we will be limiting the support that our most at risk neighbors need most. This was the case when DHHS was moved from Marginal Way to South Portland, and folks are still having a hard time accessing those services. It feels to us that the city would be moving the shelter away from the eyes of tourists and a growing dining and entertainment district to somewhere it wouldn't be seen at all by those bringing money in to the city. While the proposed move will make one neighborhood safer, it could significantly alter the growth and safety of Nason's Corner.

I understand the plan for transportation, but question what bringing multiple buses, shuttles, vans, personal vehicles and taxi-cabs into the neighborhood is going to do to the traffic and walk-ability, especially down Holm Ave. Currently, the "walking school bus" to Hall/Rowe School walks right down Holm Ave, and many of the walking residents of the Baron center and those who live in the area take walks/bike rides down the street as well. I have concerns about the safety of those residents and our neighborhood kids as what sounds like a huge increase in traffic is being proposed on what is already a major gateway through the neighborhood.

He also mentioned how no one could ever conceive of needing 200 beds for emergency shelter when the Oxford Street facility opened years ago. I have serious concerns about the rising numbers of Portland's homeless population that I don't think this shelter will address. Portland rents are already higher than they have ever been and every day more and more residents are being pushed out of their homes to make way for luxury condos and high rent apartments all over the city. The Press Herald reported on May 1 that a "mystery" investor is buying multiple properties in Bayside and I feel that this investor, or other investors, are going to be the only ones to benefit from the shelter moving. I understand that what is happening in the area around the current shelter isn't OK on any level and there needs to be a solution, but removing it to make way for expensive properties is likely going to be the result - which will not benefit the people most in need of housing. With the current state of Portland and the surrounding area's market of available and affordable housing, as well as the opioid crisis wreaking havoc on our Maine cities and towns, the homelessness problem is going to keep increasing and we worry that the needs will not be met by this new shelter either by its location or model of support, and will create the Oxford Street "situation" in Nason's Corner within a few years.

Particularly concerning to me was the statement made by Police Chief Sauschuck at the HHS meeting stating that he didn't think there would be crossover problems between residents of Sagamore Village and clients at the new shelter, citing that he didn't believe that problems in Kennedy Park had been caused by those visiting the Oxford Street Shelter. This is deeply concerning and misleading for a few reasons. We have found that while there is occasional police presence in Sagamore Village, the folks who live there are very hard working and are grateful to have housing in Portland for their families. Lawns are clean and well kept and lots of kids play together - from all over the neighborhood which is how it should be. Kennedy Park also has its own set of problems and positives, but it is OVER half a mile from the Oxford Street Shelter, and has a huge natural barrier of the Franklin Arterial separating East and West Bayside! Sagamore Village has homes on Taft Avenue, and the shelter would be about a block and a half away from the closest home on that street. This is a little too close for comfort for many neighborhood residents, including those who live in Sagamore Village! As came out in the community meeting, Chief Sauschuck only thought there were 50 units in Sagamore Village, he is mistaken, there are 200. It seems that those doing the endorsing of this project are not actually in-tune with the needs of the neighborhood they're proposing, nor have they taken the time to research what currently exists in Nason's Corner!

Additionally, the proximity of the proposed shelter location to the before mentioned hotel properties is also a concern. While a Hampton Inn is replacing the problematic TravelLodge, and we have hopes it will bring great guests to stay in our neighborhood, the Motel 6 is still a den of people outside at all hours, conducting illicit activities in the parking lot. It has seen some improvement over the years, but having the new facility so close to what is already a problem does not put neighborhood residents at ease. We are not convinced that with the

addition of the shelter that the neighborhood will continue to improve or that the shelter residents (as well as existing Baron Center/Loring House residents) will have the safe, supportive environment that they need.

We would also like to be updated on the status of the Avesta housing project that has been slated to break ground next Spring and was to be located at [977 Brighton Avenue](#). This is planned to bring 40 low income senior housing units to a mere 4 blocks away from the proposed new shelter location. That, combined with Sagamore Village already in the neighborhood and the Baron Center itself is enough saturation of city services and assisted or low income housing in one neighborhood. Such a cluster threatens to overwhelm the availability of the services and the resources of the neighborhood to the detriment of both the people who already live in Nason's Corner as well as the people who so need those services. No matter how convenient it might be for the city to put the proposed shelter on land they already own rather than look for other locations OR solutions such as the small vacancy unit housing shelters that had been talked about in the past, ultimately such convenience is short sighted and does not serve anyone but the developers looking at the land on which the current shelter exists.

I know that other residents have additional concerns with regards to proximity of the new Rowe School, as well as the new shopping/housing project in Westbrook in the Pike quarry, and while I do worry about how a shelter will affect both of those new additions to this part of Cumberland County (as well as how many non-Portland homeless this shelter will attract) those concerns pale in comparison to the ones I've outlined above. I do believe that shelters CAN be good neighbors – but the City of Portland needs to look elsewhere this time around. I'm sure that there are few homeowners who would actively want these kinds of services in their neighborhoods, but they are necessary and it's time for other neighborhoods to step up and share in the solution.

After years of hard work and folks deciding to buy in the neighborhood, invest in their homes, and get involved with the public school community and their neighbors, Nason's Corner has become a vibrant community. It would be short sighted of the city to move the shelter to this neighborhood, one which has been open to accepting challenges in the past, but would be pushed to the breaking point with more of a burden. It's time to look at other locations, or other shelter models.

Thank you for your time.

Jackie Parker

--

Nick Mavodones
City Council At-Large
[389 Congress Street](#)
[Portland ME 04101](#)
(207) 874-8685
nmm@portlandmaine.gov

Sent from Gmail Mobile

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Wed, Jul 25, 2018 at 4:22 PM

Public Comment

Director, Health & Human Services

[City of Portland](#)

[389 Congress Street](#)

Portland, Maine 04101

o 207.874.8775

c 207.956.3262

dcsc@portlandmaine.gov

----- Forwarded message -----

From: **Jon Jennings** <jj@portlandmaine.gov>

Date: Wed, Jul 18, 2018 at 6:02 AM

Subject: Fwd: Proposed Shelter Site

[Quoted text hidden]



Adam Harr <ash@portlandmaine.gov>

Fwd: Proposed shelter

3 messages

Jon Jennings <jpj@portlandmaine.gov>

Wed, Jul 18, 2018 at 5:59 AM

To: Dawn Stiles <dcs@portlandmaine.gov>, ash@portlandmaine.gov

Jon P. Jennings
City Manager
City of Portland
389 Congress Street
Portland, ME 04101
(207) 874-8689 Office
jpj@portlandmaine.gov
www.portlandmaine.gov
@portlandmanager

Begin forwarded message:

From: Sean Kerwin <cairdhubain@gmail.com>
Date: July 9, 2018 at 7:55:37 AM EDT
To: bbatson@portlandmaine.gov
Cc: pali@portlandmaine.gov, Belinda Ray <BSR@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, jcosta@portlandmaine.gov, kcook@portlandmaine.gov, jduson@portlandmaine.gov, nmm@portlandmaine.gov, John Jennings <jpj@portlandmaine.gov>, Robert Parritt <rwp@portlandmaine.gov>, Michael Sauschuck <mjs@portlandmaine.gov>
Subject: Proposed shelter
Reply-To: cairdhubain@gmail.com

Greetings Councilor Batson,

I read with disappointment your letter to the Nason's Corner Neighborhood Association on their Facebook page regarding the siting of a new shelter on the Barron Center property. It is to be expected that the residents of any neighborhood where a shelter is proposed will offer resistance, but I had hopes that you - particularly given your experience in the healthcare field - would demonstrate greater leadership than your communication with them indicates.

As you know, this is an issue that the city and stakeholders have been working on for years. There have been two separate homeless shelter task forces, and countless hours of meetings between stakeholders over the years that have lead to this proposal. Of course, until it potentially impacts them personally, most citizens of Portland are not going to tune into that long process until it becomes more concrete and personal, but we cannot, and should not, wind back the clock on years of hard and open work as every new participant enters the process.

Threading the needle of what we need to see in a new shelter to provide the best situation for the homeless, for our service providers, and for our neighborhoods is admittedly tricky, but this location addresses all of those concerns. It is located in a neighborhood (rather than an industrial area like some feared) yet it is contained to its own campus, a well thought out system to access transportation is part of the proposal, partner providers will have space on

site to serve their clients, a medical center will exist on site as well as a community policing office, and the fact that it is city owned land makes the financing of this proposal hard to improve upon. This proposal has the support of the police department, the manager of the shelter, and most of the social service providers who work with the homeless. This proposal is absolutely based on a review of "best practices" that you call for.

Again, I understand that the people of Nason's corner are concerned - that is to be expected. I have hopes that, instead of feeding their fears, you will have the courage to step up and lead - to push to make this project the very best it can be, but to explain to your constituents that what is proposed is not what they fear, and is critically needed. I assume you agree that the current situation is untenable chaos destructive to all, most particularly to the homeless themselves. We do not need to step back and study the situation. That has been done - for years. We are in a moment of crisis and the time to lead is now.

Thank you for considering my concerns and opinion.

Respectfully,

Sean Kerwin
[18 Parris St.](#)

Jon Jennings <jpj@portlandmaine.gov>
To: Dawn Stiles <dcs@portlandmaine.gov>, ash@portlandmaine.gov

Wed, Jul 18, 2018 at 6:00 AM

Jon P. Jennings
City Manager
City of Portland
389 Congress Street
Portland, ME 04101
(207) 874-8689 Office
jpj@portlandmaine.gov
www.portlandmaine.gov
[@portlandmanager](#)

Begin forwarded message:

From: patrice perreault <murphperreault@gmail.com>
Date: July 9, 2018 at 8:21:50 AM EDT
To: jpj@portlandmaine.gov, bbatson@portlandmaine.gov, nmm@portlandmaine.gov, estrimling@portlandmaine.gov
Cc: nasonscornerneighborhood@gmail.com, omc@maine.rr.com
Subject: Proposed shelter

Dear City Staff,

I saw the the outline for the proposed new shelter. I didn't see the pro's and con's ect. for each location. I see cost and connectivity appear to be the criteria according to the study.

10 million dollars should not be a factor in any other location, period. Buses run through St.John St., Forest Ave. and Washington Ave.

Business are also located in these districts along with shopping centers and restaurants.

Mercy Quick Care can be accessed from County Wy, Bishop St and Washington Ave, would be about the same distance if not closer. Maybe a littler further form Washington Ave.

These other locations are not as densely populated and wouldn't have such a negative affect on residential areas. Please, think about it.

The city doesn't want to "hide the homeless", but yet move this shelter out of in town and relocate it to furthest city border. It will be well hidden from in town Portland. The city will pay for transportation to shuttle clients back and forth. This is a problem that was "created" and now it's out of control.

Bishop St & County Wy appear to be a much more practical choice,if the shelter must be moved from the Baysite area due to the development. allowing close access to the necessary amenities.

I believe what the former officer said at the other night at the meeting."You don't want this in your yard". (I know NIMBY) If anyone knows it's the officers. I sincerely hope before the city makes this decision, they **choose not to impact a residential area and destroy it**. That being said, I know other councilors feel the same about the area they represent. Why wouldn't they?

The trails, Fore River Sanctuary and Capisic Pond are in the Brighton Ave area, This makes camping a lot easier. Saturday evening I saw campers at Lucas St. The pond is a nice area to spend an evening along with the all other wooded areas in this district.

Hopefully this decision hasn't been made, as a lot of people feel this is already a done deal. I'm not sure how this could be true with an impact as huge as this could be for an entire district.

Sincerely,

Patrice Perreault

Dawn Stiles <dcsc@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Wed, Jul 25, 2018 at 4:25 PM

Public Comment

Director, Health & Human Services
City of Portland
389 Congress Street
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcsc@portlandmaine.gov
[Quoted text hidden]

Fwd: Proposed use of County Way land

Kristen Dow <kjd@portlandmaine.gov>

Thu, Mar 7, 2019

To: Jon Jennings <jpj@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>, Jeff Levine <jlevine@portlandmaine.gov>

----- Forwarded message -----

From: Jennifer Packard <jp@pkrealtymgmt.com>

Date: Thu, Mar 7, 2019 at 5:15 PM

Subject: Proposed use of County Way land

To: dcs@portlandmaine.gov <dcs@portlandmaine.gov>, KJD@portlandmaine.gov <KJD@portlandmaine.gov>

Dear Dawn and Kristen,

Our family is invested in this immediate neighborhood, owning 17 Westfield St, 1020 Congress and 1006 Congress St properties. We have renovated what used to be a industrial building at 17 Westfield, into the new home of 4 thriving businesses, Bunker Brewing, Xpress Copy, Architectural Salvage and Red Hook Design. We are in the renovating 1006 Congress (Located at the corner of Westfield and Congress Sts), adding 9 market rate residential units, a café with a market and storage space in the b our tenant at 17 Westfield, Xpress Copy. Paulin Tire is slated for cosmetic work and in the process of us making these improvements, our neighbor Fitzgerald Tile decide our lead and renovated their building to its now classy state.

In the process of improving the properties on Westfield/Congress Streets, we also looked into developing the County Way property, which led us to a number of discussi MDOT regarding the possibilities and restrictions of that site. The upshot of our discussions with MDOT led to the understanding that the site is under VRAP, initiated in 1 updated in 2005/2006 and that there are concerning environmental issues with the land, causing the DEP to declare several restrictions to uses permissible for this spec land. You will find these conditions excerpted below, as well as listed in the attached document Declaration of Environmental Covenant.

We currently rent land from MDOT on the County Way Property for overflow parking on our sites. We have been informed by MDOT during the planning and execution o upgrades to the parking area on the County Way property, that we are not to disturb any soil within the bounds of the mounded soil, which is surrounded by a soil screen and topped with what seem to be methane chimneys. MDOT confirmed in our interaction at the time that the soil was contaminated and under no circumstances was it to uncapped or disturbed. In addition to this, we were required to heed the setback to the wetland on the site. We also were made aware that the site is under VRAP and th clear restrictions on the deed pertaining to the land use, the documentation of which you will find attached.

During a recent meeting on the Portland Harbor Dredging Project, we were able to learn more about the challenge of dealing with contaminated dredge material, which fi the backfill on the county way site – To put it mildly, there is a hefty cost and a great deal of permitting involved in getting a site like this clean again. As far as we have be understand, the site was first a landfill, then contaminated dredge material was dumped there along with contaminated soil from the construction of the Fore River Parkw

After sitting in on the recent meetings regarding the shelter, we have come to understand that there is a high priority set on keeping costs to a minimum and getting this s as quickly as possible. We want to be sure that the city is aware of some of the restrictions which may require additional time and financial investment to bring any develv fruition on this site. At this stage it would be helpful to get the

We look forward to clarifying the environmental situation on this site and are happy to share any information we have with you.

With warm regards,

Jen Packard

CONDITIONS

1. The installation of groundwater extraction wells on the Protected Property is prohibited without the written permission of MaineDEP.
2. Future development of the Protected Property for residential purposes is prohibited.
3. Removal of cover systems over contaminated materials on the Protected Property is prohibited.

ADDITIONAL TERMS

- A. Liberal Construction. It is intended that this Declaration shall be construed liberally to protect the health and welfare of the public and the quality of the environment from the risk of adverse effects of exposure to hazardous substances.

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

This page contains a detailed description of the Parcel ID you selected.

[New Search!](#)

Current Owner Information:

CBL 076 A019001
Land Use Type GOVERNMENTAL
Verify legal use with Inspections Division
Property Location 0 OGDENSBURG ST
Owner Information STATE OF MAINE
 16 STATE HOUSE STATION
 AUGUSTA ME 04333
Book and Page 18587/254
Legal Description 76-A-19 76-A-A-1
 OGDENSBURG ST
 COUNTY WAY 1-21
 267726 SF

Current Rental Registration
Acres 6.1461

Current Assessed Valuation:

TAX ACCT NO.	13917	OWNER OF RECORD AS OF APRIL 2018
LAND VALUE	\$604,100.00	STATE OF MAINE
BUILDING VALUE	\$0.00	
STATE OF MAINE	(\$604,100.00)	16 STATE HOUSE STATION AUGUSTA ME 04333
NET TAXABLE - REAL ESTATE	\$0.00	
TAX AMOUNT	\$0.00	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

Building Information:

Building 1
Year Built
Style/Structure Type

Sales Information:

Sale Date	Type	Price	Book/Page
12/20/2002	LAND + BUILDING	\$0.00	18587/254
10/4/1995	LAND + BUILDING	\$0.00	12148/146

[New Search!](#)

Site	Site Name	Address	Program	Status Date	Status
PORTLAND					
REM02024	ELDRIDGE LUMBER AND HARDWARE	165 PRESUMPCOT STREE	VRAP	2/25/2015	REMEDY IN PLACE: CLOSED - UNDERTAK POST-CLOSURE OBLIGATIONS
REM02318	EMERY WATERHOUSE	7 RAND ROAD	VRAP	6/27/2014	REMEDY IN PLACE: CLOSED - UNDERTAK POST-CLOSURE OBLIGATIONS
REM02034	ENVIROLOGIX	500 RIVERSIDE INDUSTRIA	VRAP	10/13/2011	REMEDY IN PLACE: CLOSED - UNDERTAK POST-CLOSURE OBLIGATIONS
REM01112	FAMILY WORKSHOP, INC.	207-217 CONGRESS ST.	VRAP	12/2/1995	REMEDY IN PLACE: CLOSED - NO (OR DE-MINIMIS) CONTAMINATION LEFT ON SITE
REM01521	FILL IT UP, PLEASE	1185 FOREST AVENUE	VRAP	2/18/2005	REMEDY IN PLACE: CLOSED - UNDERTAK POST-CLOSURE OBLIGATIONS
REM01978	FJM LOT 2	201 FORE STREET	VRAP	6/9/2011	REMEDY IN PLACE: CLOSED - UNDERTAK POST-CLOSURE OBLIGATIONS
REM00784	FORE RIVER TRANSPORTATION	OGDENSBURG STREET	UNCONTROLLED SITES	1/1/1950	REMEDIATION STAGE - ONGOING
REM00784	FORE RIVER TRANSPORTATION	OGDENSBURG STREET	VRAP	1/1/1950	REMEDIATION STAGE - ONGOING
REM01556	FOREST AVENUE MOBIL	518 FOREST AVENUE	VRAP	7/20/2005	REMEDY IN PLACE: CLOSED - UNDERTAK POST-CLOSURE OBLIGATIONS
REM02458	FORMER CARQUEST	126 NORTH BOYD STREET	RCRA	11/22/2017	INVESTIGATION STAGE - NEED (AWAITIN RESOURCES)
REM02458	FORMER CARQUEST	126 NORTH BOYD STREET	VRAP	11/22/2017	INVESTIGATION STAGE - NEED (AWAITIN RESOURCES)
REM01361	FORMER FLEET CLUB		FEDERAL FACILITIES	1/1/1950	COMPLAINT INVESTIGATED - REVEIWIN PRELIMINARY SITE INFORMATION
REM01113	FORMER HOLDEN COMPANY	75 BISHOP STREET	VRAP	8/12/1994	REMEDY IN PLACE: CLOSED - UNDERTAK POST-CLOSURE OBLIGATIONS
REM01643	FORMER STEECO BUILDING	46 BEDFORD ST/89 WINSLOW	VRAP	6/17/2006	REMEDY IN PLACE: CLOSED - UNDERTAK

2 attachments

 Declaration of Env Covenants Book 23747;pg28[3].pdf
187K

 Release Deed 18587; page254[1].pdf
273K



Adam Harr <ash@portlandmaine.gov>

Fwd: Questions for City Council

5 messages

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Tue, Sep 4, 2018 at 4:11 PM

Public Comment

Director, Health & Human Services
[City of Portland](#)
[389 Congress Street](#)
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Jon Jennings** <jpj@portlandmaine.gov>
Date: Tue, Sep 4, 2018 at 1:53 PM
Subject: Fwd: Questions for City Council
To: Michael Sauschuck <mjs@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>

FYI--

----- Forwarded message -----

From: **Pious Ali** <pali@portlandmaine.gov>
Date: Thu, Aug 30, 2018 at 8:18 AM
Subject: Re: Questions for City Council
To: Tania Tonos <tonostania@gmail.com>, Belinda Ray <bsr@portlandmaine.gov>, Jon Jennings <jpj@portlandmaine.gov>

Ms. Tonos

Thanks for your detailed email. I am sharing this with the chair of the HHS&PS committee chair Councilor Ray and the city manager, Mr. Jon Jennings. so that the response to some of the questions that are directly related to the moving of the shelter be printed and shared at the September 10th meeting you are organizing. Thanks

*Respectfully***Pious Ali**

City Councilor At-Large

City Hall

[389 Congress Street](#)[Portland, ME 04101](#)PALI@PortlandMaine.gov[2078074283](tel:2078074283)<http://www.portlandmaine.gov>[Sign up to receive updates on my work](#)

On Fri, Aug 24, 2018 at 2:34 PM, Tania Tonos <tonostania@gmail.com> wrote:

August 24th, 2018

Council Member Mr. Pious Ali
389 Congress St, Portland, ME 04101

Dear Councilman Ali:

Hello, Mr. Ali. I hope that you have had a pleasant week. I can share with you some of the comments that the those living in homelessness have. Please be aware that these comments may not reflect the views of myself or Homeless Voices for Justice.

Some of the questions from the homeless community for City Council are:

- why do people at Oxford Street Shelter have to leave the area where they go to social service providers in the area, such as Maine Behavioral Health, and employment day labor agencies?
- why were those experiencing homeless not asked beforehand, and left out of the decision-making process?
- why does City Council move forward with the new shelter when they have not experienced homelessness?
- what makes City Council think the same problems will not happen at "the new Oxford" on Brighton Avenue?
- why aren't any of the City Council members coming to Preble and Oxford themselves to speak to those in homelessness?
- why Brighton Avenue? It's the DHHS to Jetport all over again
- why \$10 million dollars when everyone could just be housed for less money? Why are landlords allowed to raise rent above vouchers?
- why is no one addressing no cause evictions that send the housed back to the shelter where they may not be allowed back in as in several cases?
- why aren't other areas of Maine addressing their own homeless issues and sending them to Portland?
- why does City Council keep avoiding affordable housing? It's responsible for this whole mess, and just makes new "homeless people"
- why aren't they putting up tiny houses?
- why are "homeless people" forced to move away from friends, resources, and loved ones?
- why don't we see City Council at the (Preble Street) soup kitchen?
- why can't we have our service animals in the shelter? emotional service animals?
- why is City Council only exploring the option that personally benefit City Council members?

Those are the more popular questions in the homeless community. Jane's concerns were safety issues in shelters themselves: violence, theft, exposure to substance use, health issues unaddressed of those with disabilities, seniors, teens, the aged, domestic violence, those with alternative lifestyles, etc. My concerns were having exposed bio-hazards in clinical and eating areas. Also, I fully agree with Mark Swann in that there should never be sleeping areas on the ground floor. A one floored unit is unsafe, unsanitary, and congested. Many diseases are contracted in confined spaces. Illnesses are very easily transmitted to staff, volunteers, and clients. And what of allowed animals?

I also had issues with the lack of set policies and rules for staff to follow when dealing with emergencies, theft, violence, re-entry, and clients being forced out into inclement weather and no one being held accountable. Clients are not being able to fill out police complaints, complaint forms go missing, and people are told to leave for the slightest of offenses. People are forced to take apartments, and some far away, or they must leave the shelter. The blind, deaf/mutes, those with disabilities, and those with sever illnesses are not given priority housing status. Long term stayers are given priority. Pregnant women are placed at the Oxford Street Shelter instead of in family shelters-7 months pregnant and with medical histories that affect their pregnancies. Teens are being asked to engage in alternative lifestyles and/or sexual activities against their will, partake in criminal activities, and take substances-illegal and otherwise. Those who choose alternative lifestyles are verbally insulted by staff and clients, threatened, and physically harmed-including being kicked in the head repeatedly. Many of these incidents I have witnessed first hand. And where are the incident reports that should have been forwarded to authorities?

The lists go on and on. No matter who you ask that are involved in the community that sincerely empathize with homelessness, the greatest fears are: wasting 10 million dollars on a band aid solution that does nothing to end homelessness, ignoring the root causes of homelessness, going through great lengths to waste time, energy, resources, and money on another failed Oxford Street Shelter, ignoring true concerns of homelessness, and those that experience homeless, and not exploring other options of small scattered shelter sites and other solutions to homelessness, ignoring affordable housing solutions, ignoring the concerns of social service providers, not consulting

these providers, and rushing headlong into the decision of the one shelter location despite the obvious problems with the site.

My concern is also that of City Council making these decisions without asking "homeless experts" to join in the decision making process. I thank you Mr. Ali for getting involved and asking to meet with different individuals in the homeless community to find out what is involved and at stake for those living in homelessness.

I would ask for a committee watchdog group that would oversee client complaints, shelter regulations being met, police reporting and handling, legal concerns, code enforcement measures, exiting and re-entry policies being met and how all of these issues are being enforced and regulated. This committee would not be handled by shelter or social service provider staff, but people that are experienced in the community without personal stake in the outcomes of these decisions. A group of people that those being regulated must answer to and be held accountable for their actions and decisions.

I hope that this gives you some idea of how great an importance City Council decisions will be and the multitude of vulnerable lives they will affect. I hope that I have answered all of your questions satisfactorily. Please contact me if you or other Council members need clarification. Thank you and the rest of City Council for taking an active interest in the community. I appreciate the presence of City Council at different functions around Portland, and for the dedication shown to finding viable solutions to this now growing problem of homelessness in the community, Bayside, Portland, Maine, and The United States.

Respectfully,

Tania T.

--
Jon P. Jennings
City Manager
City of Portland
389 Congress Street
Portland, ME 04101
(207) 874-8689 Office
(207) 874-8669 Fax
jpj@portlandmaine.gov
www.portlandmaine.gov
Twitter: @portlandmanager

Dawn Stiles <dcs@portlandmaine.gov>

Wed, Sep 5, 2018 at 9:42 AM

To: Robert Parritt <rwp@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>, Jessica Grondin

<jgrondin@portlandmaine.gov>

Cc: "MacLean, David" <dem@portlandmaine.gov>

Great - maybe they can get posted at the end of the day with the other material. thanks

Director, Health & Human Services
City of Portland
389 Congress Street
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

On Wed, Sep 5, 2018 at 9:28 AM, Robert Parritt <rwp@portlandmaine.gov> wrote:

I can have them answered by lunch.

On Wed, Sep 5, 2018 at 9:28 AM, Robert Parritt <rwp@portlandmaine.gov> wrote:

I am happy to just answer these today and send along to you guys for comment.

On Tue, Sep 4, 2018 at 4:12 PM, Dawn Stiles <dcsc@portlandmaine.gov> wrote:

We need to respond to these when you return Rob.

[Quoted text hidden]

--

Rob Parritt
Director
City of Portland
Oxford Street Shelter
rwp@portlandmaine.gov
(207) 482-5213
fax (207) 761-0536

--

Rob Parritt
Director
City of Portland
Oxford Street Shelter
rwp@portlandmaine.gov
(207) 482-5213
fax (207) 761-0536

Robert Parritt <rwp@portlandmaine.gov>

Wed, Sep 5, 2018 at 9:50 AM

To: Dawn Stiles <dcsc@portlandmaine.gov>

Cc: Adam Harr <ash@portlandmaine.gov>, Jessica Grondin <jgrondin@portlandmaine.gov>, "MacLean, David" <dem@portlandmaine.gov>

No problem!

[Quoted text hidden]

Robert Parritt <rwp@portlandmaine.gov>

Wed, Sep 5, 2018 at 3:56 PM

To: Adam Harr <ash@portlandmaine.gov>, Jessica Grondin <jgrondin@portlandmaine.gov>

Adam, we are just adding the questions. The City Manager wants to respond directly.

----- Forwarded message -----

From: **Dawn Stiles** <dcsc@portlandmaine.gov>

Date: Tue, Sep 4, 2018 at 4:12 PM

Subject: Fwd: Questions for City Council

[Quoted text hidden]

[Quoted text hidden]

Adam Harr <ash@portlandmaine.gov>

Wed, Sep 5, 2018 at 4:01 PM

To: Robert Parritt <rwp@portlandmaine.gov>

Cc: Jessica Grondin <jgrondin@portlandmaine.gov>

I understand, I was just fuzzy on the email original of the public comments but I see them above.

Adam Harr
Executive Assistant
Social Services Division
Health & Human Services Department
City of Portland
196 Lancaster Street
Portland, ME 04101

2/14/2019

City of Portland Mail - Fwd: Questions for City Council

o: (207) 482-5144

f: (207) 775-7918

ash@portlandmaine.gov

[Quoted text hidden]



Adam Harr <ash@portlandmaine.gov>

Fwd: Regarding the proposed homeless shelter at the Barren Center

2 messages

Jon Jennings <jpj@portlandmaine.gov>

Wed, Jul 18, 2018 at 5:11 AM

To: Dawn Stiles <dcs@portlandmaine.gov>, ash@portlandmaine.gov

For the record.

Jon P. Jennings
City Manager
City of Portland
389 Congress Street
Portland, ME 04101
(207) 874-8689 Office
jpj@portlandmaine.gov
www.portlandmaine.gov
[@portlandmanager](#)

Begin forwarded message:

From: Mara Sullivan <marasullivan4444@yahoo.com>
Date: July 11, 2018 at 11:52:23 AM EDT
To: "estrimling@portlandmaine.gov" <estrimling@portlandmaine.gov>
Cc: "bsr@portlandmaine.gov" <bsr@portlandmaine.gov>, "bbatson@portlandmaine.gov" <bbatson@portlandmaine.gov>, "pali@portlandmaine.gov" <pali@portlandmaine.gov>, "nmm@portlandmaine.gov" <nmm@portlandmaine.gov>, "jduson@portlandmaine.gov" <jduson@portlandmaine.gov>, "jpj@portlandmaine.gov" <jpj@portlandmaine.gov>, "mjs@portlandmaine.gov" <mjs@portlandmaine.gov>
Subject: Regarding the proposed homeless shelter at the Barren Center

To whom it may concern,

I am a resident of the Nason's Corner Neighborhood. I have attended all three meetings provided by the committee to learn more about the proposed Homeless Shelter on Brighton Ave and have read all possible materials made available. I have not at this point provided any public comments on the matter, as I believe in being educated as much as possible about a topic before taking sides and sharing my opinion. This morning I woke up compelled to speak out. I love the diversity the city of Portland offers. Our neighborhood in particular with Sagamore Village creates a beautifully diverse population. I believe that all people deserve the right to a safe environment in which to live, a community that they feel connected to and neighbors that treat them with dignity and respect. It wasn't until I started attending the meetings and doing my research that I began to feel uneasy about the plan proposed by the city. As a resident I feel completely unsatisfied with the level of planning and communication surrounding this plan. There is an emergency situation happening in Oxford Street, I understand that and something needs to change. This massive 200 bed shelter on the outskirts of town feels like a band aid to this situation. I feel the answers to all our questions as concerned neighbors have blatantly been disregarded. We are being asked to buy into a model that has no proven track record of success. There are so many inaccuracies in the handout provided by Oxford street shelter last night. Just a few I would point out are outdated budget numbers, incomplete lists of other sites researched, and blatant lies about walk-ability (Mercy Quick Care in Westbrook is almost three miles away from the barren center, down busy, sidewalk-less roads). I also need to point out the possible conflicts of interest. This includes a committee chair who has property in the Oxford Street Area, a chief of police who promises us safety but then accepts a high paying position as assistant city manager, an absent city manager from the meeting & the fact that anonymous buyers are buying up properties in Bayside just waiting to develop that land as soon as the homeless move out. Everything about this plan feels rushed, corrupt and misleading. The city is ultimately asking a small residential neighborhood to support a 200 bed emergency all inclusive shelter 4 miles outside of the center of town. There has been no plans provided to us on how our neighborhood will be kept safe. We have been given answers such as "the bad actors will be

easier to spot" and "first floor windows should be locked anyways" I urge the committee to take a look at their way too aggressive timeline, slow down, and come up with a plan that works for all of Portland's residents. One that keep all of us safe.

My husband and I love Portland, We have lived here for 17 years. Unfortunately, like all of our friends, we were driven off the peninsula 11 years ago due to the cost of living. As a public school teacher and an electrician we didn't make enough to even rent let alone buy in town. We found this beautiful little house on the outskirts of town that allowed us make our dream of raising our family in Portland a reality. We now have two children in Portland Public Schools and have fallen in love with our tree lined, quiet neighborhood. Although our house and yard are way too small and our tax bill is way to big we are still committed to staying here because we love Portland so much. This proposal feels like a kick in the face to us. We once again feel as if we are being pushed out of the area we love. I have to be honest, it's becoming more and more obvious that Portland cares nothing about it's middle class citizens. It's so discouraging to care so much for a city who does not care about you. This is completely evident in the lack of communication with our neighborhood at ANY point in this process. I encourage you all to come for a walk behind the Barren center into our neighborhood. You will see so many kids riding their bikes in the street or playing massive games of tag through out each other's yards. You will see elderly people sitting in their driveways who have lived in this neighborhood for years and raised their own kids here. They love to chat you up about life and tell you stories from back in the day. Please take a walk in the beautiful paths surrounding our neighborhood where I run every night after dinner and never feel unsafe. Swing into Sagamore and see the amazing progress this community has made, you would never believe it is the same development that had such a bad reputation years ago. Our neighborhood is unique this day in age. It a special place, and one I am so proud to raise my kids in. Please, do your research on the impact this shelter will have on our neighborhood before moving forward. Do your due diligence. Come knock on our doors and shake our hands and talk to us face to face like you all did when you were campaigning. WE are your people too. WE voted for you because we hoped you would represent us. I once again urge you to slow down this process and to extend the timeline. The proper work has not been done by the city to make sure this is the right move for all of it's residents.

Thank you for taking the time to read this letter, I look forward to any future conversations with the committee.

Sincerely,

Mara Sullivan
49 Pinecrest Ave

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Thu, Jul 26, 2018 at 8:11 AM

Public Comment

Director, Health & Human Services
[City of Portland](#)
[389 Congress Street](#)
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov
[Quoted text hidden]



Adam Harr <ash@portlandmaine.gov>

Fwd: Request for City staff to organize stakeholder meeting before HHS vote

1 message

Jon Jennings <jpj@portlandmaine.gov>

Thu, Nov 15, 2018 at 11:15 AM

To: Dawn Stiles <dcs@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>

For the public record.

----- Forwarded message -----

From: **Nick Mavodones** <nmm@portlandmaine.gov>

Date: Thu, Nov 15, 2018 at 11:09 AM

Subject: Fwd: Request for City staff to organize stakeholder meeting before HHS vote

To: Jon Jennings <jpj@portlandmaine.gov>

FYI

----- Forwarded message -----

From: **Gloria Driessnack** <gloria.driessnack@gmail.com>

Date: Thursday, November 15, 2018

Subject: Request for City staff to organize stakeholder meeting before HHS vote

To: Ethan Strimling <estrimling@portlandmaine.gov>, Belinda Ray <bsr@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, Kim Cook <kcook@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Nick Mavodones <nmm@portlandmaine.gov>, Jill Duson <jduson@portlandmaine.gov>

Dear City Councilors and Mayor Strimling,

I am writing to urge you to *not vote* this coming Monday on the Homeless Services Center proposal.

I have reviewed the new materials provided by the City and heard from neighbors and Homeless Voices for Justice (HVJ) members on how the HHS committee meeting went on Tuesday.

It is clear that the City has considered additional locations for the new Homeless Services Center and is looking into some partnerships. However, the City must take one more important step before a vote can be called - **bring everyone to the table**. Before voting on the proposal, it is vital for the council to request City Staff organize a meeting among the following key stakeholders to elicit their feedback:

- **HVJ members**
- **service providers** (Preble Street, Amistad, Milestone Recovery, Greater Portland Health, CHOM, Avesta, Opportunity Alliance, etc.)
- **UNE Professor - Dr. Thomas Chalmers McLaughlin** (who has studied cost-effectiveness of different services for people experiencing homelessness and been consulted by the City before on such topics)
- **neighborhood association presidents**

I understand that some of these groups have been engaged by the City on a one-on-one basis. However, it is *more strategic and effective* to bring all stakeholders to the same table for feedback and collaborative thinking on the proposal. This is a common practice for legislative bodies and organizations when making evidence-based decisions.

Please consider asking City Staff to take this **one additional step** before calling for a vote.

All best,
Gloria Sclar, MPH
25 Sandy Terrace

--

Nick Mavodones
City Council At-Large
[389 Congress Street](#)
[Portland ME 04101](#)
(207) 874-8685
nmm@portlandmaine.gov

Sent from Gmail Mobile

--

Jon P. Jennings
City Manager
[City of Portland](#)
[389 Congress Street](#)
Portland, ME 04101
(207) 874-8689 Office
(207) 874-8669 Fax
jpj@portlandmaine.gov
www.portlandmaine.gov
Twitter: [@portlandmanager](#)



Adam Harr <ash@portlandmaine.gov>

Fwd: Response to City's memo about shelter canvassing script

5 messages

Dawn Stiles <dcs@portlandmaine.gov>

Mon, Aug 20, 2018 at 3:51 PM

To: Michael Sauschuck <mjs@portlandmaine.gov>, "MacLean, David" <dem@portlandmaine.gov>, Robert Parritt <rwp@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>

Looks like we have some more questions to address.

Director, Health & Human Services
City of Portland
389 Congress Street
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Gloria Driessnack** <gloria.driessnack@gmail.com>

Date: Mon, Aug 20, 2018 at 1:17 PM

Subject: Response to City's memo about shelter canvassing script

To: Ethan Strimling <estrimling@portlandmaine.gov>, Belinda Ray <bsr@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, Kim Cook <kcook@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Nick Mavodones <nmm@portlandmaine.gov>, Jill Duson <jduson@portlandmaine.gov>, Jon Jennings <jpj@portlandmaine.gov>, mjs@portlandmaine.gov, Dawn Stiles <dcs@portlandmaine.gov>, dem@portlandmaine.gov, Robert Parritt <rwp@portlandmaine.gov>, jlevine@portlandmaine.gov

Dear Dawn and All,

Please find attached a detailed response to Dawn's recent memo titled "Corrections to 'Homeless Services Center Canvasser Script.'" Dawn's memo was in regards to a canvass training that I led for people going door to door talking with residents about the proposed Barron Center shelter.

If the City is in fact interested in having as much information as possible available to the public, we would request that our response also be uploaded to the City's "Planning for a New Homeless Services Center" webpage to ensure full transparency. Both documents will be added to PortlandShelters.org.

Dawn - thank you for your offer to answer questions. The attachment includes our additional questions to which we would appreciate responses. We have also asked to see several documents to which you alluded to, such as the safety plan developed in partnership with the Portland Police Department.

Many thanks and have a good day,
Gloria Sclar, MPH
25 Sandy Terrace

**Response to Canvasser Script 8.14_RebuttalbyCanvassGroup.pdf**

227K

Dawn Stiles <dcs@portlandmaine.gov>

Thu, Aug 30, 2018 at 2:06 PM

To: Adam Harr <ash@portlandmaine.gov>

Email and attachment for Public Comments. thanks - not sure if I sent this previously.

Director, Health & Human Services
City of Portland
389 Congress Street
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Gloria Driessnack** <gloria.driessnack@gmail.com>

Date: Mon, Aug 20, 2018 at 1:17 PM

Subject: Response to City's memo about shelter canvassing script

To: Ethan Strimling <estrimling@portlandmaine.gov>, Belinda Ray <bsr@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, Kim Cook <kcook@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Nick Mavodones <nmm@portlandmaine.gov>, Jill Duson <jduson@portlandmaine.gov>, Jon Jennings <jpj@portlandmaine.gov>, mjs@portlandmaine.gov, Dawn Stiles <dcs@portlandmaine.gov>, dem@portlandmaine.gov, Robert Parritt <rwp@portlandmaine.gov>, jlevine@portlandmaine.gov

Dear Dawn and All,

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Dawn - thank you for your offer to answer questions. The attachment includes our additional questions to which we would appreciate responses. We have also asked to see several documents to which you alluded to, such as the safety plan developed in partnership with the Portland Police Department.

Many thanks and have a good day,
Gloria Sclar, MPH
25 Sandy Terrace



Response to Canvasser Script 8.14_RebuttalbyCanvassGroup.pdf
227K

David MacLean <dem@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Tue, Sep 4, 2018 at 4:02 PM

----- Forwarded message -----

From: **Gloria Driessnack** <gloria.driessnack@gmail.com>

Date: Tue, Sep 4, 2018 at 11:17 AM

Subject: Re: Response to City's memo about shelter canvassing script

To: Dawn Stiles <dcs@portlandmaine.gov>

Cc: Jeff Levine <jlevine@portlandmaine.gov>, Robert Parritt <rwp@portlandmaine.gov>, Nick Mavodones <nmm@portlandmaine.gov>, Michael Sauschuck <mjs@portlandmaine.gov>, "MacLean, David" <dem@portlandmaine.gov>, Kim Cook <kcook@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Jon Jennings <jpj@portlandmaine.gov>, Jill Duson <jduson@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Belinda Ray <bsr@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>

Dear Dawn,

It is disappointing to learn that our response to your memo will not be posted to the City's webpage. Although the response will be part of public comment, this is not sufficient transparency. Your memo was posted on the City's webpage on Aug. 15th but compiled public comment will not be available until Sept. 7th (a full 3 weeks later). In the meantime, several Portland residents have approached me about your memo and asked if anyone plans to respond. I then have to explain the background and send them our rebuttal document. As a result of this lack of transparency, I struggle to find your original statement ("it is critical that members of the public have access to accurate information") to be genuine.

- **Have you come across any evidence that counter the literature and references we cited in our response?**

Finally, in hopes of making things easier for you and your staff, please find attached a summary list of the follow-up questions and document requests that were asked for in our response. Questions that only require a Yes or No response are noted. One additional document request is for an actual proposal. So far, for this multi-million dollar proposal, I have only found [this ppt slide deck](#) presented by Rob Parritt (which has still not been updated to reflect the latest version used at the July 10th hearing and the August 7th PAN meeting).

- **Is there a written proposal that the HHS committee will get to review before voting on Sept. 25th? Or will their vote be based on this powerpoint?**

Many thanks for your time. I hope you enjoyed the holiday weekend.

Gloria Sclar, MPH
25 Sandy Terrace

On Thu, Aug 30, 2018 at 2:05 PM, Dawn Stiles <dcsc@portlandmaine.gov> wrote:

Gloria, All backup material & Q & A will be posted no later than the 7th. Your response will be posted with all of the public comments. Regards, Dawn

Director, Health & Human Services
City of Portland
389 Congress Street
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcsc@portlandmaine.gov

On Thu, Aug 30, 2018 at 11:48 AM, Gloria Driessnack <gloria.driessnack@gmail.com> wrote:

Dear Dawn,

I am following up on my email that was sent 7 days ago. Can you please provide a response to these two quick follow-ups:

- When will the documents I requested (e.g. safety plan, cost analysis) be made available?
- Will our response be posted to the City's webpage?

Thank you,
Gloria Sclar, MPH
Sandy Terrace

On Thu, Aug 23, 2018 at 4:42 PM, Gloria Driessnack <gloria.driessnack@gmail.com> wrote:

Dear Dawn,

Thank you for the reply and information that questions will be addressed at the committee meeting on Sept. 11th.

Two quick follow-ups:

- Will the requested documents (e.g. safety plan, cost analysis) also be made available to the public at the Sept. 11th meeting?
- Will our response be posted to the City's webpage?

Thank you,
Gloria Sclar, MPH

25 Sandy Terrace

On Thu, Aug 23, 2018 at 3:52 PM, Dawn Stiles <dcx@portlandmaine.gov> wrote:

Thank you for your note Gloria, We are compiling all of the questions we have received from the public hearings and other venues and will have responses prepared for the PS & HHS Committee meeting on Sept. 11th.
Regards, Dawn Stiles

Director, Health & Human Services
City of Portland
389 Congress Street
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcx@portlandmaine.gov

On Thu, Aug 23, 2018 at 10:23 AM, Gloria Driessnack <gloria.driessnack@gmail.com> wrote:

Dear Dawn,

I am following up about the email I sent on Monday with a response to your canvassing script "corrections" memo.

Please let me know if you plan to upload our response to the City's webpage. Both your memo and our response have been added to PortlandShelters.org. We ask the City to do the same in the spirit of reciprocity and transparency. As you stated in your memo: "it is critical that members of the public have access to accurate information." Because our response is based on in-depth research and includes credible cited sources, it is a great way for citizens to get accurate information.

Also, please let me know when we can expect responses to the ~31 questions and document requests contained in our response.

For easy reference, I am attaching our response again to this email or you can find a direct link to it [here](#).

We look forward to hearing back from you.

Many thanks,
Gloria Sclar, MPH
25 Sandy Terrace

On Mon, Aug 20, 2018 at 1:17 PM, Gloria Driessnack <gloria.driessnack@gmail.com> wrote:

Dear Dawn and All,

Please find attached a detailed response to Dawn's recent memo titled "Corrections to 'Homeless Services Center Canvasser Script.'" Dawn's memo was in regards to a canvass training that I led for people going door to door talking with residents about the proposed Barron Center shelter.

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Dawn - thank you for your offer to answer questions. The attachment includes our additional questions to which we would appreciate responses. We have also asked to see several documents to which you alluded to, such as the safety plan developed in partnership with the Portland Police Department.

Many thanks and have a good day,
Gloria Sclar, MPH
25 Sandy Terrace

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees

about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

David MacLean**Administrator**

Social Services Division
Health & Human Services Department
City of Portland
196 Lancaster Street
Portland, ME 04101
o: (207) 482-5124
f: (207) 775-7918
dem@portlandmaine.gov

**Questions & Documents Request_04Sep2018.docx**

150K

Adam Harr <ash@portlandmaine.gov>
To: "Stiles, Dawn" <dcs@portlandmaine.gov>

Tue, Sep 4, 2018 at 4:10 PM

Hi Dawn,

I am in the home stretch but could use some help on 2-3 documents:

- Are the missing answers to questions to spoke about this morning in the "Response to Canvasser Script 8.14_RebuttalbyCanvassGroup" document, or another document responding to that?
- Do you have a more up to date version of Mike's memo than what is attached?
- Have you had a chance to look at the questions that were sent today that appear to attempt to replace those in the previous response to the canvass response?

As an aside, I do have some academic sources that contradict those Gloria presented.

Thank you!
Adam

Adam Harr
Executive Assistant
Social Services Division
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196 Lancaster Street
Portland, ME 04101
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f: (207) 775-7918
ash@portlandmaine.gov

[Quoted text hidden]

3 attachments

 **Questions & Documents Request_04Sep2018.docx**
150K

 **Response to Canvasser Script 8.14_RebuttalbyCanvassGroup (2).pdf**
227K

 **HSC Memo.docx**
17K

Adam Harr <ash@portlandmaine.gov>
Draft To: Dawn Stiles <dcs@portlandmaine.gov>

Thu, Feb 14, 2019 at 3:10 PM

Hi Dawn

I want to confirm that this is the document with answers

Adam Harr
Executive Assistant
Social Services Division
Health & Human Services Department
City of Portland
196 Lancaster Street
Portland, ME 04101
o: (207) 482-5144
f: (207) 775-7918
ash@portlandmaine.gov

[Quoted text hidden]



Adam Harr <ash@portlandmaine.gov>

Fwd: Response to Nov 13 HHS-Council Committee Meeting

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Mon, Nov 19, 2018 at 3:50 PM

Public Comment

Director, Health & Human Services
City of Portland
389 Congress Street
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Sally Bowden-Schaible** <1sallybs@gmail.com>
Date: Mon, Nov 19, 2018 at 3:39 PM
Subject: Re: Response to Nov 13 HHS-Council Committee Meeting
To: Belinda Ray <bsr@portlandmaine.gov>
Cc: Brian Batson <bbatson@portlandmaine.gov>, <estrimling@portlandmaine.gov>, <bsr@portlandmaine.gov>, <pali@portlandmaine.gov>, <nmm@portlandmaine.gov>, <jduson@portlandmaine.gov>, <jpj@portlandmaine.gov>, <rw@portlandmaine.gov>, <dcs@portlandmaine.gov>, <mjs@portlandmaine.gov>, Nason's Corner Neighborhood Association <nasonscornerneighborhood@gmail.com>

Thank you for your prompt response, Councilor Ray.

First, I think, perhaps, that we have a different interpretation of the section of the memo you are referring to:

- "City staff has been tasked by the HHS Committee to bring forth additional information regarding different shelter models. **It is our hope that once the Committee reviews this information**, it will provide concrete guidance to staff in order to shape and facilitate the City's discussion on improving the emergency shelter system. This memo will summarize information and potential talking points for a variety of different emergency shelter models for single adults."

I interpret this statement as I believe Mayor Strimling did— *the meeting that night was to present information and then it was to be reviewed prior to a decision*. Certainly, there was not sufficient time to think about and process the information, especially the new information presented that evening. (Brian Batson's proposal of one shelter on the peninsular and one off the peninsular, collaborating with Preble St, and information Mayor Strimling presented re: annual costs of existing shelter programs.) And, both of the other HHS committee members, Brian Batson and Pious Ali, were making a case for giving a bit more time to review and process the information before moving ahead with a recommendation (to *take a step back in order to move forward*.) Your position was different than theirs and your role as Chair gave you, it appeared to me, more floor time and more power regarding steering the unfolding of the meeting in a direction you deemed the right one.

Also, I recently learned that John Jennings *had requested full Council attendance* for the meeting. If that is the case, then it wasn't that it just happened that the full Council was present. And, I am surprised, Councilor Ray, that you feel you were not applying pressure regarding making a decision given that you agreed with my view of your tenacity in the process:

- *The fact that we had the entire council in attendance at the meeting made it an ideal time for *all* councilors to weigh in on the information presented and ask any questions they needed to ask in order to get to a place where*

*they felt comfortable offering guidance on the shelter model they wanted staff to pursue. That said, **no one was pressured to offer guidance**, and in fact Councilor Costa declined to do so at this meeting.*

- ***So yes, I was indeed tenacious in making sure that we got clear council guidance--on the record--on Tuesday night. And I was definitely tenacious in making sure that my fellow council members and I had all heard the same guidance, because I didn't want there to be ambiguity this time around.***

Please know that I do appreciate the urgency of the homeless shelter situation. I only request that you pause on behalf of what I (and many others) believe will lead to the probability of a much better long-term solution. Again, many things have changed, namely the election of a more compassionate and forward thinking Governor and Legislature.

As you are very aware, over these past years under the LePage administration, funding for *many* crucial services and programs that affect the lives of people who are struggling and who need the most help— many of the people we are now seeing displaced and on the streets— have been cut to the bare bone. The consequence has been increased suffering and despair. And the problems that arise out of suffering and despair include what we are now experiencing in Portland and elsewhere: the opioid crisis (and other substance use and addiction), untreated mental health conditions, debilitating physical health issues, unemployment, deepening poverty and despair.

It is a cliché, but the rich (in Portland and across the country) have gotten richer and the poor, poorer. Portland's affordable housing problem is an indication of this; the gentrification of the peninsula another.

I encourage you to review the emails sent to you by very informed and experienced citizens of Portland. And please consider the perspective I've offered here and in earlier emails.

I unfortunately will not be able to attend this evening's meeting or the meeting on November 27th.

Sincerely,
Sally

Sally Bowden-Schaible, MS, LCPC, CCMHC
207.939.3254
1sallybs@gmail.com
www.livingwellcenter.info

On Nov 18, 2018, at 5:34 PM, Belinda Ray <bsr@portlandmaine.gov> wrote:

Hi Sally.

I appreciate your email, and I thank you for sharing your thoughts. I've read through your concerns about the way the meeting unfolded on Tuesday, and I'd like to make a few clarifications with regard to the process around selecting a shelter model and site.

First off, regarding Tuesday night's meeting, the first memo in the committee's packet for the meeting states quite clearly that staff was requesting guidance from the committee with regard to the model to be pursued. The first paragraph of the memo states:

- "City staff has been tasked by the HHS Committee to bring forth additional information regarding different shelter models. It is our hope that once the Committee reviews this information, it will provide concrete guidance to staff in order to shape and facilitate the City's discussion on improving the emergency shelter system. This memo will summarize information and potential talking points for a variety of different emergency shelter models for single adults."

And the closing paragraph includes the following:

- "Staff is look forward to hearing additional direction and guidance regarding models and possible sites in order to provide a more respectful, safe and dignified service model for our most vulnerable neighbors."

The fact that we had the entire council in attendance at the meeting made it an ideal time for *all* councilors to weigh in on the information presented and ask any questions they needed to ask in order to get to a place where they felt comfortable offering guidance on the shelter model they wanted staff to pursue. That said, no one was pressured to offer guidance, and in fact Councilor Costa declined to do so at this meeting.

The guidance offered by the councilors in attendance included six council members wishing to pursue one city-operated central homeless services center of approximately 150 beds (with two of those six council members expressing a preference for fewer than 150 beds); one council member not ready to offer guidance; and two stating a preference for a scattered shelter model. This guidance is not binding, but it is an important indicator of what the full council would like to see and what the full council is inclined to support.

I mentioned at the meeting that I was not surprised by the guidance that was offered. That is because it is the virtually same guidance that was offered last year by both the HHS & PS committee and by the full council.

In 2016, the HHS & PS Committee consisted of myself, Ed Suslovic, and David Brenerman. In 2017, the HHS & PS committee consisted of myself, Brian Batson, and Nick Mavodones. After much study in both 2016 and 2017 as well as a great deal of public comment during which the idea of "scattered sites" was consistently raised, the 2017 HHS & PS committee made it clear that it was the intent of the city to pursue one large central shelter operated by the city. At our October 24th meeting, we did a final review of an updated mock-up of a 200-bed facility, including a second round of public comment on the design and model, and we discussed how to proceed from there. We knew that our next steps would be to seek a location, but first the committee decided to request a council workshop on this topic so that the entire council could weigh in, ask questions, and offer guidance on the single central facility model.

The committee's concern was that we didn't want city staff to go out and look for a location for one central shelter facility until the full council had agreed that was the course to follow. Staff presented all of the information that had been vetted by the HHS & PS committee at a workshop on December 13, 2017. Included in the materials for that workshop was a timeline detailing when we could expect a new central shelter to replace the Oxford Street Shelter to be designed and built with a goal of being ready to apply for a building permit in the Fall of 2018 with the facility being ready for occupancy by late 2019 or early 2020.

There was nothing ambiguous in this presentation. It was clear that we were considering pursuing a single central shelter to be operated by the city, and the guidance from the council was for staff to go ahead and begin looking for locations.

Following this workshop, city staff engaged in months of research and came forward with a proposal to site the facility on the Barron Center Campus. During discussions of that potential site, the concept of scattered shelter sites was once again raised. Despite the fact that this concept had been discussed and supplanted by the one central site model on multiple occasions in the past, the HHS & PS Committee requested that staff do one more analysis of comparing the financial implications and the pros and cons of various models.

One reason to do this analysis again was to get an updated financial comparison of models using modern data. The last financial comparison between five sites vs. one site vs. two gender specific sites occurred back in 2015 toward the end of the last shelter task force, and to my knowledge we've never had a comparison of the costs associated with running one central site vs. three smaller facilities.

Another reason to do the analysis again was to get guidance from service providers with regard to their preference for model. Multiple service providers testified in favor of the single central facility during the public hearing on the Barron Center site proposal, and many of the same providers once again stated their preference for a single central facility leading up to the November 13th meeting.

And a final reason to do this analysis and discuss the models one more time was to get clear council guidance on this issue since at least two members of the council stated that they felt the past guidance was ambiguous.

So yes, I was indeed tenacious in making sure that we got clear council guidance--on the record--on Tuesday night. And I was definitely tenacious in making sure that my fellow council members and I had all heard the same guidance, because I didn't want there to be ambiguity this time around.

That said, our path forward at this point will be for the HHS & PS Committee to vote on the model we would like staff to pursue at our next HHS & PS Committee meeting on November 27th. There will be public

comment taken at that meeting prior to the vote. That meeting will take place at City Hall, in Council Chambers, at 5:30pm.

I hope this information is helpful to you, and I hope that you have a wonderful Thanksgiving. I expect I'll be seeing you on the 27th.

Best,

Belinda

Belinda S. Ray (*she / her / hers*)
City Council, [District 1](#)
[389 Congress Street](#)
[Portland, ME 04101](#)
BSR@portlandmaine.gov

Sign up for [my newsletter](#) or visit [my blog!](#)

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On Sun, Nov 18, 2018 at 10:21 AM Sally Bowden-Schaible <1sallybs@gmail.com> wrote:

To City Councilors, Mayor Strimling and City Manager Jennings,

I was in attendance at the November 13th HHS committee meeting and want to offer reflections on what I observed related to the **process** of the meeting.

First of all, my understanding of the intention of the meeting was that it was to be informational, as you, Mayor Strimling, pointed out.

Very early on, however, Councilor Ray stated something different than this— she wanted a *decision* to be made regarding choosing the specific shelter model prior to proceeding further with site location, etc. And, she wanted that decision to be made that night. I was surprised when she stated this, and then as the meeting progressed, from my perspective, it became clear that her agenda (as well as the agenda of city staff) from the outset was to go with the one shelter model. As the meeting progressed, I became increasingly surprised and concerned about the *process* of the meeting and at the tenaciousness of Councilor Ray's behavior. As an observer of the process, I found it disrespectful. (Granted I'm not a politician, but I am a Portland citizen and someone with experience related to what is healthy interpersonal and system process.)

Also, when the suggestion was given that there should be a meeting for public comment prior to the making of a decision, I was VERY taken aback with Councilor Ray's reaction (something to the effect of "I think we've had enough of public comment!")— And, it did, indeed, seem like a reaction (immediacy of response, facial expression, tone of voice, as well as what was said) rather than a *thoughtful* response. This was, to me, quite revealing of her opinion regarding citizen participation.

It seemed an appropriate compromise to, as Councilor Ali suggested, take a step back in order to move forward. Councilor Batson's suggestion of two low-barrier shelters—one on the peninsular that would not require a full-spectrum of services because of being near already existing services and a service-rich one elsewhere seems a reasonable approach to flush out. He also had questions from his constituents that he was unable to ask because of the change in agenda. Would any of you feel good about the process had you, as representatives of your districts, been in his position?

I have strong praise for the collaborative work being done with Avesta and Opportunity Alliance, and think it is an excellent direction to be going and to expand upon. I also believe that a healthy and transparent process leads to healthier (and happier) outcome.

Related to this, the information presented by Mayor Strimling of the annual costs of other existing shelters should be considered much more fully, especially since the information is in sharp contrast to

figures presented by city staff. And, these figures would be relevant to Councilor Batson's proposal of one shelter being located on the peninsula near already existing services. The information was much too quickly dismissed, from my view, and further demonstrated a premature resolve for the one shelter model.

I needed to leave before the conclusion of the meeting, so learned of the decision to "postpone" a decision related to the model direction until Monday. I continue to be concerned about the wisdom of a large, low-barrier shelter for the homeless given 1) the *research* on problems that inevitably occur in shelter locations, 2) the lack of consideration of input from *experts outside the city* and interested *citizen experts in the community* with public health and urban planning expertise, 3) and the clear absence of input from groups representing the homeless (HJV, HAA). While you have presented information from some expert providers in the city, I think it would be wise to examine expert advice from around the country in cities similar to Portland. Also, I encourage you to consider the voices of representatives of persons experiencing homelessness. If you do this, I truly believe the city of Portland will be better for it and can be a model for other cities around the country.

As Councilor Costa stated, much will be affected from the election of a more progressive state government. Janet Mills as governor, and a Democratic controlled legislature will loosen restrictions on funding for mental health and substance abuse services, and much more appropriate attention will be given to the opioid crisis we are experiencing that is significantly contributing to homelessness and to problems within the homeless community. (Am I remembering correctly that the opioid epidemic wasn't even referenced during your meeting or the meeting of ESAC?)

When, at Tuesday evening's meeting, comments (Councilor Ray and Councilor Dusen) were made about Preble Street not having moved forward with plans to develop a women's shelter—comments to the effect of "they've been saying this for years and haven't done it." Did you consider that the reason for this and the reason for cutbacks with their existing services was funding-related and just not words without intent and action? I encourage you to please move beyond preconceived ideas and conclusions so to best serve the homeless community and the Portland community in general.

Finally, influences on decision-making can be clear and overtly stated; they can also be subtle and unconscious. Influences on decision-making also can be clearly known but kept quiet with information selectively offered that is in the best interest of certain stake-holders. I am concerned about this as related to location selection.

I'm including here also my earlier email to you and a comment I made months ago regarding the location of a shelter location away from the city center. My questions, I think are very relevant to this discussion. I also believe that emails you've received from others in the community offer additional perspectives well worth the effort to consider.

Sincerely,

Sally

To the City Council:

After reviewing various articles/documents, the agenda & slides prepared for the November 13 meeting, and questions posed for the councilors from Nason's Corner residents, I'd like to add the following questions for you to discuss:

1. *Looking back over time, what were the various factors contributing to the homeless shelter crisis? It would be good to view a **timeline** related to cuts in funding and the closing of shelter and SA/MH treatment programs, etc. over these past 8 years under the LePage administration. This is relevant, I believe, because it is important to consider the co-existing conditions that led to the homeless shelter crisis. And...*

2. With the election of Janet Mills as our governor and with Democrats soon-to-be in the majority of the state legislature, how might funding for services be affected? With Mills supporting the expansion of Medicaid and stating that a top priority of hers is addressing the opioid crisis, new doors will most likely open for housing and mental health/substance abuse/addiction treatment services. (I don't think any final decision should be made about shelter locations/programs & services without exploring Portland's situation with the new administration)

3. What options have been explored as related to partnering with other agencies/organizations?

- Shalom
- Amistad
- Milestone
- Preble St
- Churches

4. What is the status of the city of Portland's lawsuit against Mercy Hospital? How has this lawsuit affected (is affecting) treatment services available for persons suffering from opioid addiction?

As Ed Cundy stated (after attending the UNE Global Humanities lecture on "Creating Healthier Cities"), "the overarching societal problem we face is called despair. Opioid addiction and homelessness are the symptoms. Believing in the the need and importance of responsible government and distributing wealth and opportunity more equitably are fundamental to rekindling hope." I hope you will consider this truth in your planning.

Thank you,

Sally

And, adapted from a July email to you:

Something I learned during the years I worked with persons who were chronically homeless was that there was a community and a culture within the homeless population we interacted with that was not simple to change and that our model of treatment didn't (couldn't) address.

Like most people, our clients were social beings and wanted to be with others and hang out at places (even if unhealthy) where they felt a semblance of comfort and familiarity, places where they didn't feel obviously out of place. Preble Street, Congress Street, Deering Oaks Park, various downtown routes for retrieving bottles and cans, Amistad, the soup kitchens, Congress Square, Monument Square etc., were places where they could be relatively safe, separate enough, but also part of the larger mainstream Portland community.

These people were not the temporarily down-on-their-luck people who, with support and assistance would get back on their feet and lead lives of independence and productivity. A one-size fits all model doesn't work, nor is it appropriate.

Sally Bowden-Schaible, MS, LCPC, CCMHC

207.939.3254

1sallybs@gmail.com

www.livingwellcenter.info

836 Main Street

Westbrook, Maine 04092

[36 Verona Park](#)

Verona Island, ME 04416

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Adam Harr <ash@portlandmaine.gov>

Fwd: Riverside Industrial Parkway

1 message

Kristen Dow <kjd@portlandmaine.gov>

Wed, Mar 6, 2019 at 8:04 PM

To: Adam Harr <ash@portlandmaine.gov>, Jon Jennings <jpj@portlandmaine.gov>

Public comment.

----- Forwarded message -----

From: **Bridget Rauscher** <bnevers@portlandmaine.gov>

Date: Wed, Mar 6, 2019 at 6:46 PM

Subject: Fwd: Riverside Industrial Parkway

To: Kristen Dow <kjd@portlandmaine.gov>

Forwarding an email I just received.

Thanks,
Bridget

----- Forwarded message -----

From: **Patricia Nealand** <patricianealand@gmail.com>

Date: Wed, Mar 6, 2019 at 6:31 PM

Subject: Riverside Industrial Parkway

To: <bridget.rauscher@portlandmaine.gov>

I have lived in the Riverton neighborhood for 59 of my 59 years. I was born at Mercy Hospital . I went to the old Reed School on Homestead Avenue and my daughter who is now 32 went to Riverton School Which is less than a mile or two from where you proposed to put the city's homeless shelter. Please reconsider and put it down where the jails are where the police are where they won't be the residents of Riverton Portland ... Please Please Please and Thank You

--

Bridget K Rauscher, PPS
Chronic Disease Prevention Program
Portland Public Health Division
389 Congress Street
Portland, ME 04101
ph (207)874-8798 / fax (207)874-8913



Image result for PHAB logo

--

Kristen Dow
Portland Public Health & Human Services
389 Congress Street
Portland, ME 04101
207-874-8634



Adam Harr <ash@portlandmaine.gov>

Fwd: Shelter capacity concerns

1 message

Jon Jennings <jpj@portlandmaine.gov>

Mon, Feb 4, 2019 at 3:33 PM

To: Dawn Stiles <dcs@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>

For the record.

----- Forwarded message -----

From: **Nick Mavodones** <nmm@portlandmaine.gov>

Date: Sat, Feb 2, 2019 at 4:05 PM

Subject: Fwd: Shelter capacity concerns

To: Jon Jennings <jpj@portlandmaine.gov>

FYI -

----- Forwarded message -----

From: <shambaugh@zwi.net>

Date: Saturday, February 2, 2019

Subject: Shelter capacity concerns

To:

Dear friends,

I applaud the city's continuing exploration of ideas for the homeless shelter. Having been deeply involved in work with homelessness and hunger through my work at St Luke's Cathedral, Preble Street's board, and the 100,000 homes campaign and housing first movement for more than a dozen years, I am very much aware of the need to replace Oxford Street with a solution that works. I am delighted to be a continued partner in this work.

One issue that concerns me about current conversations is the issue of capacity. For the past many nights, Oxford Street has had more than 250+ people, a number which is growing, not going down. Preble Street, Salvation Army, and others have provided constant overflow space, both to the regular shelter and the Family Shelter as well. Despite these numbers, discussions seem to be focused on a 150 bed facility. Other housing ideas being brought up, while wonderful additions to our community, are not shelters and will not serve the same purpose.

My fear is that if a 150 bed facility is built, we will have an increase of almost 150 additional people with no place to go, which means they will be sleeping on our streets, in doorways, and in parks. In short, the situation will be worse than it is now -- and the good efforts and political capital of this work will be lost.

Please consider capacity as well as location as you move ahead.

Thank you for your continued great work in this great city.

Yours Sincerely,

Ben Shambaugh

147 Clinton Street

Portland, ME 04103

207 400-7516

--

Nick Mavodones
City Council At-Large
[389 Congress Street](#)
[Portland ME 04101](#)
(207) 874-8685
nmm@portlandmaine.gov

Sent from Gmail Mobile

--

Jon P. Jennings
City Manager
City of Portland
[389 Congress Street](#)
[Portland, ME 04101](#)
(207) 874-8689 Office
(207) 874-8669 Fax
jpj@portlandmaine.gov
www.portlandmaine.gov
Twitter: [@portlandmanager](#)



Adam Harr <ash@portlandmaine.gov>

Fwd: Shelter locations

1 message

Dawn Stiles <dcs@portlandmaine.gov>

Thu, Mar 7, 2019 at 11:11 AM

To: Adam Harr <ash@portlandmaine.gov>, "Dow, Kristen" <kjd@portlandmaine.gov>

Public Comment

Director, Health & Human Services

[City of Portland](#)[389 Congress Street](#)[Portland, Maine 04101](#)

o 207.874.8775

c 207.956.3262

dcs@portlandmaine.gov

----- Forwarded message -----

From: **Kate** <katesreilly@earthlink.net>

Date: Thu, Mar 7, 2019 at 10:10 AM

Subject: Shelter locations

To: <dcs@portlandmaine.gov>

Dear Ms. Stiles, I am writing to add my voice to a number of others concerned about the potential of locating the new shelter in Libbytown near the County jail. This site has many problems and I am not sure how it made it through the first steps of the process. I am in favor of several smaller sites scattered around the city. Thank you.

Kate Reilly

31 Pine Street, Portland, ME 04102

203-554-2119 (Cell)

katesreilly@earthlink.net



Adam Harr <ash@portlandmaine.gov>

Fwd: shelter model

1 message

Jon Jennings <jpj@portlandmaine.gov>

Tue, Nov 27, 2018 at 4:40 PM

To: Adam Harr <ash@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>, Michael Sauschuck <mjs@portlandmaine.gov>

----- Forwarded message -----

From: **Nick Mavodones** <nmm@portlandmaine.gov>

Date: Tue, Nov 27, 2018 at 4:33 PM

Subject: Fwd: shelter model

To: Jon Jennings <jpj@portlandmaine.gov>

----- Forwarded message -----

From: **Susan McCloskey** <smccloskey@maine.rr.com>

Date: Tuesday, November 27, 2018

Subject: shelter model

To: Belinda Ray <belindaray@maine.rr.com>, Ethan Strimling <estrimling@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Jill Duson <jduson@maine.rr.com>, Nick Mavodones <nmm@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, kcook@portlandmaine.gov

HHS Committee members and other members of the Council:

I'm writing to advocate for the single-site shelter model to help the city's homeless population. It's rare when best practices coincide with the likelihood that a facility will be developed, but I believe that this is just such an instance. Providers attest that services can best be offered and accessed at a single site at the same time that a single site would be most economical to build--strong arguments in its favor. Please, let's not dilute the likelihood of providing much-needed help by chasing distractions.

Thanks--

Susan McCloskey

--

Nick Mavodones
City Council At-Large
389 Congress Street
Portland ME 04101
(207) 874-8685
nmm@portlandmaine.gov

Sent from Gmail Mobile

--

Jon P. Jennings
City Manager
City of Portland
389 Congress Street
Portland, ME 04101
(207) 874-8689 Office

2/14/2019

City of Portland Mail - Fwd: shelter model

jpj@portlandmaine.gov
www.portlandmaine.gov



Adam Harr <ash@portlandmaine.gov>

Fwd: Shelter Proposal

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Thu, Sep 6, 2018 at 1:41 PM

Just found this in my emial - public comment - not sure if I already sent it as it looks like he has sent this before.

Director, Health & Human Services
City of Portland
389 Congress Street
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Bkefer Hrhoda** <bkhr@hotmail.com>

Date: Tue, Sep 4, 2018 at 3:33 PM

Subject: Shelter Proposal

To: "estrimling@portlandmaine.gov" <estrimling@portlandmaine.gov>, "bsr@portlandmaine.gov" <bsr@portlandmaine.gov>, "sthibodeau@portlandmaine.gov" <sthibodeau@portlandmaine.gov>, "jcosta@portlandmaine.gov" <jcosta@portlandmaine.gov>, "kcook@portlandmaine.gov" <kcook@portlandmaine.gov>, "Bbatson@portlandmaine.gov" <Bbatson@portlandmaine.gov>, "piousali@portlandmaine.gov" <piousali@portlandmaine.gov>, "jpj@portlandmaine.org" <jpj@portlandmaine.org>, "mjs@portlandmaine.gov" <mjs@portlandmaine.gov>, "dcs@portlandmaine.gov" <dcs@portlandmaine.gov>, "dem@portlandmaine.gov" <dem@portlandmaine.gov>

To All, as my July 18th letter was never answered by any of you. I have edited it with some newer information that is highlighted.

I remain opposed to this idea and because I work in affordable housing and have first hand knowledge of the ramifications not of a homeless shelter but of the unintended consequences that this will have on a neighborhood, its families and our children. The city, as evidenced in Bayside, do not have the resources to deal with this overwhelming problem.

Bill Keefer
405 Ludlow Street
Portland



Newest Shelter Letter.docx
19K



Adam Harr <ash@portlandmaine.gov>

Fwd: shelter

2 messages

Jon Jennings <jpj@portlandmaine.gov>

Mon, Jul 16, 2018 at 8:50 AM

To: Dawn Stiles <dcs@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>

For the record,

----- Forwarded message -----

From: <jesposi1@maine.rr.com>

Date: Thu, Jul 12, 2018 at 6:11 PM

Subject: shelter

To: bbatson@portlandmaine.gov

Cc: estrimling@portlandmaine.gov, bsr@portlandmaine.gov, pali@portlandmaine.gov, nmm@portlandmaine.gov, jduson@portlandmaine.gov, jpj@portlandmaine.gov

As our district's elected official, I would like to take this opportunity to thank you for the interest you have shown in our neighborhood, Nason's Corner area.

After being a resident on Rowe Ave. for 60 years, I find it very difficult to accept the fact that it appears that the majority of city officials are pushing to replace a shelter in this residential neighborhood and have done so behind "closed doors". I am appalled that there isn't more concern for the neighbors in this area from those who are representing our city governing body.

I have had a 47 year career in health care before retiring, so I certainly understand the obligations and challenges before you. Nevertheless, I have concerns.

With this new facility combined services will be possible. Increased much needed bed capacity, conference room, office space for outside services, an interest in a mini library, and even a medical clinic for the residents and neighbors. It was stated that a medical interest in the proposed clinic, but no name was mentioned. What are the cost implication for the city for such a service and why is one needed with those same facilities available on many a corner?

I'm sure concerns regarding the families and visitors for patients at the Barron Center as well as those residents on the present site were addressed.

It has been stated that 30% of the residents are from this area, 30% are from surrounding areas, and the rest come from other states and/or countries. Why aren't we trying to reduce those numbers and is Portland the only shelter in the state? Change in traffic patterns due to the increase of shuttles, vans, taxi vouchers given, RTS services and the individual staff using these services for the residents. I understand there will be improved lights and signals, sidewalks and bike lanes, for who? Bike lanes on Brighton Ave., are you kidding me? This appears to be another "Morrill's Corner" traffic nightmare for all residents of the Nason's Corner area. Who pays for all these changes?

After the "start up" year, what is the extra expense to the city, or will this be another excuse to increase the property taxes?

In closing: I have never seen any system, change in policies, and/or procedures, or the implementation of new programs that don't effect extra staffing, increased funding, and in this case, extra traffic flow and patterns.

I hope that we are not fooling ourselves by thinking that building a new "Taj Mahal" in a residential neighborhood that we can expect major change in the present behavior and/or criminal activity. As previously stated, these residents are very vulnerable to sex trafficking and drug dealers. Do you really think by moving from the Oxford Street area to Brighton Avenue is going to change habits and behaviors? I don't think so. (Where do they get the money for drugs?)

With the millions spent on a new school, play grounds, the nature trails, the falls, the new shopping facility on the Blue Rock areas coming in Westbrook, our great shopping areas, and all the beautiful wooded areas, it appears the city officials are pushing this on us. Please stay with us. It does not need to be in a residential neighborhood, and certainly not in the Nason's Corner area. Thank you for your time.

Estella Esposito from Nason's Corner in Portland

--

Jon P. Jennings
City Manager

City of Portland
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Dawn Stiles <dcsc@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Thu, Jul 26, 2018 at 8:29 AM

Public Comment

Director, Health & Human Services
[City of Portland](#)
[389 Congress Street](#)
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcsc@portlandmaine.gov
[Quoted text hidden]



Adam Harr <ash@portlandmaine.gov>

Fwd: shelter

1 message

Jon Jennings <jpj@portlandmaine.gov>

Mon, Mar 4, 2019 at 3:15 PM

To: Adam Harr <ash@portlandmaine.gov>, Kristen Dow <kjd@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>

----- Forwarded message -----

From: **Raymond Jos Di Donato, Sr.** <kdidonato@aol.com>

Date: Mon, Mar 4, 2019 at 1:33 PM

Subject: shelter

To: <jpj@portlandmaine.gov>

Cc: <kcook@portlandmaine.gov>, <bsr@portlandmaine.gov>, <sthibodeau@portlandmaine.gov>

I am writing about the County Way location for the shelter. I really would like to reconsider this .location. I can not think of any neighborhood in Portland that could handle this large shelter. I really feel this belongs downtown and that you should reconsider the middle st location. I feel it would be a much better site. We already have the Florence House, Logan place in our neighborhood. Plus some of the land near County Way has contaminated landfill, a big expense. Count Way was at the bottom of the list for long time, how is it suddenly at top of list. it did not meet your criteria for the original list. I feel you are moving too fast to use this site without a real plan. Please reconsider this site. I feel like you do not consider Libbytown a real "neighborhood" but we are so please reconsider this idea. Thank you Mary Didonato

--

Jon P. Jennings

City Manager

City of Portland

389 Congress Street

Portland, ME 04101

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(207) 874-8669 Fax

jpj@portlandmaine.gov

www.portlandmaine.gov

Twitter: @portlandmanager



Adam Harr <ash@portlandmaine.gov>

Fwd: Site of Homeless Service Center

1 message

Katherine Jones <klj@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Mon, Feb 25, 2019 at 11:23 AM

Adam I will be sending a long several written testimonies from constituents regarding the Shelter from the City Clerk's office. City Manager asked that I send them to you for the record.

Thank you
Kathy
Katherine Jones, City Clerk, CCM, CMC, Registrar
City of Portland
[389 Congress Street](#)
[Portland, ME 04101](#)
(207) 874-8614
(207) 874-8612 Fax

----- Forwarded message -----

From: **City Clerk** <cityclerk@portlandmaine.gov>
Date: Mon, Feb 25, 2019 at 8:45 AM
Subject: Fwd: Site of Homeless Service Center
To: Katherine Jones <klj@portlandmaine.gov>

Forwarded for your review

Donna
City Clerk's Office
[389 Congress St. Rm. 203](#)
[Portland, ME 04101](#)
P: 207-874-8610
F: 207-874-8612

----- Forwarded message -----

From: **Jim Hall** <mtjimhall@gmail.com>
Date: Sun, Feb 24, 2019 at 9:43 PM
Subject: Site of Homeless Service Center
To: Belinda Ray <bsr@portlandmaine.gov>, <pali@portlandmaine.gov>, <bbatson@portlandmaine.gov>
Cc: <jduson@portlandmaine.gov>, <sthibodeau@portlandmaine.gov>, <kcook@portlandmaine.gov>, <nmm@portlandmaine.gov>, <jcosta@portlandmaine.gov>, <estrimling@portlandmaine.gov>, <cityclerk@portlandmaine.gov>

To members of HHS Committee and City Council,

I appreciate your continued efforts to inch ever closer toward taking actual action that may eventually provide adequate services for the homeless. I do wish the process could be a bit more efficient, but I guess that's not how the sausage gets made. This is an opportunity to improve how we support those in need, protect the most vulnerable among us, as well as buffer their neighbors from the same bad actors who would prey on them,

I have to admit I was ashamed of the uncivil discourse in our city that derailed the initial proposal (which I still feel had merit). The current process does appear to be narrowing down options again, and hopefully the delays will pay off with the council better able to defend its choice, which will inevitably not please every constituent.

I'm somewhat concerned about the smaller sites that are still on the truncated list – 33 Portland St. and 83 Middle St. in particular don't appear to fit the model the council has already decided to pursue. For other reasons I also believe it would

be an *extremely* poor decision to consider transplanting the new center a few blocks from the current mess. The low barre on standards of behavior that was allowed to become status quo on the streets of Bayside can only be interrupted with a fresh start. I know not everyone agrees, but my personal opinion is that a shelter that's out of the fray would be much better able to help those who are trying to improve their lives.

I definitely support the partnership model that has allowed the city to reduce its plan to 150 beds, but given the long standing problems with overflow at the current shelter, any additional attenuation to fit a tiny land site just wouldn't make sense. Room for the proposed embedded services is an absolute must, and the architectural considerations for line-of-sight, a campus with contained open space, etc etc all recommend a larger block of land. And if there were still an option that's already in the city's possession, so much the better for taxpayers.

Sincerely,
Jim Hall



Adam Harr <ash@portlandmaine.gov>

Fwd: Support for Immediate Action on New Shelter Model

1 message

Jon Jennings <jpj@portlandmaine.gov>

Mon, Nov 26, 2018 at 4:49 AM

To: Adam Harr <ash@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>, Michael Sauschuck <mjs@portlandmaine.gov>

----- Forwarded message -----

From: **Nick Mavodones** <nmm@portlandmaine.gov>

Date: Sun, Nov 25, 2018 at 7:53 PM

Subject: Fwd: Support for Immediate Action on New Shelter Model

To: Jon Jennings <jpj@portlandmaine.gov>

----- Forwarded message -----

From: **Jim Hall** <mtjimhall@gmail.com>

Date: Sunday, November 25, 2018

Subject: Support for Immediate Action on New Shelter Model

To: Belinda Ray <bsr@portlandmaine.gov>, bbatson@portlandmaine.gov, pali@portlandmaine.gov

Cc: sthibodeau@portlandmaine.gov, jcosta@portlandmaine.gov, kcook@portlandmaine.gov, nmm@portlandmaine.gov, jduson@portlandmaine.gov, estrimling@portlandmaine.gov

To HHS committee members and the full city council,

I am writing to ask the HHS committee, and the full council, to move forward with the single location model for a new Homeless Services Center, supported by partnerships with Opportunity Alliance & Avesta.

Expert partners have stated their preference for such a model, city staff has indicated it would consolidate costs, and a majority of councilors have publicly stated their support. Please do not allow any more obstructive tactics to delay action at this time.

Another winter is upon us, and you know that means deaths in the homeless population, because the current system is inadequate. We've debated the options already. Please move forward.

Sincerely,

James Hall

1 (207) 939-3741

47 Cedar Street, Portland ME 04101

--

Nick Mavodones

City Council At-Large

389 Congress Street

Portland ME 04101

(207) 874-8685

nmm@portlandmaine.gov

Sent from Gmail Mobile

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2/14/2019

City of Portland Mail - Fwd: Support for Immediate Action on New Shelter Model

Jon P. Jennings
City Manager
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Portland, ME 04101
(207) 874-8689 Office
jpj@portlandmaine.gov
www.portlandmaine.gov



Adam Harr <ash@portlandmaine.gov>

Fwd: Thoughts on Barron Center megashelter proposal

1 message

Jon Jennings <jpj@portlandmaine.gov>

Tue, Sep 4, 2018 at 1:37 PM

To: Michael Sauschuck <mjs@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>

----- Forwarded message -----

From: **Lois Winter** <loiswinter54@gmail.com>

Date: Mon, Sep 3, 2018 at 2:24 PM

Subject: Thoughts on Barron Center megashelter proposal

To: Jon Jennings <jpj@portlandmaine.gov>, Mike Murray <msm@portlandmaine.gov>, Mona Bector <mbector@portlandmaine.gov>, Jeff Levine <jlevine@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, Belinda Ray <bsr@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, Kimberly Cook <kcook@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Nick Mavodones <nmm@portlandmaine.gov>, Jill Duson <jduson@portlandmaine.gov>

Nearly a month ago, on August 8, I sent a note to you and a dozen other City officials that I believe to be directly involved in decision-making pertaining the proposed new homeless shelter in Portland. I have been dismayed and a little disillusioned to have not received a single response from any of you. I appreciate that you are busy with much City business, but I have written other notes to you on other issues over the years, and always received responses in the past. Why not this time? I hope you can appreciate that I am also busy and took time to write a carefully crafted letter, with the intent of sharing my concerns for the welfare of all -- shelter residents and other City residents. Please refer back to your August 8th emails and find the note from me about the homeless shelter, focusing on the design of the facility and the location of the facility. I am now writing you a second letter and would appreciate a response from you regarding your ideas and position on a new approach to dealing with homelessness in Portland, surrounding communities and the state of Maine.

To me, the bottom line is that the need for a homeless shelter in the first place demonstrates the failures in our society to help the weak and vulnerable, and I hope we can collectively come up with a solution that truly helps solve problems and alleviate suffering, by doing more than offering a cheap/expedient fix that exacerbates current problems and transports those problems to a new location. Can we carefully consider how to move people away from homelessness to a better future and maintain quality in our current residential neighborhoods at the same time? I believe that the process of selecting a new model for homeless sheltering that won't simply dump the considerable problems of Oxford St. elsewhere needs to be careful, compassionate, transparent and deeply engaging with interested community members. From what I have read and heard, I am not convinced that the decision-making process to-date has been any of that. It feels as if some in the City are focusing on an exceptionally short-sighted decision to ramrod a new megashelter in as quickly and cheaply as possible. The decision to select the Barron Center location seemingly ignores a recent City study regarding a number of presumably more appropriate locations for shelters and instead selects the Barron Center simply because the land is already owned by the City and because (contrary to what has been said by some City officials), the Barron Center location will be out-of-sight and as far from the "hot real estate districts" on the Peninsula. Clearly, the Barron Center is located on the fringe of the City, in a moderate-income and not-well-connected neighborhood adjacent to lots of woods that are challenging to police -- and also with ready access to the Northeast's notorious drug-running corridor of I-95. Selecting the Barron Center location also ignores the very real difficulties inherent in locating a large megashelter in a quiet residential neighborhood that also hosts vulnerable populations -- homeowners, elementary school children, Barron Center residents and Sagamore Village residents.

In addition, any social services professional "in the know" tells me that megashelters are a discredited and ineffective model for providing decent support for shelter residents. In contrast, the scattered model of smaller shelters housing no more than 40-50 people, segregated by the needs that residents, is far more humane and effective for shelter residents and stands a better chance of heading people back to self-sufficiency. The scattered model is also far better for the quality of life and even safety of nearby residents, avoiding the problems associated with one large facility that acts as a magnet, attracting large numbers of criminals to prey on shelter residents (as nearby residents). Perhaps, the scattered model is more costly in the short-term, but there's nothing more expensive than dumping an estimated \$10 million in construction costs towards a megashelter model that is likely to fail on multiple fronts -- for shelter residents and for nearby residents. Let's think clearly about the problems and figure out how to not just spend money, but to spend money

wisely. Clearly, a more expensive approach that actually works to solve a problem is more cost-effective than a cheaper approach that fails.

The proposed megashelter at the Barron Center seems to provide short-term wins only to the real estate developers hoping to make a lot of money on luxury condo developments near Oxford St. After all, our country has a sad history of kicking poor people out-of-site and out-of-mind when the real estate that has long harbored poor people becomes attractive to those with wealth and power.

It's disparaging, insulting and inaccurate to characterize those who question the location of a new shelter (or shelters) in Portland as a NIMBY issue. It is probably true that some people living nearby have paid more attention, researched and learned about the issues -- After all, people first pay attention to what they know and love, and that's usually the starting point for many people that become deeply involved in civic action for social and environmental justice. Those with power and position often try to discredit civic action with disparaging terms like NIMBYism when it runs counter to their plan. There's nothing compassionate or cost-effective about throwing \$10 million and more at a problem without solving it or by simply transferring existing problems elsewhere. That's an issue that should be of concern to all Portland residents. If we blow \$10 million today on a problem we don't solve and maybe make worse, will City officials come back in a few years asking for :

- more money to expand the megashelter?
- funds for more emergency police runs?
- funds for more emergency room visits?
- ways to deal with a neighborhood that declines in quality and value as people contend with the problems associated with a nearby megashelter?
- money to establish the scattered shelter approach that we should have tried in the first place?

Effective solutions to homelessness are an issue of vital importance to the entire City, surrounding cities and state of Maine. We deserve to give the issue appropriate clarity of intent and thought to devise a comprehensive approach that stands a chance at solving the complex problem of homelessness.

Please send me your response.

With concern and respect for coming up with a better solution,
Lois Winter
[50 Alden Circle, Portland](#)
207-871-8029
loiswinter54@gmail.com

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Jon P. Jennings
City Manager
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jpj@portlandmaine.gov
www.portlandmaine.gov
Twitter: [@portlandmanager](#)



Adam Harr <ash@portlandmaine.gov>

Fwd: Thoughts on homeless shelter proposal

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Thu, Aug 9, 2018 at 2:10 PM

Public Comment

Director, Health & Human Services
City of Portland
389 Congress Street
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Jon Jennings** <jjp@portlandmaine.gov>
Date: Wed, Aug 8, 2018 at 4:08 PM
Subject: Fwd: Thoughts on homeless shelter proposal
To: Dawn Stiles <dcs@portlandmaine.gov>

----- Forwarded message -----

From: **Lois Winter** <loiswinter54@gmail.com>
Date: Wed, Aug 8, 2018 at 3:28 PM
Subject: Thoughts on homeless shelter proposal
To: Jon Jennings <jjp@portlandmaine.gov>, Mike Murray <msm@portlandmaine.gov>, Mona Bector <mbector@portlandmaine.gov>, Jeff Levine <jlevine@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, Belinda Ray <bsr@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, Kimberly Cook <kcook@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Nick Mavodones <nmm@portlandmaine.gov>, Jill Duson <jduson@portlandmaine.gov>

As a Portland resident for more than 25 years, I am writing to share my thoughts on the proposed new homeless shelter near the Barron Center.

First, I recognize that homeless people can be any of us, and accordingly, for whatever reason those folks ended up down on their luck, they deserve our compassion and support.

Second, the biggest issue is NOT who's neighborhood the shelter is or isn't built in. After all, any shelter is, will be and should be located near somebody! The main issue, in my mind is a City-wide issue regarding whether we are spending the funds wisely, adhering to best practices recommended by social services professionals, for constructing and locating a shelter -- or shelters.

Third, I want to thank all of you for your hard work on behalf of our city. I recognize that you have many competing needs and far too much to do with never enough resources.

That said, I have two major concerns with the current proposal for the homeless shelter -- one having to do with the design of the proposed facility, and the other having to do with the location of the facility.

Design:

My understanding is that in contrast to the discredited large "warehouse facility" (200 residents) as currently proposed near the Barron Center, the "scattered model" of multiple smaller facilities (40 - 50 residents), tailored with specialized services that can support the variety of reasons people become homeless, in concert with an emphasis, when feasible, on "Housing First!" is a better approach. The "scattered model" more effectively serves shelter residents and can also be more successfully integrated into existing communities (residential neighborhoods or commercial business complexes). I understand that some City officials counter that the scattered model would be more expensive. That claim, in itself, shouldn't end the discussion, for the following reasons:

1. Let's examine all the costs. First, as I understand it, the cost of building the "warehouse facility" is only a preliminary estimate, without sight plans completed that could change the price tag significantly. Second, let's be sure we are comparing the total costs associated not only with construction but with annual administration and emergency services. Might the "warehouse model" costs go up if associated emergency services (police/hospital), transportation costs and higher and longer residency rates for clients are included?

2. Let's think strategically about what we are trying to accomplish by building new shelter(s). Is it to simply serve more and more homeless people, or is it help homeless people find their way back to dignity, to a home/apartment of their own -- and over time, reduce the number of shelter residents? Is it to build a giant facility today, only to find that we need to spend more money to add more beds in a few years? Is it to spend a pile of money now to move an existing problem from Oxford St. neighborhood to the Nason's Corner neighborhood, or is it to build new facilities that honor the needs of the homeless as well as honor the quality of life requirements of surrounding City residents?

3. Let's take the time needed to take a positive approach to dealing effectively with homelessness in our community, and let's avoid a quick knee-jerk response that will simply move a problem away from Oxford St. Let's get creative about fundraising. Can we locate more funding sources (i.e. larger contributions from local real estate developers, federal and state grants, GPCOG, and city taxpayers, foundation grants, local hospitals that benefit from less uninsured emergency room visits, etc.).

In the end, let's have facilities for our most vulnerable homeless citizens that our city can be proud of.

Location:

It appears that the process by which the Barron Center location was selected was hurried, secretive and flawed.

1. Simply moving a "warehouse facility" shelter from Oxford St. to the Barron Center property doesn't appear to be a "win" for anyone in the City, except for Oxford St. neighborhood real estate developers and nearby Oxford St. residents. It wouldn't be the first time in the sad history of social injustice in our country that vulnerable people get kicked out of an area that has turned into "hot real estate" and pushed into less desirable neighborhood. It's pretty tempting to believe that the overarching interest in moving the shelter right now is to cater to the interests of real estate developers and city planners who are working hard to gentrify the Peninsula.

2. Why were all the other sites identified in a recent City planning process dismissed? And why was one of the key criteria in that planning document of avoiding nearby residential neighborhoods for siting a shelter ignored? (Wouldn't the scattered model of multiple small shelters make it more feasible to co-locate shelters near residential communities?)

3. Why were existing community members and many other City stakeholders not invited into the early planning process?

4. The proposal to move a "warehouse facility" shelter to the Barron Center seems to demonstrate little regard for legitimate needs of other city neighborhoods, including vulnerable people already living in the Nason's Corner neighborhood -- elementary school kids walking to school, Barron Center residents enjoying the outdoors, or Sagamore Village residents that may be unaware of dangers in their new country. I appreciate that most shelter residents are not a threat to anyone, but it's also true that "warehouse facility" shelters are hard to police and that "warehouse facility" shelters attract criminal hangers-on that prey on the shelter residents and any other vulnerable people nearby. That's another important reason for working with the "scattered model" approach in order to minimize issues of community safety.

5. Is law enforcement even more costly, time consuming and challenging/ineffective than at Oxford St. if a new facility is located near lots of woodlands, near the Maine Turnpike (with ready get-away access) and distant from the downtown police department headquarters?

6. Why have shelter residents depend on inconvenient public bus schedule on Brighton Ave. and a new costly community-funded shuttle service to receive needed services?

In my opinion, these are some of the questions of City-wide importance that need to be addressed before moving forward with planning a new "warehouse facility" shelter at the Barron Center. There's nothing compassionate or cost-effective about throwing \$10 million and more at a problem without solving it or by simply transferring existing problems elsewhere.

With concern and respect for coming up with a better solution,

Lois Winter

[50 Alden Circle, Portland](#)

207-871-8029

--

Jon P. Jennings

City Manager

[City of Portland](#)

[389 Congress Street](#)

Portland, ME 04101

(207) 874-8689 Office

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2/14/2019

City of Portland Mail - Fwd: Thoughts on homeless shelter proposal

Twitter: @portlandmanager



Adam Harr <ash@portlandmaine.gov>

Fwd: Tonight's meeting

1 message

Jon Jennings <jpj@portlandmaine.gov>

Tue, Nov 27, 2018 at 3:59 PM

To: Michael Sauschuck <mjs@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>

----- Forwarded message -----

From: **Sally Bowden-Schaible** <1sallybs@gmail.com>

Date: Tue, Nov 27, 2018 at 3:58 PM

Subject: Tonight's meeting

To: Belinda Ray <bsr@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, estrimling@portlandmaine.gov <estrimling@portlandmaine.gov>, jcosta@portlandmaine.gov <jcosta@portlandmaine.gov>, jduson@portlandmaine.gov <jduson@portlandmaine.gov>, jpj@portlandmaine.gov <jpj@portlandmaine.gov>, kcook@portlandmaine.gov <kcook@portlandmaine.gov>, nmm@portlandmaine.gov <nmm@portlandmaine.gov>, pali@portlandmaine.gov <pali@portlandmaine.gov>, sthibodeau@portlandmaine.gov <sthibodeau@portlandmaine.gov>

Cc: Nason's Corner Neighborhood Association <nasonscornerneighborhood@gmail.com>

Dear Councilors, Mayor Strimling and Mr. Jennings:

Unfortunately, I am unable to attend the meeting this evening but I did want to add my voice to the other voices being heard.

Last evening I attended the community meeting at Rowe Elementary School at which the developers of the Rock Row project presented their plans. I left thinking that this is a very good example of a good planning process.

While my earlier emails to you say all else I'm wanting to say (I'm resending the most recent ones since not all of you were on my email list), I would like to emphasize what I believe is the wisdom of pausing, being much more transparent, and involving the community more fully (a citizen task force, for example), as the planning for sheltering the homeless proceeds.

Sally Bowden-Schaible

Sent from my iPhone

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Sally Bowden-Schaible, LCPC, CCMHC

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Jon P. Jennings

City Manager

[City of Portland](http://www.cityofportland.gov)[389 Congress Street](http://www.cityofportland.gov)

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Adam Harr <ash@portlandmaine.gov>

Re: Citizen Feedback: 200 kittens <— Not junk mail

1 message

Brian Batson <bbatson@portlandmaine.gov>

Sat, Sep 15, 2018 at 4:00 AM

To: "Sanborn, Gail" <SanbornG@booksamillion.com>, Adam Harr <ash@portlandmaine.gov>

Cc: Jon Jennings <jpj@portlandmaine.gov>

Gail,

Thank you for your thoughtful email and questions. I have forwarded to Adam to be part of the HHS record as well as the city manager.

Respectfully,

Brian Batson

On Mon, Sep 10, 2018, 8:40 PM Sanborn, Gail <SanbornG@booksamillion.com> wrote:

Respectfully -

As life-long Mainer, 22 year Portland resident, 16 year homeowner and citizen of Portland, I've seen a transformation in a positive direction in my immediate community of Nason's Corner. When I first moved in, it was common to question if we just heard gunshots in Sagamore Village or fireworks. It was common to have fake door-to-door sales solicitations to see if residents were home or not. It was common to find drug paraphernalia/alcohol bottles left behind. Over the past decade or so, Saggamore has cleaned up dramatically and now includes a thriving preschool. Neighbors worked hard to clean up the streets and Portland Trails of debris and dealer activity. Immigrants have been bolstered by community support to have a welcoming space in our neighborhood. The turnaround has been rewarding for all involved. That, in part, is why this short-sighted proposal is all the more disheartening.

The proposed 200 bed Megashelter for the Barron Center area has far more issues than may be apparent to the general public. Yes, it's near where I live (Dorset St.), but that's not the only reason for my concerns. In researching this heavily, the large shelter model has proven time and time again to be unsuccessful. (Not just the Missoula model that claims of its failure are solely related to funding. It's not. Other models in other cities needed to be 100 beds or smaller for moderate success.). Smaller, multi-site solutions are more likely to help people to a successful outcome and make it hard for "bad actors" to thrive. The data is clear. Similar to my analogy of combining all Portland Schools to one site (at the City Council Meeting), a combined site for anything frequently has associated costs that are not factored into the proposal. In the case of combined schools, I'm sure you can imagine the quality of education would be significantly diminished. So too, it the potential care for those on a Megashelter site. The goal must be for a successful outcome.

From day 1 of learning of this, I've struggled to find the logic of why this proposed site and why so large? To date, those questions have still not been answered.

I've attended several meetings (Breakwater, City Council, Hannaford Hall, etc.), performed my own research, as well as leveraging the www.portlandshelters.org (site developed by our neighbors). Unfortunately, the city provided meetings have resulted in frustrating efforts to find any answers to questions posed.

The Breakwater meeting left the community feeling their voices were not heard. Concerns were deflected as unreasonable, just a "not in my backyard" mentality, hatred for the homeless, etc. If you decided to release 200 kittens in the neighborhood, we'd have concerns and we'd want to know why. It's not about the population involved in caring for those needing support, it's about a logical SOLUTION to a need in our city, without creating other, compounding issues. The Nason's Corner community has welcomed other facilities, housing and supporting those in need.

The recent City Council meeting involved numerous neighbors trying to convey legitimate concerns and hoping this feedback did not fall on deaf ears. That remains unclear. The promise of answers being communicated in the Saturday meeting at USM was given. Later in the meeting, only to learn that financial information was dumped online by the City manager's team DURING the last Council meeting that citizens could provide feedback on this issue. (That seems quite intentional.)

The Hannaford Hall meeting was extremely disappointing. The first hour of self-congratulating, inaccurate slides** and

little substance of actual answers was highly frustrating. This only to be outdone by the break out sessions that made it impossible for anyone to attend all sessions and only divided the group that needed to hear answers. (It seemed that was the intent.) The promise of a more intimate dialogue was more non-answers and growing frustrations.

** 257 people placed in housing at a claimed "95.1% success rate with 45 LTers left to house." That's 302 people served total, according to the presentation.

Using minimal numbers of the stay duration information provided:

27.8% 1-3 nights (365/3=122 turns x 56 people.) 6,832 people.

48.3% 4-60 nights (365/60=6 turns X 97 people.) 582 people.

84.4% 1-90 nights (365/90=4 turns X 169 people.) 675 people.

* Based on the 200 bed average per night stated.

[Were 302 people served or 8,089 people served? The math is incorrect. 257 people placed out of 8,089 served is 3% success rate.]

Not taking away from the placement of 257 people. That's fantastic! However, the full picture involves many more that were not placed, were rejected from the programs altogether, were drawn to the facility as a predator to the vulnerable. Where are those people going?

So many questions remain:

* What were the 45 item criteria for each site? Were they all weighted the same? Is an itemized evaluation available to view?

* Why is the City manager so locked in on this site and what becomes of the Oxford Street location? Are we shifting to pushing those in need to the margins of the city and gentrifying the Bayside area? (Sure seems that way.)

* How is it that the Oxford Street site attracts "bad actors" preying on the vulnerable and this new site will not have the same? Or, the claim that the community policing plan will cure that issue? (40 hrs. For a policing representative and 40 hrs. to an officer leaves 88 hours in the week with no community policing presence.)

* The city is short on officers, currently. 18 short was the last count noted with two classes of 10 in "the works." Good, but officers in training are not certified officers. How do we plan to staff this effort, when current staffing cannot be met?

* The single fire engine on Stevens Ave. will be the closest support to this proposed shelter and all the surrounding community. How is that event remotely adequate?

* Why was a slide (Hannaford Hall meeting) presenting area businesses listed with a statement that "not all of these businesses are in support of this site," when the neighborhood outreach cited all but 2 businesses even knew about this proposal?

* What's the logic of placing this site in immediate proximity to a senior living/Alzheimer's care facility, the Loring House, Saggamore Village (housing those transitioning to housing/immigrant populations), a preschool, Breakwater School, Rowe School, near vast Portland Trails networks, near I-95, etc. There are so many bad factors that I cannot list them all here. How is this not part of the conversations and how did none of this flag the proposed site evaluation?

* I'm shocked this has been in process since 2017 and no one reached out to the community for conversations. Even since the Breakwater meeting, our neighbors took the time to reach out and have conversations and learned a lot. How is this not part of any city process? These people were not elected to do this. Maybe next time they will be?

* Have alternatives truly been explored? The nature of the communication to the public has caused much concern

* What would it take to build a site in the church (partnership) site, Barron's center and renovate the existing Oxford St. shelter?

* Is the food pantry portion of the proposed shelter only for residents or others? If others, where does that population go between meals?

* The mission to not "hide the homeless" is valiant in concept, but the proposal reality is moving this population to the margins, freeing up Bayside real estate for the wealthy and hiding the middle class citizens and other vulnerable populations from representation in our city. How is that the right thing to do?

* The list goes on.

There's nothing adding up to a reasonable answer to those initial questions. What is adding up is a rush to push through a \$10M proposal (listed as \$4.7 on the presentation slide) that will have significant, additional costs (beyond financial) to the city, our communities and any hope of improving the lives of the population in need.

I can only continue to urge the rejection of the Barron Center proposal. I can only hope the words of citizens, constituents and neighbors can resonate with each of you. We all want something better. We all NEED a plan that will work. More of the same & moving the existing model with shiner beds will not work.

I'm happy to be part of a solution. I only hope you all will listen to the feedback provided and make a logical vote.

Regards,

Gail Sanborn
District Manager - ME, NH, CT, NJ & PA
207-318-4812

2/14/2019

City of Portland Mail - Re: Citizen Feedback: 200 kittens <— Not junk mail

Sanborng@booksamillion.com

Sent from my iPad



Adam Harr <ash@portlandmaine.gov>

Re: New shelter

2 messages

Pious Ali <pali@portlandmaine.gov>

Sun, Jul 22, 2018 at 11:02 AM

To: Mary <marvy00@hotmail.com>, Belinda Ray <bsr@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>

Mary

Thanks for your email, as per our communication via FB I am copying Councilor Ray (HHS Chair) and Mr. Harr (HHS staff) so that it is added to the public records. I hope your weekend is going well.

Please excuse any discrepancy, this email is sent from a mobile device.

> On Jul 21, 2018, at 5:17 PM, Mary <marvy00@hotmail.com> wrote:

>

>

> Hello,

> As a Portland community member and taxpayer I wanted to let you know that I hope you listen to your community members and plan on voting against the construction of the new homeless shelter on Brighton Ave. I am for the building of a new shelter and providing services for those in need. I do not like how this project is being done and presented.

> The first problem is that the reason some want this to happen is so that they can build expensive housing in the area.

> I have no doubt that once the new shelter moves out, expensive condos will move in. Further gentrification of Portland is not needed.

> The second problem with this plan is the current unfortunate problems and crimes that seem to happen near the shelter are not controlled well. To move the shelter further means that some of the problems will be moving to Brighton and even more likely to get worse given that the area has even less police presence.

> The area near the shelter is home to drug use, violence, and crime in general. I am not saying that this all due to people who are homeless. There are people who also prey on the homeless that are in this area. For example, human trafficking has been linked to the area.

> The area where they are proposing the new shelter is close to wooded and secluded areas which will become breeding grounds to crime. Having an on-site police officer at the shelter will not stop things from happening in these woods and trails.

> Many members of the community, myself included feel the city is just moving its problems instead of solving them. The homeless aren't going to benefit from these problems not being solved and neither will the Nason Corner community.

> Why not work on solving the problem before creating new ones.

> Thank you,

> Mary Labady

Mary <marvy00@hotmail.com>

Tue, Jul 24, 2018 at 1:52 PM

To: Pious Ali <pali@portlandmaine.gov>

Cc: Belinda Ray <bsr@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>

Thank you!

Mary Labady

Sent from my iPhone

[Quoted text hidden]

> --

> Notice: Under Maine law, documents - including e-mails - in the possession
> of public officials or city employees about government business may be
> classified as public records. There are very few exceptions. As a result,
> please be advised that what is written in an e-mail could be released to
> the public and/or the media if requested.

**DECLARATION OF ENVIRONMENTAL COVENANTS
AFFECTING PROPERTY OF THE STATE OF MAINE, by and through its
DEPARTMENT OF TRANSPORTATION AFFECTING THE
INTERSTATE 295 CONNECTOR, CITY OF PORTLAND,
CUMBERLAND COUNTY, STATE OF MAINE**

THIS DECLARATION OF ENVIRONMENTAL COVENANTS is made this 15TH day of FEBRUARY, 2006, by the **STATE OF MAINE**, by and through its **Department of Transportation**, having an address of 16 State House Station, Augusta, ME 04333-0016, ("Declarant");

WHEREAS, Declarant holds title to certain real property situated in Portland, Maine, as shown on Maine Department of Transportation Right-of-Way Map entitled "State of Maine Department of Transportation - Right of Way Map - State Highway '10' - Portland - Cumberland County - Federal Aid Project No. TCSP-7589(200)X" dated September, 2002, Declarant File No. 3-483, Sheets 1 through 12, on file in the Declarant office at Augusta, Maine, and described in a Notice of Layout and Taking dated November 13, 2002, recorded in the Cumberland County Registry of Deeds, Book 19154, Page 155 on April 7, 2003 and a Release Deed from Portland Terminal Company to the Maine Department of Transportation dated December 19, 2002, recorded in the Cumberland County Registry of Deeds, Book 18587, Page 254 on December 20, 2002; and

WHEREAS, Declarant acquired the above-referenced properties for the purpose of establishing adequate right of way to construct a new connector road between Exit 5 of Interstate 295 and the westerly end of Commercial Street in Portland (the "I-295 Connector"); and

WHEREAS, past operations on portions of the above-referenced properties included use as a rail yard and other railroad-associated activities; and

WHEREAS, Declarant submitted a Voluntary Response Action Plan ("VRAP") application to the Maine Department of Environmental Protection ("MaineDEP") pursuant to Title 38 M.R.S.A. §343-E for that portion of the I-295 Connector that begins at the Interstate 295 Exit 5 interchange near Congress Street and extends southerly to the Veterans Memorial Bridge

(the "Protected Property") and subsequently completed the remedial actions proposed in the VRAP to the satisfaction of MaineDEP; and

WHEREAS, MaineDEP issued a Commissioner's Certification of Completion of Remedial Actions under a Voluntary Response Action Plan on December 15, 2005 (the "Certification"), which requires that Declarant prepare and record this Declaration of Environmental Covenants affecting the Protected Property consistent with the provisions of the Certification.

NOW THEREFORE, in consideration of the foregoing and in order to preserve the protections from liability afforded by Title 38, M.R.S.A. §343-E, Declarant does hereby covenant and agree that the Protected Property is and shall be held, and if conveyed shall be subject to, the conditions set forth below, which shall inure to the benefit of and be binding upon Declarant, its successors and assigns, and shall be binding upon the Protected Property as described above. This Declaration is an environmental covenant executed pursuant to the Maine Uniform Environmental Covenants Act ("UECA"), Title 38, M.R.S.A. §§ 3001 – 3013.

CONDITIONS

1. The installation of groundwater extraction wells on the Protected Property is prohibited without the written permission of MaineDEP.
2. Future development of the Protected Property for residential purposes is prohibited.
3. Removal of cover systems over contaminated materials on the Protected Property is prohibited.

ADDITIONAL TERMS

- A. **Liberal Construction.** It is intended that this Declaration shall be construed liberally to protect the health and welfare of the public and the quality of the environment from the risk of adverse effects of exposure to hazardous substances.

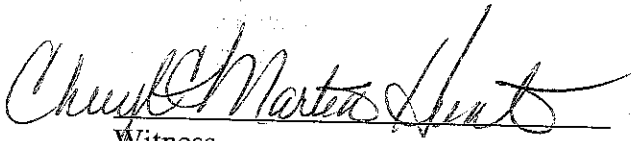
- B. Activity and Use Limitations. In no event shall the Protected Property be used for residential purposes, schools, childcare facilities, or long-term care facilities, even if such uses are allowed under applicable municipal zoning.
- C. Right of Access to Protected Property. The Declarant and future landowners or users of the Protected Property shall provide, without cost, access to the Protected Property to MaineDEP as well as to its authorized employees, agents, representatives, and independent contractors, upon presentation of credentials, for the purposes of monitoring and enforcing this Declaration.
- D. Modification and Termination of Covenant. The terms and conditions hereof may not be terminated, altered, or modified except by an instrument duly executed by the Declarant or its successors in interest in the Protected Property, and approved by MaineDEP, or its successor in legal function, in writing, which instrument is duly recorded in the Cumberland County Registry of Deeds, in accord with 38 M.R.S.A. §§3009 and 3010. The Declarant hereby waives the right to consent to any future consensual amendment or termination of this Declaration after it has transferred title to the Protected Property by deed to a third party.
- E. Duration and Binding Nature of Covenant. This Declaration and each and every covenant shall be a covenant running with the land in perpetuity and shall bind both the Protected Property, the Declarant, its successors and assigns, and all those acting by, through, or under the Declarant, for the duration hereof unless terminated pursuant to §§3009 or 3010 of the UECA.
- F. Invalidity. If any part of this Declaration shall be decreed to be invalid by any court of competent jurisdiction, all of the other provisions hereof shall not be affected thereby and shall remain in full force and effect.
- G. Period During Which Declarant Bound. The Declarant shall be bound for the duration of this Declaration by each and every covenant, restriction, agreement, and obligation hereunder, during the period that Declarant owns or possesses the Protected Property.
- H. Recording of Declaration and Notification of Recording. The Declarant shall cause this Declaration to be duly recorded in the Cumberland County Registry of Deeds within thirty (30) days of execution by the last signatory and shall, within thirty (30) days of this recording of the Declaration, notify MaineDEP of the book and page at which it is recorded, and submit to DEP a copy of the signed Declaration date-stamped by the Register of Deeds.
- I. Representation of Ownership and Encumbrances. By its execution hereof, the Declarant hereby represents that it is the fee simple owner of the Protected Property and that there are no mortgages, easements, or other encumbrances on the Protected Property that

would materially adversely affect the effectiveness or enforceability of this environmental covenant.

- J. Identity of Holder of Environmental Covenant. MaineDEP is the environmental agency with enforcement authority pursuant to the UECA, and is also the only holder of the environmental covenants granted by Declarant in the Declaration. The administrative record for the Protected Property is located at MaineDEP headquarters, whose mailing address is 17 State House Station, Augusta, ME 04333-0017, with a street address of the Ray Building, 28 Tyson Drive, Augusta, Maine. The administrative record is MaineDEP's facility file for the Protected Property.
- K. Grant of Environmental Covenant Pursuant to Law. This Declaration grants environmental covenants subject to the UECA, and no defenses waived by the UECA may be raised in any action to enforce any of these environmental covenants.
- L. Enforcement of Covenant. This environmental covenant shall be enforced as authorized by Title 38, M.R.S.A. §3011. Any forbearance as to enforcement of any of the terms hereof shall not be deemed a waiver of the right to seek and obtain enforcement at any time thereafter as to the same violation or as to any other violations.

IN WITNESS WHEREOF Declarant has executed and sealed this document the day and year first above written.

**STATE OF MAINE
DEPARTMENT OF TRANSPORTATION**


Witness

By: 
David A. Cole, Commissioner

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: 2/15, 2006

Then personally appeared the above named David A. Cole, Commissioner of the Maine Department of Transportation, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of the Maine Department of Transportation.

Before me,



Attorney/Notary Public

Print Name:

My Commission Expires

CHERYL C. MARTIN-HUNT

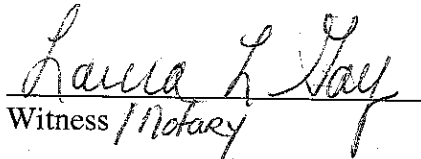
Notary Public State of Maine

My commission expires December 5, 2010

APPROVAL OF THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION

MaineDEP joins in this Declaration for the limited purpose of approving the terms and conditions set forth in the above Declaration.

STATE OF MAINE
DEPARTMENT OF
ENVIRONMENTAL PROTECTION


Witness / Notary

By:  FOR
David Littell, Acting Commissioner

SEAL

Received
Recorded Register of Deeds
Mar 10:2006 09:37:28A
Cumberland County
John B O'Brien

Proposed Homeless Shelter at Barron Center Location

City of Portland Representatives:

Please reject the new homeless shelter proposed for the residential area on Brighton at Holm Avenue. Although the proposed location does not impact me directly as it is several miles from my home and office, putting a homeless shelter of this size in a residential neighborhood is not right. After driving down Holm Avenue I was horrified to see just how close to existing residences the proposed 200-bed homeless “mega shelter” will be. As a long-time Portland Realtor I know that it will have a dramatic impact on the value of the nearby homes. That is unfair to those who have invested their life savings in their homes. In the past week, several homes in that neighborhood have been listed for sale. The newly built multi-million dollar Rowe school is just blocks away and is now complete, but as these families start moving out of the neighborhood who will attend this brand new taxpayer-funded school?

The city’s elected representatives cannot honestly think that moving that mess on Preble Street to the Holm Street neighborhood is a good idea. I would ask any council member if he would like to have this new facility in his or her back yard. The businesses in that area will also be negatively affected. There are already 5 or 6 small half-way houses within a few miles of the proposed facility. The city manager states that this will be a new formula and that the problems that exist on Preble Street now will not follow the homeless shelter to the proposed site. I find this hard to believe. The city has been unable to control a facility half the size of the proposed facility, even with a police presence a few feet away. And it won’t be able to control the loitering, swearing, public displays of indecency and drug dealing that will accompany the proposed facility, just a block from a home for the elderly and a short distance from the new Rowe Elementary School.

The rush to change the zone to accommodate a homeless shelter at the Barron Center and the rush to move the shelter and approve this location is suspect. The fact that a local developer has already purchased several buildings in the Preble Street area also sounds the alarm of someone inside having a motive to rush this through. This homeless “mega shelter” would be a first for all of New England, including the Boston area. It does not belong in a residential zone.

I am in favor of finding a solution to our homeless problem but we need to hit the pause button on this proposal. Kicking this explosive can down the road to Holm Avenue is not the answer to the far-reaching and complex problem that has culminated in Bayside. This problem is far bigger than the City of Portland; yet Portland has been left to deal with it for the much wider State community. Only about 25% of the people using the current facility are from Portland. The remainder come from other communities in Maine and from other states. Why is Portland alone in trying to solve this problem?

The problem is not going away. We need to find a new way to address this issue, with input and funding from the State and other communities. The homeless need services, but also need rehabilitation, counseling and jobs to get their lives back. Simply moving them to the other side of Portland won’t solve any of the current problems but will undoubtedly cause a whole host of new problems for our residents and businesses near the Holm Avenue neighborhood.

Please vote NO on this bad idea.

Jean Russo, Portland

This page contains a detailed description of the Parcel ID you selected.

[New Search!](#)**Current Owner Information:**

CBL	076 A019001
Land Use Type <i>Verify legal use with Inspections Division</i>	GOVERNMENTAL
Property Location	0 OGDENSBURG ST STATE OF MAINE
Owner Information	16 STATE HOUSE STATION AUGUSTA ME 04333
Book and Page	18587/254
Legal Description	76-A-19 76-A-A-1 OGDENSBURG ST COUNTY WAY 1-21 267726 SF

Current Rental Registration

Acres	6.1461
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Current Assessed Valuation:

TAX ACCT NO.	13917	OWNER OF RECORD AS OF APRIL 2018
LAND VALUE	\$604,100.00	STATE OF MAINE
BUILDING VALUE	\$0.00	
STATE OF MAINE	(\$604,100.00)	16 STATE HOUSE STATION AUGUSTA ME 04333
NET TAXABLE - REAL ESTATE	\$0.00	
TAX AMOUNT	\$0.00	

Any information concerning tax payments should be directed to the
Treasury office at 874-8490 or [e-mailed](#).

Building Information:**Building 1**

Year Built
Style/Structure Type

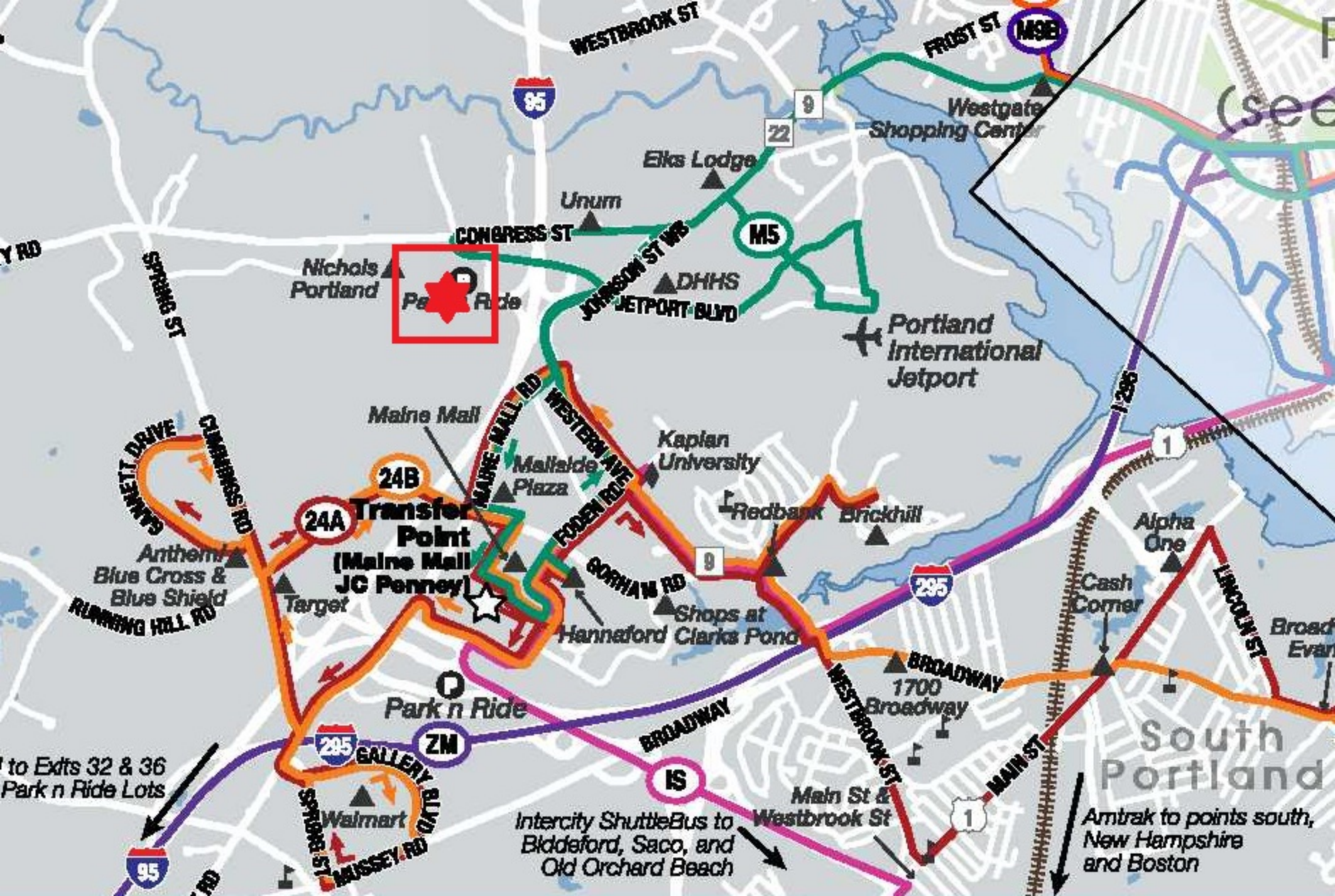
Sales Information:

Sale Date	Type	Price	Book/Page
12/20/2002	LAND + BUILDING	\$0.00	18587/254
10/4/1995	LAND + BUILDING	\$0.00	12148/146

[New Search!](#)**Services**[Applications](#)[Doing Business](#)[Maps](#)[Tax Relief](#)[Tax Roll](#)[Q & A](#)[browse city
services a-z](#)[browse facts and
links a-z](#)

Best viewed at
800x600, with
Internet Explorer

Site	Site Name	Address	Program	Status Date	Status
PORTLAND					
REM02024	ELDREDGE LUMBER AND HARDWARE	165 PRESUMPCOT STREE	VRAP	2/25/2015	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REM02318	EMERY WATERHOUSE	7 RAND ROAD	VRAP	6/27/2014	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REM02034	ENVIROLOGIX	500 RIVERSIDE INDUSTRIA	VRAP	10/13/2011	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REM01112	FAMILY WORKSHOP, INC.	207-217 CONGRESS ST.	VRAP	12/2/1995	REMEDY IN PLACE: CLOSED - NO (OR DE-MINIMIS) CONTAMINATION LEFT ON SITE
REM01521	FILL IT UP, PLEASE	1185 FOREST AVENUE	VRAP	2/18/2005	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REM01978	FJM LOT 2	201 FORE STREET	VRAP	6/9/2011	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REM00784	FORE RIVER TRANSPORTATION	OGDENSUBURG STREET	UNCONTROLLED SITES	1/1/1950	REMEDIATION STAGE - ONGOING
REM00784	FORE RIVER TRANSPORTATION	OGDENSUBURG STREET	VRAP	1/1/1950	REMEDIATION STAGE - ONGOING
REM01556	FOREST AVENUE MOBIL	518 FOREST AVENUE	VRAP	7/20/2005	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REM02458	FORMER CARQUEST	126 NORTH BOYD STREET	RCRA	11/22/2017	INVESTIGATION STAGE - NEED (AWAITING RESOURCES)
REM02458	FORMER CARQUEST	126 NORTH BOYD STREET	VRAP	11/22/2017	INVESTIGATION STAGE - NEED (AWAITING RESOURCES)
REM01361	FORMER FLEET CLUB		FEDERAL FACILITIES	1/1/1950	COMPLAINT INVESTIGATED - REVEIING PRELIMINARY SITE INFORMATION
REM01113	FORMER HOLDEN COMPANY	75 BISHOP STREET	VRAP	8/12/1994	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REM01643	FORMER STEECO BUILDING	46 BEDFORD ST/83 WINSLO	VRAP	9/13/2000	REMEDY IN PLACE: CLOSED - UNDERTAKING



(see

Y RD

WESTBROOK ST

FROST ST

M5B

95

22

9

Westgate Shopping Center

Elks Lodge

Unum

CONGRESS ST

Nichols Portland



Park n Ride

JOHNSON ST WB

DHHS

AIRPORT BLVD

Portland International Jetport

Maine Mall

24B

24A

Transfer Point
(Maine Mall
JC Penney)

MAINE MALL RD

WESTERN AVE

FODEN RD

Kaplan University

Redbank

Brickhill

GORNHAM RD

Hannaford Clarks Pond

9

295

Alpha One

Cash Corner

LINCOLN ST

Broad Evan

South Portland

Amtrak to points south,
New Hampshire
and Boston

to Exits 32 & 36
Park n Ride Lots

Park n Ride

ZM

Walmart

MUSSEY RD

Intercity ShuttleBus to
Biddeford, Saco, and
Old Orchard Beach

Main St &
Westbrook St

BROADWAY

1700 Broadway

WESTBROOK ST

BROADWAY

IS

1

MAIN ST

KANETT DRIVE

CUMINGS RD

Antenna Blue Cross &
Blue Shield

RUNNING HILL RD

GALLERY BLVD

95

Cathy Mackowski

- She's talking about needles, so many needles that the Zip Trip *[gas station/convenience store ¼ mi from the Pov]* now has a needle collection in their bathroom. The bicycle cop told her he finds many needles. The neighbors have seen people shooting up on the California Street Bridge *[pedestrian bridge off a walking trail, ¼ mi from the Pov]*. They've seen transients pass up and down her street. She used to tell people who don't live in Missoula, that Missoula is a magic town. It was beautiful and a wonderful community to live in and it was safe. She is quite concerned now that she is not sure she can say that last line any longer. She hears from parents who are afraid for her children. They will not send their children to the park by themselves. She hears of children who will not ride their bicycles across the California Street Bridge, even during the day.
-the problems are not limited to West Broadway, but are seeping back into the residential neighborhood....
- She said she wanted their stories to be heard so that the Council and Mayor could start to understand the desperate and heartbreaking nature of the situation that the neighborhood is in. They have to play catch-up now and they have to do it fast and are begging for the City's assistance to do that.

Matthew LaRubbio – co-owner of Western Cider *[1/4 mi from the Pov]*

- Mr. LaRubbio represents his partners, Michael Billingsley and John Clarenbach, as well as the growing number of neighbors in their area, including Imagination Brewing *[across the street from the Pov]*, Youth Homes *[1/4 mi from the Pov]*, Blue Mountain Clinic *[1/4 mi from the Pov]*, Tia's Big Sky *[across the street from the Pov]* and the interest of many residents with the same concerns. There's a number of issues that are beyond their control on Missoula's west side and they are here to highlight these challenges and ask the City to work with them in creating solutions. Most of their concerns are related to criminal activity with the increasing transient population, the status of City plans and the condition of the area in general.
- Lions Park *[1/4 mi from the Pov]* continues to be a place of constant drug use and sales, prostitution, fighting and a congregation of people with no regard for law or decency. These daily incidents in the park are not solely perpetrated by the transient community. It is a hub for people with and without homes in Missoula but is known as a place where open containers, drug use and fighting are rarely prosecuted. Youth Homes, unfortunately, receive the brunt of these problems, being direct neighbors to that park and it is sad to see kids that need a safe space being exposed to these things daily. Broadway Island is a refuge when police are patrolling Lions Park and serves as a hidden campground for the transient population. During river cleanups they find dozens of needles as well as a massive accumulation of trash and bedding on the island and in the stream. A side note is they appreciate the City's effort in cleaning that up. They know, as a city, we spend a lot of money cleaning up the island all along the river trail and understand there are solutions in place to try to mitigate that. California Street Bridge is a pedestrian resource that has become a spot for graffiti throughout the years. The graffiti on the Free Wall, which he personally used to paint on, has long migrated from the fence to the lamp post to the sidewalk and now every part of the bridge. The tags are vulgar, obnoxious and are rarely, if ever, removed. The bridge represents a lack of pride our community has in Missoula's Westside in some ways.

Dan Corradina, Program Director for the Shirley Miller Attention Home and part of Youth Homes *[1/4 mi from the Pov]*

- He's been there going on 11 years and has spent a lot of time as a direct care worker so has played a lot of football and Frisbee in that park and can no longer do that. There are a lot of people sleeping in the park, maybe trying to recover from the night or day's activities, lots of drug use, feces by their bedroom windows, needles in the bushes, vomit and repeated acts of violence. They call the police and the police are very responsive and they appreciate that, but it is hard to watch and it's hard for kids at risk and coming from difficult homes to watch that on a routine basis as well and so they end up being inside or going somewhere else to try to recreate versus being outside to have a conversation. He said he's selfish for being here tonight because the Lions Park has been awesome and the neighborhood has always had things happen that they've witnessed but it has exponentially increased in the last two years but this summer specifically.

Patrick Montgomery

- He lives at 1333 Toole Avenue [*condo unit 1/10th mi from the Pov*] and he is president of their condominium homeowner's association. There is a lot of fear among the ground floor residents in their condominiums where mostly elderly and/or disabled live. Because of their proximity with the Poverello Center and the casino, they have a lot of loitering that goes on around and on their property and the ones most affected by this are the first-floor residents who are elderly and disabled. They now have transients going door-to-door asking for money. They just had an episode where a gentleman was trying to sell, he's sure, stolen goods on the property and made a huge scene when Shelly asked him to leave. The personalities are extremely unpredictable. Patrick has felt threatened twice this year just because he's politely asked people to leave the property. One young gentleman, who's mentally disabled, was walking home and someone asked him for a cigarette and apparently because he didn't give it to the man, he got punched from behind and went right to ER. It's a problem if a fairly competent, capable person is nervous, think about these other people. There are people in the units who don't want to go to their cars at night. They've had three automobiles broken into just this summer. This is stuff you hear all the time. He's concerned about his neighborhood and he agreed with Cathy, for them to get a handle on this problem before it gets to the point of where it's out of control. Also, they have a young family in the condominium units who just had their first child and the first thing they did was put their unit up for sale.

Shelly Wilson

- ... she's at the point of feeling bad calling 9-1-1 because she's called it so many times that she's hoping dispatchers aren't thinking she's a crazy lady with nothing better to do, but even the dispatchers have encouraged them to call because they need to know what's going on. Today, before noon, she had to make three people get off of her property. Two of the young people felt comfortable enough to be wrapped up in their blanket on the lower level next to somebody's front door with their phone plugged in. She woke them up and said they are trespassing and need to leave. The problem is people aren't getting up and leaving. They're trying to argue. She doesn't go anywhere outside of her condo without her dog and it's a good thing because she's had a few incidences where she's felt that if she didn't have her dog with her it might have turned out pretty bad. When she went out the second time to take her dog out to go to the bathroom today, there was a gentleman sitting on the wall, which is basically somebody's front door on the lower level condo, at their patio, and the man was two feet from the "No Trespassing" sign and she asked, "Sir, can you read that?" He looked at it and wanted to talk to her about her dog. She said to him that he needed to leave, he was trespassing and they are instructed to call 9-1-1 because this is ongoing and she asked him to please leave. He continued to argue with her and hid his beer can behind him. She said she's calling 9-1-1 because he's drinking on private property and he got up and left. That happened just today before noon. There are so many incidences she doesn't have enough time to talk about it all. She's only lived in Missoula for 11 months. She bought the

condo thinking it's awesome that she's within walking distance of downtown to go have coffee, within walking distance to the park and river and she doesn't feel comfortable at all and this started as soon as she got here. She gave several other incidences that she has experienced. One of their vehicles has been broken into on their private property, in their parking lot, two times within two months. Things are going on in the middle of the night. Her son and fiancé live in one of the condos and have to go out at 4:30 a.m. to go to work and they are afraid to go out there at night. This is dangerous. The neighbors are not just whining and sniveling about somebody walking on the grass.

Unknown (off microphone)

- she's stood before the Council before trying to prevent Poverello coming right into the middle of their neighborhood and she's wondering what happened to the assurances that they had that this would not happen. She also has plenty of incidences that have happened. She lives on Cooper Street *[1/6th mi from the Pov]*. This summer they had a white, locked bike stolen that was in a truck. They've had strangers come onto their gated property. This is not complicated. She would like to see police cars going through their neighborhood five or six times a day. If police presence was seen all the time where these horrible problems happen, these problems would end. She doesn't feel like people care about their low economic neighborhood and it makes her very angry.

Tony Crescenzo, co-owner of On Center Performing Arts *[1/4 mi from the Pov]*

- He thinks the important things to be put on the record this evening are several times in the last two years they've had people who are not part of the studio, who don't have children and who are transient in nature, walk into the studio and either try to use the restroom or try to sit down and watch the dance classes as they're happening. He's talking about dance classes that involve children, young women and girls from the ages of 2 to 16. There has been several times when late at night, families leaving the business have been approached and asked for money, followed to their cars and thankfully nothing worse than that. They are directly across the alley from Zip Trip so many of the same problems and people who frequent the Zip Trip are part of the same problems that many neighbors experience such as issues with vandalism, needles, trash, loitering, food, unwelcome and other conversations and people looking through the windows. They have had to add covers for the windows and kept all outer doors closed except the front door while classes are going on.

Brian Dirnberger, Montana Glass *[across the street from the Pov]*

- Instead of the car-camping situation being addressed just with RV's, needs to be specifically addressed with cars. The second is the overpopulation of the Poverello itself. When it was first opened, the population was to be maxed out to 120 and now it's at 175, capping at 150 on a regular basis. The third is possibly moving the soup kitchen outside of the Poverello and having that separate. A lot of the transient population moving through the neighborhood is people coming to and from Poverello to get their meals. They are not monitored as closely for substance abuse and that's probably the people who are bothering the businesses and the people in the neighborhood.

Jay Kirby, 1533 Phillips St. *[1/3 mi from the Pov]*

- he and his wife walk almost every night to the California Street Bridge and across to the Silver Park and they've seen things like a guy shooting up, looks at him and smiles and pokes the needle in. He's seen kids in the youth homes that were playing on the backside of their fence and a couple of rough looking transients walk over and try to talk to the girls. The California Street Bridge is a treasure in this community. It's the most beautiful bridge that he's ever seen

and to see the graffiti that's starting to grow on the floor of that bridge is absolutely something that we shouldn't stand for. We should paint that bridge every day if we have to, to keep that stuff from happening. Silver Park and California Street Bridge and the whole west side are really great places to be in and to live but in the last year or two things have changed. His car has been broken into and tools stolen out of it. They worry about leaving their door open.

Bruce Allen, 1538 Cooper St. *[1/3 mi from the Pov]*

- He's been physically confronted at the California Street Bridge by a guy who wanted to fight him. He's also been physically assaulted in his driveway.

Connie Boatwright, North Davis and River Road *[1.3 mi from the Pov]*

- She just bought the place less than a year ago. They walked their dog down to the river and a guy asked what are they doing there? They replied that they're taking their dog for a walk and then asked him what he's doing there. The man responded that he lives here at the North Davis/Reserve Street Bridge. Then he said he'll kill their dog. They said, "Oh, really." Her sons didn't like that and they went back down there and said, "We'll kill you." Ms. Boatwright said, "Not cool." Another trip down there on a different route. Again, they were asked what they're doing down there and they replied that they're taking a walk with their dogs. Then the man threatened to kill her husband and he followed them home and threatened to burn down her house. She called the cops, they came out and said there's nothing they could do and keep a shotgun by her door.

Skyler Hollingsworth

- People take pride in that community, but unfortunately, over the past couple of years there are been a lot of really negative incidents. His father lives at the corner of Cooper and Cowper *[1/3 mi from the Pov]*. Walking home from the Zip Trip he has been followed and threatened. His father is visually impaired and worries about him. He tries to check in on him as often as he can. While going around his yard Skyler found different makeshift camp sites, stolen goods, such as bicycles or large propane tanks, dirty needles scattered up and down that block. Skyler's friend had the great misfortune of working as a graveyard shift gas station attendant at the Zip Trip and one evening he goes into the store and his friend showed him that in the women's bathroom someone had taken a piece of bubble gum and a dirty needle and set it as a booby-trap rig so if you were to sit down it would get you in the thigh. That's the kind of thing we used to not hear about in this neighborhood, in Missoula as a community as a whole. There's been a lot of wonderful investment as far as building up the Old Saw Mill District and that California Bridge does serve as the corridor in the connection but he fears no one will be safe to cross it whether it be in broad daylight or at night.

Rebecca Hamilton, Magic Diamond Casino and Liquor Store *[1/10 mi from the Pov]*

- She knows very well they are a magnet for this population that we're talking about and she wanted to assure everyone that she and her staff go above and beyond to deny service. They do everything they can to eliminate loitering and try to have them go off the property but then where do they go? They go down to the parks and to people's backyards and to the alleys and so it's been a battle. She or her staff get threatened on a daily basis with their lives. She's been called some really colorful names lately. Because they find so many needles, they currently have to keep Sharps containers in their maintenance closet and take them down to the hospital when they're full. In the past two years they've filled three quart-sized and now they're on their three-gallon one. They lock their bathrooms and because of that people go pee out in the parking lot and on other buildings. They lock their doors, maximum for company hours, and from midnight to 8:00 a.m. people have to be buzzed in mostly because of employees being threatened

inside. They are always double-staffed. There is never anybody there by themselves. She's been at this location for almost six years and in this industry managing locations for 15 years and this is a special little neighborhood that has some problems that definitely need to be addressed and she doesn't know the answer. It's not just the transients and the people at the Poverello Center. It's a drug problem across the board. The number of needles that she has seen in the past couple of years is astonishing. Their sales, as a company, over the past three years have dropped. They've lost a lot of good customers that are basically afraid to come there and they know that they are trying, but they can't monitor who walks through their parking lot. They've tried coming up with ideas, other than put a fence up, but they are a business and people walk through their parking lot, walk through their grass and there's nothing they can do about it. The only time they have control is when people come into their building and they can kick them out but then where do they go? The police officers really do a great job for them and they call them about once a day if not more.

Heather Morris, 1433 Sherwood Street *[1/4 mi from the Pov]*

- She gets a lot of foot traffic from Zip Trip as well. When she was doing yard work last year and realized someone had pried the crisscross fencing that's at the side of her garage because she lives up on the hill so there's a big gap under her garage so the siding covers that. Someone had ripped it down and set up camp under there. She doesn't know how long they were there. She found six cell phones and multiple blankets. The police came and they were great. They said there's not much they can do. She boarded it all back up. She commutes on her bike year-round to work and back and sometimes when she's approaching her home she's afraid to actually pull into her driveway on her bicycle so she'll ride around the block a couple of times until whoever looks a little sketchy has moved on so they don't see where she lives. A couple of weeks ago her cameras caught someone at 2:30 in the morning just waltzing into her backyard, opening the gate, walking right in. He wasn't there in the morning when she woke up and found the footage but she found evidence of him camping, picnicking, she's not sure what, but in the last two years there's been an increase of that type of thing occurring significantly. She's on high alert because several years ago she caught someone referred to as the "Westside Winker" at her back door where he had sliced her screen door and tried to get in. She lives alone and it's a little nerve-racking.

Bernadine Gantor, 708 Toole Avenue *[1/2 mi from the Pov]*

- With Little McCormick Park *[1/2 mi from the Pov]* they've always had transient issues, hobo issues in the old days, where they'd come off the trains and camp out in the park for a day and then get back on the train and leave. Over the course of years, it's changed. The hypodermic needles are an issue. Her neighbor found four when the snow melted this spring. Her other neighbor in the alley-way found a collection of them on top of a garbage can back there. Ms. Gantor called 9-1-1 earlier this week because there was a gentleman who was passed out in the alleyway. They asked her if he was sleeping and she said she didn't stop to check so they apparently came and did a well check on him. What the gentleman that spoke before her said rings true because we gentrify Missoula. We have to recognize that there's consequences and she doesn't think we have an infrastructure to actually deal particularly with the drug issues that are intense. For 40 years she has thought the police department needs stronger community policing so that they are a presence in our community and that's what she would urge the Council and Mayor to consider.

Austin Chaffin

- A lot of the things that have been said have been true at some of the properties that he has including people just camping in the backyard and when asked to leave, very combative, wouldn't leave, 24 hours goes by and they're still there, he calls the police to get them

removed. Hypodermic needles are a big issue on some of the places he's working at. He'll come back in the morning and find bags of them thrown around, human feces on doorsteps at places that he's working as well as dog feces and things like that. There are a lot of great things going on in the Westside, as everybody said, but he wanted to call to light some of the issues that he's seen.

Sanderson Clement

- He remembers when the old Poverello was here and there's definitely been an increase in the amount of transient traffic since then and he thinks the city is growing exponentially and the things that are being talked about is going to continue to be a problem. Maybe we'll be able to mitigate that a little bit by maybe for students having a class that explains what's going on, why the money is not helping, why it draws people here nationwide. He's heard this is a hot spot for transients. This is a great place to be homeless. It's an awesome place to be but when you have people who don't have a whole lot of happiness in their lives, you often have a lot more drug use so you're going to have these problems that everybody's mentioning. It's not really going to stop because the population size is going to grow but if you have some educational classes, expand awareness a little bit as to what is bringing these people here, which is probably mostly how eager people are to just dole out dollars to people begging on the streets, that will help turn down the problems a little bit. Obviously we need to help people who are in need but having it be so appealing for people who aren't native to this place to come here, be here and stay here isn't helping anyone.

Parker McCullick, 1200 block of Howell [1/3 mi from the Pov]

- In April of this year in went out to his garage and found the door had been pried open and two bicycles and a handful of other tools had been stolen. He dutifully made a police report and they were great but told him not a lot could be done or it's hard to solve these kinds of crimes, which he totally understands. Since then, he's been very acutely aware of the issue on the Westside of seeing individuals in alleys, almost patrolling the alleys, looking maybe unlocked garages or unlocked bikes and he does know that's an issue that happens everywhere, but hearing some of the other people speak tonight, he wanted to talk to hopefully expedite a solution because his biggest fear is that six months from now they will all be here again at a City Council meeting after something worse has happened. Maybe one of those idle threats on the California Street Bridge comes to fruition or one of the idle threats of asking someone to get off of their property comes to fruition or his garage is broken into and they got away with it and maybe next time they enter a backyard to get a bike and maybe on someone's back doorstep to get a bike and maybe they try someone's backdoor handle and it's open, they enter the house and a worse case scenario could happen.

September 4, 2018

Dear Mr. Jennings and Portland City Councilors;

RE; Homeless Shelter Proposed Move

I am revising my initial letter to all on July 18th, **which was never answered by anyone from the City of Portland, council, mayor or city manager.** We are long-time Portland residents and live in Deering Center, own a home, my son attends Lincoln MS.

The homeless population in Portland has grown, the city manager is proposing a 200-bed shelter, most likely to address the average incidents of shelter overflow experienced while operating the shelter on Oxford St, in an area that is primarily residential, has a new elementary school, property values are beginning to rise in Deering Center, a new hotel and Market Basket will be coming to our area.

I reviewed the reports from the city website and I think this data is significant and strengthens my opposition to your proposal. Now my other concern is that this process is no longer transparent and appears to be hidden from all to see. **I believe you Mr. Jennings and the city council are complicit in damaging a part of the Portland community and neighborhood.**

Single Intake data; 1,526 individuals served; of that 542 were Portland residents; 491 were from other parts of Maine; 323 from out of state and 170 out of country. **I read in the PPH that you are billing the towns that the homeless come from, one bill was sent to Alfred for \$10.00.**

- What is the City Council's position on having almost as many people being served that are not from Portland, what is this costing the city, what is it costing the residents who pay taxes?
- Are other towns billed for their residents using the shelter? Are they sent back to the town or state they came from?
- ESAC minutes in April noted the increase in referrals from hospitals around the country, will the city council allow this to continue? **There are no new ESAC minutes since the opposition to this proposal became more heated. That to me seems at best, to be keeping the facts away from the residents that pay taxes and live and work in our city and surrounding towns.**
- Sober houses are opening around the city with no oversight from city codes or licensing. They are also a referral source when clients leave the house for not following rules. What is the cities plan to address the Sober Houses?

Homeless and Substance Abuse; in FY 2016 report by city staff, 84% presented as Substance use; doing the simple math; 1281 clients have substance abuse problems. The same report goes on to state;

- Historically, alcohol was the primary substance used by shelter residents. In the past 5 years that use has shifted to opioids and synthetic drugs.
- Overdoses and blood-borne illnesses are concerns facing our clients.

- With the increase in overdoses inside the shelter, staff has been trained in the use of Narcan. **NOTE; are the city staff certified in Narcan administration, that is different that trained and would create a huge liability for the city if staff is not certified.**
- Noticeable increase in Medcu calls in the neighborhood with layouts, overdoses and seizures on sidewalks.
- Individuals choosing to live on the streets and not seeking shelter in order to continue substance abuse.
- Increased calls for service for PPD for assaults, **the rumor on the street is that PPD is not collecting all the data on calls for service, I honestly believe that sadly, given Jennings penchant for deception or hiding the truth.**
- Lack of healthcare and resources for treatment when individuals are seeking help.
- There is no PPD station close to this area. What steps will the city council provide when there is an increase in crime?

These statistics if provided would be the same regarding the behavior of the population that utilizes the services. What has the city done to deal with the overwhelming problem of drug and alcohol addiction at this site.

.

Best Practices; I reviewed your 2-page statement and found it to be an assessment of amenities and not a summary of like shelters in other parts of the country, a summary should include an assessment of the entire proposal not just a few aspects. **Is city staff responsibly stating that this model in MT is the best fit for Portland Maine? Portland residents would have to deal with the same situations that are experienced by the residents of that city.**

- An Impact study needs to be done by someone other than a city department to avoid the appearance of bias.
- What is the budget for your proposal? What are the financial resources to fund the operations? This will be additional costs to the tax payers in Portland. **What is the budget for this, that would be the first step in this process, why is this not shared with city residents.**

Concentration of Poverty; most government funding from HUD or Maine Housing discourages placing a high concentration of poverty in one area. Next to the shelter is a public housing development, our communities in Nason's Corner and Deering Center are blue collar neighborhoods mostly built in the 1970s; a shelter would reduce property values even further. HUD wants us to work on deconcentrating poverty, HUD would then seem to be an unlikely resource for funding. **I have contacted HUD and will ferret my way through that agency to make sure all there will know or this proposal.**

Loring House; the city just completed a RAD conversion for 55+ housing, the proposed shelter would impact this new development and those residents will be very vulnerable. You will find it hard to rent those units and I am sure over time HUD will be asking why?

Amanda Rowe New School; I have spoken to Bayside residents who tell me they are scared to walk their dogs as they might step on a discarded needle. Residents walk down the street and get yelled at, swore

at and some instances knives have been pulled when residents speak to homeless people about their behavior.

- **The council will go on record voting for this proposal knowing that the students will be exposed to drugs, assaults and substance abuse as stated in your information. This point is extremely relevant and none of you would want your children exposed to this danger.**
- **The shelter is .5 miles from the school if you drive, the school is closer if you follow the Portland Trails or walk through Sagamore.**
- **If this happens I pray that no child will be harmed physically or emotionally if they see a person overdose or assaulted on the way to school. This will be your legacy.**

Twenty years since the first shelter was opened, we find ourselves providing services and housing to many more of the homeless population. The need for services and the issues presented are not adequately funded by the state or enough social service funding to adequately address all the needs of this or any population. Your summary agrees that health care and resources for treatment are lacking.

Bill Keefer
405 Ludlow St.

Portland

PP4 12/4/24
As the debate over Portland's

homeless population heats up, it's of value to look at the city's policies. In comparison to other communities, Portland has a very liberal policy in that most cities require adult, homeless people to accept help from government workers when it's advisable; Portland does not.

For example, in most communities, homeless people without jobs would be expected to work with employment counselors to find work, or people with alcohol/drug problems would be expected to cooperate with treatment in return for services.

Portland has no such requirement, and a person could remain in city shelters indefinitely while refusing to accept any assistance or responsibility leading to rehabilitation.

In fact, this does occur and can be seen in Portland's 2004 Point-in-Time survey of homelessness, when 20 percent of the survey's respondents had been in shelters longer than a year.

Portland's liberal policies have drawn some attention. In the city's 2004 survey, an amazing 92 percent of respondents did not identify themselves as having last lived in Portland, and 43 percent were not even from the state of Maine.

When city workers asked about mental health, substance abuse or job-location services, the most common response was "not applicable."

Undoubtedly, Portland's rules for homeless adults were crafted with an eye toward assisting people, but is it really helping to actively allow them to languish indefinitely in city shelters?

Jeff Brown
Portland

RELEASE DEED

PORTLAND TERMINAL COMPANY, a corporation duly organized and existing under the laws of the State of Maine, with offices at Iron Horse Park, North Billerica, Middlesex County, Massachusetts (the "Grantor"), for one dollar (\$1.00) and other consideration paid to it by the **STATE OF MAINE**, acting by and through its **Department of Transportation**, whose mailing address is 16 State House Station, Augusta, Maine 04333 (the "Grantee") hereby grants to the Grantee, without any warranties or covenants of title whatsoever, those certain parcels of land, together with all buildings, bridges, structures, walls, culverts, and crossings thereon, if any, situated in the City of Portland, in the State of Maine (collectively, the "Premises") described as follows:

SEE **"EXHIBIT A - LEGAL DESCRIPTION"** ATTACHED HERETO
AND MADE A PART HEREOF BY THIS REFERENCE

THE GRANTOR HEREBY RESERVES an exclusive temporary easement one hundred feet (100') in width through the Premises to pass and repass on foot and with vehicles to Grantor's other land or location lying southeasterly of and adjacent to the Premises. This grant of easement shall terminate automatically upon the earlier of (a) December 31, 2003; or (b) the completion of the State of Maine's Waterfront Connector Project, Pin 7589.20

MEANING AND INTENDING TO CONVEY a portion of the premises described in a deed from Franklin J. Rollins to the Boston and Maine Railroad and Maine Central Railroad Company, dated December 26, 1885, and recorded in the Cumberland County Registry of Deeds, Book 523, Page 1.

THIS CONVEYANCE IS SUBJECT to the following reservations, conditions, covenants and agreements:

1. Except as otherwise provided in this Deed, this conveyance is made without granting any right of way or other rights, either by necessity or otherwise, over any remaining land or location of the Grantor.
2. By acceptance of this deed and as part of the consideration therefore, the Grantee hereby assumes any and all agreements, covenants, obligations and liabilities of the Grantor with respect to any underground facilities, drainage culverts, walls, crossings and/or other structures of any nature and description located in whole or in part within the Premises.
3. The several exceptions, reservations, conditions, covenants and agreements contained in this Deed shall be deemed to run with the land and be binding upon the Grantor and the Grantee forever. In addition to the acceptance and recording of this deed, the Grantee hereby signifies assent to the said several exceptions, reservations, conditions, covenants and agreements, by joining in its execution.
4. Except where otherwise specifically provided in this Deed, whenever used in this Deed or in any easement or right reserved under this Deed: the term "Grantor" shall not only refer to the **PORTLAND TERMINAL COMPANY**, but also to its operating companies (including but not limited to the **SPRINGFIELD TERMINAL RAILWAY COMPANY**), successors,

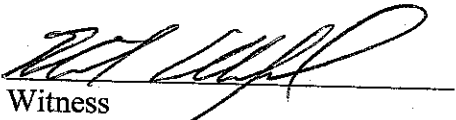
assigns and grantees; and the term "Grantee" shall not only refer to the STATE OF MAINE acting by and through its Department of Transportation, but also to the State's successors, assigns and grantees.

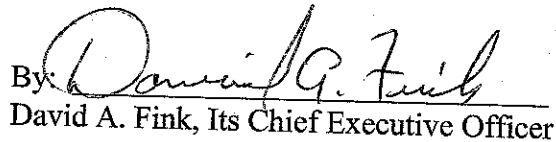
TO HAVE AND TO HOLD the foregoing Premises, with all the privileges and appurtenances thereunto belonging, unto the State of Maine, its successors and assigns, forever.

IN WITNESS WHEREOF, the said Portland Terminal Company has caused this Deed to be executed in its name and its corporate seal to be hereto affixed by David A. Fink, its Chief Executive Officer, thereunto duly authorized this 19th day of December, 2002.

SIGNED AND SEALED
IN THE PRESENCE OF

PORTLAND TERMINAL COMPANY


Witness

By: 
David A. Fink, Its Chief Executive Officer

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Middlesex

December 19, 2002

Personally appeared the above-named David A. Fink, Chief Executive Officer of the Portland Terminal Company and acknowledged the execution of the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of the Portland Terminal Company.

Before me,



Notary Public

Printed Name: _____

Roland L. Theriault

Notary Public

My Commission Expires _____

August 7, 2009

Seal:

IN WITNESS WHEREOF, the said State of Maine, acting by and through its Department of Transportation, has caused this instrument to be executed by Carl A. Croce, Acting Commissioner, thereunto duly authorized, this 19th day of December, 2002.

SIGNED AND SEALED
IN THE PRESENCE OF

STATE OF MAINE
DEPARTMENT OF
TRANSPORTATION

Amy E. Hughes
Witness

By: Carl A. Croce
Carl A. Croce
Its Acting Commissioner

STATE OF MAINE
COUNTY OF KENNEBEC

12/19, 2002

Personally appeared before me the above-named Carl A. Croce, Acting Commissioner, State of Maine, Department of Transportation, and acknowledged the execution of the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of the State of Maine.

Before me, Amy E. Hughes
Notary Public
Printed Name: AMY E. HUGHES
My Commission Expires: 11/4/2004
Seal:

**EXHIBIT A
LEGAL DESCRIPTION**

A CERTAIN LOT OR PARCEL OF LAND situated on the southerly side of Congress Street, so called, in the City of Portland, County of Cumberland, State of Maine, said lot or parcel of land being more particularly bounded and described as follows:

BEGINNING at a point on the southerly side of Congress Street, so called, at the intersection point with the westerly side of County Way, so called, as accepted by the City of Portland and described in a deed from the Inhabitants of Cumberland County to the City of Portland dated September 26, 1995 and recorded at the Cumberland County Registry of Deeds in Book 12148, Page 146, said point being South $84^{\circ}-49'-12''$ East, 137.36 feet by and along Congress Street from an angle point in the sideline marked by a 3.00 foot offset granite monument, and thence along said County Way by the following courses and distances:

South $23^{\circ}-51'-15''$ East, a distance of 14.86 feet to an angle point;

South $05^{\circ}-11'-10''$ West, a distance of 62.38 feet to a point of curvature;

Southwesterly and turning more westerly along a curve to the right with a radius of 145.00 feet and a central angle of $33^{\circ}-28'-15''$, an arc distance of 84.71 feet to a point that is non-tangent to the following line;

South $29^{\circ}-52'-45''$ West, a distance of 32.77 feet to an angle point;

South $38^{\circ}-39'-25''$ West, a distance of 46.00 feet to the end of County Way;

Thence South $38^{\circ}-39'-25''$ West, by and along a 50 foot right of way now or formerly owned by the Inhabitants of Cumberland County and subject to rights reserved by the Portland Terminal Company as described in Parcel 2 of a deed recorded in Book 9382, Page 61, a distance of 213.32 feet to a point of curvature;

Thence southwesterly and turning more westerly along a curve to the right with a radius of 275.00 feet and a central angle of $28^{\circ}-19'-10''$, by and along said right of way, an arc distance of 135.92 feet to a point of tangency;

Thence South $23^{\circ}-01'-25''$ East, by and along the terminus of said right of way and passing through a 3.00 foot offset granite monument, a distance of 50.00 feet to a point on the northwesterly side of land now or formerly owned by the Inhabitants of Cumberland County as described in Parcel 1 of said deed recorded in Book 9382, Page 61;

Thence South $66^{\circ}-58'-35''$ West, by and along said land of Cumberland County, a distance of 334.95 feet to a point of curvature;

Thence southwesterly and turning southerly along a curve to the left with a radius of 375.00 feet and a central angle of $62^{\circ}-33'-40''$, by and along said land of Cumberland County, an arc distance of 409.46 feet to a point of tangency;

Thence South $04^{\circ}-24'-55''$ West, by and along said land of Cumberland County, a distance of 83.59 feet to a point on the northerly side of land being retained by the Portland Terminal Company 33 feet offset northerly from the centerline of the existing railroad tracks;

Thence North $85^{\circ}-15'-18''$ West, by and along said retained land of Portland Terminal Company, a distance of 93.28 feet to a point of curvature 33.00 feet offset northerly from the centerline of existing railroad tracks;

Thence northwesterly and turning more northerly along a curve to the left with a radius of 921.93 feet and a central angle of $30^{\circ}-45'-00''$, by and along the northerly side of Portland Terminal Company, an arc distance of 494.79 feet to a point of tangency 33.00 feet offset northeasterly from the centerline of existing railroad tracks;

Thence North $54^{\circ}-30'-18''$ West, by and along said land retained by Portland Terminal Company, a distance of 35.83 feet to a point where the southeasterly side of the I-295 ramp intersects the northerly side of Portland Terminal Company property;

Thence northeasterly and turning more northerly along a curve to the left with a radius of 375.00 feet and a central angle of $49^{\circ}-30'-29''$ by and along said I-295 ramp, an arc distance of 324.03 feet to an MDOT monument;

Thence North $60^{\circ}-48'-04''$ West, by and along the I-295 ramp, a distance of 50.00 feet to another MDOT monument and a point on a curve;

Thence northeasterly and turning more northerly along a curve to the left with a radius of 325.00 feet and a central angle of $23^{\circ}-08'-02''$, by and along the I-295 ramp, an arc distance of 131.22 feet to a point near an iron rebar with cap #509, said point being the southwesterly corner of land now or formerly owned by Ralph Romano III by deed recorded in Book 9066, Page 346;

Thence South $41^{\circ}-15'-39''$ East, by and along said land of Romano, a distance of 77.74 feet to his most southerly corner;

Thence North $48^{\circ}-44'-21''$ East, by and along said land of Romano, a distance of 350.00 feet to a 5/8 inch iron rebar set at the westerly corner of land now or formerly owned by Erving H. and Marilyn P. Bickford by deed recorded in Book 5051, Page 157;

Thence South $41^{\circ}-15'-39''$ East, by and along said land of Bickford a distance of 150.00 feet to another 5/8 inch iron rebar set at their southerly corner;

Thence North $48^{\circ}-44'-21''$ East, by and along said land of Bickford, a distance of 339.00 feet to a 5/8 inch iron rebar set at an angle point;

Thence North 10°-05'-21" East, by and along said land of Bickford a distance of 102.00 feet to a 5/8 inch iron rebar set on the southerly terminus of Westfield Street;

Thence South 43°-52'-09" East, by and along Westfield Street and land now or formerly owned by Mary E. Fitzgerald and John J. Mulkerin by deed recorded in Book 3498, Page 38, a distance of 294.97 feet to a point at their southerly corner;

Thence North 40°-15'-48" East, by and along said land of Fitzgerald and Mulkerin and the southeasterly terminus of Cumberland Place, a distance of 185.47 feet to an angle point;

Thence North 38°-37'-48" East, by and along land now or formerly owned by B T D, LLC by deed recorded in Book 14487, Page 85, and land now or formerly owned by J K Properties, Inc. by deed recorded in Book 14998, Page 8, a distance of 255.36 feet to the southerly side of Congress Street;

Thence South 84°-49'-12" East, by and along Congress Street, a distance of 0.42 feet to the point of beginning.

Bearings herein are based on True North.

MEANING AND INTENDING to convey a portion of the premises described in a deed from Franklin J. Rollins to the Boston and Maine Railroad and Maine Central Railroad Company, dated December 26, 1885, recorded in the Cumberland County Registry of Deeds, Book 523, Page 1. Further reference is made to a deed from the Boston and Maine Railroad to Portland Terminal Company dated July 1, 1911, recorded in said Registry of Deeds, Book 881, Page 299, and a deed from Maine Central Railroad Company to Portland Terminal Company dated July 1, 1911 and recorded in said Registry of Deeds, Book 881, Page 318.

Also conveying a right-of-way for access to and egress from the above-conveyed premises over land conveyed by the Portland Terminal Company to the Inhabitants of Cumberland County by deed dated November 9, 1990, recorded in the Cumberland County Registry of Deeds, Book 9382, Page 61.

Subject to the easement rights granted to Maine Central Transportation Company by deed dated September 24, 1948, recorded in the Cumberland County Registry of Deeds, Book 1932, Page 23.

Subject to the right of Central Maine Power Company, its successors and assigns, to install and maintain one 115 KV underground transmission line under and across the above-described premises as described in a deed from Portland Terminal Company to Central Maine Power Company dated April 15, 1975, recorded in the Cumberland County Registry of Deeds, Book 3669, Page 135.

Subject to a right-of-way in common with others for vehicular access and egress and surface and storm water drainage, and a non-exclusive easement for surface and storm water drainage and detention as described in said deed from Portland Terminal Company to the Inhabitants of Cumberland County, dated November 9, 1990, recorded in the Cumberland County Registry of Deeds, Book 9382, Page 61.

Subject to the rights acquired by the Inhabitants of Cumberland County in portion of Old Ogdensburg Street as described in a Return of Commissioners dated May 3, 1993, recorded in the said Registry of Deeds, Book 10769, Page 179 and Notice of Condemnation dated June 14, 1993, recorded in the Cumberland County Registry of Deeds, Book 10769, Page 188.

Subject to the non-exclusive right, in common with others, for access and egress and the right to install utilities over, in and under that certain right of way in common with the Inhabitants of Cumberland County as described in a deed from Portland Terminal Company to Mercy Hospital dated June 26, 2002, recorded in the Cumberland County Registry of Deeds, Book 17783, Page 289 and the Drainage Easement described in a Deed of Easement dated June 26, 2002, recorded in said Registry of Deeds, Book 17783, Page 298.

Received
Recorded Register of Deeds
Dec 20, 2002 02:04:15P
Cumberland County
John B. O'Brien

Response to Dawn Stiles’ “Corrections to the ‘Homeless Services Center Canvasser Script’”

Responses in blue



Corrections to the “Homeless Services Center Canvasser Script”

The City of Portland values public dialogue and in this spirit we open the Barron Center to the community and the Nason’s Corner Neighborhood Association for their meetings regarding the City’s recommendation to locate the Homeless Services Center on the Barron Center Campus.

With that said, it is critical that members of the public have access to accurate information. The information included in the “Canvasser Script” contains several inaccuracies to which we have responded below: [\(see Appendix A for “Canvasser Script”\)](#)

Dawn Stiles (Director of HHS Dept.):

- The Oxford Street Shelter has a total bed capacity of 229. There are 154 beds at Oxford St. and an additional 75 beds located in the Preble Street Resource Center that we staff each night when there are more than 154 individuals who need shelter.

Canvass Group:

We mostly agree. There is no inaccuracy in the script. In our script we are describing the bed capacity at the physical location of Oxford Street Shelter (OSS). In the script we state “The City has proposed to replace the 154 bed Oxford Street Shelter.” You have stated above “There are 154 beds at Oxford St.” It appears we agree that the bed capacity at the Oxford Street Shelter location is indeed 154 beds. Overflow beds at the Preble Street Resource Center (PSRC) are lumped under the category of “Oxford Street Shelter,” as you state in your first sentence. The script does not make any statements about the overflow capacity of OSS or the overflow capacity of the proposed Barron Center megashelter. To our knowledge, the City has not shared information about the overflow capacity of the proposed megashelter.

Additionally, to the extent that Portland citizens may be confused about the capacity of OSS, the City can look inwards. As you are aware, the Health & Human Services Department publishes the monthly Emergency Shelter Assessment Committee (ESAC) statistics. The ESAC report does not distinguish between bed-nights at Oxford St. and overflow at PRSC. It is all lumped together under the banner of “OSS.” You can examine your own ESAC reports to verify.

Although it is irrelevant to our script (since we are describing bed capacity at the physical location of OSS), we disagree with your assertion that the total bed capacity of OSS is 229. On January 29th, 2018 OSS sheltered 248 individuals. In fact, OSS sheltered more than 229 people on 9 days during January 2018; 12 days during February 2018; and 4 days during March 2018. Again, you can verify in your own ESAC reports.

- **Follow-Up Question:** What will be the overflow capacity of the proposed megashelter?

Dawn Stiles (Director of HHS):

- “A.” The Homeless Service Center proposal does indeed follow best practices for ending homelessness, including operating 24 hours, 7 days per week with all meals and individual services on site. We have on-site housing counselors who develop a housing plan with each guest and meet with them regularly to assist them in finding long-term housing. We follow-up, in person, with every individual on a monthly basis to assure they are stable and their housing is not at risk. We also provide the landlords with contact information to contact us before an individual gets to the point of losing housing. We work closely with all Housing First developments, sitting on the screening committees to assure that our neediest guests get housed. The new building will be designed to provide a floor plan for the maximum safety of guests. Transportation will be easily accessible, and the atmosphere will be respectful and the grounds and facility safe. We will develop plans with the neighborhood and provide 24-hour phone response to the neighborhood.

Canvass Group:

You can't drive your car towards a cliff and say you're following 'best driving practices' just because your hands are at 10 and 2. Building a megashelter at the Barron Center is driving towards a cliff. You can include meals, on-site counselors and a 24-hour hotline for neighbors, but...***you're still driving towards a cliff.*** The Poverello Center in Missoula, MT teaches us that lesson. The fact that no one can find a successful model for this proposal should teach us that lesson. It's common sense that you don't drive towards cliffs, and it's common sense that you don't build a megashelter in a massive, heavily-wooded residential area 177 ft. from the nearest home; 200 ft. from an

Alzheimer's/dementia unit; 200 ft. from a senior/disabled independent living community; 500 ft. from the I-95 drug corridor; 500 ft. from two cheap motels; 700 ft. from a low-rent public housing community with many refugees and asylum seekers; 0.3 miles from the former 'Tent City' campground; 0.5 miles from 10 miles of trails within 400 acres of forest; and 1.6 miles from the nearest MEDCU station. And you *especially* don't do this in the midst of a substance abuse epidemic.

The 'best practices' that you list above are emergency shelter best practices according to your own January 4, 2017 memo (which lacks citations).¹ The first point on your best practices memo is "Single floor, open concept design style with clear lines of sight." And yet, the City ultimately chose a site where it cannot fit a single floor building and is now planning to build a two-story building. So it appears that not all of the best practices in the memo matter.

More importantly, we are unsure if you are being careless with language or intentional by stating above that this "proposal does indeed follow best practices for **ending homelessness**" (emphasis added). The woman who wrote the book on this topic, Dr. Deborah Padgett, would disagree with you:

"We have had 40 years of shelters. They don't work," said Deborah Padgett, a New York University professor of social work and psychiatry who in the early 1990s collaborated with the father of Housing First, Sam Tsemberis, and recently wrote a book on the subject, "Housing First: Ending Homelessness, Transforming Systems, and Changing Lives." ²

As you are aware, the City's own Shelter Planning Task Force conducted a review of best practices for emergency shelters in 2015 and came to the same conclusion as Dr. Padgett. The task force reviewed over 50 articles and websites and found the following: *"Programs and studies consistently emphasized the same approach: moving away from emergency shelter and toward coordinated triage and assessment, emphasizing housing first/permanent supportive housing for the chronically homeless, and rapid re-housing for the more short-term homeless."*³

- **Follow-up Questions:** Why is the City focusing financial efforts on a new emergency shelter instead of coordinated triage/assessment, expansion of Housing First approach and supportive services, and rapid re-housing, as outlined in the Shelter Planning Task Force 'Best Practices Review' document? By putting "single floor, open concept design" as the first point on your 2017 memo, did you intend for that to be the most important point on the list? Why is it acceptable to ignore that best practice? How many best practices can be ignored before a proposal no longer follows the spirit of best practices?

¹ Emergency Shelter Best Practices (January 4, 2017). Retrieved from:
<http://www.portlandmaine.gov/DocumentCenter/View/17471/Best-Practices-for-New-Shelter>

² Le Coz, E. (November 29, 2015). No easy solution on homelessness. Herald-Tribune. Retrieved from: <http://extra.heraldtribune.com/2015/11/29/no-easy-solution-on-homelessness/>

³Shelter Planning Task Force (June 10, 2015). Best Practices Review. Retrieved from: <http://www.portlandmaine.gov/AgendaCenter/ViewFile/Item/2272?fileID=8845>

Dawn Stiles (Director of HHS):

The shelter model proposed should not be characterized as “warehousing” individuals as this is an emergency shelter and the focus is on making sure stays are transitional. To the contrary, guests will receive more individual services because the providers will be on-site so appointments won’t be missed. Substance use, mental illness and physical illnesses will all be treated on-site through a health clinic operated by Greater Portland Health which will also offer dental care.

Canvass Group:

We have spoken with local individuals who were previously homeless who characterized your proposed shelter as “warehousing” due to its large size. The connotation of a warehouse does not depend on the length of stay or on-site services. It is related to the fact that 200+ humans will be sleeping 18” away from each other in a large open air room.

- **Follow-up Questions:** Has the City conducted surveys and/or interviews with people experiencing homelessness to understand their perceptions of a shelter of the proposed size? If so, may we review your research methods, questions, and transcripts of unprocessed responses?

We understand the City plans to have an on-site health clinic at the proposed shelter and this clinic will be operated by Greater Portland Health (GPH). However, this information is not included in the script because it is unclear if the City has secured a partnership with GPH, and if the on-site clinic will be able to effectively meet the healthcare needs of 200 shelter clients, many of whom struggle with substance abuse. Based on conversations we have had behind the scenes, we are skeptical of GPH’s capacity to provide the level of resources that you are promising at your shelter. GPH has invested heavily in its 63 Preble St. location, and it also participates in the MMC-Preble Street Learning Collaborative at 20 Portland St.

- **Follow-up Documentation:** Please provide a detailed contract with GPH demonstrating their commitment to the on-site health center at your proposed emergency shelter.
- **Follow-up Question:** As stated in Portland’s Plan 2030¹, 83% of individuals cited substance abuse as their major reason for being homeless. Will the proposed on-site clinic be able to provide effective drug treatment² for 83% of

the clients at the proposed shelter at any given time ($200 \times .83 = 166$ individuals (+overflow))?

¹ City of Portland. (2017). Portland's Plan 2030: Appendices - Housing. pg. 209. Retrieved from: <http://www.portlandmaine.gov/DocumentCenter/View/18269/Portlands-Plan-2030-with-Appendices>

²National Institute on Drug Abuse. (2018). Principles of Drug Addiction Treatment: A Research-Based Guide (Third Edition). Retrieved from: <https://d14rmgtrwzf5a.cloudfront.net/sites/default/files/675-principles-of-drug-addiction-treatment-a-research-based-guide-third-edition.pdf>

- This evidence-based document by the National Institute on Drug Abuse outlines 13 key principles of drug addiction treatment. Among these 13 principles, the document states that effective drug treatment includes addressing “the individual’s drug abuse and any associated medical, psychological, social, vocational, and legal problems,” “most addicted individuals need at least 3 months in treatment to significantly reduce or stop their drug use,” and that drug abuse often co-occurs with mental illness “and when these problems co-occur, treatment should address both (or all), including the use of medications as appropriate.”

Dawn Stiles (Director of HHS):

- “B.” The statement that “heavily wooded areas invite increased drug activity and other violent crimes” is a concern rather than a fact that is substantiated by any data.

Canvass Group:

There is evidence for this statement from peer-reviewed articles, national organizations, and our own local newspapers that examine the rise of drug activity and crime in parks (i.e. heavily wooded areas). Please review the example references below:

- *Peer-reviewed articles:* A study conducted in Philadelphia, PA examined the relationship between parks and crime.¹ The study is grounded in environmental criminology theories such as the ‘eyes on the street’ concept and includes data collection at 249 neighborhood parks. The study found that “neighborhood parks are associated with increased levels of crime in the surrounding area.” In addition, the study found that “parks with adjacent streets, which were *exclusively residential* or which were *primarily residential with some commercial*, had higher violent and significantly higher disorder crime levels than those of parks in *nonresidential settings*.”¹ As the City is already aware, the Fore River Sanctuary, Evergreen Cemetery, Sagamore Village playground, Rowe Elementary playground, the former Tent City, and the heavily wooded streets of Nason’s Corner neighborhood are all within 0.5 miles of the proposed megashelter site.

- *National organizations:* The National Recreation and Park Association published an article in 2017 that describes how the opioid epidemic is affecting public parks with an increase in drug use, drug sales, and litter of drug paraphernalia including used syringes.²
- *Local newspapers:*
 - An August 2015 Press Herald article discussed the rise in drug activity in Portland parks such as Peppermint Park (which was referred to by one resident as “Needle Park”) and Deering Oaks Park.³ Current Assistant City Manager Michael Sauschuck was quoted in the article as stating Deering Oaks Park had become a “hotspot” for injection drug use.³
 - An August 2016 Press Herald article discussed a stabbing at Tent City — 0.3 miles from your proposed megashelter site — and stated: “Police revealed recently that they have responded to an increasing number of incidents in Tent City this year, including domestic violence, arson, and people with outstanding arrest warrants.”⁴
 - A July 2018 Bangor Daily News article discussed the dismantling of a homeless encampment in Bangor: “The work, which begins Wednesday morning, is aimed at dismantling a longstanding camp of about 40 people that in recent weeks has erupted in a series of violent assaults, arsons and most recently a stabbing Friday night, according to city officials and police. ‘It just gets to a point where it gets too dangerous, and you just have to do something,’ Dana Wardwell, Bangor’s director of public works, said. The camp is located along a trail between lower Dutton Street and the Interstate 395 bridge. In the past, after repeated acts of violence, the city cleared out the people living in the encampment, but before long, they moved back in.”⁵
- **Follow-up Question:** Do you have any data that would contradict the findings cited above?

¹ Groff, E. & McCord, E.S. (2011). The role of neighborhood parks as crime generators. *Security Journal*, 1 (24).

² Ibrahim, M.S. & Jones, C. (June 1, 2017). Confronting the Opioid Outbreaks in Our Parks. *National Recreation and Park Association*. Retrieved from: <https://www.nrpa.org/parks-recreation-magazine/2017/june/confronting-the-opioid-outbreak-in-our-parks/>

³ Miller, K. (Aug 4, 2015). Opiate danger spikes in Portland with 14 overdoses in 24 hours. Portland Press Herald. Retrieved from: <https://www.pressherald.com/2015/08/04/portland-sees-14-overdoses-in-24-hour-period-as-heroin-takes-toll/>

⁴ Staff Report (Aug 23, 2016). Portland police say woman stabbed man in 'Tent City'. Portland Press Herald. Retrieved from: <https://www.pressherald.com/2016/08/22/portland-police-on-scene-of-incident-on-outer-brighton-avenue/>

⁵ Ferguson, C. (Jul 24, 2018). Bangor makes move to cut back homeless encampment. Bangor Daily News. Retrieved from: <https://bangordailynews.com/2018/07/24/news/bangor/bangor-makes-move-to-cut-back-homeless-encampment/>

Dawn Stiles (Director of HHS):

- “C.” A scattered shelter model would be more expensive and increase property owners taxes. Additionally, it will be more logistically challenging for shelter staff and guests, and it would decrease the number of services the shelter guests could receive on-site because our local service provider partners do not have the resources to staff 5 or 6 different locations.

Canvass Group:

We do not make any statements about the cost or logistics of a scattered shelter model in the canvassing script. We state that “A scattered shelter model would better support the individual needs of people experiencing homelessness.” Indeed, the City’s own Emergency Shelter Sub Group from 2012, created under the Homelessness Prevention Task Force, reported in meeting notes the following vision for Portland’s emergency shelter system: “*Our community has safe, quality places for people needing emergency shelter. The shelter system is less concentrated and dispersed so that people can access services in multiple locations throughout Greater Portland in neighborhoods that are supportive and thriving.*”¹

Almost every single person we have talked to within the service provider community and homeless advocacy community agrees that the scattered site model is more effective and more humane. As recently as October 2016, Belinda Ray was in support of the scattered site model.²

- **Follow-up Questions:** Has a detailed permutational cost analysis been carried out of the scattered site vs. single site models? Has an analysis been carried out of the potential property tax impact of the additional marginal cost incurred by the scattered site model? Has a term-differentiated cost analysis been carried out that examines the possibility of the diminishing costs of a scattered site model, which can deliver services more effectively? Has the City considered alternative funding sources for the additional marginal cost, such as a small ‘gentrification tax’ on all high-end development projects in Bayside over the next 5-10 years, or increased fees on short-term rentals? To what extent is the City making this proposal based on principles of fiscal

responsibility? Is the City ignoring evidence-based public health and urban planning guidelines in order to save money?

- **Follow-up Documentation:** Please provide the cost analysis that supports the statement above that “a scattered shelter model would be more expensive.” Please highlight the building/rental cost, annual operational cost, and projected long-term impact costs in the cost analysis. Please provide a property tax impact analysis. We expect the long-term impact cost indicators to be similar to those reported in a 2007 cost analysis of permanent supportive housing in Portland that was funded in part by the Department of Health and Human Services (such as cost of publicly funded emergency services, cost of incarceration, cost of healthcare services, etc.)³

¹ Emergency Shelter Sub Group. (May 8, 2012). *Updates*. Homelessness Prevention Task Force. Retrieved from: <https://www.portlandmaine.gov/DocumentCenter/View/2282/Emergency-Shelter-Sub-Group-050812-Update>

² Staff Report (Oct 24, 2016). Portland is considering allowing homeless shelters to open across the city. Bangor Daily News. Retrieved from: <https://bangordailynews.com/2016/10/24/news/portland/portland-is-considering-allowing-homeless-shelters-to-open-across-the-city/>

³ Mondello, M., Gass, A.B., McLaughlin, T., & Shore, N. (2007). *Cost of Homelessness: Cost Analysis of Permanent Supportive Housing*. State of Maine – Greater Portland.

- “E.” “Crime and other incidents.” It’s important to note that shelter guests are often the victims rather than the perpetrators. In the current shelter model, guests are forced to leave the facility many times throughout the day to seek services and meals. The new shelter model will allow them to access a variety of services, meals, and outdoor space on-site rather than exposing them to predators.

Canvass Group:

First, you are not building a jail. People will leave the proposed shelter whenever they like, and they will go where they choose.

Second, per your own statistics, 83% of shelter guests suffer from substance abuse addictions.¹ You may co-locate a small clinic, but the drug traffickers will co-locate as well. We would of course never imply that all shelter guests are criminals. But you cannot get out from under the fact that the heavy concentration of poverty, homelessness, and drug addiction in a single location will attract criminality. There is absolutely no way to spin out of it. The predators and prey may oscillate on a daily basis, but criminality will follow the shelter. We recommend you read a groundbreaking ethnography called “Righteous Dopefiend”² if you would like to have a more nuanced understanding of the ecosystem surrounding homelessness and drug addiction:

“Representing the Edgewater homeless solely as worthy victims for the sake of a positive politics of representation misrepresents the painful effects of marginalization, poverty, oppression, addiction, and violence...The suffering of homeless heroin injectors is chronic and cumulative and is best understood as a politically structured phenomenon that encompasses multiple abusive relationships, both structural and personal. Our exploration of drug consumption, domestic violence, sexual predation, interpersonal betrayals, and interpersonal hierarchies examines these abusive phenomena in their relationship to political-economic, cultural-ideological, and institutional forces, such as the restructuring of the labor market, the ‘War on Drugs,’ the gentrification of San Francisco’s housing market, the gutting of social services, the administration of bureaucracies, racism, sexuality, gender power relations, and stigma.

Third, locating the proposed megashelter at the Barron Center campus will make everyone in the area more vulnerable, *especially* shelter guests, because of the nearby turnpike I-95 exit, several cheap motels, and the unpoliceable landscape. These characteristics of the proposed megashelter location put shelter clients at risk greater risk for drug/sex/human trafficking. There are two 2-star motels within 500 ft. of the Barron Center campus — Motel 6 directly to the west and the Inn at Portland directly across the street. Additionally, a Hampton Inn is currently under construction within 500 ft. of the Barron Center campus. Within 0.5 miles of the Barron Center campus is one additional 2-star motel — Super 8 — as well as two 3-star hotels: the Ramada Inn and the Fireside Inn. According to the Department of Homeland Security - *“Traffickers often take advantage of the privacy and anonymity accessible through the hospitality industry. Hotels and motels can be especially attractive locations for all forms of trafficking.”*³ According to the US Drug Enforcement Agency, certain transnational criminal organizations *“pose a significant threat to the domestic drug trafficking landscape in mainly the East Coast of the United States, with their strongest influence concentrated in areas of the Northeast located along the I-95 interstate corridor.”*⁴

- **Follow-up Questions:** Has the City considered the risk of placing this megashelter within 500 ft of an I-95 exit and two budget motels? Does the City expect shelter guests to never leave the grounds of the proposed new shelter? Has the City considered what will happen when shelter guests start hanging out in the Barron Center lobby and its adjacent rooms? Has the City considered the re-emergence of Tent City? Does the City plan on having a safe injection facility at the Barron Center site? If not, how will it manage to

deal with a 200+ population of which 160+ are suffering from substance abuse issues? Where will they use, if not at the Barron Center?

We state in the canvassing script that “Crime and other incidents have escalated at the present shelter.” This is undeniable. The June 2013 ESAC meeting minutes clearly shows that the Oxford Street Shelter started facing an increase in crime and other incidents alongside the rise of injection drug use and increase in shelter capacity:⁵

—Josh [O’Brien, OSS Director 2004-2014] stated that they’ve been struggling with the increase in very serious incidents at the shelter since January; critical incidents peaked this winter and into the spring time. Josh provided examples of some critical incidents that have recently occurred at Oxford Street, including serious physical altercations, fights, threats, and incidents where weapons have been involved such as bricks, needles and tasers.

—Josh stated that the increase in critical incidents have increased as the numbers [of guests] have.

—Rob [Parritt, current OSS Director] stated that they’re seeing more hand IV drug usage than ever before.

—Rob added that they’ve always been proud that they haven’t needed these additional security measures in the past, but with the sheer number of incidents, which have more than doubled, it has become an unfortunate necessity.

Moreover, according to your own Social Services Division slide deck, the City has observed: “Individuals choosing to sleep on the streets and not seeking shelter in order to continue substance use, [and] increased calls for service for PPD from assaults.”⁶

- **Follow-up Question:** Does the City acknowledge that crime and other incidents have escalated at Oxford Street Shelter (OSS) since 2013 when the opioid epidemic took root?⁵ If not, why didn’t the City issue a condemnation of the Press Herald’s “Bayside hits rock bottom” in May 2018?

¹ City of Portland. (2017). Portland’s Plan 2030: Appendices - Housing. pg. 209. Retrieved from: <http://www.portlandmaine.gov/DocumentCenter/View/18269/Portlands-Plan-2030-with-Appendices>

² Bourgois, P. and Schonberg, J. (2009). *Righteous Dopefiend*. California: University of California Press.

³ Department of Homeland Security. *Human Trafficking and the Hospitality Industry*. Retrieved from: <https://www.dhs.gov/blue-campaign/hospitalityindustry>

⁴ Drug Enforcement Agency. 2017 National Drug Threat Assessment. Retrieved from: https://www.dea.gov/sites/default/files/docs/DIR-040-17_2017-NDTA.pdf

⁵ Emergency Shelter Assessment Committee. (June 20, 2013). *Meeting Minutes*. Retrieved from: http://www.portlandmaine.gov/AgendaCenter/ViewFile/Minutes/_06202013-62

⁶ City of Portland Social Services Division. (?). Emergency Shelter. Retrieved from: <https://www.portlandmaine.gov/DocumentCenter/View/17472/Emergency-Shelter-April-11-GPCOG-with-Maine-Towns>

Dawn Stiles (Director of HHS):

- The safety plan developed in partnership with the Portland Police Department is sound and brings more public safety staff into the area than has been in the past, thus providing a faster response time and more proactive interventions.

Canvass Group:

- **Follow-up Documentation:** Please provide documentation of this safety plan.
- **Follow-up Questions:** How many conversations has the City had with the City of Missoula Police Department (since the City cites the Poverello Center as a model for this proposed shelter)? If so, who has the City spoken to? What did the City of Missoula PD say?

We appreciate the fears and concerns, and are committed to working together to address the need for information and on-going communication. City staff will be rolling out additional information at an upcoming community forum on September 8 from 11 AM - 1PM at Hannaford Hall at the University of Southern Maine.

Sincerely,

Dawn Stiles, Director
Health & Human Services Department
City of Portland

dcs@portlandmaine.gov
207-874-8775

Canvass Group:

Thus far, there is no indication that the City genuinely appreciates our concerns. If that were true, the City would pull the proposal off the table rather than double-down.

Please understand that the Canvass Group is not synonymous with the Nason's Corner Neighborhood Association. The opposition to this proposal extends well beyond NCNA and well beyond Nason's Corner. This is not about one neighborhood not 'wanting' the shelter. This is about citizens calling out the negligence of this ill-conceived proposal as a matter of public health and urban planning.

Appendix A: Canvasser Script

Homeless Services Center - Canvasser Script

For the safety of all residents please work in pairs when canvassing your area.

Hi, my name is _____ and I am supporting the Nason's Corner Neighborhood Association.

Question 1: Have you heard about the City's proposal to build a 200-bed Emergency Homeless megashelter on the Barron Center Campus for people struggling with homelessness? We are collecting signatures to show the City Council the extent of opposition to this proposal.

- **No** - explain the Homeless Services Center proposal.
 - The City has proposed to replace the 154 bed Oxford Street Shelter that currently exist in the Bayside neighborhood with a 200 bed megashelter on the corner of Brighton and Holm Avenues.
 - Go to **Reasons Against** below.
- **Yes** - Continue to Question 2.

Question 2: Do you oppose or support this proposal?

1. **If Opposes** - That's great! We'll need all the support we can get with this issue.
 - a. Ask to sign the resolution sheet. Important - remind them they may be asked to sign a formal petition at a later time to block this proposal.
 - b. Ask if there is another registered voter in the household who can also sign.
2. **If Supports** - Unfortunately we do not support this proposal. Here is some additional information and we encourage you to learn more at our website PortlandShelters.org.

Reasons Against:

- a. The proposal does not follow best practices for ending homelessness. A new 200 bed shelter would warehouse individuals and not support individual needs, which is no different than the current failing Oxford St Shelter model. It does not address substance abuse, mental illness, and physical limitations that can cause homelessness.
- b. 80% of the shelter residents have substance abuse issues. Placing the proposed shelter between 2 turnpike exits in a heavily wooded area invites increased drug activity and other violent crimes.
- c. A scattered shelter model would better support the individual needs of people experiencing homelessness. This model also complies with the City's "One Portland" initiative, having the whole city share in providing the services and amenities for the homeless, instead of just one neighborhood.
- d. More than one-third of Nason's Corner households have children under 18 - the highest percentage in Portland. The neighborhood is also home to the new Rowe Elementary School which is less than a mile from the proposed site.
- e. Crime and other incidents have escalated at the present shelter. Safety issues have not been addressed or properly budgeted by this proposal.

Continue to Question 2.

Response to Dawn Stiles’ “Corrections to the ‘Homeless Services Center Canvasser Script’”

Responses in blue



Corrections to the “Homeless Services Center Canvasser Script”

The City of Portland values public dialogue and in this spirit we open the Barron Center to the community and the Nason’s Corner Neighborhood Association for their meetings regarding the City’s recommendation to locate the Homeless Services Center on the Barron Center Campus.

With that said, it is critical that members of the public have access to accurate information. The information included in the “Canvasser Script” contains several inaccuracies to which we have responded below: [\(see Appendix A for “Canvasser Script”\)](#)

Dawn Stiles (Director of HHS Dept.):

- The Oxford Street Shelter has a total bed capacity of 229. There are 154 beds at Oxford St. and an additional 75 beds located in the Preble Street Resource Center that we staff each night when there are more than 154 individuals who need shelter.

Canvass Group:

We mostly agree. There is no inaccuracy in the script. In our script we are describing the bed capacity at the physical location of Oxford Street Shelter (OSS). In the script we state “The City has proposed to replace the 154 bed Oxford Street Shelter.” You have stated above “There are 154 beds at Oxford St.” It appears we agree that the bed capacity at the Oxford Street Shelter location is indeed 154 beds. Overflow beds at the Preble Street Resource Center (PSRC) are lumped under the category of “Oxford Street Shelter,” as you state in your first sentence. The script does not make any statements about the overflow capacity of OSS or the overflow capacity of the proposed Barron Center megashelter. To our knowledge, the City has not shared information about the overflow capacity of the proposed megashelter.

Additionally, to the extent that Portland citizens may be confused about the capacity of OSS, the City can look inwards. As you are aware, the Health & Human Services Department publishes the monthly Emergency Shelter Assessment Committee (ESAC) statistics. The ESAC report does not distinguish between bed-nights at Oxford St. and overflow at PRSC. It is all lumped together under the banner of “OSS.” You can examine your own ESAC reports to verify.

Although it is irrelevant to our script (since we are describing bed capacity at the physical location of OSS), we disagree with your assertion that the total bed capacity of OSS is 229. On January 29th, 2018 OSS sheltered 248 individuals. In fact, OSS sheltered more than 229 people on 9 days during January 2018; 12 days during February 2018; and 4 days during March 2018. Again, you can verify in your own ESAC reports.

- **Follow-Up Question:** What will be the overflow capacity of the proposed megashelter?

Dawn Stiles (Director of HHS):

- “A.” The Homeless Service Center proposal does indeed follow best practices for ending homelessness, including operating 24 hours, 7 days per week with all meals and individual services on site. We have on-site housing counselors who develop a housing plan with each guest and meet with them regularly to assist them in finding long-term housing. We follow-up, in person, with every individual on a monthly basis to assure they are stable and their housing is not at risk. We also provide the landlords with contact information to contact us before an individual gets to the point of losing housing. We work closely with all Housing First developments, sitting on the screening committees to assure that our neediest guests get housed. The new building will be designed to provide a floor plan for the maximum safety of guests. Transportation will be easily accessible, and the atmosphere will be respectful and the grounds and facility safe. We will develop plans with the neighborhood and provide 24-hour phone response to the neighborhood.

Canvass Group:

You can't drive your car towards a cliff and say you're following 'best driving practices' just because your hands are at 10 and 2. Building a megashelter at the Barron Center is driving towards a cliff. You can include meals, on-site counselors and a 24-hour hotline for neighbors, but...***you're still driving towards a cliff.*** The Poverello Center in Missoula, MT teaches us that lesson. The fact that no one can find a successful model for this proposal should teach us that lesson. It's common sense that you don't drive towards cliffs, and it's common sense that you don't build a megashelter in a massive, heavily-wooded residential area 177 ft. from the nearest home; 200 ft. from an

Alzheimer's/dementia unit; 200 ft. from a senior/disabled independent living community; 500 ft. from the I-95 drug corridor; 500 ft. from two cheap motels; 700 ft. from a low-rent public housing community with many refugees and asylum seekers; 0.3 miles from the former 'Tent City' campground; 0.5 miles from 10 miles of trails within 400 acres of forest; and 1.6 miles from the nearest MEDCU station. And you *especially* don't do this in the midst of a substance abuse epidemic.

The 'best practices' that you list above are emergency shelter best practices according to your own January 4, 2017 memo (which lacks citations).¹ The first point on your best practices memo is "Single floor, open concept design style with clear lines of sight." And yet, the City ultimately chose a site where it cannot fit a single floor building and is now planning to build a two-story building. So it appears that not all of the best practices in the memo matter.

More importantly, we are unsure if you are being careless with language or intentional by stating above that this "proposal does indeed follow best practices for **ending homelessness**" (emphasis added). The woman who wrote the book on this topic, Dr. Deborah Padgett, would disagree with you:

*"We have had 40 years of shelters. They don't work," said Deborah Padgett, a New York University professor of social work and psychiatry who in the early 1990s collaborated with the father of Housing First, Sam Tsemberis, and recently wrote a book on the subject, "Housing First: Ending Homelessness, Transforming Systems, and Changing Lives."*²

As you are aware, the City's own Shelter Planning Task Force conducted a review of best practices for emergency shelters in 2015 and came to the same conclusion as Dr. Padgett. The task force reviewed over 50 articles and websites and found the following: *"Programs and studies consistently emphasized the same approach: moving away from emergency shelter and toward coordinated triage and assessment, emphasizing housing first/permanent supportive housing for the chronically homeless, and rapid re-housing for the more short-term homeless."*³

- **Follow-up Questions:** Why is the City focusing financial efforts on a new emergency shelter instead of coordinated triage/assessment, expansion of Housing First approach and supportive services, and rapid re-housing, as outlined in the Shelter Planning Task Force 'Best Practices Review' document? By putting "single floor, open concept design" as the first point on your 2017 memo, did you intend for that to be the most important point on the list? Why is it acceptable to ignore that best practice? How many best practices can be ignored before a proposal no longer follows the spirit of best practices?

¹ Emergency Shelter Best Practices (January 4, 2017). Retrieved from:
<http://www.portlandmaine.gov/DocumentCenter/View/17471/Best-Practices-for-New-Shelter>

² Le Coz, E. (November 29, 2015). No easy solution on homelessness. Herald-Tribune. Retrieved from: <http://extra.heraldtribune.com/2015/11/29/no-easy-solution-on-homelessness/>

³Shelter Planning Task Force (June 10, 2015). Best Practices Review. Retrieved from: <http://www.portlandmaine.gov/AgendaCenter/ViewFile/Item/2272?fileID=8845>

Dawn Stiles (Director of HHS):

The shelter model proposed should not be characterized as “warehousing” individuals as this is an emergency shelter and the focus is on making sure stays are transitional. To the contrary, guests will receive more individual services because the providers will be on-site so appointments won’t be missed. Substance use, mental illness and physical illnesses will all be treated on-site through a health clinic operated by Greater Portland Health which will also offer dental care.

Canvass Group:

We have spoken with local individuals who were previously homeless who characterized your proposed shelter as “warehousing” due to its large size. The connotation of a warehouse does not depend on the length of stay or on-site services. It is related to the fact that 200+ humans will be sleeping 18” away from each other in a large open air room.

- **Follow-up Questions:** Has the City conducted surveys and/or interviews with people experiencing homelessness to understand their perceptions of a shelter of the proposed size? If so, may we review your research methods, questions, and transcripts of unprocessed responses?

We understand the City plans to have an on-site health clinic at the proposed shelter and this clinic will be operated by Greater Portland Health (GPH). However, this information is not included in the script because it is unclear if the City has secured a partnership with GPH, and if the on-site clinic will be able to effectively meet the healthcare needs of 200 shelter clients, many of whom struggle with substance abuse. Based on conversations we have had behind the scenes, we are skeptical of GPH’s capacity to provide the level of resources that you are promising at your shelter. GPH has invested heavily in its 63 Preble St. location, and it also participates in the MMC-Preble Street Learning Collaborative at 20 Portland St.

- **Follow-up Documentation:** Please provide a detailed contract with GPH demonstrating their commitment to the on-site health center at your proposed emergency shelter.
- **Follow-up Question:** As stated in Portland’s Plan 2030¹, 83% of individuals cited substance abuse as their major reason for being homeless. Will the proposed on-site clinic be able to provide effective drug treatment² for 83% of

the clients at the proposed shelter at any given time ($200 \times .83 = 166$ individuals (+overflow))?

¹ City of Portland. (2017). Portland's Plan 2030: Appendices - Housing. pg. 209. Retrieved from: <http://www.portlandmaine.gov/DocumentCenter/View/18269/Portlands-Plan-2030-with-Appendices>

²National Institute on Drug Abuse. (2018). Principles of Drug Addiction Treatment: A Research-Based Guide (Third Edition). Retrieved from: <https://d14rmgtrwzf5a.cloudfront.net/sites/default/files/675-principles-of-drug-addiction-treatment-a-research-based-guide-third-edition.pdf>

- This evidence-based document by the National Institute on Drug Abuse outlines 13 key principles of drug addiction treatment. Among these 13 principles, the document states that effective drug treatment includes addressing “the individual’s drug abuse and any associated medical, psychological, social, vocational, and legal problems,” “most addicted individuals need at least 3 months in treatment to significantly reduce or stop their drug use,” and that drug abuse often co-occurs with mental illness “and when these problems co-occur, treatment should address both (or all), including the use of medications as appropriate.”

Dawn Stiles (Director of HHS):

- “B.” The statement that “heavily wooded areas invite increased drug activity and other violent crimes” is a concern rather than a fact that is substantiated by any data.

Canvass Group:

There is evidence for this statement from peer-reviewed articles, national organizations, and our own local newspapers that examine the rise of drug activity and crime in parks (i.e. heavily wooded areas). Please review the example references below:

- *Peer-reviewed articles:* A study conducted in Philadelphia, PA examined the relationship between parks and crime.¹ The study is grounded in environmental criminology theories such as the ‘eyes on the street’ concept and includes data collection at 249 neighborhood parks. The study found that “neighborhood parks are associated with increased levels of crime in the surrounding area.” In addition, the study found that “parks with adjacent streets, which were *exclusively residential* or which were *primarily residential with some commercial*, had higher violent and significantly higher disorder crime levels than those of parks in *nonresidential settings*.”¹ As the City is already aware, the Fore River Sanctuary, Evergreen Cemetery, Sagamore Village playground, Rowe Elementary playground, the former Tent City, and the heavily wooded streets of Nason’s Corner neighborhood are all within 0.5 miles of the proposed megashelter site.

- *National organizations:* The National Recreation and Park Association published an article in 2017 that describes how the opioid epidemic is affecting public parks with an increase in drug use, drug sales, and litter of drug paraphernalia including used syringes.²
- *Local newspapers:*
 - An August 2015 Press Herald article discussed the rise in drug activity in Portland parks such as Peppermint Park (which was referred to by one resident as “Needle Park”) and Deering Oaks Park.³ Current Assistant City Manager Michael Sauschuck was quoted in the article as stating Deering Oaks Park had become a “hotspot” for injection drug use.³
 - An August 2016 Press Herald article discussed a stabbing at Tent City — 0.3 miles from your proposed megashelter site — and stated: “Police revealed recently that they have responded to an increasing number of incidents in Tent City this year, including domestic violence, arson, and people with outstanding arrest warrants.”⁴
 - A July 2018 Bangor Daily News article discussed the dismantling of a homeless encampment in Bangor: “The work, which begins Wednesday morning, is aimed at dismantling a longstanding camp of about 40 people that in recent weeks has erupted in a series of violent assaults, arsons and most recently a stabbing Friday night, according to city officials and police. ‘It just gets to a point where it gets too dangerous, and you just have to do something,’ Dana Wardwell, Bangor’s director of public works, said. The camp is located along a trail between lower Dutton Street and the Interstate 395 bridge. In the past, after repeated acts of violence, the city cleared out the people living in the encampment, but before long, they moved back in.”⁵
- **Follow-up Question:** Do you have any data that would contradict the findings cited above?

¹ Groff, E. & McCord, E.S. (2011). The role of neighborhood parks as crime generators. *Security Journal*, 1 (24).

² Ibrahim, M.S. & Jones, C. (June 1, 2017). Confronting the Opioid Outbreaks in Our Parks. *National Recreation and Park Association*. Retrieved from: <https://www.nrpa.org/parks-recreation-magazine/2017/june/confronting-the-opioid-outbreak-in-our-parks/>

³ Miller, K. (Aug 4, 2015). Opiate danger spikes in Portland with 14 overdoses in 24 hours. Portland Press Herald. Retrieved from: <https://www.pressherald.com/2015/08/04/portland-sees-14-overdoses-in-24-hour-period-as-heroin-takes-toll/>

⁴ Staff Report (Aug 23, 2016). Portland police say woman stabbed man in 'Tent City'. Portland Press Herald. Retrieved from: <https://www.pressherald.com/2016/08/22/portland-police-on-scene-of-incident-on-outer-brighton-avenue/>

⁵ Ferguson, C. (Jul 24, 2018). Bangor makes move to cut back homeless encampment. Bangor Daily News. Retrieved from: <https://bangordailynews.com/2018/07/24/news/bangor/bangor-makes-move-to-cut-back-homeless-encampment/>

Dawn Stiles (Director of HHS):

- “C.” A scattered shelter model would be more expensive and increase property owners taxes. Additionally, it will be more logistically challenging for shelter staff and guests, and it would decrease the number of services the shelter guests could receive on-site because our local service provider partners do not have the resources to staff 5 or 6 different locations.

Canvass Group:

We do not make any statements about the cost or logistics of a scattered shelter model in the canvassing script. We state that “A scattered shelter model would better support the individual needs of people experiencing homelessness.” Indeed, the City’s own Emergency Shelter Sub Group from 2012, created under the Homelessness Prevention Task Force, reported in meeting notes the following vision for Portland’s emergency shelter system: “*Our community has safe, quality places for people needing emergency shelter. The shelter system is less concentrated and dispersed so that people can access services in multiple locations throughout Greater Portland in neighborhoods that are supportive and thriving.*”¹

Almost every single person we have talked to within the service provider community and homeless advocacy community agrees that the scattered site model is more effective and more humane. As recently as October 2016, Belinda Ray was in support of the scattered site model.²

- **Follow-up Questions:** Has a detailed permutational cost analysis been carried out of the scattered site vs. single site models? Has an analysis been carried out of the potential property tax impact of the additional marginal cost incurred by the scattered site model? Has a term-differentiated cost analysis been carried out that examines the possibility of the diminishing costs of a scattered site model, which can deliver services more effectively? Has the City considered alternative funding sources for the additional marginal cost, such as a small ‘gentrification tax’ on all high-end development projects in Bayside over the next 5-10 years, or increased fees on short-term rentals? To what extent is the City making this proposal based on principles of fiscal

responsibility? Is the City ignoring evidence-based public health and urban planning guidelines in order to save money?

- **Follow-up Documentation:** Please provide the cost analysis that supports the statement above that “a scattered shelter model would be more expensive.” Please highlight the building/rental cost, annual operational cost, and projected long-term impact costs in the cost analysis. Please provide a property tax impact analysis. We expect the long-term impact cost indicators to be similar to those reported in a 2007 cost analysis of permanent supportive housing in Portland that was funded in part by the Department of Health and Human Services (such as cost of publicly funded emergency services, cost of incarceration, cost of healthcare services, etc.)³

¹ Emergency Shelter Sub Group. (May 8, 2012). *Updates*. Homelessness Prevention Task Force. Retrieved from: <https://www.portlandmaine.gov/DocumentCenter/View/2282/Emergency-Shelter-Sub-Group-050812-Update>

² Staff Report (Oct 24, 2016). Portland is considering allowing homeless shelters to open across the city. Bangor Daily News. Retrieved from: <https://bangordailynews.com/2016/10/24/news/portland/portland-is-considering-allowing-homeless-shelters-to-open-across-the-city/>

³ Mondello, M., Gass, A.B., McLaughlin, T., & Shore, N. (2007). *Cost of Homelessness: Cost Analysis of Permanent Supportive Housing*. State of Maine – Greater Portland.

- “E.” “Crime and other incidents.” It’s important to note that shelter guests are often the victims rather than the perpetrators. In the current shelter model, guests are forced to leave the facility many times throughout the day to seek services and meals. The new shelter model will allow them to access a variety of services, meals, and outdoor space on-site rather than exposing them to predators.

Canvass Group:

First, you are not building a jail. People will leave the proposed shelter whenever they like, and they will go where they choose.

Second, per your own statistics, 83% of shelter guests suffer from substance abuse addictions.¹ You may co-locate a small clinic, but the drug traffickers will co-locate as well. We would of course never imply that all shelter guests are criminals. But you cannot get out from under the fact that the heavy concentration of poverty, homelessness, and drug addiction in a single location will attract criminality. There is absolutely no way to spin out of it. The predators and prey may oscillate on a daily basis, but criminality will follow the shelter. We recommend you read a groundbreaking ethnography called “Righteous Dopefiend”² if you would like to have a more nuanced understanding of the ecosystem surrounding homelessness and drug addiction:

“Representing the Edgewater homeless solely as worthy victims for the sake of a positive politics of representation misrepresents the painful effects of marginalization, poverty, oppression, addiction, and violence...The suffering of homeless heroin injectors is chronic and cumulative and is best understood as a politically structured phenomenon that encompasses multiple abusive relationships, both structural and personal. Our exploration of drug consumption, domestic violence, sexual predation, interpersonal betrayals, and interpersonal hierarchies examines these abusive phenomena in their relationship to political-economic, cultural-ideological, and institutional forces, such as the restructuring of the labor market, the ‘War on Drugs,’ the gentrification of San Francisco’s housing market, the gutting of social services, the administration of bureaucracies, racism, sexuality, gender power relations, and stigma.

Third, locating the proposed megashelter at the Barron Center campus will make everyone in the area more vulnerable, *especially* shelter guests, because of the nearby turnpike I-95 exit, several cheap motels, and the unpoliceable landscape. These characteristics of the proposed megashelter location put shelter clients at risk greater risk for drug/sex/human trafficking. There are two 2-star motels within 500 ft. of the Barron Center campus — Motel 6 directly to the west and the Inn at Portland directly across the street. Additionally, a Hampton Inn is currently under construction within 500 ft. of the Barron Center campus. Within 0.5 miles of the Barron Center campus is one additional 2-star motel — Super 8 — as well as two 3-star hotels: the Ramada Inn and the Fireside Inn. According to the Department of Homeland Security - *“Traffickers often take advantage of the privacy and anonymity accessible through the hospitality industry. Hotels and motels can be especially attractive locations for all forms of trafficking.”*³ According to the US Drug Enforcement Agency, certain transnational criminal organizations *“pose a significant threat to the domestic drug trafficking landscape in mainly the East Coast of the United States, with their strongest influence concentrated in areas of the Northeast located along the I-95 interstate corridor.”*⁴

- **Follow-up Questions:** Has the City considered the risk of placing this megashelter within 500 ft of an I-95 exit and two budget motels? Does the City expect shelter guests to never leave the grounds of the proposed new shelter? Has the City considered what will happen when shelter guests start hanging out in the Barron Center lobby and its adjacent rooms? Has the City considered the re-emergence of Tent City? Does the City plan on having a safe injection facility at the Barron Center site? If not, how will it manage to

deal with a 200+ population of which 160+ are suffering from substance abuse issues? Where will they use, if not at the Barron Center?

We state in the canvassing script that “Crime and other incidents have escalated at the present shelter.” This is undeniable. The June 2013 ESAC meeting minutes clearly shows that the Oxford Street Shelter started facing an increase in crime and other incidents alongside the rise of injection drug use and increase in shelter capacity:⁵

—Josh [O’Brien, OSS Director 2004-2014] stated that they’ve been struggling with the increase in very serious incidents at the shelter since January; critical incidents peaked this winter and into the spring time. Josh provided examples of some critical incidents that have recently occurred at Oxford Street, including serious physical altercations, fights, threats, and incidents where weapons have been involved such as bricks, needles and tasers.

—Josh stated that the increase in critical incidents have increased as the numbers [of guests] have.

—Rob [Parritt, current OSS Director] stated that they’re seeing more hand IV drug usage than ever before.

—Rob added that they’ve always been proud that they haven’t needed these additional security measures in the past, but with the sheer number of incidents, which have more than doubled, it has become an unfortunate necessity.

Moreover, according to your own Social Services Division slide deck, the City has observed: “Individuals choosing to sleep on the streets and not seeking shelter in order to continue substance use, [and] increased calls for service for PPD from assaults.”⁶

- **Follow-up Question:** Does the City acknowledge that crime and other incidents have escalated at Oxford Street Shelter (OSS) since 2013 when the opioid epidemic took root?⁵ If not, why didn’t the City issue a condemnation of the Press Herald’s “Bayside hits rock bottom” in May 2018?

¹ City of Portland. (2017). Portland’s Plan 2030: Appendices - Housing. pg. 209. Retrieved from: <http://www.portlandmaine.gov/DocumentCenter/View/18269/Portlands-Plan-2030-with-Appendices>

² Bourgois, P. and Schonberg, J. (2009). *Righteous Dopefiend*. California: University of California Press.

³ Department of Homeland Security. *Human Trafficking and the Hospitality Industry*. Retrieved from: <https://www.dhs.gov/blue-campaign/hospitalityindustry>

⁴ Drug Enforcement Agency. 2017 National Drug Threat Assessment. Retrieved from: https://www.dea.gov/sites/default/files/docs/DIR-040-17_2017-NDTA.pdf

⁵ Emergency Shelter Assessment Committee. (June 20, 2013). *Meeting Minutes*. Retrieved from: http://www.portlandmaine.gov/AgendaCenter/ViewFile/Minutes/_06202013-62

⁶ City of Portland Social Services Division. (?). Emergency Shelter. Retrieved from: <https://www.portlandmaine.gov/DocumentCenter/View/17472/Emergency-Shelter-April-11-GPCOG-with-Maine-Towns>

Dawn Stiles (Director of HHS):

- The safety plan developed in partnership with the Portland Police Department is sound and brings more public safety staff into the area than has been in the past, thus providing a faster response time and more proactive interventions.

Canvass Group:

- **Follow-up Documentation:** Please provide documentation of this safety plan.
- **Follow-up Questions:** How many conversations has the City had with the City of Missoula Police Department (since the City cites the Poverello Center as a model for this proposed shelter)? If so, who has the City spoken to? What did the City of Missoula PD say?

We appreciate the fears and concerns, and are committed to working together to address the need for information and on-going communication. City staff will be rolling out additional information at an upcoming community forum on September 8 from 11 AM - 1PM at Hannaford Hall at the University of Southern Maine.

Sincerely,

Dawn Stiles, Director
Health & Human Services Department
City of Portland

dcs@portlandmaine.gov
207-874-8775

Canvass Group:

Thus far, there is no indication that the City genuinely appreciates our concerns. If that were true, the City would pull the proposal off the table rather than double-down.

Please understand that the Canvass Group is not synonymous with the Nason's Corner Neighborhood Association. The opposition to this proposal extends well beyond NCNA and well beyond Nason's Corner. This is not about one neighborhood not 'wanting' the shelter. This is about citizens calling out the negligence of this ill-conceived proposal as a matter of public health and urban planning.

Appendix A: Canvasser Script

Homeless Services Center - Canvasser Script

For the safety of all residents please work in pairs when canvassing your area.

Hi, my name is _____ and I am supporting the Nason's Corner Neighborhood Association.

Question 1: Have you heard about the City's proposal to build a 200-bed Emergency Homeless megashelter on the Barron Center Campus for people struggling with homelessness? We are collecting signatures to show the City Council the extent of opposition to this proposal.

- **No** - explain the Homeless Services Center proposal.
 - The City has proposed to replace the 154 bed Oxford Street Shelter that currently exist in the Bayside neighborhood with a 200 bed megashelter on the corner of Brighton and Holm Avenues.
 - Go to **Reasons Against** below.
- **Yes** - Continue to Question 2.

Question 2: Do you oppose or support this proposal?

1. **If Opposes** - That's great! We'll need all the support we can get with this issue.
 - a. Ask to sign the resolution sheet. Important - remind them they may be asked to sign a formal petition at a later time to block this proposal.
 - b. Ask if there is another registered voter in the household who can also sign.
2. **If Supports** - Unfortunately we do not support this proposal. Here is some additional information and we encourage you to learn more at our website PortlandShelters.org.

Reasons Against:

- a. The proposal does not follow best practices for ending homelessness. A new 200 bed shelter would warehouse individuals and not support individual needs, which is no different than the current failing Oxford St Shelter model. It does not address substance abuse, mental illness, and physical limitations that can cause homelessness.
- b. 80% of the shelter residents have substance abuse issues. Placing the proposed shelter between 2 turnpike exits in a heavily wooded area invites increased drug activity and other violent crimes.
- c. A scattered shelter model would better support the individual needs of people experiencing homelessness. This model also complies with the City's "One Portland" initiative, having the whole city share in providing the services and amenities for the homeless, instead of just one neighborhood.
- d. More than one-third of Nason's Corner households have children under 18 - the highest percentage in Portland. The neighborhood is also home to the new Rowe Elementary School which is less than a mile from the proposed site.
- e. Crime and other incidents have escalated at the present shelter. Safety issues have not been addressed or properly budgeted by this proposal.

Continue to Question 2.



3025' TO END OF RUNWAY

50:1 APPROACH SURFACE

PORTLAND WATER DISTRICT R.O.W.

RUNWAY 11-29

CITY OF PORTLAND

99' 105' 99' 110'

103' 90' 115' 106'

ELEV. 135'

140' 145' 150' 155' 160' 165' 170'

Skyway Dr

180' ELEV. 185'

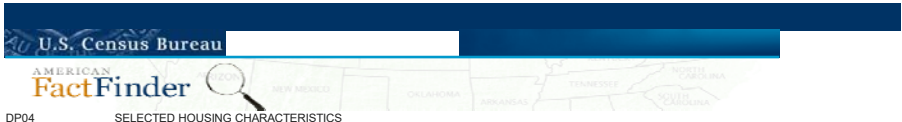
7:1 Transition Surface

CONGRESS ST

Congress St

22

State of



DP04

SELECTED HOUSING CHARACTERISTICS

2012-2016 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Tell us what you think. Provide feedback to help make American Community Survey data more useful for you.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

A processing error was found in the Year Structure Built estimates since data year 2008. For more information, please see the errata note #110.

Subject	Census Tract 6, Cumberland County, Maine (Bayside)				Census Tract 20.01, Cumberland County, Maine (Nasons Corner)			
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSING OCCUPANCY								
Total housing units	1,524	+/-65	1,524	(X)	1,410	+/-67	1,410	(X)
Occupied housing units	1,404	+/-85	92.1%	+/-4.7	1,410	+/-67	100.0%	+/-1.6
Vacant housing units	120	+/-72	7.9%	+/-4.7	0	+/-10	0.0%	+/-1.6
Homeowner vacancy rate	0.0	+/-15.0	(X)	(X)	0.0	+/-2.2	(X)	(X)
Rental vacancy rate	1.4	+/-2.2	(X)	(X)	0.0	+/-5.4	(X)	(X)
UNITS IN STRUCTURE								
Total housing units	1,524	+/-65	1,524	(X)	1,410	+/-67	1,410	(X)
1-unit, detached	20	+/-21	1.3%	+/-1.4	1,049	+/-96	74.4%	+/-5.9
1-unit, attached	53	+/-40	3.5%	+/-2.6	83	+/-62	5.9%	+/-4.4
2 units	113	+/-60	7.4%	+/-4.0	118	+/-50	8.4%	+/-3.5
3 or 4 units	295	+/-88	19.4%	+/-5.8	38	+/-35	2.7%	+/-2.6
5 to 9 units	323	+/-91	21.2%	+/-5.7	0	+/-10	0.0%	+/-1.6
10 to 19 units	211	+/-76	13.8%	+/-4.9	0	+/-10	0.0%	+/-1.6
20 or more units	509	+/-89	33.4%	+/-5.7	122	+/-64	8.7%	+/-4.5
Mobile home	0	+/-10	0.0%	+/-1.5	0	+/-10	0.0%	+/-1.6
Boat, RV, van, etc.	0	+/-10	0.0%	+/-1.5	0	+/-10	0.0%	+/-1.6
YEAR STRUCTURE BUILT								
Total housing units	1,524	+/-65	1,524	(X)	1,410	+/-67	1,410	(X)
Built 2014 or later	18	+/-13	1.2%	+/-0.9	0	+/-10	0.0%	+/-1.6
Built 2010 to 2013	10	+/-16	0.7%	+/-1.1	13	+/-19	0.9%	+/-1.4
Built 2000 to 2009	59	+/-47	3.9%	+/-3.1	57	+/-31	4.0%	+/-2.2
Built 1990 to 1999	50	+/-40	3.3%	+/-2.6	19	+/-30	1.3%	+/-2.1
Built 1980 to 1989	60	+/-34	3.9%	+/-2.3	41	+/-37	2.9%	+/-2.6
Built 1970 to 1979	72	+/-34	4.7%	+/-2.2	145	+/-60	10.3%	+/-4.2
Built 1960 to 1969	197	+/-68	12.9%	+/-4.4	389	+/-86	27.6%	+/-5.9
Built 1950 to 1959	106	+/-55	7.0%	+/-3.6	240	+/-86	17.0%	+/-6.1
Built 1940 to 1949	17	+/-20	1.1%	+/-1.3	137	+/-66	9.7%	+/-4.8
Built 1939 or earlier	935	+/-109	61.4%	+/-6.4	369	+/-111	26.2%	+/-7.8
ROOMS								
Total housing units	1,524	+/-65	1,524	(X)	1,410	+/-67	1,410	(X)
1 room	174	+/-79	11.4%	+/-5.2	68	+/-50	4.8%	+/-3.6
2 rooms	160	+/-57	10.5%	+/-3.8	92	+/-78	6.5%	+/-5.5
3 rooms	299	+/-94	19.6%	+/-6.2	20	+/-24	1.4%	+/-1.7
4 rooms	397	+/-110	26.0%	+/-6.9	168	+/-73	11.9%	+/-5.3
5 rooms	262	+/-88	17.2%	+/-5.8	265	+/-78	18.8%	+/-6.4
6 rooms	175	+/-76	11.5%	+/-5.0	267	+/-71	18.9%	+/-5.1
7 rooms	15	+/-19	1.0%	+/-1.2	291	+/-95	20.6%	+/-6.7
8 rooms	15	+/-19	1.0%	+/-1.3	154	+/-65	10.9%	+/-4.7
9 rooms or more	27	+/-20	1.8%	+/-1.3	85	+/-41	6.0%	+/-2.9
Median rooms	3.8	+/-0.3	(X)	(X)	5.8	+/-0.4	(X)	(X)
BEDROOMS								
Total housing units	1,524	+/-65	1,524	(X)	1,410	+/-67	1,410	(X)
No bedroom	183	+/-80	12.0%	+/-5.3	68	+/-50	4.8%	+/-3.6
1 bedroom	575	+/-116	37.7%	+/-7.8	123	+/-76	8.7%	+/-5.3
2 bedrooms	512	+/-117	33.6%	+/-7.2	371	+/-90	26.3%	+/-6.6
3 bedrooms	199	+/-85	13.1%	+/-5.6	575	+/-114	40.8%	+/-7.6
4 bedrooms	49	+/-44	3.2%	+/-2.9	219	+/-64	15.5%	+/-4.6
5 or more bedrooms	6	+/-11	0.4%	+/-0.7	54	+/-43	3.8%	+/-3.0
HOUSING TENURE								
Occupied housing units	1,404	+/-85	1,404	(X)	1,410	+/-67	1,410	(X)
Owner-occupied	138	+/-61	9.8%	+/-4.3	1,005	+/-97	71.3%	+/-6.7
Renter-occupied	1,266	+/-99	90.2%	+/-4.3	405	+/-99	28.7%	+/-6.7
Average household size of owner-occupied unit	2.07	+/-0.54	(X)	(X)	2.60	+/-0.21	(X)	(X)
Average household size of renter-occupied unit	1.98	+/-0.23	(X)	(X)	2.11	+/-0.43	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT								
Occupied housing units	1,404	+/-85	1,404	(X)	1,410	+/-67	1,410	(X)
Moved in 2015 or later	146	+/-74	10.4%	+/-5.1	41	+/-31	2.9%	+/-2.2
Moved in 2010 to 2014	850	+/-106	60.5%	+/-7.0	321	+/-97	22.8%	+/-6.8
Moved in 2000 to 2009	299	+/-89	21.3%	+/-6.2	507	+/-108	36.0%	+/-7.3
Moved in 1990 to 1999	93	+/-41	6.6%	+/-2.9	190	+/-62	13.5%	+/-4.4
Moved in 1980 to 1989	9	+/-12	0.6%	+/-0.8	65	+/-34	4.6%	+/-2.4
Moved in 1979 and earlier	7	+/-11	0.5%	+/-0.7	286	+/-72	20.3%	+/-5.2
VEHICLES AVAILABLE								
Occupied housing units	1,404	+/-85	1,404	(X)	1,410	+/-67	1,410	(X)
No vehicles available	592	+/-101	42.2%	+/-7.2	195	+/-82	13.8%	+/-5.8
1 vehicle available	588	+/-112	41.9%	+/-7.2	404	+/-104	28.7%	+/-7.5
2 vehicles available	188	+/-74	13.4%	+/-5.1	579	+/-101	41.1%	+/-6.8
3 or more vehicles available	36	+/-28	2.6%	+/-2.0	232	+/-77	16.5%	+/-5.4
HOUSE HEATING FUEL								
Occupied housing units	1,404	+/-85	1,404	(X)	1,410	+/-67	1,410	(X)
Utility gas	711	+/-129	50.6%	+/-8.1	301	+/-102	21.3%	+/-7.2
Bottled, tank, or LP gas	63	+/-39	4.5%	+/-2.8	65	+/-35	4.6%	+/-2.5
Electricity	244	+/-78	17.4%	+/-5.5	55	+/-40	3.9%	+/-2.9
Fuel oil, kerosene, etc.	298	+/-91	21.2%	+/-6.5	917	+/-129	65.0%	+/-9.0
Coal or coke	29	+/-34	2.1%	+/-2.4	0	+/-10	0.0%	+/-1.6
Wood	0	+/-10	0.0%	+/-1.6	72	+/-62	5.1%	+/-4.3
Solar energy	0	+/-10	0.0%	+/-1.6	0	+/-10	0.0%	+/-1.6
Other fuel	29	+/-36	2.1%	+/-2.6	0	+/-10	0.0%	+/-1.6
No fuel used	30	+/-25	2.1%	+/-1.8	0	+/-10	0.0%	+/-1.6
SELECTED CHARACTERISTICS								
Occupied housing units	1,404	+/-85	1,404	(X)	1,410	+/-67	1,410	(X)
Lacking complete plumbing facilities	3	+/-7	0.2%	+/-0.5	0	+/-10	0.0%	+/-1.6
Lacking complete kitchen facilities	11	+/-15	0.8%	+/-1.1	0	+/-10	0.0%	+/-1.6
No telephone service available	89	+/-54	6.3%	+/-3.8	79	+/-68	5.6%	+/-4.8
OCCUPANTS PER ROOM								
Occupied housing units	1,404	+/-85	1,404	(X)	1,410	+/-67	1,410	(X)
1.00 or less	1,356	+/-99	96.6%	+/-3.7	1,388	+/-70	98.4%	+/-1.5
1.01 to 1.50	48	+/-52	3.4%	+/-3.7	10	+/-15	0.7%	+/-1.1
1.51 or more	0	+/-10	0.0%	+/-1.6	12	+/-15	0.9%	+/-1.1
VALUE								
Owner-occupied units	138	+/-61	138	(X)	1,005	+/-97	1,005	(X)
Less than \$50,000	0	+/-10	0.0%	+/-15.0	7	+/-12	0.7%	+/-1.2
\$50,000 to \$99,999	0	+/-10	0.0%	+/-15.0	9	+/-13	0.9%	+/-1.3
\$100,000 to \$149,999	7	+/-11	5.1%	+/-8.4	17	+/-19	1.7%	+/-1.9
\$150,000 to \$199,999	35	+/-21	25.4%	+/-15.9	251	+/-72	25.0%	+/-6.5
\$200,000 to \$299,999	56	+/-47	40.6%	+/-24.0	625	+/-83	62.2%	+/-7.5
\$300,000 to \$499,999	21	+/-20	15.2%	+/-14.2	88	+/-61	8.8%	+/-5.1
\$500,000 to \$999,999	19	+/-22	13.8%	+/-14.3	8	+/-12	0.8%	+/-1.2

Subject	Census Tract 6, Cumberland County, Maine (Bayside)				Census Tract 20.01, Cumberland County, Maine (Nasons Corner)			
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent	Percent Margin of Error
\$1,000,000 or more	0	+/-10	0.0%	+/-15.0	0	+/-10	0.0%	+/-2.2
Median (dollars)	224,100	+/-17,871	(X)	(X)	229,400	+/-9,294	(X)	(X)
MORTGAGE STATUS								
Owner-occupied units	138	+/-61	138	(X)	1,005	+/-97	1,005	(X)
Housing units with a mortgage	88	+/-56	63.8%	+/-20.7	701	+/-104	69.8%	+/-8.0
Housing units without a mortgage	50	+/-30	36.2%	+/-20.7	304	+/-85	30.2%	+/-8.0
SELECTED MONTHLY OWNER COSTS (SMOC)								
Housing units with a mortgage	88	+/-56	88	(X)	701	+/-104	701	(X)
Less than \$500	0	+/-10	0.0%	+/-22.3	0	+/-10	0.0%	+/-3.2
\$500 to \$999	0	+/-10	0.0%	+/-22.3	65	+/-35	9.3%	+/-4.9
\$1,000 to \$1,499	24	+/-23	27.3%	+/-25.3	204	+/-77	29.1%	+/-9.9
\$1,500 to \$1,999	41	+/-46	46.6%	+/-34.3	300	+/-80	42.8%	+/-10.1
\$2,000 to \$2,499	23	+/-23	26.1%	+/-26.8	99	+/-53	14.1%	+/-7.1
\$2,500 to \$2,999	0	+/-10	0.0%	+/-22.3	26	+/-19	3.7%	+/-2.7
\$3,000 or more	0	+/-10	0.0%	+/-22.3	7	+/-12	1.0%	+/-1.7
Median (dollars)	1,643	+/-192	(X)	(X)	1,606	+/-71	(X)	(X)
Housing units without a mortgage	50	+/-30	50	(X)	304	+/-85	304	(X)
Less than \$250	9	+/-13	18.0%	+/-25.7	10	+/-15	3.3%	+/-4.9
\$250 to \$399	0	+/-10	0.0%	+/-34.4	10	+/-15	3.3%	+/-5.1
\$400 to \$599	22	+/-18	44.0%	+/-33.6	119	+/-58	39.1%	+/-14.7
\$600 to \$799	7	+/-11	14.0%	+/-23.3	111	+/-61	36.5%	+/-15.3
\$800 to \$999	2	+/-5	4.0%	+/-9.9	54	+/-32	17.8%	+/-10.4
\$1,000 or more	10	+/-15	20.0%	+/-28.5	0	+/-10	0.0%	+/-7.1
Median (dollars)	565	+/-159	(X)	(X)	615	+/-55	(X)	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME								
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	88	+/-56	88	(X)	701	+/-104	701	(X)
Less than 20.0 percent	27	+/-27	30.7%	+/-28.5	255	+/-69	36.4%	+/-8.7
20.0 to 24.9 percent	3	+/-7	3.4%	+/-8.8	175	+/-80	25.0%	+/-10.4
25.0 to 29.9 percent	17	+/-18	19.3%	+/-21.8	128	+/-57	18.3%	+/-8.0
30.0 to 34.9 percent	8	+/-12	9.1%	+/-14.7	57	+/-40	8.1%	+/-5.8
35.0 percent or more	33	+/-44	37.5%	+/-36.8	86	+/-50	12.3%	+/-7.1
Not computed	0	+/-10	(X)	(X)	0	+/-10	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	50	+/-30	50	(X)	304	+/-85	304	(X)
Less than 10.0 percent	37	+/-28	74.0%	+/-25.5	104	+/-47	34.2%	+/-12.4
10.0 to 14.9 percent	5	+/-5	10.0%	+/-17.9	67	+/-56	28.6%	+/-15.3
15.0 to 19.9 percent	3	+/-5	6.0%	+/-11.3	25	+/-23	8.2%	+/-6.9
20.0 to 24.9 percent	0	+/-10	0.0%	+/-34.4	10	+/-16	3.3%	+/-5.3
25.0 to 29.9 percent	0	+/-10	0.0%	+/-34.4	21	+/-23	6.9%	+/-7.5
30.0 to 34.9 percent	0	+/-10	0.0%	+/-34.4	9	+/-14	3.0%	+/-4.6
35.0 percent or more	5	+/-8	10.0%	+/-18.6	48	+/-36	15.8%	+/-11.6
Not computed	0	+/-10	(X)	(X)	0	+/-10	(X)	(X)
GROSS RENT								
Occupied units paying rent	1,206	+/-100	1,206	(X)	405	+/-99	405	(X)
Less than \$500	296	+/-70	24.5%	+/-5.7	231	+/-83	57.0%	+/-15.8
\$500 to \$999	381	+/-87	31.6%	+/-7.2	146	+/-71	36.0%	+/-16.5
\$1,000 to \$1,499	420	+/-105	34.8%	+/-7.6	21	+/-31	5.2%	+/-7.5
\$1,500 to \$1,999	95	+/-53	7.9%	+/-4.4	7	+/-11	1.7%	+/-2.5
\$2,000 to \$2,499	14	+/-16	1.2%	+/-1.3	0	+/-10	0.0%	+/-5.4
\$2,500 to \$2,999	0	+/-10	0.0%	+/-1.8	0	+/-10	0.0%	+/-5.4
\$3,000 or more	0	+/-10	0.0%	+/-1.8	0	+/-10	0.0%	+/-5.4
Median (dollars)	950	+/-60	(X)	(X)	386	+/-243	(X)	(X)
No rent paid	60	+/-49	(X)	(X)	0	+/-10	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)								
Occupied units paying rent (excluding units where GRAPI cannot be computed)	1,168	+/-99	1,168	(X)	405	+/-99	405	(X)
Less than 15.0 percent	45	+/-40	3.9%	+/-3.5	63	+/-44	15.6%	+/-11.5
15.0 to 19.9 percent	78	+/-49	6.7%	+/-4.2	31	+/-34	7.7%	+/-8.1
20.0 to 24.9 percent	168	+/-72	14.4%	+/-5.8	31	+/-27	7.7%	+/-6.6
25.0 to 29.9 percent	168	+/-66	14.4%	+/-5.5	31	+/-28	7.7%	+/-7.1
30.0 to 34.9 percent	134	+/-60	11.5%	+/-5.1	124	+/-80	30.6%	+/-17.5
35.0 percent or more	575	+/-111	49.2%	+/-8.9	125	+/-78	30.9%	+/-16.2
Not computed	98	+/-61	(X)	(X)	0	+/-10	(X)	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

Households not paying cash rent are excluded from the calculation of median gross rent.

Telephone service data are not available for certain geographic areas due to problems with data collection of this question that occurred in 2015 and 2016. Both ACS 1-year and ACS 5-year files were affected. It may take several years in the ACS 5-year files until the estimates are available for the geographic areas affected.

While the 2012-2016 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

Explanation of Symbols:

1. An "..." entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An "..." entry in the estimate column indicates that either no sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An "..." following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An "..." following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An "..." entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An "..." entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An "N" entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An "(X)" means that the estimate is not applicable or not available.

PROPOSED BUDGET FOR HOMELESS SERVICE CENTER

	OXFORD STREET FY19 BUDGET (9000 sq ft)	ONE FACILITY 200 BED SHELTER (22,500 sq ft)	ONE FACILITY 150 BED SHELTER (17,000 sq ft)	EXPLANATIONS
EXPENDITURES				
Personnel	2,306,881	2,228,376	1,980,259	See personnel detail
Benefits (35%)	663,206	714,864	628,023	
Temporary Help		10,000	10,000	Jesuit Volunteer
Security Guards	140,434	147,456	147,456	Full time FTE were hired to replace contractual services
Travel and Training	4,000	4,000	4,000	Based on FY19 Budget Calculations
Client Supplies	65,950	65,950	49,463	Based on FY19 Budget Calculations (client hygiene & other personal needs plus Narcans)
Client Transportation	10,000	20,000	15,000	Assumes higher cost of Bus and Taxi vouchers due to potential location
Contractual Services	165,602	71,876	69,676	Based on FY19 Budget Calculations (less Preble + increase for larger)
Land/Building Rent	159,162	391,751	300,639	Based on total square footage @\$17.68/sf
Laundry cost	129,200	129,200	96,900	Based on FY19 Budget Calculations (BC laundry cost, plus mats, sheets, towels and blankets)
Utilities	44,988	110,730	84,977	Based on total square footage @\$5/sf
Telephone/Cellular Phone	1,800	1,800	1,800	Based on FY19 Budget Calculations
Maintenance & Repairs	68,946	84,850	65,116	Based on total square footage @\$7.66/sf (plus 50% efficiency saving if new construction)
Minor Equipment/Furniture	3,500	5,000	4,000	(workstations, chairs, ergonomic equipment...)
Copier Lease	2,365	2,365	2,365	Based on FY19 Budget Calculations (One copier lease)
Office Supplies	12,000	12,000	11,000	Based on FY19 Budget Calculations
Food Service Expense		995,533	805,368	See food service cost detail (Barron Center central kitchen)
TOTAL EXPENDITURES	3,778,034	4,995,751	4,276,042	
Start up cost		210,873	198,069	See start up cost detail
Grand Total	3,778,034	5,206,624	4,474,111	

Footnote:

Star up cost breakout

Shuttle Vehicle (12 person Van)	35,000	35,000	
Equipment/Furniture	88,779	75,975	(Metal Detector, Laundry Units, 150 Single Beds, Snow blowers...etc)
Food Service	87,094	87,094	
	210,873	198,069	

PERSONNEL

	FY19 Budget OXFORD STREET			ESTIMATED NEW 200 BED SHELTER			ESTIMATED NEW 150 BED SHELTER	
	FTE	SALARY	COST	FTE	SALARY	COST	FTE	COST
Director	1	\$64,358	\$64,358	1	\$67,880	\$67,880	1	\$67,880
Program Coordinator	2	\$55,486	\$110,971	2	\$58,260	\$116,521	2	\$116,521
Administrative Assistant	1	\$35,038	\$35,038	1	\$36,790	\$36,790	1	\$36,790
Shelter Attendants	20.9	\$37,419	\$782,050	17	\$39,290	\$667,923	13	\$510,765
Sr. HSC (Attendant Supervision)	5	\$51,501	\$257,507	5	\$54,076	\$270,382	5	\$270,382
Sr. HSC (food/volunteer)	0	\$51,501	\$0	1	\$54,076	\$54,076	1	\$54,076
Human Services Councilors	9	\$43,314	\$389,824	9	\$45,479	\$409,315	7	\$318,356
Human Service Specialist	1.4	\$40,425	\$56,595	1.5	\$42,446	\$63,669	1.5	\$63,669
Facilities Manager	0	\$0	\$0	0	\$0	\$0	0	\$0
Maintenance Worker	3	\$42,445	\$127,335	3	\$44,567	\$133,702	3	\$133,702
Custodial Worker	2	\$35,598	\$71,195	2	\$37,377	\$74,755	2	\$74,755
Security	4	\$35,109	\$140,434	4	\$36,864	\$147,456	4	\$147,456
Overtime			\$128,645			\$50,000		\$50,000
Per Diems			\$283,363			\$283,363		\$283,363
TOTAL	49.3		\$2,447,315	46.5		\$2,375,832	40.5	\$2,127,715
Benefits	35%		\$663,206			\$714,864		\$628,023.16
TOTAL WITH BENEFITS			\$3,110,521			\$3,090,696		\$2,755,738

Personnel Assumptions

One facility

Assumes a reduction in shelter attendant positions due to more efficient sightlines, only one building to monitor

Assumes a reduction HSC's for one facility due to a reduction in number of Beds

For one facility assumes a reduction in overtime costs due to less FT shelter attendant staff and less of a concentrated staffing focus on overnight hours.

SRHSC added for food services, the rest of the positions stay the same. Three front line supervisors for our shelter attendants covering 24 hours per day and one grant funded City ESG rapid response team

HSS staff stay the same, they complete our intakes, necessary data entry and paperwork which will still be needed to satisfy funders

EXPENDITURES ASSUMPTIONS
ONE FACILITY PROPOSAL

Personnel	See Personnel Assumptions on Personnel Worksheet
Benefits	Based on estimated City FY19 Benefits expense of 35%
Temporary Help	One Jesuit Volunteer
Administrative Services	FY19 Budget
Client Supplies	FY19 Budget
Client Transportation	FY19 Budget with increase due to location potentially being further from downtown
Contractual Services	Reduced by \$116,000 (Preble Street Day Room) and increased for services depending on square footage
Land/Building Rent	Oxford Street current price per square foot multiplied by estimated 17,000 new square footage
Supplies	FY19 Budget
Utilities	Based on Oxford Street price per square foot multiplied by estimated square footage
Telephone/Cellular Phones	FY19 Budget
Maintenance & Repairs	Based on Oxford Street price per square foot multiplied by estimated square footage Reduced my 50% due to new facility
Minor Equipment/Furniture	See detailed Start Up cost worksheet

Contractual Services Detail

	FY19 Budget	Estimated One Facility 200 BED	Estimated One Facility 150 BED
Preble Day Room	116,000	0	0
Fire System	5,000	10,000	10,000
Pest Control	4,788	9,576	9,576
Trash	6,100	12,200	10,000
Confidential Destruction	1,000	2,000	2,000
HMIS Fees	3,100	3,100	3,100
Cintas - floor Mats cleaning service	2,500	2,500	2,500
Home Team	25,000	25,000	25,000
Interpreter Services	3,500	3,500	3,500
Auto Expense	4,000	4,000	4,000
CM level reduction	-5,386		
	165,602	71,876	69,676

Assumptions

Preble Street will no longer be needed to provide food

One facility is estimated at almost twice the size of the existing shelter. Contractual services have increased accordingly for expenditures related to square footage

Utilities/Rent/Maintenance Calculation

(Based on estimated per square foot cost)

Utilities	Oxford Street	One Facility 200 BED	One Facility 150 BED
Square Feet	9,000	22,152	17,000
Utilities price per square foot	5.00	5.00	5.00
Efficiency Savings %			
Utilities Budget	44,988	110,730	84,977

**One facility is subject to change based on potential energy efficiencies of new construction*

Rent	Oxford Street	One Facility 200 BED	One Facility 150 BED
Square feet	9,000	22,152	17,000
Rent Price per square foot	17.68	17.68	17.68
Rent Budget	159,162	391,751	300,639

Maintenance and Repairs	Oxford Street	One Facility 200 BED	One Facility 150 BED
Square feet	9,000	22,152	17,000
Rent Price per square foot	7.66	7.66	7.66
50% Reduction due to new building		50%	50%
Rent Budget	68,946	84,850	65,116

		One Facility 150 BED
EQUIPMENT	QUANTITY	EST COST
COMMERCIAL MICROWAVE	1	\$300.00
COMMERCIAL COFFEE MACHINE	1	
COMMERCIAL TOASTER	1	\$200.00
2 DOOR REACH IN FRIDGE	1	\$3,000.00
DISHES / SILVERWARE / GLASSES		\$2,165.00
ICE MACHINE	1	\$4,000.00
DISHMACHINE	1	\$12,000.00
DISH CADDY	1	\$550.00
TRAY / FLATWARE CART	1	\$1,500.00
HOT SERVING TABLE	1	\$2,515.00
COLD SERVING TABLE	1	\$4,000.00
PREP TABLES	1	\$2,000.00
GENERAL KITCHEN EQUIPMENT		\$40,000.00
DUTY DISH CARTS	1	\$214.00
SHELF STORAGE RACK	4	\$300.00
DOUBLE SINK W ATTACHMENTS	1	\$800.00
HAND WASH SINK	1	\$650.00

ADDITIONAL EQUIPMENT NEEDED FOR BARRON CENTER KITCHEN

EQUIPMENT	EST COST
GAS RANGE	\$3,000.00
CONVECTION OVEN	\$4,000.00
MEAT SLICER	\$2,000.00
FOOD TRANSPORT CARTS	\$2,000.00
PREP TABLES	\$1,900.00

TOTAL EQUIPMENT \$87,094.00

CAPITAL NEEDS

TRUCK WITH LIFT FOR DELIVERY	
TOTAL CAPITAL	\$0.00
TOTAL START UP FOR FOOD SERVICE	\$87,094.00

FOOD COST

\$10.42 PER DAY	
Breakfast	\$2.61
Lunch	\$3.13
Dinner	\$4.69
	\$10.42
Number of guests	150
Days	365
TOTAL FOOD COST	\$570,495

ADDITIONAL LABOR NEEDED AT BARRON CENTER

	Total Wages
FOOD SERVICE SUPPORT TEAM WORKERS	4 \$70,142.00
COOKS	2 \$103,838.00

ADDITIONAL LABOR NEEDED FOR FIVE FACILITIES

DRIVERS FOR FIVE FACILITY DELIVERY	2
ADDITIONAL SUPPORT TEAM WORKER	5
TOTAL ADDITIONAL LABOR	\$173,980.00
BENEFITS AT 35%	\$60,893.00

SUMMARY

EQUIPMENT	\$87,094.00
FOOD	\$570,495.00
LABOR	\$173,980.00
BENEFITS	\$60,893.00
CAPITAL	\$0.00
GRAND TOTAL	\$892,462.00

ASSUMPTIONS

Breakfast would be a continental style meal with coffee, juice, milk, cereal, fruit and bagels or muffins
Lunch would be deli style sandwich's salads and soup
Dinner would be a traditional hot meal (same as Barron Center serves their guests for lunch)
For three facilities the Barron Center staff would deliver lunch in the morning and breakfast (for the next morning) and dinner in the afternoon
Either a truck with a lift or loading docks at each facility would be needed for delivery to five facilities

Start Up Costs-One Facility (150 BED)

Metal Detector		\$6,000	Current one is not functioning
6 stackable Laundry Units \$1,930 (avg of cheapest)		\$11,580	8 stackable units at \$1,931 each, so guests can do regular laundry. Will greatly help with hygiene and pest control
			For guest laundry and cleaning rags and sheets
12 client phones @ 10 dollars		\$120	We provide guests with phones to make local calls for jobs and housing
Office and Conference Room Furniture		\$8,082	38 Office chairs at \$164.00 each, 2 conference tables at \$925.00 each
Lockers		\$1,000	To be done in house
12 outdoor tables/chairs		\$8,580	\$715.00 per unit
Dayroom Folding Tables 34 tables		\$6,800	\$200 per table, collapsible for easy storage and maneuverability
Dayroom Folding Chairs 136		\$2,001	136 chairs for a full dining room seating at \$14.71 per chair
2 Chair Racks		\$500	2 racks, each costing \$250
150 Single Beds (bed bug proof)		\$26,813	\$178.75 for each single bed
Shuttle 12 Person van		\$35,000	1 van to operate shuttle services to make sure guests can easily get back into town and to the shelter
3 new computers		\$4,500	3 new computers to furnish office space for community partners
		\$110,975	

Why do we need a new shelter?

The current building is not acceptable. It is old, expensive to upkeep, and the layout makes staffing inefficient and difficult to manage. There is not enough space in the current building to provide the wide array of services and collaboration needed to best serve our guests. Plus, clients must pack up their belongings and leave each day.

▼ **PLANNING FOR A NEW SHELTER**

[Hide All Answers](#)

1. **Why do we need a new shelter?**

The current building is not acceptable. It is old, expensive to upkeep, and the layout makes staffing inefficient and difficult to manage. There is not enough space in the current building to provide the wide array of services and collaboration needed to best serve our guests. Plus, clients must pack up their belongings and leave each day.

2. **What kinds of services would be offered at a new location?**

Housing, mental health care, healthcare, employment, substance use treatment, day shelter, meals, storage and overnight shelter. All of these services are available currently, but in varying levels of support and in silos.

Having these services under one roof will make it easier for our guests to access these services, maintain sobriety, find employment, and end their homelessness.

3. **Why should the City operate an emergency shelter?**

As long as the City of Portland continues to operate the main adult shelter in Portland, our constituents and guests are guaranteed to transparency, accountability and availability. The City will also have control over the operation of a sensitive program that impacts the lives of so many vulnerable people, neighbors, businesses, and other groups. If another entity were to assume control, the City has little say in how to operate or hold accountable such an impactful program.

Categories

- [All Categories](#)
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- [Building Inspection](#)
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- [Economic Development](#)
- [Elder Advocate](#)
- [Emergency Medical Services](#)
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- [Food Service Establishments - Building Permits](#)
- [Food Service Establishments - Consumer Reporting](#)
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- [Food Service Establishments - Fire Code Requirements](#)
- [Food Service Establishments - Food Code Questions](#)
- [Food Service Establishments - Food Trucks & Pushcarts](#)
- [Food Service Establishments - Historic Preservation](#)
- [Food Service Establishments - Licensing](#)
- [Food Service Establishments - Specialized Processing](#)
- [Food Service Establishments -](#)

4. **Why should we provide shelter services to people who are not sober or struggling with their mental health?**

The homeless folks who struggle the most with extreme poverty, substance use and untreated mental health issues also tend to be those who cost taxpayers the most money through emergency room visits, incarceration, police calls, EMS calls, etc. These folks will also be the ones most likely to camp out in parks, trails and other public spaces which are unsafe and makes delivering services much more difficult.

5. **Is there support for this project among other social service providers?**

Yes. There is agreement amongst community stakeholders that the current model is not ideal and does not allow for the delivery of current best practice service models.

6. **If the shelter were to move, how would people get to work, medical appointments, apartment showings, etc.**

A prerequisite of any new facility would be easy access to public transportation. City staff would also be critical in transporting folks to appointments. It is also a hope that with built-in services, the need for difficult, often unnecessary travel can be avoided and guests can better focus their energy on services rather than how to get to services. The City would also collaborate with METRO to try and provide bus fare assistance whenever possible.

7. **How will this be received by the guests who access shelter services?**

Of the concerns brought to City staff by current shelter guests, the majority would be addressed with a new space in a different location. The congestion in lines at the soup kitchen and checking into the shelter would be gone, the location would be safer and not as accessible by predatory elements and folks could better work on their sobriety. We could have storage, there would not be a need to be forced onto the streets every morning, and a one-level space would allow staff to better monitor for safety and theft.

8. **How many people will this building serve and what do you do if/when you fill up?**

It is important that any new facility is the right size for our community and that the resources available are prioritized for those who truly need them. By having the facility in a safer, more secure location the number of people in and around the shelter for nefarious reasons will drastically decrease as the staff will have more control and also be vigilant 24-hours a day; therefore nightly counts will increase. The City is committed to providing emergency shelter for its most vulnerable neighbors and contingency plans would be in place for any future overflow emergencies. Any future plans would be community solutions and would require the continuum of service providers to step up and work towards a unified solution. There are currently housing first programs coming available that are going to house more than thirty of our community's most chronically homeless people, lessening the burden on emergency shelters. In the interim,

[Temporary Food Service](#)

▪ [Food Service Inspections](#)

▪ [HIV / STD Prevention Clinic](#)

▪ [Housing Safety](#) [Select Language](#) ▼

▪ [Marijuana Use and Possession](#)

▪ [Minimum Wage 2019](#)

▪ [Parking](#)

▪ [Planning for a New Shelter](#)

▪ [Police](#)

▪ [Police - Hiring](#)

▪ [Police - Submit On Line Report](#)

▪ [Portland Ice Arena](#)

▪ [Portland Ice Arena - Skating](#)

▪ [Portland MLSA Tobacco 21 and Maine Tobacco 21](#)

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▪ [Public Works - Occupancy](#)

▪ [Public Works - Street Openings](#)

▪ [School-Based Health Centers](#)

▪ [Shopping Bags - Single Use](#)

▪ [Smoke-Free Public Playgrounds, Beaches, City Parks, Athletic Facilities, Trails and Open Spaces](#)

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until a new building opens, City staff will continue aggressive housing work to drive numbers down using data and critical review of what is working and not working.

Select Language ▼

9. **How would you decide who gets beds if you fill up?**

We will be implementing the Coordinated Entry system as a state in January of 2018. All providers who participate in coordinated entry will be working from a prioritization chart developed and agreed upon by the Statewide Homeless Council. Guests will be prioritized for services not just at our new facility, but around the state based upon where they fall on this chart.

10. **Why are you proposing a single floor shelter rather than a two floor model ?**

In selecting the best model floor plan for a new shelter the first priority is on safety – of our shelter guests and the shelter staff. A one floor model provides the best layout to assure there is sufficient staff with direct line of site to all areas of the shelter to which the guests have access during the day and evening hours.

The secondary priority is cost. This is complicated and involves multiple factors. The obvious factor that would argue for a two story building is the smaller “foot print” of the building that would require less land than a one story building. However, that is the only area that may save money among many other factors. In a two story building we would need to add the cost of an elevator and two sets of exit stairs. For maximum efficiency in a two story building the space would need to be equally divided between the first and second floors. This would mean that some of the guest sleeping/programming/dining space would be on both floors requiring additional staff for each floor. A two floor model would also require duplicate bathrooms on both floors – another costly addition that wouldn’t be required in a one floor model.

For these reasons we recommend that a single floor model is the preferred choice for the City Shelter.



**STAY
CONNECTED**

Select Language ▼

Working Waterfront Group

c/o Bill Coppersmith, coppersmithbill@gmail.com

We, Portland's Working Waterfront Group, urge the Health & Human Services Committee and ultimately the full City Council **NOT** to select Angelo's Acre as the future site of Portland's homeless shelter. We are sympathetic to the needs of homeless individuals. But Angelo's Acre, across from the working waterfront on Commercial Street is simply the wrong location. That lot is much more valuable for a future use that will be supportive of maintaining Portland's working waterfront, an iconic industry with regional economic significance.

This City-owned lot has the potential to be an extremely valuable piece of the puzzle that the City Manager's Working Waterfront Task Force is currently struggling to resolve – how to maintain the viability of Portland's working waterfront. As the City has recognized, the failure of Commercial Street to function efficiently as a mode of transportation has reached a crisis point where it poses an existential threat to commercial fishing. Moreover the increased residential and hotel uses in the Old Port area, increased tourism on both sides of Commercial Street, and the incursion of non-marine uses further into the water-side of Commercial Street, are severely taxing the ability of the industrial water-dependent uses to function.

It does not make sense for the City to select Angelo's Acre as the location of the new homeless shelter. There is absolutely no reason a homeless shelter needs proximity to the working waterfront. Indeed residential uses are generally incompatible with the traffic, industrial activity, hours, and smells of a working waterfront. There are other inland locations which would serve the homeless population better.

In contrast, Angelo's Acre is uniquely positioned to contribute to the functioning of the working waterfront. There are no other vacant, City-owned parcels of this size with close proximity to the working waterfront. There may be ways for the site to be used to help relieve the parking and congestion problem on the waterfront. While a specific future use has not been identified, there are many roles it could play. For example, it might simply be used as surface parking for key water-dependent uses. It might eventually house a parking structure which could relieve some of the parking congestion on Commercial Street. It might be used as a staging area for tourist shuttles as a means of keeping individual vehicles off Commercial Street. The Commercial Street operations study currently underway may have different recommendations for what role it could play. The site might also prove to be an invaluable leased site for upland support services in conjunction with cargo or other water-dependent uses.

While there is no specific proposal for Angelo's Acre at this time, this City-owned site is uniquely positioned to help resolve the traffic, parking and congestion problems on Commercial Street, or to support the functional operations of key water-dependent uses. It would be squandering that opportunity if Angelo's Acre were designated for a use that does not belong in proximity to the working waterfront and does not make any contribution to mitigating the issues currently confronting the working waterfront.

Fwd: Angelo's Acre/Hobson's Landing

1 message

Jon Jennings <jpj@portlandmaine.gov>

Tue, Apr 2, 2019 at 1:28 PM

To: Kristen Dow <kjd@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>

----- Forwarded message -----

From: **Sandy Johnson** <sjohnson@townandshore.com>

Date: Tue, Apr 2, 2019 at 1:25 PM

Subject: Angelo's Acre/Hobson's Landing

To: <jpj@portlandmaine.gov>

To whom it may concern,

I am the listing broker of the Hobson's Landing condominiums at **383 Commercial Street**, and I live on India Street across from Milestone. As a result, it's challenging to discuss the Angelo's Acre site without sounding completely self-serving! However, I was unable to attend the public comment period at City Hall on Tuesday and I do want to offer the following: that particular site is located on a highly visible major thoroughfare that serves as the gateway to the Old Port, which is filled with restaurants, shops, hotels etc. that support a flourishing tourism sector. It is also, of course, across the street from the water, albeit the river not the harbor. It appears to me that a shelter is not highest and best use for that parcel, and in fact could prove detrimental to the image of the city. I do hope that does not sound elitist. I would imagine the city could sell that site to raise money for the new shelter—wherever it turns out to be. I realize this is a challenging issue, and I certainly do not have any terrific solutions to present, but did feel it was important to offer my opinion. Please see below for a perspective from one of the buyers at Hobson's Landing

All the best,

Sandy Johnson

SANDRA W. JOHNSON

Broker/Owner

Town & Shore Associates, LLC

One [Union Wharf](#)

[Portland, Maine 04101](#)

o. 207-523-8110 | c. 207-415-2128

e. sjohnson@townandshore.com

w. www.townandshore.com

From: Bradley Young <byoung0880@gmail.com>
Date: March 29, 2019 at 9:22:03 AM EDT
To: Sandy Johnson <sjohnson@townandshore.com>
Cc: Carol Young <cyoung1001@gmail.com>
Subject: Angelo's Acre

Hi Sandy,

Carol and I stopped by the construction site for a few minutes earlier this week. It looks like the crews are making good progress on the lot and the model.

While we are very excited to watch our new home being built, the recent developments surrounding the new homeless shelter are extremely disconcerting. From everything Carol and I read, Angelo's Acre seems to be coming into focus as the most desirable location for the new homeless shelter, due to its proximity to services and commerce.

Based on what we've read about and seen in other communities, if the homeless shelter is built at Angelo's Acre to house 150 people, many more will be in the general vicinity waiting on a bed to open up. Given that Hobson's Landing is just a few steps away from Angelo's Acre, I suspect that many that are looking to escape the elements will seek shelter under awnings and in doorways of buildings. I suspect that some will simply walk into the open garage at 25 High Street to seek shelter.

Our fear is that our new neighborhood will become a magnet for the most vulnerable people in Portland. Given that drugs, violence, theft and other criminal activity seems to be associated with homeless shelters, I am deeply concerned for Carol when she is walking the dog at 9:00PM-10:00PM when I'm traveling out of town on business.

If the city council decides next month not to build the homeless shelter at Angelo's Acre, our concerns will be put to rest. However, if they do decide to proceed at that site, we want to go on record as to let you know that we are no longer interested in moving forward with the purchase of the property. We absolutely cannot put our safety, well being and financial health at risk when we are so close to retirement.

Carol and I recognize that you and the developer have zero influence over the city council decisions and actions. We understand and empathize with you and the developer. There was no way to predict that Angelo's Acre was or would be targeted as the site for a new homeless shelter. But, put yourself in our shoes --- would you purchase a unit at Hobson's Landing as your primary residence if a homeless shelter was just steps away?

We appreciate your time and look forward to your response.

Sincerely,

Brad and Carol Young

214 923 6337

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Jon P. Jennings
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(207) 874-8669 Fax
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www.portlandmaine.gov
Twitter: @portlandmanager

Fwd: Hi Councilor Duson, Homeless shelter

1 message

Jill Duson <jduson@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Thu, Apr 4, 2019 at 7:57 AM

----- Forwarded message -----

From: **Chris Weiner** <chrisweiner14@gmail.com>
Date: Wed, Apr 3, 2019, 11:56 PM
Subject: Hi Councilor Duson, Homeless shelter
To: jduson@portlandmaine.gov <jduson@portlandmaine.gov>

My name is Chris Weiner, and I own and live in a condo at 33 Park Street, which is just a few hundred feet from the Angelo's Acre (AA site). Needless to say, myself, my Condo Association, and many of my neighbors are terrified by the fact that AA has made it onto the short list. Nobody here even knew this site had made it this far until recently—and many still are unaware. But as people find out, the concerns are mounting fast.

First and foremost, we are concerned by the safety impacts that a large shelter next door would have on our street and the West End in general. We have needed to install three security cameras on our small property due to intrusions by some in the homeless community in recent months. I know that city living has its drawbacks, but when I spent a lot of hard earned money to buy on Park Street, I didn't think we'd need security cameras to feel safe. This lack of safety will be greatly exacerbated if we have a giant shelter a block away. And while the West End—along with beautiful Harbor View Park—will take the most direct impact, a shelter on AA will also create impacts on the Old Port, the Waterfront area, and Commercial Street in general. These are some of our most economically important sections of town—does it make sense to locate a major shelter here (with all the problems that come with it)? Is this really one of the top three spots in all of Portland??

Second, as a commercial fisherman that cares greatly about the working waterfront, I do not believe we should be building a shelter on one of the few pieces of land available in the waterfront area. With all of the hotels and other development pressures, land on Commercial Street is in short supply. Surely the city could find a use for this site that helps promote and sustain the working waterfront. And let us not overlook the safety hazards of locating a shelter on such a dangerous, active working waterfront.

Third, traffic in this part of town is a mess. With the sheer volume of cars coming to and from the bridge, up high street, and in and out on Commercial, we are at capacity. Placing a big shelter right up to the road on Commercial will be a disaster. Not only will traffic be impeded, but it'll be unsafe for those using the shelter. Moreover, much of the traffic on Commercial is due to tourism. Commercial street is the gateway to our city for so many. Does it make sense to place a shelter right on the entryway to our city's critical tourism center?

Fourth, the AA site is small and I do not see how it makeso any sense to even consider it for this project. A shelter there will undoubtedly create overflow into the beautiful park next door and the neighborhoods nearby. Why not choose a site with ample space?

Lastly, while I fully support using our tax dollars to build and run a shelter, I do not support doing it in a way that destroys our investments. I am not wealthy and it was a big deal for me to spend the amount of money I did to move into the West End. I spent the money because I thought I was buying in a safe, historical spot that would hold its value. If you all decide to build a major shelter next door, our investments are going to take a big hit. It's bad enough now—can you imagine how much worse it will be if that site is chosen? If the city wants to use our taxes to do this, that's great. But please don't forget to look out for those of us paying taxes and helping sustain the growth we've seen here in recent years.

I urge you, the Committee, and the Council to find a more suitable and logical location than the AA site. It does nobody—including the homeless—any good to put this shelter in this spot. Surely there is a better location than a small piece of land on the waterfront, along the edge of the West End and the Old Port, and on the most vibrant and heavily-touristed road in the city.

Thanks for your time and consideration,

Chris

Fwd: Hi Jon, Commercial Street shelter?

1 message

Jon Jennings <jpj@portlandmaine.gov>

Mon, Apr 1, 2019 at 5:53 PM

To: Kristen Dow <kjd@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>

----- Forwarded message -----

From: **Chris Weiner** <chrisweiner14@gmail.com>

Date: Sun, Mar 24, 2019 at 10:56 PM

Subject: Hi Jon, Commercial Street shelter?

To: jpj@portlandmaine.gov <jpj@portlandmaine.gov>

Hi Jon

My name is Chris Weiner, and I own and live in a condo on Park Street. I am writing because I just found out tonight that the city is considering building a homeless shelter across from Eimskip—and I'm genuinely terrified by the idea. For perspective, our Association recently decided to install three security cameras on our property due to numerous incidents of trespassing by transients. These incidents included strangers coming on our land and using drugs in broad daylight. We no longer feel safe on our own property, which is located on a historic street in a high end section of town. We did not spend all our hard earned money buying in town to feel unsafe. We know this an urban area and risks come with that—but what we've seen in the last year or two is unacceptable, and avoidable.

If the city were to now build a shelter down the hill from here, the problems this part of town is facing will increase dramatically. The foot traffic between Bayside and Commercial Street will increase throughout the West End and the Old Port. It's already bad enough now—do we really need to make things worse? Why on earth do we need to build a shelter smack dab in the middle of the West End, the Waterfront, and the entrance to our city for many tourists? The safety issue is just one factor. There's also the impacts on investments, traffic, economic activity, and the general character and beauty of this part of the city. We are not saying you should 'hide the homeless' but that you don't need to put a shelter in the heart of this peninsula to achieve your goals.

I'll be honest, I've been biting my lip on this issue for a long time. I know your job is incredibly complex and that there's countless factors to balance. I hate having to take up your time to plead with you on this or any issue. But the impacts of the homeless community on the peninsula have begun to get out of hand. This city has struck a goldmine with its increased (and continually increasing) popularity. But there's an increasing feeling of uneasiness with some of the policies this city is embracing (and I'm not blaming this on you, for the record). And the idea of placing a new shelter on Commercial Street clearly exemplifies the type of policy that has us all worried. Yes, we need to provide these services and yes we need to protect the homeless. But should we be doing it in a manner that negatively impacts those of us who have invested in this city? Should we risk impacting the tourism that is helping the city thrive? I am not alone in feeling that it may be time to move if this city wants to put homeless shelters ahead of the investments and the well being of its tax paying residents.

I would very strongly urge the city to think long and hard before it builds a shelter in such a vibrant and economically important part of town. Find a balance between helping the homeless and protecting the city's safety and character.

Thank you for your time

Chris

--

Jon P. Jennings

City Manager

[City of Portland](#)

[389 Congress Street](#)

Portland, ME 04101

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(207) 874-8669 Fax
jpj@portlandmaine.gov
www.portlandmaine.gov
Twitter: @portlandmanager

Fwd: HSC vote today

1 message

Jon Jennings <jpj@portlandmaine.gov>

Tue, Apr 16, 2019 at 11:44 AM

To: Kristen Dow <kjd@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>

FTR.

----- Forwarded message -----

From: **Laura Cannon** <igocoastal@yahoo.com>

Date: Tue, Apr 16, 2019 at 11:04 AM

Subject: HSC vote today

To: Pious Ali <pali@portlandmaine.gov>, Belinda Ray <bsr@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>

Cc: Justin Costa <jcosta@portlandmaine.gov>, jduson <jduson@portlandmaine.gov>, Nick Mavodones <nmm@portlandmaine.gov>, Jon Jennings <jpj@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, <kcook@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>

Dear Councilors Ray, Ali, and Batson,

I look forward to seeing the results of the vote you will take tonight. And I trust that you will make a decisive vote that moves your work forward.

I think County Way is a promising location. I have concerns about the isolation of the Riverside location and the lot size of the Commercial Street location. But I know that many of the traits that make a "perfect" location are in direct conflict, and that you and various advisors have been examining and weighing all the factors, limiters, and conditions on play on this decision.

Please make that decision. If you do not, you are saying that the current situation is better than any of the options in front of you. And we all know that is tragically false.

Thank you for your work, dedication, and leadership on this issue.

Laura Cannon
[18 Parris St.](#)

Sent from my iPhone

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Jon P. Jennings
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Twitter: @portlandmanager

Fwd: LNA Comment on the Shelter

1 message

Jon Jennings <jpj@portlandmaine.gov>

Tue, Apr 9, 2019 at 9:33 AM

To: Adam Harr <ash@portlandmaine.gov>, Kristen Dow <kjd@portlandmaine.gov>

----- Forwarded message -----

From: **Brett Gabor** <brett.gabor@gmail.com>

Date: Mon, Apr 8, 2019 at 9:46 PM

Subject: LNA Comment on the Shelter

To: Brian Batson <bbatson@portlandmaine.gov>, Pious Ali At Large <pali@portlandmaine.gov>, Belinda Ray <bsr@portlandmaine.gov>, Jill Duson <jduson@portlandmaine.gov>, Nicholas Mavodones <nmm@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, <estrimling@portlandmaine.gov>, <kcook@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>

CC: Jon Jennings <jpj@portlandmaine.gov>, Zack Barowitz <zbarowitz@gmail.com>

Dear Councilors,

I'd planned to make a comment about the shelter tonight on behalf of the Libbytown Neighborhood Association, but it was a little busy at the Council tonight. Therefore, I decided to send the text instead. This is a positive argument in favor of developing Libbytown in accordance with the neighborhood's strengths and the Comprehensive Plan.

Thank you for your attention.

Brett Gabor
LNA and [40 Frederic Street](#)

----- Public Comment Below -----

I'm here on behalf of the Libbytown Neighborhood Association to talk about the City's comprehensive plan, and how the consideration of a shelter at County Way is not in line with the Comprehensive Plan.

The Comprehensive Plan lists what it calls "priority nodes" and "priority corridors."

Congress Street in Libbytown is a Priority Corridor, and the area around St. John Street and Congress Street is a Priority Node.

Priority corridors are described in the plan as, among other things, a place that can "serve as areas of additional mixed-use, higher density growth to take advantage of the transit benefits and services that well-designed, diverse corridors can offer."

A node is defined, in part, as an area that "has seen disinvestment, grown in sprawling patterns, or simply has the potential to undergo positive change to better serve neighborhood needs."

Libbytown fits both of these definitions. We have seen sprawling, less dense growth and disinvestment, but also have the potential to undergo positive change. We are the most important transportation hub in the city and we would be wise to develop the area accordingly.

Libbytown is a transportation nexus. We have I-295, the Fore River Parkway, Congress Street, two intercity bus stations, a METRO terminal, and the train station. The train station ought to be very important to the city's plans, because as this region grows, more and more people are likely to come into Portland via this station. The train

already connects to Boston, Saco, and Brunswick. There is talk of a commuter rail line to Auburn and to Rock Row in Westbrook. And, someday, it might extend out the Mountain line, towards Gorham and Bridgton.

Even not considering the train, thousands of people enter Portland each day via I-295 and Congress Street. The airport is only a few miles down Congress Street. All of these connections make Libbytown an important crossroads for residents and commuters. For thousands of people, Libbytown is the “first impression” that people see when they travel to downtown Portland whether from the airport, from surrounding towns, or by rail.

If the shelter is put into Libbytown, Portland’s “first impression” is at risk for decades. Frankly, businesses and residents are likely to leave if the shelter is located in Libbytown. Investment will freeze, and the housing and building stock all decline. And despite a new shelter being a better facility than the current shelter, it will likely draw homeless camps to the area, bring in more drug use and needles, and add to the panhandling that already exists. So visitors to Portland will have to traverse this development black hole to get to the downtown. This isn’t good for Portland as a whole.

Here’s what should happen instead: The city should follow the goals in the Comprehensive Plan, and use Libbytown’s strengths to reinvigorate the area. Imagine, in the next ten years, all the positive changes that could occur given the neighborhood’s location? What neighborhood is better situated for businesses that want to serve or market to future commuters? What businesses might like to be located near the confluence of train lines to Auburn, Brunswick, and Boston, as well as be a few miles from the Airport? What employers might like to be near all these connections, while also being within walking distance of downtown?

Don’t forget this area has a decent waterfront to walk or bike along and that there is already an extensive trail network waiting to be connected to the rest of the peninsula.

These facts show that Libbytown is an excellent place to develop at higher density. There is a lot of space here less than 10 minutes walk to two of the State’s largest healthcare employers. It is a modest walk to downtown. It is a short walk to the University of Southern Maine. To be blunt, given Libbytown’s centrality and nature, there is so much potential here for high density housing that could bring in more people and tax money to the city. A lot of the housing stock is old, and if the potential profit is there, they could be redeveloped to modernize and increase density.

Lastly, imagine, if 15 or 20 years from now, the jail moves somewhere else in the county. This is not impossible. There would then be a massive parcel for development, on or near the peninsula, that could hold hundreds of housing units within walking distance to downtown and large employers and on major transit lines.

The city should be planning around these future goals and ideals, rather than simply considering Libbytown, once again, a dumping ground for things that the rest of the city doesn’t want. Libbytown can and should be developed with a long term plan that uses our location as a strength. Placing this large shelter in our already service saturated neighborhood would essentially guarantee that none of what I’ve discussed could happen anytime in the next 40 years.

In the near future, Libbytown can be a major strength for this city’s economic development, so long as this Council chooses to see the future that could be instead of only what has been. As is written in the comprehensive plan, Libbytown should serve as a location for “additional mixed-use, higher density growth to take advantage of the transit benefits and services,” as well as “undergo positive change to better serve neighborhood needs.”

Please support this future.

--

Jon P. Jennings
City Manager
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[389 Congress Street](#)
Portland, ME 04101
(207) 874-8689 Office
jpj@portlandmaine.gov
www.portlandmaine.gov

Fwd: Low Barrier Homeless Services

1 message

Jon Jennings <jpj@portlandmaine.gov>

Tue, Apr 9, 2019 at 2:46 PM

To: Kristen Dow <kjd@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>

----- Forwarded message -----

From: **Chris** <cdevl1@msn.com>

Date: Tue, Apr 9, 2019 at 11:07 AM

Subject: Fwd: Low Barrier Homeless Services

To: jpj@portlandmaine.gov <jpj@portlandmaine.gov>

Sent from my iPhone

Begin forwarded message:

From: Chris <cdevl1@msn.com>

Date: April 9, 2019 at 7:51:47 AM EDT

To: "bbatson@portlandmaine.gov" <bbatson@portlandmaine.gov>, "nmm@portlandmaine.gov" <nmm@portlandmaine.gov>, "jduson@portlandmaine.gov" <jduson@portlandmaine.gov>, "jjennings@portlandmaine.gov" <jjennings@portlandmaine.gov>

Subject: Low Barrier Homeless Services

Councilors Batson, Mavadones and Duson and Manager Jennings, I am a property owner and tax payer who has lived in Portland for over 25 years. I am writing to express my support for a reassessment of Portland's criteria for providing services and shelter to the homeless. A low barrier standard has resulted in an oversize homeless population with resulting public safety issues and an excessive tax burden to property owners. Other municipalities in Maine and in the region should bear their share of our policing and expense problems.

Thank you for your attention to this.

Regards,

Christopher Devlin
[40 Hollis Road, Portland](#)

--
Jon P. Jennings
City Manager
[City of Portland](#)
[389 Congress Street](#)
Portland, ME 04101
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Fwd: Notes on memo to HHS SubCom - response requested

1 message

Kristen Dow <kjd@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Fri, Mar 29, 2019 at 12:09 PM

Public comment

----- Forwarded message -----

From: **Zack Barowitz** <zbarowitz@gmail.com>

Date: Wed, Mar 27, 2019 at 4:18 PM

Subject: Notes on memo to HHS SubCom - response requested

To: Belinda Ray <BSR@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Pious Ali At Large <pali@portlandmaine.gov>, Kristen Dow <kjd@portlandmaine.gov>, Jeff Levine <JLEVINE@portlandmaine.gov>

Cc: Damon Yakovleff <Damon.yakovleff@gmail.com>, Brett Gabor <brett.gabor@gmail.com>, Nikki Anderson <n.annetteanderson@gmail.com>, Maureen Morse <Maureensheamorse@gmail.com>, Tim McNamara <tionamara1@hotmail.com>

Honorable Members of the HHS SubCommittee and city staff:

I would like to direct your attention to the document entitled "Homeless Services Informational Memo" from March 19th and revised sometime thereafter that was prepared by Rob Parritt, Homeless Services Consultant. There are numerous omissions and inaccuracies which indicate a flawed and inadequate analysis.

At the bottom of page one the memo reads:

"Key partners and community agencies have been contacted and asked to provide feedback on the three proposed sites. The agencies that we have contacted thus far include..." [25 agencies and institutions including Amistad, Cultivating Community, and the Portland Public Library are then listed.]

This is extremely weak language because it does not say which agencies responded nor who they spoke at any given agency. It also begs the question as to what constitutes a "key partner." The information provided suggests a low level of response.

TABLE 1.3

"Service Providers within the area Potential Homeless Service Center Locations"
[sic]

First of all it is unclear as to whether having service providers in the area is a good thing or a bad thing. Is it good for the shelter to be close to other providers? Or if it is

bad, is it because it could put vulnerable populations at greater risk? Or bad for neighborhoods by exceeding carrying capacity? This would seem to be a qualitative judgement. Homeless advocates stress access to services whereas members of the West Bayside Neighborhood Association have said that the shelter itself is not the problem but rather the concentration of services around the shelter. In any case, simply listing agencies and providers probably does not add much at all to the committee's knowledge.

What a consultant or task force *should* be looking at is the relationship between shelter size, population, and relevant service providers all *within a specified geometric boundary* (not simply a quarter mile circle around a location). For example, in the case of West Bayside, the boundaries might be Franklin Street, Cumberland Ave, Portland/Park Ave, and perhaps State Street, High Street, or even Mellen Street.

No qualitative analysis or demonstration of expertise was exhibited in the this chart. What we do see is bad information:

In *Angelo's Acres* column are four locations - Milestone, Florence House, through these doors, and the VA clinic - which are all a mile away or more, they are in no way proximate to the site and should not be included. Two sites Catholic Charities and Amistad I believe are moving or have already moved. Another site, Strive U is an educational institution for adults with developmental disabilities, I don't know why this one is on the list.

In the next column for *County Way*, Shalom House is listed as being over a mile away, it is closer to a quarter mile. Florence House is listed as 1.2 miles away, it is also about a quarter mile away. Logan Place is listed as being half a mile, it is actually about 100 feet. I have no idea why the Iris Network and the Metro Bus terminal are listed. On the other hand, not listed are the two hospitals - Maine Med and Mercy - both of which provide care and services for the indigent and homeless.

There are also several sober houses in the area, the ones that I know of are:

- Haddock Recovery House <http://www.hadlockrecoveryhouse.com/>
- Providence Place Sober Living <https://providenceplacemaine.org/>
- 19 Whitney Ave

There are also numerous small social service agencies and mental health practices (such as Groups Recover Together) at 222 St. John which is about ¼ mile away. It should of course be noted that the mere existence of a sober house or any service

provider no way indicates any bearing on whether a nearby shelter will have any beneficial or deleterious effects.

The information in the table that the consultant gave the committee is in nearly every case is not only incomplete and inaccurate, but mostly irrelevant.

TABLE 1.2

The SWOT analysis: The first draft listed “Water safety” and “waterfront proximity” identified for Angelo’s but not for County Way -- even though waterfront access from County Way is uncontrolled, unrestricted and possibly closer than at Angelo’s Acre. Other hazards that did not make the list are train lines and high crash / pedestrian deaths on Congress Street. This stretch of Congress is particularly dangerous in winter when people walk and wheelchair in the street to avoid icy sidewalks. Environmental weaknesses include state designated wetlands, multiple contaminants, a VRAP, and the fact that its closest neighbor is a brewery and beer garden. The box was left empty. Although it was filled in for the updated draft it is concerning what it was left blank the first time. Did the consultant simply forget?

In the threats column, Angelos lists “potential issues with tourists.” Omitted from County Way is “Potential issues with underserved neighbors/populations as well as services providers and clients”

TABLE 1.1

This table is a somewhat random list of providers in one column; an even more random list of services in another; and provider feedback in a third.

Unfortunately there is no suggestion of which services are provided by each agency, the size of the agency or population served. There are omissions as well; for example the Shalom House near County Way offers Workforce Housing to people with mental illness.

Unfortunately most of the updates suffer from the same inaccuracies:

Schools

Reiche and Waynflete are listed as being 1.6 and 2.2 miles from County Way. The actual distance for each is less than a mile. However, geometrically there are essentially no schools within the area (the West School was torn down).

Medical Providers

The inclusion of medical providers is relevant information, unfortunately the information provided suffers from the same inaccuracies. For example:

- Mercy Fore River is much closer than 1.4 miles
- Greater Portland Community Health was not listed by name but by address

- Practitioners at 222 St. John Street were not listed
- The Iris Network was listed but is a service agency not a medical provider
- Maine Eye Center *is* a medical provider but was not listed. It is two blocks away.

The errors and inaccuracies are very concerning but not surprising considering that consultant who prepared the memo told the committee that he had not visited Angelo's Acres(!) Which the easiest site to see. And one has to wonder if anyone involved (consultant or service providers) visited any of these sites.

Conclusion

I find it extremely troubling that the City of Portland would retain a consultant to prepare a report of such low quality and that it should make it through city staff without any apparent oversight or even proofreading. Examples like this memo do not in any way inspire confidence in the process or the city's analysis; in fact it inspires mistrust.

The committee and the people of Portland must have the best people and best analysis possible to make the best possible decision. If a consultant is hired it must be a qualified consultant. Even better would be a consultant in partnership with stakeholders. This is why I and others have been advocating for a task force, because we can do better if we work together.

Please respond with what steps will be taken to provide a useful analysis and include this in the public record.

Sincerely,

Zack Barowitz

CC: LNA Board, SJVNA Pres.

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207-838-6120
917-696-5649
ZacharyBarowitz.com

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Fwd: Please Vote on the HSC Location

1 message

Jon Jennings <jpj@portlandmaine.gov>

Tue, Apr 16, 2019 at 11:49 AM

To: Kristen Dow <kjd@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>

FTR

----- Forwarded message -----

From: **Heidi Souerwine** <heidi.souerwine@gmail.com>

Date: Tue, Apr 16, 2019 at 11:03 AM

Subject: Please Vote on the HSC Location

To: Belinda Ray <bsr@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>

Cc: Jason Tropp <jasontropp@gmail.com>, jduson <jduson@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Nick Mavodones <nmm@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, <kcook@portlandmaine.gov>, Jon Jennings <jpj@portlandmaine.gov>, <jcosta@portlandmaine.gov>

Dear Councilors,

I know you have a long day ahead of you, but I wanted to write with some words of encouragement.

The city eagerly awaits, and expects, your decision. Decisions can be hard but you should be encouraged that the city is ready to move forward. A lot of work, research, consultation, and consideration (8 years!) have preceded this day. It is now your duty to select a location for the new Homeless Services Center from one of the three remaining locations.

Your decision now is necessary to keep the process in motion to execute a conscientious solution for serving the homeless in Portland, and addressing a myriad of snowballing issues.

Thank you,
Heidi Souerwine & Jason Tropp
Mechanic Street, Portland

--

Jon P. Jennings
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Fwd: Portland City Council

1 message

Jon Jennings <jpj@portlandmaine.gov>

Tue, Apr 2, 2019 at 4:24 PM

To: Adam Harr <ash@portlandmaine.gov>, Kristen Dow <kjd@portlandmaine.gov>

----- Forwarded message -----

From: **Nick Mavodones** <nmm@portlandmaine.gov>

Date: Tue, Apr 2, 2019 at 4:23 PM

Subject: Fwd: Portland City Council

To: Jon Jennings <jpj@portlandmaine.gov>

----- Forwarded message -----

From: **Thomas K. Houck** <THouck@nicholsportland.com>

Date: Tuesday, April 2, 2019

Subject: Portland City Council

To: "pali@portlandmaine.gov" <pali@portlandmaine.gov>, "bbatson@portlandmaine.gov" <bbatson@portlandmaine.gov>, "kcook@portlandmaine.gov" <kcook@portlandmaine.gov>, "jcosta@portlandmaine.gov" <jcosta@portlandmaine.gov>, "jduson@portlandmaine.gov" <jduson@portlandmaine.gov>, "nmm@portlandmaine.gov" <nmm@portlandmaine.gov>, "bsr@portlandmaine.gov" <bsr@portlandmaine.gov>, "estrimling@portlandmaine.gov" <estrimling@portlandmaine.gov>, "sthibodeau@portlandmaine.gov" <sthibodeau@portlandmaine.gov>

I, Thomas K. Houck, with Nichols Portland LLC. ask that the Portland City Council postpone any action on the sick leave bill until the state legislature has vetted and votes on the state Sick Leave legislation.



Thomas K. Houck | President & CEO
Nichols Portland, LLC

THouck@NicholsPortland.com

Tel: 207-761-9104 | Cell: 479-459-4120

2400 Congress Street, Portland, ME 04102

Recommendations on application design and material selection are based on available test and field use data and are offered as suggestions only. Therefore, users need to test and approve the suitability of our proposed solutions in their own specific application conditions. Nichols Portland, LLC offers no express or implied warranties concerning form, fit or function of a product in all applications.

--
Nick Mavodones

City Council At-Large
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[Portland ME 04101](#)
(207) 874-8685
nmm@portlandmaine.gov

Sent from Gmail Mobile

--

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Fwd: Re: Proposed Homeless Shelter

1 message

Jon Jennings <jpj@portlandmaine.gov>

Wed, Mar 27, 2019 at 9:53 PM

To: Adam Harr <ash@portlandmaine.gov>, Kristen Dow <kjd@portlandmaine.gov>

----- Forwarded message -----

From: **Anne Pringle** <oldmayor@maine.rr.com>

Date: Wed, Mar 27, 2019 at 3:32 PM

Subject: Fwd: Re: Proposed Homeless Shelter

To: Ray, Belinda <bsr@portlandmaine.gov>, Jennings, Jon <jpj@portlandmaine.gov>

CC: Thibodeau, Spencer <sthibodeau@portlandmaine.gov>

Belinda,

I have sent my WPNA comment out to our email list and am getting very strong support. Here is an interesting idea for a shelter location and the timing might just work, as the Legislature is dealing with the future of the MYC.... And it's in South Portland!

An

Anne

Powerful and eye-opening. Thank you for sharing. It is clear that we need to change our dialogue to addressing this as a treatment issue and not simply homelessness. I would assume that nearly all of our own homeless population have underlying drug or mental illness problems. Seem like a more aggressive approach would be to take RI's tact. Maybe repurpose the underutilized Long Creek facility to house, treat and eventually release folks with continuing coverage. Portland may not have Seattle's severity but treating this now seems wise. I'm sure it won't be cheap or easy but it's worth the effort to save us from worse outcomes.

Thanks

XXX

On Mar 27, 2019, at 12:41 PM, Western Prom Neighborhood Association <oldmayor@maine.rr.com> wrote:

I went to the three-hour public hearing last night and presented the statement below on behalf of WPNA. We were the only speaker to raise to "big picture" policy issues. Councilors on the Committee to pay attention to the points made, but... The Committee will discuss the public input at its April meeting, the date of which has not yet been set.

Someone sent me a very sobering documentary on what has developed in Seattle over many years, because their Council did not address the policy

issues See this link:

<https://www.youtube.com/watch?v=bpAi70WWBlw&feature=youtu.be>

Portland is certainly not experiencing anything like this, but it is a cautionary tale of unintended consequences.

Anne

WESTERN PROMENADE NEIGHBORHOOD ASSOCIATION

March 26, 2019

City of Portland

Health and Human Services and Public Safety Committee

389 Congress Street

Portland, ME 04101

Re: Proposed Homeless Shelter

Dear Chair Ray and Members of the Committee:

Before the City Council decides on the location and size of a proposed new homeless shelter, we believe the **City must address some fundamental policy issues**, specifically:

~~Should Portland continue to shelter homeless people from other parts of the state (including our neighboring communities of South Portland and Westbrook) and from out-of-state? Should a commitment, made by a City Manager more than 40 years ago when the number and composition of the homeless population was vastly different than today, bind us in 2019? Some refer to “our homeless”. Who are truly “our homeless”? Anyone who shows up in Portland and declares a need for shelter?...

~~What are the direct costs (operating and capital cost) and the extended cost of assuming such a broad responsibility (police, medical rescue, emergency room visits, drug treatment and outreach, trash clean up, etc.)?

~~Should the City continue the “low barrier” approach to sheltering whatever homeless cohort it assumes responsibility for? Or should the City instead require, after providing a limited number of shelter nights to people who are homeless because of an emergency, require clients to fully “engage” in

assessments (financial, medical, mental, and job readiness) in order to restore people's lives rather than enable existing life patterns?

~~ What are the recognized impacts of emergency shelters in or adjacent to residential neighborhoods? Should homeless clients in an emergency shelter intended to provide short-term assessment and stabilization really be regarded as “neighbors”, any more than short-term renters” are regarded as neighbors?

~~What are the community-wide quality-of-life impacts of the presence of a growing number of homeless in Portland? Reluctance to go downtown, concerns about visiting parks, sense that the general public is not being heard, concerns arising from crime in neighborhoods frequented by the homeless, reactions to aggressive panhandling, etc....

The WPNA believes that it is long overdue for the City to reconsider its open-ended approach to sheltering the homeless. While Portland is clearly a compassionate city, City Councilors must recognize that there are practical and financial limitations on what the City's appropriate role should be. The State and other communities must be held accountable for addressing the needs of Maine's homeless, not just Portland. They will not assume their proper role if Portland continues its “open door” approach: why should they?

It is only after the Council reassesses the proper role for Portland that the City can determine how big a new shelter should be. If only one-third of the homeless served are “from Portland”, the number to be planned for would be far less than currently planned or proposed by advocates and the facility would correspondingly be much smaller. And the capital and operating cost would be far less.

Regarding location, it must be remembered that an “emergency shelter” is by definition a short-term facility and it does not matter where it is, if services are on site (as planned) and if transportation is provided (as planned). The goals should be to engage with clients, address their unique needs, and prepare them to transition quickly to more stable housing.

The WPNA strongly agrees with the position of the Libbytown and St. John Valley Neighborhood Associations that the proposed County Way site is a totally inappropriate location for the proposed shelter, for the many reasons cited in their newspaper op ed dated March 18. In addition to those neighborhoods, the West End already encompasses two shelters and a variety of other criteria-based housing and social services. Enough is enough. If the Council thinks it is acceptable to site homeless shelters in or abutting residential neighborhoods, then other neighborhoods have to step up, not just peninsula neighborhoods. The continuing consideration of shelter locations abutting residential neighborhoods is pitting neighborhoods against each other. This is neither fair nor acceptable.

Finally, WPNA emphasizes that **we do not support smaller, scattered shelters**, as this model is infeasible for a variety of reasons (including the inability of our already-stressed provider community to service multiple locations).

A new City shelter should be “right-sized” to the population Portland should be serving, should require client “engagement” in turning their lives around, and (as a short-term facility) should be located away from residential neighborhoods.

Thank you for your consideration of these points.

Very truly yours,

(s) Anne B. Pringle

President

.

--

You received this message because you are subscribed to the Google Groups "Western Promenade Neighborhood Association" group.

To unsubscribe from this group and stop receiving emails from it, send an email to wpromneighhassn+unsubscribe@googlegroups.com.

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--

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City Manager
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Fwd: Reprieve?

1 message

Kristen Dow <kjd@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Tue, Apr 16, 2019 at 12:07 PM

For the record

Kristen Dow
Interim Director
Health & Human Services Department
[389 Congress Street](#)
[Portland, ME 04101](#)
207-874-8633

----- Forwarded message -----

From: **KenCapron1** <kcapron1@maine.rr.com>

Date: Tue, Apr 16, 2019 at 1:23 AM

Subject: Reprieve?

To: Kim Cook <kcook@portlandmaine.gov>, <bbatson@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Belinda Ray <bsr@portlandmaine.gov>, Nick Mavodones <nmm@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, Jill Duson <jduson@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Jon Jennings <jpj@portlandmaine.gov>, Jessica Grondin <jgrondin@portlandmaine.gov>

Cc: <kjd@portlandmaine.gov>, <ssweb@portlandmaine.gov>, <phweb@portlandmaine.gov>, <bridget.rauscher@portlandmaine.gov>

Dear members of the HHS Committee,

You have reached a decision point on the homeless shelter placement. But you haven't even agreed who will be eligible to utilize the "Portland" shelter. Will you be excluding non-Portland homeless? Will you turn away outsiders? If that is the case then there will need to be an alternative since the numbers of non-Portlanders is not minor.

You have strong opposition to your shelter no matter where it is placed. And there is a good chance that in November, an entirely new way of thinking about the issue will come into office. You've got turnover during this process at the OSS Shelter, at Social Services and at HHS – all top decision makers will be brand new as the next stages of planning take place. Heck, there is a lot of disruption that will take place.

I must say I have lost confidence in this committee's ability and willingness to consider all aspects of the situation and all alternatives. If you choose any of the three locations, you are going to face political suicide. None are good ideas as they stand. And as far as I can see, this is the best you can do. As far as I'm concerned, the three councilors and the Mayor should step down and let some professional business people solve the problem. But that's not going to happen. You can't perceive a different path forward. You're stuck in a rut.

So let me try once again to wake you up to the opportunity to address not just the homeless issue, but also a large portion of the affordable housing issue in Portland. And to simultaneously provide more parking and the social services center you were seeking at one time. Subject to cooperation from the City, I am still willing to offer the concept of repurposing a cruise ship to provide housing.

A privately run shelter wouldn't care where clients come from as long as the government funding continues as is. There are interested parties across the country willing to join in with fundraising, negotiations, transportation and all that jazz. And there is a proposal before the legislature for a \$15 million bond issue for homeless facilities that would serve my effort well.

You may feel a little uneasy with this proposal. But the only thing you should feel uneasy about is all the international publicity Portland will get for seriously considering this concept. I have explained the many benefits of the ship concept. All the creative options it could provide. And I assure you we will redefine what most people think of as a homeless shelter. It will not be anything you've ever considered. Our dear Mayor Strimling can stretch his imagination enough to see how good a solution the cruise ship could be. He just doesn't have the imagination for creative problem solving.

So let me take this problem off your shoulders. We'll have a ship here if all goes well in half the time it would take to build new. It will have several times the capacity. You get a 12+ acres site with multiple "shelters" on board. Not all homeless people are problematic. Not all homeless need to live in fear of bullying from their neighbor. Not all homeless people should be allowed to roam around getting drunk and crapping on the sidewalk. Homeless people are not sardines – you can't treat them all the same. No wonder people have such a low opinion of homeless people. Portland brought this problem on itself.

So let's get going with a real comprehensive innovative solution to house hundreds of homeless of all types. The national/international effort behind me includes a past president of the Los Angeles Rotary and noted fundraiser for national organizations and efforts - Marchelle Sellers; a former Twitter contractor and San Fran entrepreneur, Greg Gopman, developing a similar concept on the west coast; and the German owner of the land under Trump Tower. Among others

When first proposed, the story was of enough interest to generate almost 1,000 articles worldwide. I have been contacted by hundreds of people who want to see the concept developed. And Maine will benefit from the image of innovation. We will be saying – "Maine is open to innovation. We'll tackle old issues with new approaches and higher standards of excellence."

All I can do is give Portland a chance to take a chance. That's what innovation is all about – risk. And that's what leadership is about – courage – to step out of your comfort zone. Kiss the Status Quo goodbye. Let's do this.

Kenneth A. Capron, ret. CPA, MCSE
1375 Forest Avenue D-11
Portland, Maine 04103
Phone: 207-797-7891
Email: kcapron1@maine.rr.com



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Fwd: Request to postpone homeless shelter site vote

2 messages

Kristen Dow <kjd@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Tue, Apr 16, 2019 at 11:09 AM

For the record

Kristen Dow
Interim Director
Health & Human Services Department
[389 Congress Street](#)
[Portland, ME 04101](#)
207-874-8633

----- Forwarded message -----

From: **Lyndsey Cronin** <lyndsey.cronin@hotmail.com>
Date: Tue, Apr 16, 2019 at 10:00 AM
Subject: Request to postpone homeless shelter site vote
To: kjd@portlandmaine.gov <kjd@portlandmaine.gov>, bsr@portlandmaine.gov <bsr@portlandmaine.gov>, sthobodeau@portlandmaine.gov <sthobodeau@portlandmaine.gov>, bbatson@portlandmaine.gov <bbatson@portlandmaine.gov>, pali@portlandmaine.gov <pali@portlandmaine.gov>, jduson@portlandmaine.gov <jduson@portlandmaine.gov>, zbarowitz@gmail.com <zbarowitz@gmail.com>, libbytown@googlegroups.com <libbytown@googlegroups.com>

Good morning,

I see that the committee is planning to vote on the site for the new homeless shelter today at 3:30pm. I'd like to voice frustration and concern on behalf of Libbytown and other Portland residents. The lack of engagement and transparency throughout the process to evaluate all 18 locations is unfair. Numerous residents voiced valid concerns that have not been publicly address which is not instilling confidence that this committee listens or cares about the residents in the communities they're proposing the shelter be built. During the last planning board meeting, points were made around controlling the overflow of individuals in surrounding residential areas, safety concerns around the train tracks, transparency around the proposed treatment of the toxic soil/wasteland at County Way, as well as frustration that Libbytown is once again being burdened with a development that hinders positive economic development. In addition to this obvious concerns that have not been addressed in any public forum, the documents published supporting the project research and analysis were riddled with inaccuracies as multiple residents called out. The SWOT analysis was so obviously weighted towards County Way, people in our neighborhood think that the committee may have their own personal bias in trying to keep the location from their own homes while neglecting to do due diligence on behalf of their own tax paying residents—any of the committee members or Portland political officials live in close proximity to the other sites that were eliminated?

The lack of engagement and obvious tactic to schedule very limited public forums is beyond infuriating as a resident. Put yourself in our shoes—picture the homeless shelter going across the street from your home and tell me you'd be content with one public forum where you have 3 minutes to oppose the plan which is followed just 3 weeks later with no questions answered.

As I stated in the last public forum, I want to see the criteria that eliminated the other 15 locations before a vote that is going to impact my life and the lives of numerous other people in Libbytown before there is a vote. I'm asking as a resident and on behalf of many other Portland residents that this vote is postponed until further analysis and public discussion is conducted.

Best regards,
Lyndsey Cronin

Kristen Dow <kjd@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Tue, Apr 16, 2019 at 12:45 PM

for the record

----- Forwarded message -----

From: Lyndsey Cronin <lyndsey.cronin@hotmail.com>

Date: Tue, Apr 16, 2019 at 12:41 PM

Subject: Re: [LNA] Request to postpone homeless shelter site vote

To: libbytown@googlegroups.com <libbytown@googlegroups.com>, jduson@portlandmaine.gov <jduson@portlandmaine.gov>, kjd@portlandmaine.gov <kjd@portlandmaine.gov>, pali@portlandmaine.gov <pali@portlandmaine.gov>, bbatson@portlandmaine.gov <bbatson@portlandmaine.gov>, bsr@portlandmaine.gov <bsr@portlandmaine.gov>, zbarowitz@gmail.com <zbarowitz@gmail.com>, sthibodeau@portlandmaine.gov <sthibodeau@portlandmaine.gov>

Additionally,

I would like to request that a fair hearing officer be assigned to all meetings regarding the proposed shelter location from this time forward since a significant number of residents have voiced consistent dissatisfaction in this process for quite some time now.

I tried to track down Stephen Bither and Paul Rosenblum's connect info on the city website but didn't see them listed.

Please confirm if they will be in attendance for this afternoon's meeting.

BR,
Lyndsey Cronin

Sent from my iPhone

On Apr 16, 2019, at 10:00 AM, Lyndsey Cronin <lyndsey.cronin@hotmail.com> wrote:

[Quoted text hidden]

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You received this message because you are subscribed to the Google Groups "Libbytown Neighborhood Association" group.

To unsubscribe from this group and stop receiving emails from it, send an email to libbytown+unsubscribe@googlegroups.com.

To post to this group, send email to libbytown@googlegroups.com.

For more options, visit <https://groups.google.com/d/optout>.

Fwd: Shelter numbers

1 message

Jon Jennings <jpj@portlandmaine.gov>

Tue, Apr 9, 2019 at 9:33 AM

To: Adam Harr <ash@portlandmaine.gov>, Kristen Dow <kjd@portlandmaine.gov>

For the record.

----- Forwarded message -----

From: **Sean Kerwin** <cairdhubain@gmail.com>

Date: Mon, Apr 8, 2019 at 10:11 PM

Subject: Shelter numbers

To: Belinda Ray <BSR@portlandmaine.gov>

CC: Pious Ali <pali@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, <jduson@portlandmaine.gov>, John Jennings <jpj@portlandmaine.gov>, Kim Cook <kcook@portlandmaine.gov>, Nicholas Mavodones <nmm@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>

I absolutely agree with Manager Jennings's budget that strives to lower the number of homeless in Portland. And I support that objective being achieved not just by 'solving homelessness', but by structuring limits on who it is we serve: let's not be a destination point for disenfranchised. However, artificially closing that number before the reality matches intent is not going to solve any problem, it is going to shove it out of doors and create more!

I strongly encourage you all to design the new shelter to accommodate the current reality of shelter requirements. Design it so that the permanent number of beds represent where we want to be. But, design flex/overflow space adequate to house our current needs. If we do any less, either: starting with day 1, the new shelter will be a disaster; or... we will never wind up closing the OSS.

The objective is to bring that number into a sustainable line over time, not to expect the end result on day 1!

Thanks for listening.

Sean Kerwin

--

Jon P. Jennings
City Manager
City of Portland
389 Congress Street
Portland, ME 04101
(207) 874-8689 Office
jpj@portlandmaine.gov
www.portlandmaine.gov

Fwd: Shelter numbers

1 message

Jon Jennings <jpj@portlandmaine.gov>

Tue, Apr 9, 2019 at 9:33 AM

To: Adam Harr <ash@portlandmaine.gov>, Kristen Dow <kjd@portlandmaine.gov>

For the record.

----- Forwarded message -----

From: **Sean Kerwin** <cairdhubain@gmail.com>

Date: Mon, Apr 8, 2019 at 10:11 PM

Subject: Shelter numbers

To: Belinda Ray <BSR@portlandmaine.gov>

CC: Pious Ali <pali@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, <jduson@portlandmaine.gov>, John Jennings <jpj@portlandmaine.gov>, Kim Cook <kcook@portlandmaine.gov>, Nicholas Mavodones <nmm@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>

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Sean Kerwin

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Fwd: Siting the HSC at County Way and including the County Way site in a proposed land swap

1 message

Kristen Dow <kjd@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Tue, Apr 16, 2019 at 12:08 PM

For the record

Kristen Dow
Interim Director
Health & Human Services Department
[389 Congress Street](#)
[Portland, ME 04101](#)
207-874-8633

----- Forwarded message -----

From: **JOHN FITZGERALD** <johnfitzgerald@fitzgeraldtile.com>
Date: Mon, Apr 15, 2019 at 5:27 PM
Subject: Siting the HSC at County Way and including the County Way site in a proposed land swap
To: <kjd@portlandmaine.gov>

Dear Mrs. Dow, I have sent the attached letter to Councilors Ray, Ali, Batson, Thibodeau and Costa. It shares my thoughts on siting the proposed HSC at County Way and including the County Way site in a land swap intended to secure a right of way for the Bayside Trail to Portland Transportation Center Pathway. John Fitzgerald

-----Original Message-----

From: customerservice@fitzgeraldtile.com
[mailto:customerservice@fitzgeraldtile.com]
Sent: Monday, April 15, 2019 5:19 PM
To: John Fitzgerald
Subject: Send data from MFP11545431 04/15/2019 17:18

Scanned from MFP11545431
Date:04/15/2019 17:18
Pages:2
Resolution:200x200 DPI

 **DOC041519.pdf**
95K

Fwd: Vote on the Homeless Services Center location

1 message

Jon Jennings <jpj@portlandmaine.gov>

Tue, Apr 16, 2019 at 10:44 AM

To: Adam Harr <ash@portlandmaine.gov>, Kristen Dow <kjd@portlandmaine.gov>

For the record

----- Forwarded message -----

From: **stephanie scherer** <stephanie.f.scherer@gmail.com>

Date: Mon, Apr 15, 2019 at 10:31 PM

Subject: Vote on the Homeless Services Center location

To: Belinda Ray <bsr@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>

Cc: Justin Costa <jcosta@portlandmaine.gov>, jduson <jduson@portlandmaine.gov>, Nick Mavodones <nmm@portlandmaine.gov>, Jon Jennings <jpj@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, <kcook@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>

Councilors,

As we approach tomorrow's vote on the future location of the HSC, I wanted to take a moment to reflect on the last 8+ years of work that has gotten us to this point:

- The 2011 Homelessness Prevention Task Force
- The 2015 Homeless Shelter Task Force
- Rounds and rounds of site visits, conversations with, and testimony from homeless service providers, shelter operators, and experts in the field
- A public forum / community conversation around the future of Portland's HSC
- Extensive community stakeholder and neighborhood association outreach, neighborhood walking tours, and feedback sessions
- Dozens of very late Tuesday nights spent in council chambers listening to the discussion and public comment
- And the logical and systematic whittling of 11 viable sites down to the 3 final locations

A whole lot of work has been done! And yet, we are still not even close to the finish line. The OSS continues to be busting at the seams. There are still hundreds of homeless people doing their best to survive the gauntlet that is Oxford / Portland Street, which connects the various service providers one needs to access each day. Folks are still sleeping on the floor. They are still feeling unsafe, navigating a neighborhood where stabbings and drug dealing have become the norm.

While we have our comfy "debates" in City Hall, there are real lives being held in the balance.

So, my expectation for you, my elected officials, is that you continue to move this process forward. That you vote on and select one of the three remaining locations, and that you continue the planning process so that OSS can be replaced with a more humane solution and that it be done in a reasonable timeframe.

Do not drag your feet. Do not kick this "can" down the road. These are real lives that you are making a decision about.

Thank you,
Stephanie Scherer
Hanover Street, Portland

--

Jon P. Jennings
City Manager
City of Portland
389 Congress Street

Portland, ME 04101
(207) 874-8689 Office
(207) 874-8669 Fax
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Twitter: @portlandmanager

Fyi: Emergency Shelter Services

1 message

Jill Duson <jduson@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Thu, Apr 4, 2019 at 7:58 AM

----- Forwarded message -----

From: **Jill Duson** <jduson@portlandmaine.gov>
Date: Thu, Apr 4, 2019, 7:56 AM
Subject: Emergency Shelter Services
To: Chris Weiner <chrisweiner14@gmail.com>

Hello Chris;

Thank you for taking time to weigh in on the emergency shelter location options.

I have reviewed your message and forwarded it to the HHS committee.

As you may know, the committee is almost done with its review and this issue will soon be before the full council

On Wed, Apr 3, 2019, 11:56 PM Chris Weiner <chrisweiner14@gmail.com> wrote:

My name is Chris Weiner, and I own and live in a condo at 33 Park Street, which is just a few hundred feet from the Angelo's Acre (AA site). Needless to say, myself, my Condo Association, and many of my neighbors are terrified by the fact that AA has made it onto the short list. Nobody here even knew this site had made it this far until recently—and many still are unaware. But as people find out, the concerns are mounting fast.

First and foremost, we are concerned by the safety impacts that a large shelter next door would have on our street and the West End in general. We have needed to install three security cameras on our small property due to intrusions by some in the homeless community in recent months. I know that city living has its drawbacks, but when I spent a lot of hard earned money to buy on Park Street, I didn't think we'd need security cameras to feel safe. This lack of safety will be greatly exacerbated if we have a giant shelter a block away. And while the West End—along with beautiful Harbor View Park—will take the most direct impact, a shelter on AA will also create impacts on the Old Port, the Waterfront area, and Commercial Street in general. These are some of our most economically important sections of town—does it make sense to locate a major shelter here (with all the problems that come with it)? Is this really one of the top three spots in all of Portland??

Second, as a commercial fisherman that cares greatly about the working waterfront, I do not believe we should be building a shelter on one of the few pieces of land available in the waterfront area. With all of the hotels and other development pressures, land on Commercial Street is in short supply. Surely the city could find a use for this site that helps promote and sustain the working waterfront. And let us not overlook the safety hazards of locating a shelter on such a dangerous, active working waterfront.

Third, traffic in this part of town is a mess. With the sheer volume of cars coming to and from the bridge, up high street, and in and out on Commercial, we are at capacity. Placing a big shelter right up to the road on Commercial will be a disaster. Not only will traffic be impeded, but it'll be unsafe for those using the shelter. Moreover, much of the traffic on Commercial is

due to tourism. Commercial street is the gateway to our city for so many. Does it make sense to place a shelter right on the entryway to our city's critical tourism center?

Fourth, the AA site is small and I do not see how it makes any sense to even consider it for this project. A shelter there will undoubtedly create overflow into the beautiful park next door and the neighborhoods nearby. Why not choose a site with ample space?

Lastly, while I fully support using our tax dollars to build and run a shelter, I do not support doing it in a way that destroys our investments. I am not wealthy and it was a big deal for me to spend the amount of money I did to move into the West End. I spent the money because I thought I was buying in a safe, historical spot that would hold its value. If you all decide to build a major shelter next door, our investments are going to take a big hit. It's bad enough now—can you imagine how much worse it will be if that site is chosen? If the city wants to use our taxes to do this, that's great. But please don't forget to look out for those of us paying taxes and helping sustain the growth we've seen here in recent years.

I urge you, the Committee, and the Council to find a more suitable and logical location than the AA site. It does nobody—including the homeless—any good to put this shelter in this spot. Surely there is a better location than a small piece of land on the waterfront, along the edge of the West End and the Old Port, and on the most vibrant and heavily-touristed road in the city.

Thanks for your time and consideration,

Chris

4/15/19

Dear Ms. Dow,

The County Way property being considered as a site for the proposed Homeless Service Center (HSC) is about fifty yards from the front door of my family's business at 12 Westfield Street.

I believe the County Way site is not appropriate for the HSC or any other residential facility. I suggest it be dropped from consideration because it is not city property and therefore cannot compete with other candidates in terms of cost or speed of development.

And, I believe the community will regard the potential siting of the HSC at County Way as a needless barrier to development in a neighborhood that the city's 2017 Comprehensive Plan identified as having "significant potential for transformation," and being "in need of comprehensive revisiting."

The March 18 Press Herald summarized what we know about the area in which the County Way site is located. The state Department of Environmental Protection had put 44 acres now occupied by Mercy Hospital on its Uncontrolled Hazardous Waste Site list. In the 1960's and 1970's the city operated a demolition debris dump in that same area.

To encourage the Mercy Hospital development, state and federal agencies reclassified some of the land as a Voluntary Response Action Program (VRAP) site. The state says VRAP "is intended to encourage the cleanup and redevelopment of contaminated properties." The County Way site under consideration by the HHS Committee is itself on the VRAP list.

A 1987 Maine Department of Environmental Protection memo asserted that "drums containing hydrocarbon products" had been dumped in the area, and a recent assessment by Woodward & Curran noted that property in the area had been abutted by rail yards. Rail yard coal and ash are associated with lead and arsenic soil contamination, and testing in the area has shown elevated levels of both toxins.

Woodward and Curran reported the state dumped soil from the International Marine Terminal on the County Way site the HSS Committee is now considering. According to the newspaper, Woodward and Curran's March 6 draft report said "additional investigation of the site is required."

It is not clear how badly contaminated the County Way site is, but at the March 26 HHS Committee hearing, Brant Sharrock, vice president of Charterhouse Development said he has studied site reports for years and they usually run 100 to 200 pages. The County Way report, Sharrock said, is about 1200 pages long. "The site should be ruled out for environmental reasons only," Sharrock said, "It's going to be very expensive to deal with a lot of the issues brought up in the report . . . It's going to take a long time to get through it."

The City had hoped to save money and time by selecting a city-owned site. City land is a known quantity and repurposing city land would allow the council to select a site before launching into a detailed evaluation of its fitness for residential development.

The County Way site, however, is not owned by the city and suffers from a lengthy (though still obscure) history of environmental abuse. It would be risky if not reckless for the City to acquire the County Way land without understanding the extent of its contamination and the legal liability that may accompany the site as the city attempts to convert it to residential use.

At the HHS hearing, Meredith Roy, president of Charterhouse Development summarized the complications and delays that will bedevil acquisition: residential use is not an approved use under the zoning ordinance, conditional use may be granted but would involve more cost and delays; siting the HSC in the neighborhood is inconsistent with the 2017 Comprehensive Plan (Roy characterized it as "the opposite" of what the Comprehensive Plan intended); the public has expressed concerns over environmental issues and associated costs of remediation. All the above complications may spark litigation that would further drive up costs and delay completion.

The city may merge acquisition of the County Way site into a land swap intended to acquire a right of way for the Bayside Trail to Portland Transportation Center Pathway. Swapping County Way -- rather than buying it outright -- would make it impossible for legislators and taxpayers alike ever to know what the deal cost.

Moreover, city trails have nothing to do with homeless shelters. Bundling them will inevitably lead to misunderstandings as to who is backing the controversial County Way proposal and who just wants to stitch together a right of way for a cross-city bicycle/pedestrian trail.

The HSC selection process may drag on for some time while the costs to Libbytown continue to add up. Roy pointed to a May article in the Press Herald entitled "Bayside at rock bottom" illustrating tensions between residents and businesses of Bayside and the residents of a shelter there. Siting a large shelter in Libbytown, she warned, would cause her Union Station Plaza to lose tenants and make it difficult for her to proceed with renovations at the shopping center.

David Packard of PK Realty and his sister Jennifer own three properties on Westfield Street. They have been working with Portland Trails to convert the street into a "shared" pedestrian and vehicular street. Packard said he believed the change would be "transformative in a positive way." But the specter of a shelter at the other end of the street forced the Packards to abandon their plan. "There are businesses that want to go in down there that are putting everything on hold," Packard told the hearing, "because nobody knows what is going to happen."

I hope the HHS Committee will remove County Way from the list of sites under consideration, and if the Economic Development Committee entertains acquisition of the County Way site, I hope it does so independent of any other swap or purchase.

Sincerely,
John Fitzgerald
Fitzgerald Tile

From: Michael Sauschuck

To: HHS & Public Safety Committee

Re: Security Planning and Procedures for Proposed Homeless Service Center

The City of Portland's proposal to build a new homeless services center (HSC) presents a unique opportunity to incorporate security considerations and neighborhood impact into the building design and facility operations on the front end. By comparison, the existing Oxford Street Shelter and supporting agencies present numerous security challenges which exacerbate disorder and criminal behavior in the surrounding neighborhood. There is no question that the existing model is a failure and we intend to use the lessons learned in Bayside to ensure the new HSC is a success for clients as well as the neighboring community.

Design

The Portland Police Department will incorporate Crime Prevention Through Environmental Design (CPTED) principles into the HSC design and planning. Specific security measures will depend upon the exact siting and layout of the HSC and will include the following CPTED design principles:

- Natural Surveillance: lighting and landscaping which promote natural surveillance and make loitering difficult. Landscaping does not create hidden spaces or block sight lines from the road or from the building. There are sufficient windows and doors to prevent blindspots and allow people inside the building to see all exterior areas of the site.
- Access Control: Fencing/gates to control access to the facility and limit interference and/or illicit actions by non-clients. Walkways will lead directly from sidewalks and parking lots to the building entrance. Low growing landscaping or open fencing will guide pedestrians to the entrance while discouraging loitering.
- Ownership: Clear delineation of HSC territory through the use of pavement, fencing, lighting and signage. The intent of this principle is to create a strong sense of control and discourage trespassers.
- Pride: Create a welcoming, attractive facility which encourages a sense of pride and discourages behavior which is contrary to values of the community. Establish maintenance procedures which ensure the facility and surrounding area remain free of graffiti, litter, garbage and other eyesores.

Planning

PPD will also work closely with HSC staff to create an intake process which precludes loitering outside the facility. Any queuing will take place within the footprint of the facility and will not spill onto adjacent parking areas, sidewalks, or streets. The area around the facility will be clearly posted to prevent loitering and parking areas will be monitored closely to prevent unauthorized personnel from engaging in illicit activities.

Once a service center site is selected, PPD will contact area businesses to ensure that current criminal trespass letters are on file and will examine the need to post “no drinking in public” signs in the surrounding area.

Service center rules will be clearly established and posted within the facility as well as on the City website.

Security Staffing and Policing

Any new facility will be fully staffed with a combination of security personnel and police. Security personnel must complete Verbal Judo and Behavioral Health Training. A community policing office will be co-located at the HSC and will be staffed by at least one full-time officer. Additionally, officers assigned to the beat which includes the HSC will be encouraged to stop by the office whenever possible.

Center staff will share a daily report with the PD outlining any security incidents which have occurred within the previous 24 hours. PPD will utilize this information along with calls for service and crime information to develop a list of clients who could benefit from increased intervention. The PPD Behavioral Health Team, HSC staff, and the assigned police officer will work together to identify treatment, supportive housing or other services beneficial to the individuals’ needs.

Upon opening the HSC, PPD, security personnel and staff will immediately send a united message that any behavior contrary to the values of the neighborhood will not be tolerated. Specific strategies will include issuing criminal trespass orders which allow the client to be on the Barron Center campus solely while obtaining services within the HSC. Any violations will result in an immediate arrest to ensure the offending party is removed from the neighborhood. The officer assigned to the HSC will track repeat violations and work closely with the District Attorney’s Office so that they may pursue efforts to obtain extended jail stays for the purpose of obtaining treatment for the underlying condition which is impacting their behavior.

Community Feedback

The City will provide a 24/7 hotline for community members to report any problems related to the HSC. Stakeholders will also be able to report problems via the PPD anonymous tip program. Staff and/or the assigned police officer will meet with any neighbor at their request in order to discuss concerns. The City will also create an advisory group consisting of representatives from the neighborhood, area businesses, PPD, HSC staff, HSC clients, and an elected city official. For the first year, this group will meet monthly and will be chaired by a representative of the City’s executive staff. The group will review complaints made during the prior month and recommend operational changes to reduce neighborhood impacts and/or improve client services. Upon agreement of the majority of group members, the advisory panel will shift to quarterly meetings in year 2.

Data Sharing and Tracking

In addition to the strategies discussed above, PPD intends to use leverage technology to track disorder and crime within the HSC and the neighboring community. This information will be reviewed weekly as part of the Department's Compstat program. It will also be posted on the City website for public review.

As we move forward in this process, I anticipate PPD will refine the processes described above to best suit the specifics of the location of the facility. We welcome public input into our plans for policing the facility now and as we move forward.

[illegible]

Fwd: Alternative for County Way

1 message

Jon Jennings <jji@portlandmaine.gov>

Mon, Mar 18, 2019 at 3:48 PM

To: Kristen Dow <kjd@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>

----- Forwarded message -----

From: **Channing C** <sjvalleyportland@gmail.com>

Date: Mon, Mar 18, 2019 at 3:19 PM

Subject: Alternative for County Way

To: Ethan Strimling <estrimling@portlandmaine.gov>, <bsr@portlandmaine.gov>, Spencer <sthibodeau@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, <jcosta@portlandmaine.gov>, <kcook@portlandmaine.gov>, <pali@portlandmaine.gov>, <nmm@portlandmaine.gov>, <jduson@portlandmaine.gov>, Jon Jennings <jji@portlandmaine.gov>, Bruce Hyman <BHYMAN@portlandmaine.gov>

Hello all,

Regarding discussion on building a new shelter and/or police station on or near county way, as part of the large crew of neighbors that has been discussing this issue and adding voices that culminated in speaking out in front of council and drafting today's article in the Press Herald, I'd like to share with you an opinion piece that I posted on the SJ Valley neighborhood fb page and additionally shared with the Libbytown neighborhood association. Since posting just a couple of hours ago I've received an outpouring of neighborhood support to this idea but for now I am speaking on behalf of myself, a 17 year property and business owner in the corridor of Congress st. where the SJ Valley and Libbytown borders overlap. And as a person who is passionate about urban design that encompasses balance ~ which can only lead to overall happiness and boost the appeal/value of our city.

"I think a much better use of that space would be to put in a rec center. I've always been surprised that Portland does not have one. Where I lived for much of my life they had 3 in one town the size of Portland. The particular video on this link might be a little "crunchy" for some but I'll say that rec centers are a fantastic way to build and connect community and also combat seasonal depression. With our long winters we could really use something like that. IMO it would be a terrible waste of opportunity if a police station or shelter was built on county way, with it's proximity to a walking path at the river (and potentially opening up the idea to paddle rentals) IMO the site at county way, with it's proximity to a walking path at the river (and potentially opening up the idea to paddle rentals). The rec centers I've been to are very affordable (around \$3-\$8 per visit) so they are able to serve most of the community. And with the inclusion of outdoor space, they really serve all of the community. I am not in any way anti shelter. But we already have several in the neighborhood so anything new really should be directed to other neighborhoods, in all fairness. <https://bouldercolorado.gov/parks-rec/east-boulder-community-center> "

Thank you for your time and consideration on this,

~Channing Capuchino

--
Jon P. Jennings
City Manager
City of Portland
389 Congress Street
Portland, ME 04101
(207) 874-8689 Office
(207) 874-8689 Fax
jjj@portlandmaine.gov
www.portlandmaine.gov
Twitter: @portlandmanager

Fwd: Alternative for County Way

1 message

Jon Jennings <jji@portlandmaine.gov>

Mon, Mar 18, 2019 at 3:48 PM

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Date: Mon, Mar 18, 2019 at 3:19 PM

Subject: Alternative for County Way

To: Ethan Strimling <estrimling@portlandmaine.gov>, <bsr@portlandmaine.gov>, Spencer <sthibodeau@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, <jcosta@portlandmaine.gov>, <kcook@portlandmaine.gov>, <pali@portlandmaine.gov>, <nmm@portlandmaine.gov>, <jduson@portlandmaine.gov>, Jon Jennings <jji@portlandmaine.gov>, Bruce Hyman <BHYMAN@portlandmaine.gov>

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"I think a much better use of that space would be to put in a rec center. I've always been surprised that Portland does not have one. Where I lived for much of my life they had 3 in one town the size of Portland. The particular video on this link might be a little "crunchy" for some but I'll say that rec centers are a fantastic way to build and connect community and also combat seasonal depression. With our long winters we could really use something like that. IMO it would be a terrible waste of opportunity if a police station or shelter was built on county way, with it's proximity to a walking path at the river (and potentially opening up the idea to paddle rentals) IMO the site at county way, with it's proximity to a walking path at the river (and potentially opening up the idea to paddle rentals). The rec centers I've been to are very affordable (around \$3-\$8 per visit) so they are able to serve most of the community. And with the inclusion of outdoor space, they really serve all of the community. I am not in any way anti shelter. But we already have several in the neighborhood so anything new really should be directed to other neighborhoods, in all fairness. <https://bouldercolorado.gov/parks-rec/east-boulder-community-center> "

Thank you for your time and consideration on this,

~Channing Capuchino

--

Jon P. Jennings

City Manager

City of Portland

389 Congress Street

Portland, ME 04101

(207) 874-8689 Office

(207) 874-8689 Fax

jjj@portlandmaine.gov

www.portlandmaine.gov

Twitter: @portlandmanager

Fwd: basic questions about the County Way site

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Tue, Feb 26, 2019 at 9:50 AM

public comment

Director, Health & Human Services
City of Portland
389 Congress Street
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Jeff Levine** <jlevine@portlandmaine.gov>
Date: Tue, Feb 26, 2019 at 9:14 AM
Subject: Fwd: basic questions about the County Way site
To: Dawn Stiles <dcs@portlandmaine.gov>, Jon Jennings <jj@portlandmaine.gov>, David MacLean <dem@portlandmaine.gov>, Kristen Dow <kjd@portlandmaine.gov>, Robert Parritt <rwp@portlandmaine.gov>

FYI. We will have some answers for some of these questions tonight but not all of them. Once there is a shorter list (3-5) we will have the ability to answer more detailed questions.

Jeff Levine, AICP
Director
Planning & Urban Development Department
389 Congress Street 4th Floor
Portland, Maine 04101
Phone (207)874-8720
Fax (207)756-8258
<http://www.portlandmaine.gov/planning>
[@portlandplan](https://twitter.com/portlandplan)

----- Forwarded message -----

From: **Damon Yakovlev** <damon.yakovlev@gmail.com>
Date: Tue, Feb 26, 2019 at 8:48 AM
Subject: Re: basic questions about the County Way site
To: Brett Gabor <brett.gabor@gmail.com>, Jeff Levine <JLEVINE@portlandmaine.gov>, Belinda Ray <BSR@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Maureen Morse <Maureensheamorse@gmail.com>, Nikki Anderson <n.annetteanderson@gmail.com>
Cc: Zack Barowitz <zbarowitz@gmail.com>, Pious Ali <pali@portlandmaine.gov>, Jeff Levine <JLEVINE@portlandmaine.gov>, Belinda Ray <BSR@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Maureen Morse <Maureensheamorse@gmail.com>, Nikki Anderson <n.annetteanderson@gmail.com>

I concur with Zack and Brett in wanting to see these questions answered. It appears that there are significant environmental constraints at the Congress St. site AKA County Way due to proximity to natural resources and contaminated soils which might be released into the environment and impact public health. Proximity to the jail was an issue before - it's an issue now, as Brett notes. Another thing to think about - I can promise you there will be intense and very disruptive public opposition to locating a 150 bed shelter and homeless services facility at this site.

Some kind of smaller scale facility would likely be a better fit at this location - Not only would it run into fewer environmental constraints, but certainly less opposition from the neighborhood. I urge you to consider this route.

Thank you very much for your hard work on this Committee and in serving the public, and for your consideration of our concerns.

Damon

On Tue, Feb 26, 2019 at 8:02 AM Brett Gabor <brett.gabor@gmail.com> wrote:

One quick change to my last email: I'd amend question 2 to say, arrested in other parts of the city and county.

On Feb 26, 2019, 7:01 AM -0500, Pious Ali <pali@portlandmaine.gov>, wrote:

Councilor Ray, is it possible to get these answers before our meeting tonight?
Please excuse any discrepancy, this email is sent from a mobile device.

On Feb 25, 2019, at 10:08 PM, Zack Barowitz <zbarowitz@gmail.com> wrote:

Jeff,
I have a few basic questions about the County Way site:
- Are we talking about the parcel that is owned by the County that slopes down from the jail into the wetlands -or- the state-owned parcel in front of Cross Fit that also covers the toxic dirt mound (next to the brewery) where the state dumped the contaminated stuff from West Commercial Street? Or both?
- What is the zoning of the two parcels?
- Is the wetland a designated (DEP?) "wetlands"? Or is it a city layer wetland?
- Do we know the history of the site? What is under the toxic dirt mound? Are there any deed restrictions?
- Do you know what those pipes coming out of the ground are?
- Considering the environmental constraints do you know what land Portland would be swapping for it? I'd hate for the city to give up a lot for this land as it appears that it may have negative value.
- Has anyone spoken to the sheriff's department about restrictions from being on the site? I've personally been threatened with arrest several times just for walking through the area.

Thanks for your time and attention to these questions; I am copying HHS committee and the Libbytown board to keep them in the loop.

Best,
Zack

--
207-838-6120
917-696-5649
ZacharyBarowitz.com

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On Feb 26, 2019, 7:55 AM -0500, Brett Gabor <brett.gabor@gmail.com>, wrote:

I'd also like to add the questions:

1. Has the city conducted an inventory of homeless, substance abuse, and mental health housing already present in the Libbytown/St John/ Valley Street area?
2. Has the city studied how a low barrier shelter next to a jail will interact with the population being arrested in other parts of the city and then released on bail from the jail onto the street?

Thank you.

Brett
On Feb 26, 2019, 7:01 AM -0500, Pious Ali <pali@portlandmaine.gov>, wrote:
Councilor Ray, is it possible to get these answers before our meeting tonight?
Please excuse any discrepancy, this email is sent from a mobile device.

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Best,
Zack

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Fwd: Concern regarding County Way site for Homeless Services Facility and Large-Scale Shelter

2 messages

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Thu, Mar 7, 2019 at 10:12 AM

Public comment

Director, Health & Human Services
City of Portland
389 Congress Street
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Damon Yakovleff** <damon.yakovleff@gmail.com>
Date: Thu, Mar 7, 2019 at 8:00 AM
Subject: Concern regarding County Way site for Homeless Services Facility and Large-Scale Shelter
To: <dcs@portlandmaine.gov>, Kristen Dow <KJD@portlandmaine.gov>
Cc: Zack Barowitz <zbarowitz@gmail.com>, Maureen Morse <Maureensheamorse@gmail.com>, Brett Gabor <brett.gabor@gmail.com>, Nicole Annette <n.annetteanderson@gmail.com>

I am writing to express significant concerns with the proposal to locate a large scale homeless shelter and services center at the County Way location. The area of the city, traditionally a residential neighborhood, has seen recent increases in institutional uses which would be detrimental to the neighborhood's vibrancy. There are also already a significant amount of homeless services located close to this site, including an emergency shelter and two housing first facilities. In addition, there are significant natural resource constraints and soil contamination issues.

During the past round of site evaluation for this facility, HHS expressed concerns about this location. Could you please share any thoughts about the appropriateness of this site for this facility? I have copied the Libbytown Neighborhood Association Board.

Thank you,

Damon

Kristen Dow <kjd@portlandmaine.gov>
To: Jon Jennings <jjj@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>

Fri, Mar 8, 2019 at 2:37 PM

[Quoted text hidden]

Fwd: Concerns about shelter at County Way

2 messages

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Thu, Mar 7, 2019 at 11:17 AM

Public Comment

Director, Health & Human Services
City of Portland
389 Congress Street
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Zack Barowitz** <zbarowitz@gmail.com>
Date: Thu, Mar 7, 2019 at 11:17 AM
Subject: Concerns about shelter at County Way
To: Kristen Dow <KJD@portlandmaine.gov>, <dcs@portlandmaine.gov>

Dawn, Kristen;

I am writing to say that I share the concerns that HHS raised about the County Way site as a location for a large homeless shelter. In addition to concerns being raised about the proximity to the jail and other services; the area also suffers from a lot of the problems that we see downtown:

- we see needles on the street and in the bushes
 - encounter vagrancy, panhandling, inebriation daily
 - there numerous little 'nooks' where homeless people congregate and drink
 - multiple access points to the trail network where there still are camps in the woods
 - poor sidewalk conditions in winter along Congress Street that obliges people to walk in the busy road. I see this on a daily basis, the city has never been able to remove ice and snow along this city plowed school route.
- Thank you for your consideration of this matter, please let me know if you would like to come down for a tour of the area and some of its hidden corners.

Thank you,

Zack

--
207-838-6120
917-696-5649
ZacharyBarowitz.com

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Kristen Dow <kjd@portlandmaine.gov>

To: Jon Jennings <jpj@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>

Thu, Mar 7, 2019 at 1:58 PM

----- Forwarded message -----

From: **Zack Barowitz** <zbarowitz@gmail.com>
Date: Thu, Mar 7, 2019 at 11:17 AM
Subject: Concerns about shelter at County Way
To: Kristen Dow <KJD@portlandmaine.gov>, <dcs@portlandmaine.gov>

Dawn, Kristen:

I am writing to say that I share the concerns that HHS raised about the County Way site as a location for a large homeless shelter. In addition to concerns being raised about the proximity to the jail and other services; the area also suffers from a lot of the problems that we see downtown:

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- Thank you for your consideration of this matter, please let me know if you would like to come down for a tour of the area and some of its hidden corners.

Thank you,

Zack

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ZacharyBarowitz.com

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Fwd: County Way Homeless Shelter Site

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Tue, Mar 5, 2019 at 1:34 PM

Public Comment

Director, Health & Human Services
City of Portland
389 Congress Street
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: Nick Aceto <na@acetola.com>
Date: Tue, Mar 5, 2019 at 12:30 PM
Subject: County Way Homeless Shelter Site
To: dcs@portlandmaine.gov <dcs@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Belinda Ray <br@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>
Cc: Greg Mitchell <gmitchell@portlandmaine.gov>, Jlevine@portlandmaine.gov <jlevine@portlandmaine.gov>, Nicholas Mavodones <Nmm@portlandmaine.gov>, Ethan Strimling <Estrimling@portlandmaine.gov>, Jill Dusen <jdusen@portlandmaine.gov>, kcook@portlandmaine.gov <kcook@portlandmaine.gov>, Spencer Thibodeau <Sthibodeau@portlandmaine.gov>

Dear HHS Committee, City Councilors and Mayor--

I would like to thank you all for taking up the task of identifying viable sites for the relocation of the Oxford Street emergency shelter.

I believe our city does more than its fair share in providing services to a state and regional, if not a national epidemic. However, I also believe our city is in many ways overburdening itself with unsustainable projects, services, and infrastructure intended to address issues stemming from systemic, regional problems of which we have limited or no influence or control.

In particular, I am concerned that my neighborhood, Libbytown, a neighborhood which I have been very proud to be a part of since returning to Portland in 2017, has been asked to shoulder an unsustainable social, economic, and environmental burden which will have deep and lasting negative impacts on the neighborhood and city itself. Indeed, the current model as proposed, in my estimation, is likely fraught with unintended negative consequences both for the potential occupants as well as the adjacent community and city-at-large which I believe outweigh the net social good the project is intended to provide.

More specifically, I believe the single, 150+ bed single shelter is a poor model for the City of Portland and a misfit for the Libbytown neighborhood, both in terms of scale and concentration of both vulnerable and/or at-risk populations as well as the physical character and overall makeup of the neighborhood itself.

The following is a list of what I believe to be the most salient points in disqualifying the County Way site as a viable candidate for the new singular homeless shelter model:

- Over-concentration of services and incompatible mix of both at-risk and vulnerable populations between the numerous public housing communities, shelters, and services within close proximity to the site including the county jail, avesta housing-first community, Shalom House, and Florence House all within walking distance
- Incompatible scale and intensity of use with adjacent lower-density residential neighborhood and commercial center
- Dangerous pedestrian environment placing populations reliant primarily on foot-travel within close proximity to and along higher speed-auto-oriented corridors at Congress and St. Johns Streets as well as the Fore River Parkway with limited or no pedestrian infrastructure safely connecting the site to viable transit locations and services
- An environmentally compromised site with potentially-contaminated fill material as well as a constrained buildable envelope which may present costly and time-consumptive barriers to a cost-effective project
- Unsustainable land use and development practices which could almost certainly compromise the existing wetlands which provide important natural stormwater and flood mitigation functions at a time when the city is developing a plan to avoid such environmental hazards and impacts.
- Potential to encourage off-site and dispersed encampments along the adjacent fore river trail corridor and waterfront, presenting a danger for inhabitants during flooding and storm events, as well as further environmental damage and degradation of wetlands and marshes
- Adjacency to inaccessible or difficult to access and/or patrol natural areas presenting a hazard to both inhabitants, the public, and law enforcement

I would propose the city reconsider a dispersed/multiple shelter model and/or a location more in line with the scale, intensity and type of use and concentration of this proposed project. I would also encourage the committee to revisit the former scoring process conducted during the evaluation of the Barron Center site and include the public's active participation in the process.

As a city composed of many intelligent and compassionate individuals I believe there is untapped potential for finding a creative, fitting solution we can all be proud of and arrive at together.

Thank you again for your service to our great city and your time and consideration in this matter.

N

NICK ACETO PLA ASLA

DESIGN PARTNER



LANDSCAPE ARCHITECTURE + URBAN DESIGN + GRAPHICS

PORTLAND ME 207 221 3390 | BASALT CO 970 279 5344

ACETO LANDSCAPE ARCHITECTS | ACETOLA.COM

Fwd: County Way is next to Bunker Brewing's beer garden

2 messages

Kristen Dow <kjd@portlandmaine.gov>

Sat, Mar 9, 2019 at 5:31 PM

To: Adam Harr <ash@portlandmaine.gov>, Jon Jennings <jpj@portlandmaine.gov>

----- Forwarded message -----

From: **Zack Barowitz** <zbarowitz@gmail.com>

Date: Sat, Mar 9, 2019 at 8:30 AM

Subject: County Way is next to Bunker Brewing's beer garden

To: <phweb@portlandmaine.gov>, Jeff Levine <JLEVINE@portlandmaine.gov>, Kristen Dow <KJD@portlandmaine.gov>, Belinda Ray <BSR@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Pious Ali At Large <pali@portlandmaine.gov>

CC: Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, Kim Cook <kcook@portlandmaine.gov>, Nicholas Mavodones <nmm@portlandmaine.gov>, Jill Duson <jduson@portlandmaine.gov>, Mayor <estrimling@portlandmaine.gov>, <libbytown@googlegroups.com>

Kristen, Jeff, Belinda, Pious, Brian;

I would like to bring to your attention something that has not come up in any analysis of the County Way site that I have seen.

The considered County Way shelter location (which apparently is actually on Westfield Street) is in immediate proximity to Bunker Brewing. The sites are steps from one another, a stone toss away.

Bunker has a 4-season beer garden and tasting room which I believe permits smoking. Bunker serves several high gravity beers (e.g., alcohol content between 8%-10%) whose prices start at \$2 for a small glass. Over the past two years, the Libbytown Neighborhood Association has been working with Bunker and Portland city officials to mitigate negative impacts of noise and smoking that Bunker's proximity to residential neighbors presents. Given the apparent correlation between alcoholism and homelessness one can see that these may not be compatible uses.

Thank you for your consideration of this matter.

Zack

--
207-838-6120
917-696-5649
ZacharyBarowitz.com

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--
Kristen Dow
Interim Director
Health & Human Services Department
389 Congress Street
Portland, ME 04101
207-874-8633

Kristen Dow <kjd@portlandmaine.gov>

Mon, Mar 11, 2019 at 1:57 PM

To: Adam Harr <ash@portlandmaine.gov>

Kristen Dow
Interim Director
Health & Human Services Department
389 Congress Street
Portland, ME 04101
207-874-8633

----- Forwarded message -----

From: **Belinda Ray** <bsr@portlandmaine.gov>

Date: Sun, Mar 10, 2019 at 2:06 PM

Subject: Re: County Way is next to Bunker Brewing's beer garden

To: Zack Barowitz <zbarowitz@gmail.com>

Cc: <phweb@portlandmaine.gov>, Jeff Levine <JLEVINE@portlandmaine.gov>, Kristen Dow <KJD@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Pious Ali At Large <pali@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, Kim Cook <kcook@portlandmaine.gov>, Nicholas Mavodones <nmm@portlandmaine.gov>, Jill Duson <jduson@portlandmaine.gov>, Mayor <estrimling@portlandmaine.gov>, <libbytown@googlegroups.com>

Hi Zack.

Thanks for your email. I expect we'll be diving more deeply into the directly abutting uses at our 3/19 meeting, getting more information of this sort for all three sites. The committee won't be taking any action on the 19th--just listening and asking questions. We'll have a public hearing on the three sites on 3/26, 5:30pm, in Council Chambers, and there won't be a vote that evening, either. After the hearing, we'll talk about next steps, but the earliest I would expect a vote on a recommendation to the council would be at our first April meeting on 4/9.

Please spread the word about these important dates to your neighborhood group, and thanks again for your email.

Best,

Belinda
Belinda S. Ray (*she / her / hers*)
City Council, District 1
389 Congress Street
Portland, ME 04101
BSR@portlandmaine.gov

Sign up for [my newsletter](#) or visit [my blog!](#)

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[Quoted text hidden]

Fwd: County Way

1 message

Kristen Dow <kjd@portlandmaine.gov>

Thu, Mar 7, 2019 at 4:18 PM

To: Jon Jennings <jj@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>

----- Forwarded message -----

From: **JOHN FITZGERALD** <johnfitzgerald@fitzgeraldtile.com>

Date: Thu, Mar 7, 2019 at 4:00 PM

Subject: County Way

To: <dcs@portlandmaine.gov>

Cc: <KJD@portlandmaine.gov>

Director Stiles, My name is John Fitzgerald, I own a warehouse on Westfield Street and am concerned about the likely impact on my business should the City build a very large homeless shelter on County Way. I understand the city scored seven potential sites for the shelter in late summer of last year and judged a least five of the seven (maybe even six) to be superior to the County Way site. Nevertheless, all the alternative locations in the study have been dropped from consideration, and the Press Herald says the County Way site now "stands out among sites for new homeless shelter in Portland".

Do you share the concerns expressed in the site assessment study: 1) Location and proximity near the Cumberland County Jail is viewed by staff to be very problematic. 2) The location next to the jail is not appropriate from a public policy standpoint. 3) The City does not control a large enough area (on County Way) to site the HSC. 4) There is not a good amount of infrastructure in the area where a building would likely be located. 5) Significant portion of this area is contaminated and could present costs and issues related to necessary cleanup and amended Activity and Use Limitations.

I am concerned that the wholesale dismissal of the site assessments findings may result in an outsized shelter being tucked away on County Way, out of sight and out of mind. If so, the residents of the shelter and the Libbytown neighborhood will pay a terrible price for years to come.

Fwd: county way

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Thu, Mar 7, 2019 at 1:33 PM

public comment

Director, Health & Human Services
City of Portland
389 Congress Street
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Raymond Jos Di Donato, Sr.** <kdidonato@aol.com>
Date: Thu, Mar 7, 2019 at 12:16 PM
Subject: county way
To: <dcs@portlandmaine.gov>

I am writing as a resident of Libbytown most of my life. I do not feel that county way is the right location for the homeless shelter. I strongly feel the new location should be in downtown area of the city, not in residential neighborhoods. The site also has some landfill issues that could be difficult and expensive to address. thank you Mary Didonato

Fwd: county way

1 message

Kristen Dow <kjd@portlandmaine.gov>
To: Jon Jennings <jpj@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>

Thu, Mar 7, 2019 at 1:20 PM

----- Forwarded message -----
From: **Raymond Jos Di Donato, Sr.** <kdidonato@aol.com>
Date: Thu, Mar 7, 2019 at 12:18 PM
Subject: Fwd: county way
To: <KJD@portlandmaine.gov>

From: kdidonato@aol.com
To: dcs@portlandmaine.gov
Sent: 3/7/2019 12:16:01 PM Eastern Standard Time
Subject: county way

I am writing as a resident of Libbytown most of my life. I do not feel that county way is the right location for the homeless shelter. I strongly feel the new location should be in downtown area of the city, not in residential neighborhoods. The site also has some landfill issues that could be difficult and expensive to address. thank you Mary Didonato

Fwd: From a Neighbor - County Way Site concerns

2 messages

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Thu, Mar 7, 2019 at 11:39 AM

Public Comment

Director, Health & Human Services
City of Portland
389 Congress Street
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Caroline Losneck** <closneck@gmail.com>
Date: Thu, Mar 7, 2019 at 11:40 AM
Subject: From a Neighbor - County Way Site concerns
To: Kristen Dow <KJD@portlandmaine.gov>, <dcs@portlandmaine.gov>

Good afternoon Dawn and Kristen,

My name is Caroline and I am a long-time (10 plus years) St John Valley/Libbytown resident. I love and use the Portland Trails near the Fore River, walk and bicycle around the area, shop in the area, and have wonderful respectful relationships with the Housing First residents and staff at Logan Place and Florence House. I have an understanding of the area on County Way where the city is considering locating a new mega-shelter, and am writing you today to express why I feel, from my heart, that this is a bad location and site. And for the record, any 150-bed mega shelter in ANY neighborhood is a bad location (as Bayside can attest.)

I share the same concerns that you/HHS raised about the County Way site as a location for a large mega homeless shelter. We have the jail, a new massive looming Maine Med garage, and Maine Med expansion and at least 2 Housing First Shelters in this area. I, and many folks I know who live here, feel that we are willing to welcome models like LOGAN PLACE and Florence House, or a smaller niche shelter (40-50 people per night, maximum) ———but that the addition of a large 150 bed shelter would absolutely adversely negatively impact the St John Valley and Libbytown neighborhoods, and set us back to a neighborhood seen as a "dumping ground" for hiding away our social problems that we have begun to address.

Just as recent developments are taking place in our neighborhoods here (Thompson's Point, our Libbytown Community Garden, improvements to the Portland Trail system in the Fore River area, Westfield Street businesses like Bunker Brewing and more...), the city wants to build a mega shelter? It seems very counter-intuitive, and also deeply irresponsible to the residents at the existing Housing First developments and neighbors living here in the neighborhoods. The large shelter model is just too big, as Nason's Corner so well pointed out, and not an adequate or well-reasoned response. Housing First residents have found life-changing stability largely because of the small size and stability and care they receive from staff at both places here in Libbytown and St John Valley. My fear is this stability would be challenges by a larger shelter, and it's impacts right next door.

Also, we have in this area:

- we see needles on the street and in the bushes
- encounter vagrancy, panhandling, inebriation daily
- there numerous little 'nooks' where homeless people congregate and drink
- multiple access points to the trail network where there still are camps in the woods
- poor sidewalk conditions in winter along Congress Street that obliges people to walk in the busy road. I see this on a daily basis, the city has never been able to remove ice and snow along this city plowed school route.

I would urge you to oppose the County Way location --- it's not the right site for a mega shelter, and ask the city to look carefully and with increased attention, not decreased, to the needs and successes of other models that are smaller, well-integrated and scaled into the neighborhoods where they are located (Logan Place and Florence House, for example) and where there is a chance of success. The County Way location does not meet the City's own benchmarks.

I'd also invite you to a **Libbytown neighborhood association meeting**. We have one next week and we'd all love to be able to have a conversation, or site visit, with you about this. I'd be happy to send you the date and time of our meeting next week? Please let me know if this is of interest to you?

Thanks for reading and considering,
Caroline Losneck
Huntress Street, Libbytown

Kristen Dow <kjd@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>, Jon Jennings <jpj@portlandmaine.gov>

Thu, Mar 7, 2019 at 1:19 PM

[Quoted text hidden]

Fwd: Homeless Services Center - Request for information

1 message

Kristen Dow <kjd@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Tue, Mar 19, 2019 at 5:36 PM

----- Forwarded message -----

From: **Lyndsey Cronin** <Lyndsey.Cronin@retailbusinessservices.com>
Date: Tue, Mar 19, 2019 at 5:07 PM
Subject: Homeless Services Center - Request for information
To: Kristen Dow <kjd@portlandmaine.gov>
Cc: lyndsey.cronin@hotmail.com <lyndsey.cronin@hotmail.com>

Hi Kristen,

I've updated the subject line.

The previous link you provided took me to a webpage that shows the meeting was scheduled for 5:30pm the second Tuesday of the month and indicated there would be no chance for public comment. Your email below confirms the discussion happened at 3:30 and did allow for public comment... As you must be aware, this is a very high profile topic that will significantly impact Portland residents. Can you please explain the timeline for when/where agendas can be located, how I can decipher if public comment is allowed, and where the meeting recap/minutes are posted for any discussions related to the homeless shelter?

The most direct, major walkway connecting the potential County Way acquisition location in Libbytown is Congress Street which would mean a significant increase in the amount of pedestrians crossing at the railroad track. There are a number of individuals benefiting from the shelter today that congregate on the streets and often are in a state of mind where they are completely unaware of cars approaching bringing them to a complete halt—I know this personally because I frequently stop by the shelter to hand out hand warmers, toiletries, clothing and other donations. If the County Way acquisition is being seriously considered, I'd like to understand what research has been done and what safety measures will be implemented to address the distance from the potential County Way Acquisition and the railroad tracks crossing Congress street. In the current state, it's not a matter of if an individual from the shelter will be hit by a train but a matter of how many individuals will be hit by a train.

Additionally, can you please advise who is replacing Dawn Stiles?

Best regards,

Lyndsey Cronin

Demand Planning Manager II

Retail Business Services

☎: 207-885-3561

Lyndsey.Cronin@Delhaize.com



🌱 Please consider the environment before printing this email.

From: Kristen Dow [mailto:kjd@portlandmaine.gov]
Sent: Tuesday, March 19, 2019 1:12 PM
To: Lyndsey Cronin <Lyndsey.Cronin@retailbusinessservices.com>
Subject: Re: March 12th - planning board - redevelopment

Hello Lyndsey,

The HHS & PS Committee meeting this afternoon starts at 3:30 and is in room 24 of Portland City Hall. I believe the meeting will be lived streamed, so that it can be viewed online if you cannot attend. The next meeting is scheduled to be held on March 26th and unless something changes at today's meeting, there will be opportunity for public comment during that meeting. The materials and agenda for the meeting on the 26th will be posted on the Committee's website the Friday before the meeting.

Sincerely,

Kristen

On Tue, Mar 19, 2019 at 11:24 AM Lyndsey Cronin <Lyndsey.Cronin@delhaize.com> wrote:

Thank you Kristen,

Well noted the public is not able to comment. Is the public able to attend? Also, can you confirm what time the meeting is scheduled to start? I'm not sure which meeting exactly is going to cover this from the agenda listed online: <http://www.portlandmaine.gov/129/19895/Agendas-Minutes>

Can you please explain the cadence for committee meetings internally and the opportunity for the general community to be involved? When will the general public have the ability to voice their comments around the project?

Best regards,

Lyndsey Cronin

Demand Planning Manager II

Retail Business Services

☎: 207-885-3561

Lyndsey.Cronin@Delhaize.com

🌱 Please consider the environment before printing this email.

From: Kristen Dow [mailto:kjd@portlandmaine.gov]
Sent: Friday, March 15, 2019 1:49 PM
To: Lyndsey Cronin <Lyndsey.Cronin@delhaize.com>
Subject: Re: March 12th - planning board - redevelopment

Hello Lyndsey,

Thank you for your email and I apologize for the delay in response. Dawn Stiles last day with the City was March 7th.

The Health and Human Services & Public Safety Committee will be looking at the proposed sites of the Homeless Services Center at their March 19th meeting. I do not believe there will be public comment at this meeting. The next Committee meeting is scheduled for March 26th and I believe there will be time for public comment at this meeting. All Committee meeting information, including agendas and packets, can be found here: <https://www.portlandmaine.gov/585/Health-Human-Services-and-Public-Safety>.

Sincerely,

Kristen

Kristen Dow
Interim Director
Health & Human Services Department
389 Congress Street
Portland, ME 04101
207-874-8633

On Fri, Mar 15, 2019 at 12:21 PM Lyndsey Cronin <Lyndsey.Cronin@delhaize.com> wrote:

Good afternoon,

I wanted to follow up on my previous message. Can you please advise?

Best regards,
Lyndsey Cronin

Demand Planning Manager II
Retail Business Services
☎: 207-885-3561
Lyndsey.Cronin@Delhaize.com

🌱 Please consider the environment before printing this email.

From: Lyndsey Cronin
Sent: Monday, March 11, 2019 11:29 AM
To: dcs@portlandmaine.gov
Cc: lyndsey.cronin@hotmail.com
Subject: RE: March 12th - planning board - redevelopment

Good morning Dawn,

Jennifer Munson recommended that I contact you regarding the proposed site for the new homeless shelter in Portland. I've seen recent articles in the news where the City Mayor had cited the County Way Acquisition as one of the final proposed locations under review for the new homeless shelter and wanted to inquire about when a public forum will be held to discuss with town residents. Is there a meeting scheduled? If not, are you able to share the current status of the project, the timeline, the locations still under review and the research that has been completed to-date?

Thank you!

Best regards,
Lyndsey Cronin

Demand Planning Manager II
Retail Business Services
☎: 207-885-3561
Lyndsey.Cronin@Delhaize.com

🌱 Please consider the environment before printing this email.

From: jmy [mailto:jmy@portlandmaine.gov]
Sent: Monday, March 11, 2019 11:17 AM
To: Planning Board <planningboard@portlandmaine.gov>
Cc: jmy@portlandmaine.gov; lyndsey.cronin@hotmail.com; Lyndsey Cronin <Lyndsey.Cronin@delhaize.com>
Subject: Re: March 12th - planning board - redevelopment

Hi,

The 1006 Congress Street item is for a 9 residential unit building and is not the homeless shelter. You will need to check in with Dawn Stiles in Health and Human Services in regards to the shelter project.

Jennifer Munson, Office Manager
Department of Planning and Urban Development
City Hall, 4th Floor, 389 Congress Street, Portland ME 04101
(207) 874-8719
planning@portlandmaine.gov
www.portlandmaine.gov
Office Hours are Monday - Friday 8:00 a.m. - 4:30 p.m.

On Monday, March 11, 2019 at 10:54:29 AM UTC-4, Lyndsey Cronin wrote:

Happy Monday and good morning Jennifer!

Will the proposal for the relocation of the homeless shelter with the county way acquisition also be discussed at this planning board meeting? I've seen a handful of articles online that vaguely mention this proposal is being reviewed...I'm not certain if that proposal is separate or the same as the 1006 redevelopment but would like to know when there will be an open forum for the community on the relocation of the shelter.

Best regards,
Lyndsey Cronin

Demand Planning Manager II
Retail Business Services
☎: 207-885-3561
Lyndsey.Cronin@Delhaize.com

 Please consider the environment before printing this email.

From: jmy [mailto:jmy@portlandmaine.gov]
Sent: Monday, March 11, 2019 10:50 AM
To: Planning Board <planningboard@portlandmaine.gov>
Cc: lyndsey.cronin@hotmail.com; Lyndsey Cronin <Lyndsey.Cronin@delhaize.com>
Subject: Re: March 12th - planning board - redevelopment

Good Morning,

The item, [1006 Congress Street](#), is tentatively scheduled to begin at 5:30 but I would recommend that you are there a little earlier just in case.

Jennifer Munson, Office Manager
Department of Planning and Urban Development
City Hall, 4th Floor, 389 Congress Street, Portland ME 04101
(207) 874-8719
planning@portlandmaine.gov
www.portlandmaine.gov
Office Hours are Monday - Friday 8:00 a.m. - 4:30 p.m.

On Friday, March 8, 2019 at 2:26:01 PM UTC-5, Lyndsey Cronin wrote:

Good afternoon,

I'm a resident in Libbytown and am planning to attend the planning board meeting on March 12th to discuss the redevelopment plans for 1006 Congress street. I'm not certain if the discussions on the redevelopment start at 4:30pm or 7pm. Can you please advise?

Best regards,
Lyndsey Cronin

Demand Planning Manager II
Retail Business Services
☎: 207-885-3561
Lyndsey.Cronin@Delhaize.com

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Fwd: Homeless Services Center Site

2 messages

Katherine Jones <kij@portlandmaine.gov>

Tue, Feb 26, 2019 at 8:40 AM

To: Adam Harr <ash@portlandmaine.gov>, Belinda Ray <bsr@portlandmaine.gov>

I have a couple more testimonies for the meeting tonight.
Katherine Jones, City Clerk, CCM, CMC, Registrar
City of Portland
389 Congress Street
Portland, ME 04101
(207) 874-8614
(207) 874-8612 Fax

----- Forwarded message -----

From: **City Clerk** <cityclerk@portlandmaine.gov>
Date: Tue, Feb 26, 2019 at 8:03 AM
Subject: Fwd: Homeless Services Center Site
To: Katherine Jones <kij@portlandmaine.gov>

Forwarded for your review

Donna
City Clerk's Office
389 Congress St. Rm. 203
Portland, ME 04101
P: 207-874-8610
F: 207-874-8612

----- Forwarded message -----

From: **Bayside Neighborhood** <bnaportland@gmail.com>
Date: Mon, Feb 25, 2019 at 4:44 PM
Subject: Fwd: Homeless Services Center Site
To: <cityclerk@portlandmaine.gov>
Cc: Bayside Neighborhood <bnaportland@gmail.com>

Good Afternoon,

If it is too late for this email to be added to the packet for tomorrow's HHS meeting, would you please make sure it is placed on the councilors' desks before the meeting?

Thank you!

Sarah Michniewicz

----- Forwarded message -----

From: **Bayside Neighborhood** <bnaportland@gmail.com>
Date: Mon, Feb 25, 2019 at 4:33 PM
Subject: Homeless Services Center Site
To: Councilor Belinda Ray <bsr@portlandmaine.gov>, <pali@portlandmaine.gov>, <bbatson@portlandmaine.gov>, Jill Duson <jduson@portlandmaine.gov>, Nick Mavodones, Jr. <nmm@portlandmaine.gov>, <jcosta@portlandmaine.gov>, <kcook@portlandmaine.gov>, <sthobodeau@portlandmaine.gov>, <estrimling@portlandmaine.gov>
Cc: <jpj@portlandmaine.gov>

To Councilors Ray, Ali and Batson,

Thank you for your sustained focus on locating an appropriate site for a new homeless services center. The Bayside Neighborhood Association continues to support the necessary and overdue step of modernizing the City's delivery of services and support to people experiencing homelessness.

We appreciate that City staff is thoroughly and fairly evaluating the merits of potential locations; however, we cannot endorse any site that is located in Bayside. We urge you to eliminate 33 Portland Street from the list of potential sites at the February 26 Health and Human Services & Public Safety Committee meeting.

The 33 Portland Street parcel is too small to allow an adequate buffer from nearby residences. It would also not accommodate the preferred design of a single story structure and screened courtyard, nor the space required for security screenings, community partners, and meal delivery as stipulated by the revised conditional use standards for emergency shelters. The land would likely require the same costly remediation that makes much of the former City of Portland Public Works site undesirable for shelter or housing.

Moreover, siting a new facility so close to the location of the current shelter would do little to relieve the pressure on our neighborhood. It would do nothing to disrupt the entrenched patterns which perpetuate the difficulties faced by shelter guests and residents. It would not give the new facility, shelter staff, or people experiencing homelessness their best chance at success. These factors also make it an unsuitable location for a partner provider.

For well over two decades Bayside has done far more than its fair share to support Portland's social services network, and it's time for our neighborhood to have some balance. The recent attention to this issue has led many other neighborhood organizations and citizens to proclaim "solidarity" with Bayside (Zack Barowitz, Libbytown Neighborhood Association), to state that "the crisis should not be Bayside's burden to bear" (Maya Lena, Nason's Corner Neighborhood Association), and to express a desire to "be part of the solution". The BNA urges you to give them that opportunity so that we may all enjoy a secure, equitable, dynamic and authentic city while providing humane, effective and efficient support for the vulnerable amongst us.

Sincerely,
Sarah Michniewicz
President, Bayside Neighborhood Association

Jon Jennings <jpj@portlandmaine.gov>

Tue, Feb 26, 2019 at 12:16 PM

To: Adam Harr <ash@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>, Kristen Dow <kjd@portlandmaine.gov>

----- Forwarded message -----

From: **Bayside Neighborhood** <bnaportland@gmail.com>
Date: Mon, Feb 25, 2019 at 4:34 PM
Subject: Homeless Services Center Site
To: Councilor Belinda Ray <bsr@portlandmaine.gov>, <pali@portlandmaine.gov>, <bbatson@portlandmaine.gov>, Jill Duson <jduson@portlandmaine.gov>, Nick Mavodones, Jr. <nmm@portlandmaine.gov>, <jcosta@portlandmaine.gov>, <kcook@portlandmaine.gov>, <sthobodeau@portlandmaine.gov>, <estrimling@portlandmaine.gov>
CC: <jpj@portlandmaine.gov>

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Sincerely,
Sarah Michniewicz
President, Bayside Neighborhood Association

--

Jon P. Jennings
City Manager
City of Portland
389 Congress Street
Portland, ME 04101
(207) 874-8689 Office
jpj@portlandmaine.gov
www.portlandmaine.gov

Fwd: Homeless Services Center

6 messages

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>, "Geyer, Aaron" <aeg@portlandmaine.gov>
Cc: "Dow, Kristen" <kjd@portlandmaine.gov>

Sun, Feb 24, 2019 at 6:48 PM

Public Comment

----- Forwarded message -----

From: **Maya Lena** <maya.j.lena@gmail.com>
Date: Sun, Feb 24, 2019 at 3:33 PM
Subject: Homeless Services Center
To: Jon Jennings <jp@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>, Belinda Ray <bray0002@maine.rr.com>, Brian Batson <bbatson@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, <nmm@portlandmaine.gov>, <jcosta@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, <kcook@portlandmaine.gov>, <jduson@portlandmaine.gov>
CC: <cityclerk@portlandmaine.gov>

Dear Councilors,

Many of you know me as the President of the Nason's Corner Neighborhood Association. I am writing this letter to you as a private citizen of Portland. The writing in this letter reflects my own personal opinion.

I will be the first to admit that I had not been closely paying attention to the homelessness situation in Bayside until I received a phone call from City Manager Jon Jennings last June about the City's original proposal to relocate the shelter to Nason's Corner.

Since then, however, I have been doing the best that I can to learn about the issues surrounding homelessness in Portland by attending meetings at City Hall, engaging with other neighborhood association leaders via the Portland Alliance of Neighborhoods (PAN), and consulting with local medical providers, social workers and public health professionals.

I recently attended Portland Press Herald photographer Ben McCanna's presentation "Finding Bayside" at the Portland Public Library on February 7, 2019. According to Mr. McCanna's presentation, about 3 years ago, members of the BNA began documenting increased antisocial behavior in Bayside. The root cause, according to both BNA leaders and the homeless people whom he interviewed, was the growing opioid epidemic. BNA leaders compiled photographic evidence, which they brought to the City Council, and certain commitments were apparently made to remove the shelter from Bayside to provide relief to the neighborhood. Multiple times during his presentation, Mr. McCanna cited opiates and the lack of addiction treatment as the driver of the antisocial behavior and the increased numbers of people seeking shelter. His vivid photography and personal anecdotes made the case that the neglected addiction crisis (in Portland and elsewhere) was the story his readers should be taking away from his work rather than the supposed inadequacy of the Oxford Street Shelter facility.

Over the course of the past few months I have heard many compelling and fact-based arguments for why a large shelter situated away from downtown is NOT the best model. As this process has unfolded it has become more and more clear that the true need is not for more shelter beds, but for access to treatment, and access to housing. However, the HHS Committee and Council continue to push for a megashelter model.

I sat through the last shelter-focused HHS meeting and I was encouraged that multiple private partners are coming forward wanting to create more service locations in order to relieve some pressure from the existing city-run adult emergency shelter.

I also, however, feel that the City is struggling to find a suitable location for a large shelter. There just doesn't seem to be a place to put one that makes sense for both needing emergency shelter, and for the established neighborhoods of Portland where such shelters previously have not been permitted. Bayside "needing relief" is not reason enough to relocate the problem to another neighborhood. This would not be fair to anyone affected by this big change. The push to build a very large (150-200 bed) homeless services center is starting to feel like trying to fit a square peg into a round hole.

I would encourage the HHS Committee to reconsider the position they are presently in. I understand that a vote has been made to pursue the 150 bed model, but it does not mean that the City should continue to pursue this plan just because we are already at this stage. As I know you have heard from many Portland residents there is no model for a 150-200 bed shelter that has successfully integrated into a residential neighborhood. It baffles me that the Council is still pushing for this model without showing proven precedent as an example for what works. Why would Portland spend \$10 million on a project doomed to fail without any evidence suggesting otherwise?

I would strongly encourage you to put aside your current politics and to reflect deeply on the past 8 months of this process. This pause should enable you to consider if the current course is the best decision not just for the loudest voices or the deepest pockets, but for the entire City of Portland and everyone who resides here.

Maya Lena
Essex Street
--
Director, Health & Human Services
City of Portland
389 Congress Street
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

Jon Jennings <jp@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>, Kristen Dow <kjd@portlandmaine.gov>

Mon, Feb 25, 2019 at 6:32 AM

For the record.

----- Forwarded message -----

From: **stephanie scherer** <stephanie.f.scherer@gmail.com>
Date: Sun, Feb 24, 2019 at 7:58 PM
Subject: Homeless Services Center
To: Jon Jennings <jp@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Nick Mavodones <nmm@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, <kcook@portlandmaine.gov>, jduson <jduson@portlandmaine.gov>, CC: <cityclerk@portlandmaine.gov>

Hello Councilors,
I am writing today to express my dismay to see that 33 Portland Street is still on the list of possible locations for the Homeless Services Center.

I understand that you need to explore all possible options, but surely, the fact that Bayside is already home to the teen shelter, the family shelter, and the Resource center which serves upwards of 300 homeless individuals a day is enough to warrant removing this location from the list. **There needs to be more equity amongst neighborhoods, and it is time to start giving Bayside some relief.**

Additionally, building a shelter in Bayside would do nothing to break up the deeply entrenched, illegal and antisocial behavior that has plagued the neighborhood and made it that much harder for those who are genuinely seeking safe shelter and an opportunity to get back on their feet to actually achieve just that. (And especially not when, Dyer's, the business adjacent to this proposed location, is one of the known Bayside "hot-spots" for calls for emergency service, which I don't need to remind you, has the disproportionately highest number of calls in the city.)

Again, I understand that you need to explore all possible options, but I hope that you recognize that Bayside is already doing much more than its fair share when it comes to housing the homeless.

Thank you,
Stephanie Scherer
Resident, Hanover Street

PS. One of the common arguments I've heard against having the shelter located in a particular neighborhood is that "very large" shelters should not be located in residential neighborhoods. I've never really bought that, as shelters are essentially residential housing. But if that is something that has swayed any members of the Council, I'd like to remind you that the current Oxford Street Shelter is in an incredibly residential part of Bayside, with houses all around it. And given the fact that there are no big box retailers or highways / major thoroughfares in the neighborhood, I'd argue that the OSS site is in even more residential than the Barron Center site. I just want to underscore this, as if you are going to let the argument that shelters don't belong in residential areas be disqualifier for potential locations in some neighborhoods, then again..... **Equity.** That needs to start being a disqualifier for all.

--
Jon P. Jennings
City Manager
City of Portland
389 Congress Street
Portland, ME 04101
(207) 874-8689 Office
jp@portlandmaine.gov
www.portlandmaine.gov

Jon Jennings <jp@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>, Kristen Dow <kjd@portlandmaine.gov>

Mon, Feb 25, 2019 at 6:32 AM

----- Forwarded message -----

From: **Maya Lena** <maya.j.lena@gmail.com>

Date: Sun, Feb 24, 2019 at 3:33 PM

Subject: Homeless Services Center

To: Jon Jennings <jj@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>, Belinda Ray <bray0002@maine.rr.com>, Brian Batson <bbatson@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, <nmm@portlandmaine.gov>, <jcosta@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, <kcook@portlandmaine.gov>, <jduson@portlandmaine.gov>
CC: <cityclerk@portlandmaine.gov>

Dear Councilors,

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I will be the first to admit that I had not been closely paying attention to the homelessness situation in Bayside until I received a phone call from City Manager Jon Jennings last June about the City's original proposal to relocate the shelter to Nason's Corner.

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Over the course of the past few months I have heard many compelling and fact-based arguments for why a large shelter situated away from downtown is NOT the best model. As this process has unfolded it has become more and more clear that the true need is not for more shelter beds, but for access to treatment, and access to housing. However, the HHS Committee and Council continue to push for a megashelter model.

I sat through the last shelter-focused HHS meeting and I was encouraged that multiple private partners are coming forward wanting to create more service locations in order to relieve some pressure from the existing city-run adult emergency shelter.

I also, however, feel that the City is struggling to find a suitable location for a large shelter. There just doesn't seem to be a place to put one that makes sense for both needing emergency shelter, and for the established neighborhoods of Portland where such shelters previously have not been permitted. Bayside "needing relief" is not reason enough to relocate the problem to another neighborhood. This would not be fair to anyone affected by this big change. The push to build a very large (150-200 bed) homeless services center is starting to feel like trying to fit a square peg into a round hole.

I would encourage the HHS Committee to reconsider the position they are presently in. I understand that a vote has been made to pursue the 150 bed model, but it does not mean that the City should continue to pursue this plan just because we are already at this stage. As I know you have heard from many Portland residents there is no model for a 150-200 bed shelter that has successfully integrated into a residential neighborhood. It baffles me that the Council is still pushing for this model without showing proven precedent as an example for what works. Why would Portland spend \$10 million on a project doomed to fail without any evidence suggesting otherwise?

I would strongly encourage you to put aside your current politics and to reflect deeply on the past 8 months of this process. This pause should enable you to consider if the current course is the best decision not just for the loudest voices or the deepest pockets, but for the entire City of Portland and everyone who resides here.

Maya Lena

Essex Street

[Quoted text hidden]

Katherine Jones <kj@portlandmaine.gov>

To: Adam Harr <ash@portlandmaine.gov>

Mon, Feb 25, 2019 at 11:24 AM

Katherine Jones, City Clerk, CCM, CMC,Registrar

City of Portland

389 Congress Street

Portland, ME 04101

(207) 874-8614

(207) 874-8612 Fax

----- Forwarded message -----

From: **City Clerk** <cityclerk@portlandmaine.gov>

Date: Mon, Feb 25, 2019 at 8:42 AM

Subject: Fwd: Homeless Services Center

To: Katherine Jones <kj@portlandmaine.gov>

Forwarded for your review

Donna

City Clerk's Office

389 Congress St. Rm. 203

Portland, ME 04101

P: 207-874-8610

F: 207-874-8612

[Quoted text hidden]

Dawn Stiles <dcs@portlandmaine.gov>

To: Adam Harr <ash@portlandmaine.gov>, "Dow, Kristen" <kjd@portlandmaine.gov>

Mon, Feb 25, 2019 at 12:37 PM

Public Comment

Director, Health & Human Services

City of Portland

389 Congress Street

Portland, Maine 04101

o 207.874.8775

c 207.956.3262

dcs@portlandmaine.gov

----- Forwarded message -----

From: **stephanie scherer** <stephanie.f.scherer@gmail.com>

Date: Sun, Feb 24, 2019 at 7:58 PM

Subject: Homeless Services Center

To: Jon Jennings <jj@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Nick Mavodones <nmm@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, <kcook@portlandmaine.gov>, jduson <jduson@portlandmaine.gov>, CC: <cityclerk@portlandmaine.gov>

[Quoted text hidden]

Katherine Jones <kj@portlandmaine.gov>

To: Adam Harr <ash@portlandmaine.gov>, Belinda Ray <bsr@portlandmaine.gov>

Tue, Feb 26, 2019 at 2:32 PM

I think this is the final one.

Kathy

Katherine Jones, City Clerk, CCM, CMC,Registrar

City of Portland

389 Congress Street

Portland, ME 04101

(207) 874-8614

(207) 874-8612 Fax

----- Forwarded message -----

From: **City Clerk** <cityclerk@portlandmaine.gov>

Date: Tue, Feb 26, 2019 at 2:00 PM

Subject: Fwd: Homeless Services Center

To: Katherine Jones <kj@portlandmaine.gov>

City Clerk's Office
389 Congress St. Rm. 203
Portland, ME 04101
P: 207-874-8610
F: 207-874-8612

[Quoted text hidden]

Fwd: Homeless Shelter siting

1 message

Katherine Jones <kj@portlandmaine.gov>

Mon, Mar 4, 2019 at 10:34 AM

To: Adam Harr <ash@portlandmaine.gov>, Belinda Ray <bsr@portlandmaine.gov>

Written testimony for the next HHS meeting.

Kathy
Katherine Jones, City Clerk, CCM, CMC, Registrar
City of Portland
[389 Congress Street](#)
[Portland, ME 04101](#)
(207) 874-8614
(207) 874-8612 Fax

----- Forwarded message -----

From: **City Clerk** <cityclerk@portlandmaine.gov>
Date: Mon, Mar 4, 2019 at 10:20 AM
Subject: Fwd: Homeless Shelter siting
To: Katherine Jones <kj@portlandmaine.gov>

Forwarded for your review.

Donna
City Clerk's Office
[389 Congress St. Rm. 203](#)
[Portland, ME 04101](#)
P: 207-874-8610
F: 207-874-8612

----- Forwarded message -----

From: **Maeve Pistrang** <maeve.pistrang@gmail.com>
Date: Mon, Mar 4, 2019 at 8:51 AM
Subject: Homeless Shelter siting
To: <estrimling@portlandmaine.gov>, <bsr@portlandmaine.gov>, <sthibodeau@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, <jcosta@portlandmaine.gov>, <kcook@portlandmaine.gov>, <pali@portlandmaine.gov>, <nmm@portlandmaine.gov>, <jduson@portlandmaine.gov>
Cc: <cityclerk@portlandmaine.gov>

I would like to share my concerns about the potential siting of a homeless shelter at County Way in the Libbytown neighborhood. Firstly, locating a homeless shelter next to a jail is extremely problematic. It sends the wrong message to the people being served and I believe it does not accurately reflect the values of our community. Additionally, the site reportedly is severely contaminated. What plans are there for remediation of the site to make it safe for people to stay there and for employees to be there every day?

Moreover, a 150-bed shelter does not seem to be appropriate for any neighborhood in Portland. Instead, the idea of multiple scattered shelters needs to be revisited so that the whole city can do its fair share in hosting services that can more easily integrate into neighborhoods.

The opportunity for public input has been woefully inadequate in this process thus far; a robust process that involves the public should be initiated immediately instead of a game of hot potato pitting neighborhoods against each other where the shelter lands in the most politically expedient location. The priority should be the best location and the best model of shelter for residents and the individuals being served. I am not convinced that plunking a huge shelter on a contaminated site next to a jail is the right answer at all.

Sincerely,
Maeve Pistrang
165 Bolton Street

--
Maeve W. Pistrang
maeve.pistrang@gmail.com

Fwd: New Homeless Shelter Site

1 message

Katherine Jones <kij@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Mon, Feb 25, 2019 at 11:25 AM

Katherine Jones, City Clerk, CCM, CMC, Registrar
City of Portland
389 Congress Street
Portland, ME 04101
(207) 874-8614
(207) 874-8612 Fax

----- Forwarded message -----
From: **City Clerk** <cityclerk@portlandmaine.gov>
Date: Mon, Feb 25, 2019 at 8:45 AM
Subject: Fwd: New Homeless Shelter Site
To: Katherine Jones <kij@portlandmaine.gov>

Forwarded for your review

Donna
City Clerk's Office
389 Congress St. Rm. 203
Portland, ME 04101
P: 207-874-8610
F: 207-874-8612

----- Forwarded message -----
From: **Dennis Ferrante** <daymaker.ferrante@gmail.com>
Date: Mon, Feb 25, 2019 at 12:35 AM
Subject: New Homeless Shelter Site
To: <cityclerk@portlandmaine.gov>

Dear City Clerk,

I wanted to write to you as a concerned Bayside resident and business owner with the upcoming site selection for a new homeless shelter. I noticed that 33 Portland Street parking lot was one of the 14 sites up for consideration. I'm surprised that the site is on the list for several reasons; the lot is very irregular, the space is at a busy intersection with close proximity to another homeless day shelter, teen shelter, also the Salvation Army Shelter and many single family homes and businesses. I was under the assumption the city was going to relocate the Oxford Street Shelter out of Bayside to alleviate the pressure of so many shelters in Bayside, and to build a larger more accommodating space to better serve the homeless population and help local residents and businesses alike.

I know the HHHS committee has been working hard and still has a lot of work ahead, however, I feel If the City Of Portland is to build a new updated homeless shelter to serve the homeless population of Portland better, 33 Portland Street would not be an appropriate choice, and most likely we would be in the same predicament we are in now.

I really hope the committee will do the right thing and make a decision to relocate the shelter in an area that is conducive for the type of facility needed.

Best Wishes,
Dennis Ferrante
9 Hanover Street
Portland, Maine 04101

Sent from my iPad

Fwd: Proposed use of County Way land

2 messages

Kristen Dow <kjd@portlandmaine.gov>
To: Jon Jennings <jj@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>, Jeff Levine <jlevine@portlandmaine.gov>

Thu, Mar 7, 2019 at 5:22 PM

----- Forwarded message -----

From: **Jennifer Packard** <jp@pkrealtymgmt.com>
Date: Thu, Mar 7, 2019 at 5:15 PM
Subject: Proposed use of County Way land
To: dcs@portlandmaine.gov <dcs@portlandmaine.gov>, KJD@portlandmaine.gov <KJD@portlandmaine.gov>

Dear Dawn and Kristen,

Our family is invested in this immediate neighborhood, owning [17 Westfield St](#), 1020 Congress and [1006 Congress St](#) properties. We have renovated what used to be a run-down industrial building at [17 Westfield](#), into the new home of 4 thriving businesses, Bunker Brewing, Xpress Copy, Architectural Salvage and Red Hook Design. We are in the process of renovating 1006 Congress (Located at the corner of Westfield and Congress Sts), adding 9 market rate residential units, a café with a market and storage space in the basement for our tenant at 17 Westfield, Xpress Copy. Paulin Tire is slated for cosmetic work and in the process of us making these improvements, our neighbor Fitzgerald Tile decided to follow our lead and renovated their building to its now classy state.

In the process of improving the properties on Westfield/Congress Streets, we also looked into developing the County Way property, which led us to a number of discussions with MDOT regarding the possibilities and restrictions of that site. The upshot of our discussions with MDOT led to the understanding that the site is under VRAP, initiated in 1950 and updated in 2005/2006 and that there are concerning environmental issues with the land, causing the DEP to declare several restrictions to uses permissible for this specific piece of land. You will find these conditions excerpted below, as well as listed in the attached document Declaration of Environmental Covenant.

We currently rent land from MDOT on the County Way Property for overflow parking on our sites. We have been informed by MDOT during the planning and execution of our upgrades to the parking area on the County Way property, that we are not to disturb any soil within the bounds of the mounded soil, which is surrounded by a soil screen runoff skirt and topped with what seem to be methane chimneys. MDOT confirmed in our interaction at the time that the soil was contaminated and under no circumstances was it to be uncapped or disturbed. In addition to this, we were required to heed the setback to the wetland on the site. We also were made aware that the site is under VRAP and there are clear restrictions on the deed pertaining to the land use, the documentation of which you will find attached.

During a recent meeting on the Portland Harbor Dredging Project, we were able to learn more about the challenge of dealing with contaminated dredge material, which forms part of the backfill on the county way site – To put it mildly, there is a hefty cost and a great deal of permitting involved in getting a site like this clean again. As far as we have been able to understand, the site was first a landfill, then contaminated dredge material was dumped there along with contaminated soil from the construction of the Fore River Parkway.

After sitting in on the recent meetings regarding the shelter, we have come to understand that there is a high priority set on keeping costs to a minimum and getting this shelter built as quickly as possible. We want to be sure that the city is aware of some of the restrictions which may require additional time and financial investment to bring any development to fruition on this site. At this stage it would be helpful to get the

We look forward to clarifying the environmental situation on this site and are happy to share any information we have with you.

With warm regards,

Jen Packard

CONDITIONS

1. The installation of groundwater extraction wells on the Protected Property is prohibited without the written permission of MaineDEP.
2. Future development of the Protected Property for residential purposes is prohibited.
3. Removal of cover systems over contaminated materials on the Protected Property is prohibited.

ADDITIONAL TERMS

- A. Liberal Construction. It is intended that this Declaration shall be construed liberally to protect the health and welfare of the public and the quality of the environment from the risk of adverse effects of exposure to hazardous substances.



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[Calendar](#)

New Search!

Current Owner Information:

CBL	076 A019001
Land Use Type	GOVERNMENTAL

0 OGDENSBURG ST
STATE OF MAINE
16 STATE HOUSE STATION
AUGUSTA ME 04333

Book and Page	18587/254
Legal Description	76-A-19 76-A-A-1 OGDENSBURG ST COUNTY WAY 1-21

Current Rental Registration

Acres 6.1461

Current Assessed Valuation:

TAX ACCT NO.	13917	OWNER OF RECORD AS OF APRIL 2018
LAND VALUE	\$604,100.00	STATE OF MAINE
BUILDING VALUE	\$0.00	16 STATE HOUSE STATION
STATE OF MAINE	(\$604,100.00)	AUGUSTA ME 04333
NET TAXABLE - REAL ESTATE	\$0.00	
TAX AMOUNT	\$0.00	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

Building Information:

Building 1

Sales Information:

Sale Date	Type	Price	Book/Page
12/20/2002	LAND + BUILDING	\$0.00	18587/254
10/4/1995	LAND + BUILDING	\$0.00	12148/146

New Search!

Site	Site Name	Address	Program	Status Date	Status
PORTLAND					
REM02024	ELDRIDGE LUMBER AND HARDWARE	165 PRESUMPSCOT STREET	VRAP	2/25/2015	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REM02318	EMERY WATERHOUSE	7 RAND ROAD	VRAP	6/27/2014	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REM02034	ENVIROLOGIX	500 RIVERSIDE INDUSTRIA	VRAP	10/13/2011	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REM01112	FAMILY WORKSHOP, INC.	207-217 CONGRESS ST.	VRAP	12/2/1995	REMEDY IN PLACE: CLOSED - NO (OR DE-MINIMIS) CONTAMINATION LEFT ON SITE
REM01521	FILL IT UP, PLEASE	1185 FOREST AVENUE	VRAP	2/18/2005	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REM01978	FJM LOT 2	201 FORE STREET	VRAP	6/9/2011	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REM00784	FORE RIVER TRANSPORTATION	OGDENSEBURG STREET	UNCONTROLLED SITES	1/1/1950	REMEDICATION STAGE - ONGOING
REM00784	FORE RIVER TRANSPORTATION	OGDENSEBURG STREET	VRAP	1/1/1950	REMEDICATION STAGE - ONGOING
REM01556	FOREST AVENUE MOBIL	518 FOREST AVENUE	VRAP	7/20/2005	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REM02458	FORMER CARQUEST	126 NORTH BOYD STREET	RCRA	11/22/2017	INVESTIGATION STAGE - NEED (AWAITING RESOURCES)
REM02458	FORMER CARQUEST	126 NORTH BOYD STREET	VRAP	11/22/2017	INVESTIGATION STAGE - NEED (AWAITING RESOURCES)
REM01361	FORMER FLEET CLUB		FEDERAL FACILITIES	1/1/1950	COMPLAINT INVESTIGATED - REVIEWING PRELIMINARY SITE INFORMATION
REM01113	FORMER HOLDEN COMPANY	75 BISHOP STREET	VRAP	8/12/1994	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REM01612	FORMER STEECO BUILDING	48 BROADBENT STREET	VRAP	6/17/2005	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS

2 attachments



 Declaration of Env Covenants Book 23747;pg28[3].pdf
187K



 Release Deed 18587; page254[1].pdf
273K

Adam Harr <ash@portlandmaine.gov>
Draft To: Kristen Dow <kjd@portlandmaine.gov>

Mon, Mar 25, 2019 at 4:49 PM

Adam Harr
Executive Assistant
Social Services Division
Health & Human Services Department
City of Portland
196 Lancaster Street
Portland, ME 04101
o: (207) 482-5144
f: (207) 775-7918
ash@portlandmaine.gov

[Quoted text hidden]

Fwd: Riverside Industrial Parkway

1 message

Kristen Dow <kjd@portlandmaine.gov>

Wed, Mar 6, 2019 at 8:04 PM

To: Adam Harr <ash@portlandmaine.gov>, Jon Jennings <jpj@portlandmaine.gov>

Public comment.

----- Forwarded message -----

From: **Bridget Rauscher** <bnevers@portlandmaine.gov>

Date: Wed, Mar 6, 2019 at 6:46 PM

Subject: Fwd: Riverside Industrial Parkway

To: Kristen Dow <kjd@portlandmaine.gov>

Forwarding an email I just received.

Thanks,

Bridget

----- Forwarded message -----

From: **Patricia Nealand** <patricianealand@gmail.com>

Date: Wed, Mar 6, 2019 at 6:31 PM

Subject: Riverside Industrial Parkway

To: <bridget.rauscher@portlandmaine.gov>

I have lived in the Riverton neighborhood for 59 of my 59 years. I was born at Mercy Hospital . I went to the old Reed School on Homestead Avenue and my daughter who is now 32 went to Riverton School Which is less than a mile or two from where you proposed to put the city's homeless shelter. Please reconsider and put it down where the jails are where the police are where they won't be the residents of Riverton Portland ... Please Please Please and Thank You

--

Bridget K Rauscher, PPS
Chronic Disease Prevention Program
Portland Public Health Division
389 Congress Street
Portland, ME 04101
ph (207)874-8798 / fax (207)874-8913



Image result for PHAB logo

Kristen Dow
Portland Public Health & Human Services
389 Congress Street
Portland, ME 04101
207-874-8634

Fwd: Shelter locations

1 message

Dawn Stiles <dcs@portlandmaine.gov>

Thu, Mar 7, 2019 at 11:11 AM

To: Adam Harr <ash@portlandmaine.gov>, "Dow, Kristen" <kjd@portlandmaine.gov>

Public Comment

Director, Health & Human Services

City of Portland

389 Congress Street

Portland, Maine 04101

o 207.874.8775

c 207.956.3262

dcs@portlandmaine.gov

----- Forwarded message -----

From: **Kate** <katesreilly@earthlink.net>

Date: Thu, Mar 7, 2019 at 10:10 AM

Subject: Shelter locations

To: <dcs@portlandmaine.gov>

Dear Ms. Stiles, I am writing to add my voice to a number of others concerned about the potential of locating the new shelter in Libbytown near the County jail. This site has many problems and I am not sure how it made it through the first steps of the process. I am in favor of several smaller sites scattered around the city. Thank you.

Kate Reilly

31 Pine Street, Portland, ME 04102

203-554-2119 (Cell)

katesreilly@earthlink.net

Fwd: shelter

1 message

Jon Jennings <jpj@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>, Kristen Dow <kjd@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>

Mon, Mar 4, 2019 at 3:15 PM

----- Forwarded message -----

From: **Raymond Jos Di Donato, Sr.** <kdidonato@aol.com>
Date: Mon, Mar 4, 2019 at 1:33 PM
Subject: shelter
To: <jpj@portlandmaine.gov>
Cc: <kcook@portlandmaine.gov>, <bsr@portlandmaine.gov>, <sthibodeau@portlandmaine.gov>

I am writing about the County Way location for the shelter. I really would like to reconsider this .location. I can not think of any neighborhood in Portland that could handle this large shelter. I really feel this belongs downtown and that you should reconsider the middle st location. I feel it would be a much better site. We already have the Florence House, Logan place in our neighborhood. Plus some of the land near County Way has contaminated landfill, a big expense. Count Way was at the bottom of the list for long time, how is it suddenly at top of list. it did not meet your criteria for the original list. I feel you are moving too fast to use this site without a real plan. Please reconsider this site. I feel like you do not consider Libbytown a real "neighborhood" but we are so please reconsider this idea. Thank you Mary Didonato

--
Jon P. Jennings
City Manager
City of Portland
389 Congress Street
Portland, ME 04101
(207) 874-8689 Office
(207) 874-8669 Fax
jjp@portlandmaine.gov
www.portlandmaine.gov
Twitter: @portlandmanager

Fwd: Site of Homeless Service Center

1 message

Katherine Jones <kj@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Mon, Feb 25, 2019 at 11:23 AM

Adam I will be sending a long several written testimonies from constituents regarding the Shelter from the City Clerk's office. City Manager asked that I send them to you for the record.

Thank you
Kathy
Katherine Jones, City Clerk, CCM, CMC, Registrar
City of Portland
389 Congress Street
Portland, ME 04101
(207) 874-8614
(207) 874-8612 Fax

----- Forwarded message -----

From: **City Clerk** <cityclerk@portlandmaine.gov>
Date: Mon, Feb 25, 2019 at 8:45 AM
Subject: Fwd: Site of Homeless Service Center
To: Katherine Jones <kj@portlandmaine.gov>

Forwarded for your review

Donna
City Clerk's Office
389 Congress St, Rm. 203
Portland, ME 04101
P: 207-874-8610
F: 207-874-8612

----- Forwarded message -----

From: **Jim Hall** <mjimhall@gmail.com>
Date: Sun, Feb 24, 2019 at 9:43 PM
Subject: Site of Homeless Service Center
To: Belinda Ray <bsr@portlandmaine.gov>, <pali@portlandmaine.gov>, <bbatson@portlandmaine.gov>
Cc: <jduson@portlandmaine.gov>, <sthibodeau@portlandmaine.gov>, <kcook@portlandmaine.gov>, <nmm@portlandmaine.gov>, <jcosta@portlandmaine.gov>, <estrimling@portlandmaine.gov>, <cityclerk@portlandmaine.gov>

To members of HHS Committee and City Council,

I appreciate your continued efforts to inch ever closer toward taking actual action that may eventually provide adequate services for the homeless. I do wish the process could be a bit more efficient, but I guess that's not how the sausage gets made. This is an opportunity to improve how we support those in need, protect the most vulnerable among us, as well as buffer their neighbors from the same bad actors who would prey on them.

I have to admit I was ashamed of the uncivil discourse in our city that derailed the initial proposal (which I still feel had merit). The current process does appear to be narrowing down options again, and hopefully the delays will pay off with the council better able to defend its choice, which will inevitably not please every constituent.

I'm somewhat concerned about the smaller sites that are still on the truncated list – 33 Portland St. and 83 Middle St. in particular don't appear to fit the model the council has already decided to pursue. For other reasons I also believe it would be an *extremely* poor decision to consider transplanting the new center a few blocks from the current mess. The low barre on standards of behavior that was allowed to become status quo on the streets of Bayside can only be interrupted with a fresh start. I know not everyone agrees, but my personal opinion is that a shelter that's out of the fray would be much better able to help those who are trying to improve their lives.

I definitely support the partnership model that has allowed the city to reduce its plan to 150 beds, but given the long standing problems with overflow at the current shelter, any additional attenuation to fit a tiny land site just wouldn't make sense. Room for the proposed embedded services is an absolute must, and the architectural considerations for line-of-sight, a campus with contained open space, etc etc all recommend a larger block of land. And if there were still an option that's already in the city's possession, so much the better for taxpayers.

Sincerely,
Jim Hall

Fwd: Subcommittee Meeting Followup: Wetlands at County Way

1 message

Kristen Dow <kjd@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Wed, Mar 20, 2019 at 8:53 AM

Public comment

----- Forwarded message -----

From: **Brett Gabor** <brett.gabor@gmail.com>
Date: Tue, Mar 19, 2019 at 7:26 PM
Subject: Subcommittee Meeting Followup: Wetlands at County Way
To: Jeff Levine <jlevine@portlandmaine.gov>, <kjd@portlandmaine.gov>
Cc: Pious Ali At Large <pali@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Belinda Ray <bsr@portlandmaine.gov>

Hello Jeff,

I wanted to follow up after observing tonight's HHS committee meeting. I noticed you referred to "topographical" features at County Way, but seemed unsure what was actually there at the site. I wanted to let you know that these are a creek and two ponds containing standing water year-round. You were pointing on the map at one pond in particular; the second pond is slightly to the south-west of where you were pointing, on the other side of the walking trail.

I've attached a boundary survey conducted of the County Way lot, a copy of which I received from the Department of Transportation. It shows two "areas of delineated wetlands" on at the site.

The boundary survey contains a lot of information about the land in addition to marking the wetlands, so perhaps it could be included in the next committee hearing packet.

Best,
Brett Gabor
40 Frederic Street

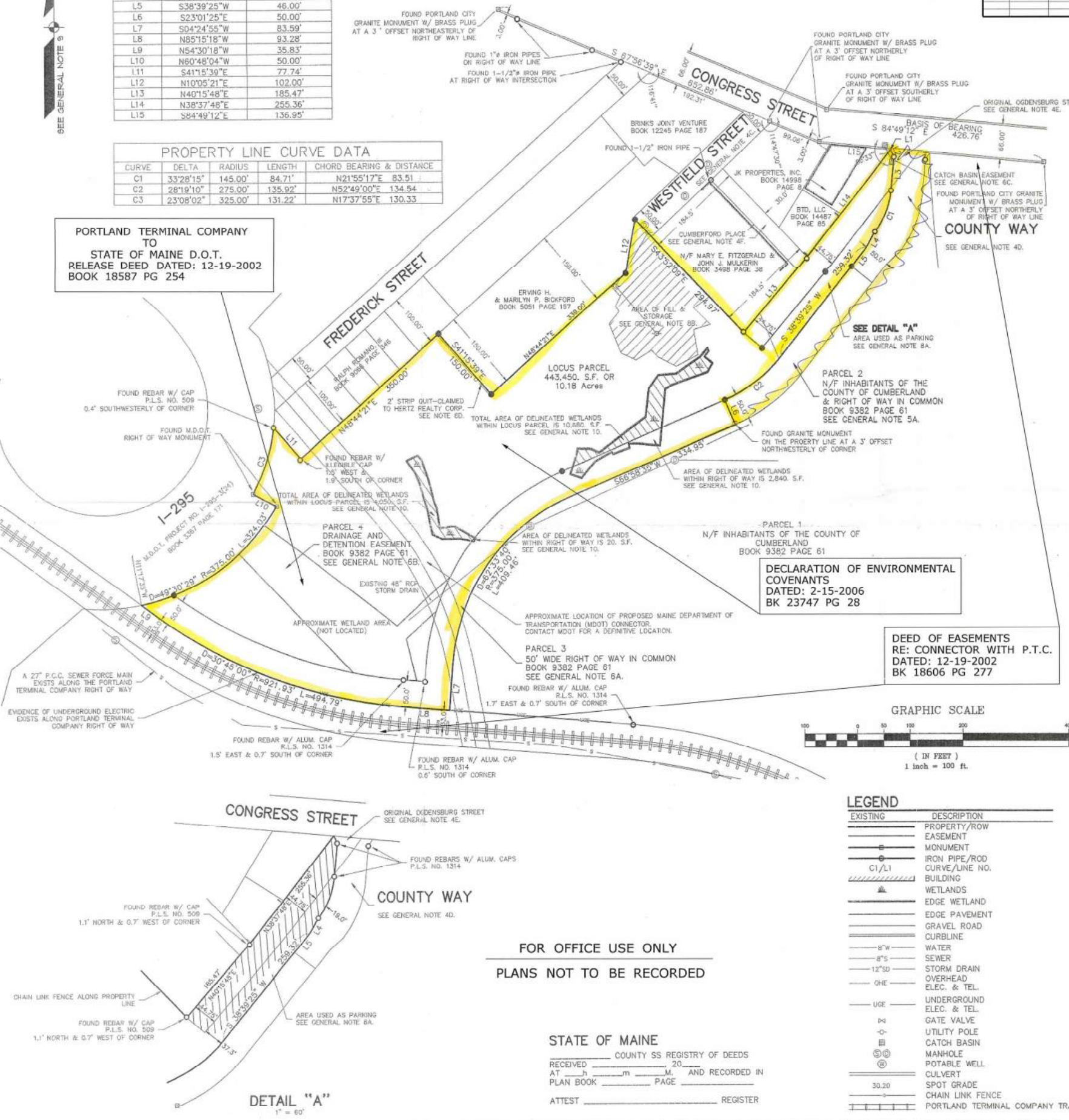
 **CountyWayBoundarySurvey.pdf**
667K

FIGURE 3 - BOUNDARY SURVEY

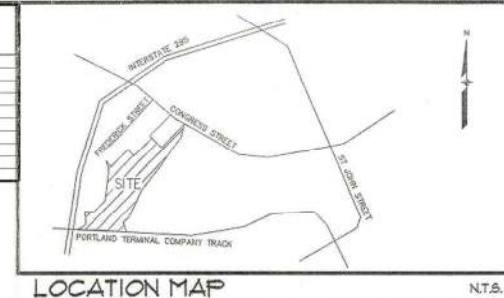
PROPERTY LINE DATA		
LINE	BEARING	LENGTH
L1	S84°49'12"E	0.42'
L2	S23°51'15"E	14.86'
L3	S05°11'10"W	62.38'
L4	S29°52'45"W	32.77'
L5	S38°39'25"W	46.00'
L6	S23°01'25"E	50.00'
L7	S04°24'55"W	83.59'
L8	N85°15'18"W	93.28'
L9	N54°30'18"W	35.83'
L10	N60°48'04"W	50.00'
L11	S41°15'39"E	77.74'
L12	N10°05'21"E	102.00'
L13	N40°15'48"E	185.47'
L14	N38°37'48"E	255.36'
L15	S84°49'12"E	136.95'

PROPERTY LINE CURVE DATA				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C1	33°28'15"	145.00'	84.71'	N21°55'17"E 83.51'
C2	28°19'10"	275.00'	135.92'	N52°49'00"E 134.54'
C3	23°08'02"	325.00'	131.22'	N17°37'55"E 130.33'

PORTLAND TERMINAL COMPANY
TO
STATE OF MAINE D.O.T.
RELEASE DEED DATED: 12-19-2002
BOOK 18587 PG 254



REVISIONS		
NO.	DATE	DESCRIPTION
1	8-16-10	ADDED NEW AGREEMENTS AND FILE NO. ON PLAN
		BY R.R.G.



GENERAL NOTES:

- CURRENT RECORD OWNER OF THE LOCUS PROPERTY IS THE PORTLAND TERMINAL COMPANY BY QUIT-CLAIM DEED RECORDED ON OCTOBER 25, 1911 IN BOOK 881 AT PAGE 318 OF THE CUMBERLAND COUNTY REGISTRY OF DEEDS FROM THE MAINE CENTRAL RAILROAD COMPANY. REFERENCE IS MADE TO THE FOLLOWING THREE DOCUMENTS RECORDED WITH THE CUMBERLAND COUNTY REGISTRY OF DEEDS:
 - PORTLAND TERMINAL COMPANY TO MAINE CENTRAL TRANSPORTATION BY DEED RECORDED ON SEPTEMBER 28, 1948 IN BOOK 1932 AT PAGE 21.
 - PORTLAND TERMINAL COMPANY TO INHABITANTS OF THE COUNTY OF CUMBERLAND BY RELEASE DEED RECORDED ON NOVEMBER 13, 1990 IN BOOK 9382 AT PAGE 61.
- THE PROPERTY IS DEPICTED ON THE CITY OF PORTLAND'S TAX MAP 76A AS LOT 19.
- PLAN REFERENCES:
 - PLAN OF A RECORDING PLAT PREPARED FOR CUMBERLAND COUNTY COMMISSIONERS DATED DECEMBER 12, 1991 BY STEVENS MORTON ROSE & THOMPSON AND RECORDED IN PLAN BOOK 191 AT PAGE 200 OF THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
 - PLAN OF PROPERTY PREPARED FOR PORTLAND CARGO ASSOCIATES, DATED MAY 6, 1987 BY H.I. AND E.C. JORDAN AND ON FILE WITH OWEN HASKELL, INC.
 - PLAN OF RIGHT OF WAY AND TRACK MAP OF PORTLAND TERMINAL BY PORTLAND TERMINAL COMPANY, DATED JUNE 30, 1916, REVISED MARCH 1954 AND ON FILE WITH THE PORTLAND TERMINAL COMPANY.
 - PLAN OF AN H.I. AND E.C. JORDAN WORKSHEET OF THE INTERSECTIONS CONGRESS WITH FREDERICK, WESTFIELD, AND OGDENSBURG STREETS DATED THROUGH 1930 AND ON FILE WITH OWEN HASKELL, INC.
- STREET REFERENCES:
 - INTERSTATE 295 IS A PUBLIC RIGHT OF WAY OF VARIOUS WIDTH AS SHOWN ON THE PLANS BY MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, PROJECT NO. 1-295-3(24) DATED MAY 1967 AS SHOWN ON SHEETS 39, 45-47 AND ON FILE WITH THE MAINE DEPARTMENT OF TRANSPORTATION.
 - CONGRESS STREET IS A 66 FOOT WIDE PUBLIC RIGHT OF WAY AS SHOWN ON THE CITY OF PORTLAND ENGINEERING DEPARTMENT BLUE SHEETS 1, 2, & 3.
 - WESTFIELD STREET IS A 50 FOOT WIDE PUBLIC RIGHT OF WAY AS DESCRIBED IN BOOK 69 AT PAGE 108 OF THE RECORDS OF THE CITY OF PORTLAND AND ACCEPTED BY THE CITY OF PORTLAND ON SEPTEMBER 20, 1948 IN AN ORDER RECORDED IN BOOK TO BE DETERMINED AT PAGE 156 OF SAID CITY OF PORTLAND RECORDS.
 - COUNTY WAY OR NEW OGDENSBURG STREET IS A PUBLIC RIGHT OF WAY OF VARIOUS WIDTH AS DESCRIBED BOOK 12148 AT PAGE 146 OF THE CUMBERLAND COUNTY REGISTRY OF DEEDS AND ACCEPTED BY THE CITY OF PORTLAND BY BOOK AND PAGE TO BE DETERMINED.
- PRIVATE RIGHTS OF WAY
 - THE ORIGINAL OGDENSBURG STREET IS A 44.75 FOOT WIDE PRIVATE RIGHT OF WAY IN COMMON APPURTENANT TO THE ADJOINING PROPERTY LYING NORTHWESTERLY OF SAID ORIGINAL OGDENSBURG STREET AND SOUTHEASTERLY OF WESTFIELD STREET AS DESCRIBED IN BOOK 519 AT PAGE 478 OF THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
 - CUMBERFORD PLACE IS A 30 FOOT WIDE PRIVATE RIGHT OF WAY IN COMMON APPURTENANT TO THE ADJOINING PROPERTY LYING NORTHWESTERLY OF SAID ORIGINAL OGDENSBURG STREET AND SOUTHEASTERLY OF WESTFIELD STREET AS DESCRIBED IN BOOK 638 AT PAGE 273 OF THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

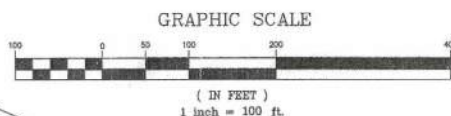
- ALL MONUMENTATION SHOWN ON THE CITY OF PORTLAND BLUE SHEETS IS USED TO CONTROL THE LOCATION OF CONGRESS, FREDERICK, WESTFIELD, AND OGDENSBURG STREETS.
- TOGETHER WITH:
 - A RIGHT OF WAY IN COMMON RESERVED TO PORTLAND TERMINAL COMPANY AND ITS SUCCESSORS AND ASSIGNS DESCRIBED AS PARCEL 2 IN BOOK 9382 AT PAGE 61 OF THE CUMBERLAND COUNTY REGISTRY OF DEEDS AND SHOWN HEREON. SAID PARCEL 2 BENEFITS THE LOCUS PROPERTY FOR ACCESS AND EGRESS TO OTHER LAND OF SAID PORTLAND TERMINAL CO. AS IF THE ABOVE PREMISES WERE AN ACCEPTED CITY STREET, INCLUDING THE RIGHT TO INSTALL UTILITIES OVER, IN, UNDER OR THROUGH SAID PREMISES BUT WITH THE CONDITION TO RESTORE SAID STREET THEREAFTER, EXCEPT TO THE EXTENT THAT A PORTION OF SAID PREMISES MAY BE STILL A CITY STREET KNOWN AS OGDENSBURG STREET.

- SUBJECT TO:
 - A RIGHT OF WAY IN COMMON WITH OTHERS FOR VEHICULAR ACCESS AND EGRESS AND SURFACE AND STORM WATER DRAINAGE OVER THE SOUTHERLY AND SOUTHEASTERLY PORTIONS OF THE LOCUS PROPERTY DESCRIBED AS PARCEL 3 IN BOOK 9382 AT PAGE 61 OF THE CUMBERLAND COUNTY REGISTRY OF DEEDS AND SHOWN HEREON. SAID RIGHT OF WAY IN COMMON IS FURTHER DESCRIBED SAID BOOK 9382 AT PAGE 61 AS MEANING AND INTENDING TO CONVEY AND HEREBY CONVEYING A RIGHT OF WAY OVER AN EXTENSION OF OGDENSBURG STREET ALONG WITH AN EASEMENT RUNNING NORTHWESTERLY FROM THE TERMINUS OF OGDENSBURG STREET DESCRIBED EXTENDED TO LAND OF THE STATE OF MAINE DEPARTMENT OF TRANSPORTATION AT THE SOUTHWESTERLY END OF FREDERICK STREET TO BE USED FOR VEHICULAR ACCESS AND EGRESS TO PARCELS 1 AND 2 DESCRIBED ABOVE, AND PARCEL 4 DESCRIBED HEREINAFTER, INCLUDING THE RIGHT TO CONSTRUCT AND MAINTAIN A SURFACE AND STORM WATER DRAINAGE SYSTEM.
 - A NON-EXCLUSIVE EASEMENT FOR SURFACE AND STORM WATER DRAINAGE AND DETENTION DESCRIBED AS PARCEL 4 IN BOOK 9382 AT PAGE 61 OF THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
 - AN EASEMENT GRANTED TO THE INHABITANTS OF THE COUNTY OF CUMBERLAND OF UNSPECIFIED SIZE TO INSTALL A CATCH BASIN AND ASSOCIATED FIXTURES DESCRIBED IN BOOK 11233 AT PAGE OF THE CUMBERLAND COUNTY REGISTRY OF DEEDS AND SHOWN HEREON. THE UNDERLYING PROPERTY GRANTED BY THIS EASEMENT DEED WERE NOT HELD IN FEE BY THE GRANTOR.
 - A CHAIN LINK FENCE LIES APPROXIMATELY 2 FEET SOUTHWESTERLY OF A LINE COMMON TO LOCUS PROPERTY AND THE SOUTHWESTERLY LINE OF THE PROPERTY NOW OR FORMERLY OF ERVING H. & MARILYN P. BICKFORD. A QUIT-CLAIM DEED FROM THE HENLEY-KIMBALL COMPANY TO HERTZ REALTY CORPORATION RECORDED ON NOVEMBER 3, 1972 IN BOOK 3321 AT PAGE 126 OF THE CUMBERLAND COUNTY REGISTRY OF DEEDS DESCRIBES THIS FENCE AND CORRESPONDING 2 FOOT OVERLAP OVER THE LENGTH OF THIS LINE. NO FURTHER CONVEYANCE OF THIS STRIP WAS FOUND AND THERE IS A QUESTION AS TO THE RIGHT BY HENLEY-KIMBALL COMPANY TO CONVEY IN THE FIRST PLACE. AN ADVERSE CLAIM TO THE 2 FOOT WIDE STRIP MAY EXIST.

- THE FOLLOWING RESERVATIONS, CONDITIONS, COVENANTS AND AGREEMENTS DESCRIBED BY RELEASE DEED FROM PORTLAND TERMINAL COMPANY TO THE INHABITANTS OF THE COUNTY OF CUMBERLAND, STATE OF MAINE IN BOOK 9382 AT PAGE OF THE CUMBERLAND COUNTY REGISTRY OF DEEDS ARE TO RUN WITH THE LAND AND BE BINDING FOREVER.
- ITEM 3: GRANTEE HEREBY ASSUMES ANY AND ALL AGREEMENTS, COVENANTS, OBLIGATIONS AND LIABILITIES OF THE GRANTOR IN RESPECT TO ANY UNDERGROUND FACILITIES, DRAINAGE CULVERTS, WALLS, CROSSINGS AND/OR OTHER STRUCTURES OF ANY NATURE AND DESCRIPTION LOCATED IN WHOLE OR IN PART WITHIN THE PREMISES
 - ITEM 4: GRANTEE WILL HOLD HARMLESS THE GRANTOR FOR HAZARDOUS MATERIALS THAT MAY EXIST ON THE PREMISES AND DAMAGE THAT MAY RESULT DUE TO SAID HAZARDOUS MATERIALS.
 - ITEM 5: GRANTEE AGREES TO BUILD OR HAVE BUILT AND FOREVER MAINTAIN FENCES ALONG THE BOUNDARY OF THE PREMISES WHICH ARE COMMON TO REMAINING LAND OR LOCATION OF THE GRANTOR IN ORDER TO PREVENT ENCROACHMENTS OR UNAUTHORIZED ENTRY.
 - ITEM 7: THE GRANTEE AGREES TO MAKE NO USE OF THE PREMISES THAT WILL INCREASES OR DECREASES DRAINAGE TO, FROM, UPON OR IN ANY REMAINING LAND OF THE GRANTOR.
- SEBAGO TECHNICS, INC. SUGGESTS THAT LEGAL COUNSEL BE SOUGHT TO VERIFY MATTERS PERTAINING TO RIGHTS AND TITLE PERTINENT TO THE LOCUS PROPERTY.
 - A) THE MOST NORTHERLY PORTION OF THE LOCUS ALONG THE ORIGINAL OGDENSBURG STREET IS BEING USED AS VEHICULAR PARKING BY THE OCCUPANTS OF THE PROPERTY LYING NORTHWESTERLY OF SAID ORIGINAL OGDENSBURG STREET.
 - A) A PORTION OF THE LOCUS PROPERTY ADJOINING THE PROPERTY NOW OR FORMERLY OWNED BY ERVING H. & MARILYN P. BICKFORD HAS BEEN FILLED WITH CONSTRUCTION DEBRIS AND IS BEING USED AS AN STORAGE AREA BY THE OCCUPANTS OF SAID BICKFORD PROPERTY.
 - THE BASIS OF BEARING FOR THE SURVEY SHOWN HEREON IS SOUTH 84°49'12" EAST BETWEEN THE PORTLAND CITY MONUMENTS ALONG THE SOUTHERLY SIDE OF CONGRESS STREET PER THE PLAN OF A RECORDING PLAT PREPARED FOR CUMBERLAND COUNTY COMMISSIONERS DATED DECEMBER 12, 1991 BY STEVENS MORTON ROSE & THOMPSON AND RECORDED IN PLAN BOOK 191 AT PAGE 200 OF THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
 - WETLANDS DELINEATED HEREON WERE DELINEATED BY OTHERS AND HAVE BEEN VERIFIED BY SEBAGO TECHNICS, INC. USING THE 1987 ARMY CORPS OF ENGINEERS MANUAL FOR DELINEATING JURISDICTIONAL WETLANDS.

DECLARATION OF ENVIRONMENTAL COVENANTS
DATED: 2-15-2006
BK 23747 PG 28

DEED OF EASEMENTS
RE: CONNECTOR WITH P.T.C.
DATED: 12-19-2002
BK 18606 PG 277



LEGEND

EXISTING	DESCRIPTION
—	PROPERTY/ROW
—	EASEMENT
—	MONUMENT
—	IRON PIPE/ROD
—	CURVE/LINE NO.
—	BUILDING
—	WETLANDS
—	EDGE WETLAND
—	EDGE PAVEMENT
—	GRAVEL ROAD
—	CURBLINE
—	WATER
—	SEWER
—	STORM DRAIN
—	OVERHEAD
—	ELEC. & TEL.
—	UNDERGROUND
—	ELEC. & TEL.
—	GATE VALVE
—	UTILITY POLE
—	CATCH BASIN
—	MANHOLE
—	POTABLE WELL
—	CULVERT
—	SPOT GRADE
—	CHAIN LINK FENCE
—	PORTLAND TERMINAL COMPANY TRACK

FOR OFFICE USE ONLY
PLANS NOT TO BE RECORDED

STATE OF MAINE

COUNTY SS REGISTRY OF DEEDS
RECEIVED _____ 20____
AT _____ m _____ AND RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST _____ REGISTER

DETAIL "A"
1" = 60'

9/10/02

14044.00
14044.01
2200.14
7,8,9

NO.	DATE	DESCRIPTION	BY
1	8-16-10	ADDED NEW AGREEMENTS AND FILE NO. ON PLAN	R.R.G.

Sebago Technics
Engineering Expertise You Can Build On
One Concord Street
Portland, ME 04103
Tel: (207) 866-0277

BOUNDARY SURVEY
OF: PORTLAND TERMINAL Co. PROPERTY
COUNTY WAY
PORTLAND, MAINE
FOR: PORTLAND TERMINAL COMPANY
IRON HORSE PARK
NORTH BILLERICA, MA 01862
DATE: 05/20/02
SCALE: 1"=100'
SHEET 1 OF 1

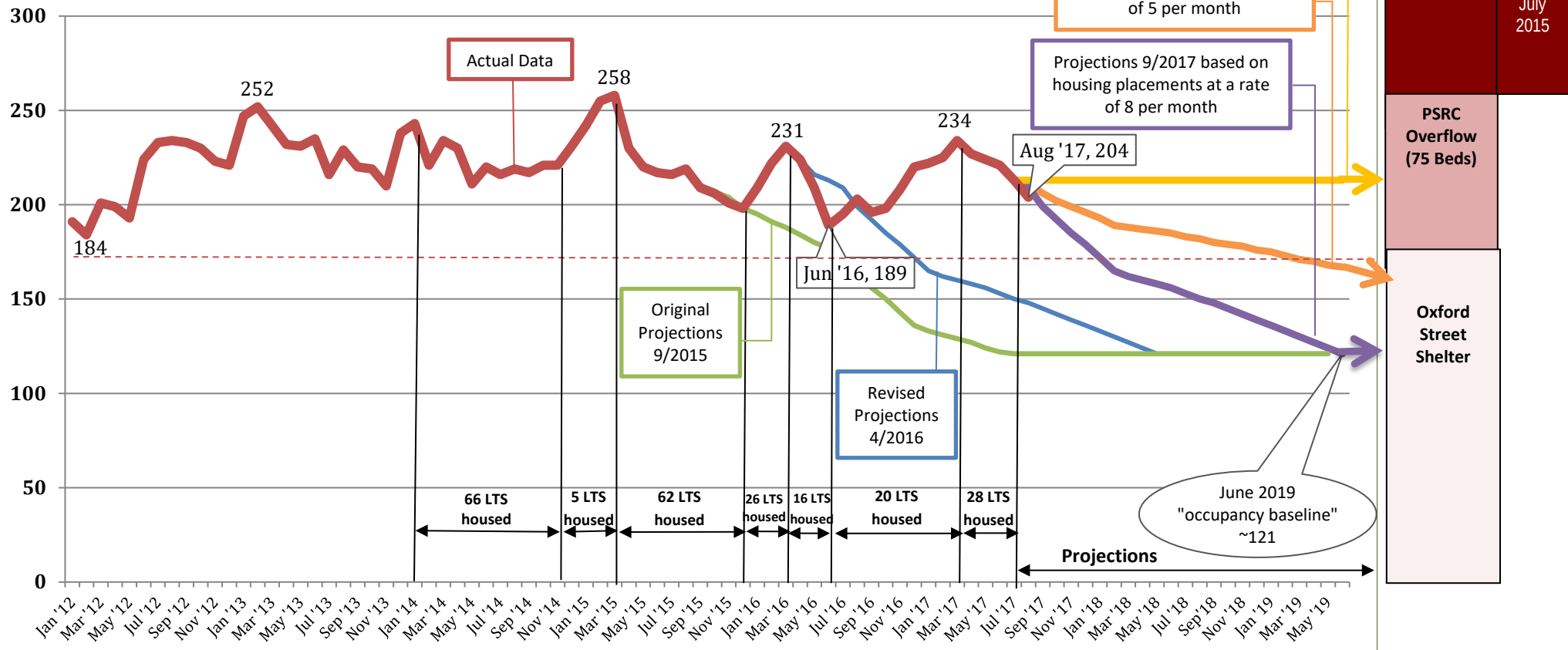
D.O.T. FILE NO. 3-483B

CITY OF PORTLAND
HEALTH & HUMAN SERVICES DEPARTMENT
SOCIAL SERVICES DIVISION

OXFORD STREET SHELTER & COMMUNITY OVERFLOW

Average Number of Individuals Served On Any Given Night - Per Month

January 2012 - June 2019



- There is a historical trend of numbers spiking in March for the past four years, and then beginning to decline, as people outside came in for the heart of the winter.
- These increases coincide with a concerted effort to encourage people who had been sleeping outside to instead utilize the shelter. Additionally, Oxford Street Shelter staff lifted numerous restrictions to ensure that people had access to warm, safe shelter, inside away from the elements. These increases also coincide with lower than normal housing placements, in part due to difficulties accessing BRAP and other rental subsidies.
- In general, decreases coincide with a larger number of LTS being housed each month.



Specialty Mental Health Residential Treatment Program

November 16, 2018

~ DRAFT ~

About The Opportunity Alliance

The Opportunity Alliance (TOA) is a dynamic, results-focused community action agency working to improve the lives of over 20,000 individuals facing barriers. With over 50 years of experience, TOA draws from a comprehensive set of programs which address issues such as mental health, substance use, homelessness, lack of basic needs, and access to community supports. Through an extensive array of services, TOA provides opportunities for individuals to stabilize fragile situations and then works with them to achieve self-sufficiency. TOA is client-focused with extensive experience working with different populations including individuals living with co-occurring disorders as well as homeless youth, adults, and young parents. TOA has recently been re-accredited by the Council on Accreditation through a process involving a detailed review and analysis of an organization's administration, management, and service delivery functions against international standards of best practice. The standards driving accreditation ensure that services are well-coordinated, culturally competent, evidence-based, outcomes-oriented, and provided by a skilled and supported workforce.

Proposed Service Model

TOA's Specialty Mental Health Residential Treatment Program, with a capacity of 15 residents, will provide trauma informed treatment and support services to homeless adults living with a major mental illness and who may also have a substance use disorder. To achieve recovery, these individuals require a safe, supportive residence while permanent housing and linkage to community resources are established. The program staff will work closely with the City of Portland shelter staff to identify individuals who may benefit from TOA's Specialty Mental Health Residential Treatment Program.

The program will work to address the complex needs of the clients, utilizing an integrated, individualized, and client centered approach, 24 hours/day by staff trained in trauma informed care, crisis intervention, and mental health and substance use treatment. Staff will work with client in the ongoing development of coping skills and the identification of behaviors which contribute to homelessness. To help individuals stabilize and develop goals that will move them toward the most independent, supportive, permanent living situation possible, staff and clients will work together to develop individual care plans.

Program services and strategies will include:

1. Outreach services;
2. Supportive and supervisory services in a residential setting;
3. Ongoing care coordination;
4. Mental health and substance use treatment;
5. The development of independent living skills and a permanent housing plan; and
6. Referrals to community resources (e.g. primary care, mental health and substance use services, peer recovery programs, support groups, educational and employment resources, etc.).

PROPOSED BUDGET FOR HOMELESS SERVICE CENTER

OXFORD STREET	ESTIMATED NEW		ESTIMATED	
		200 BED SHELTER	5 FACILITY	5 FACILITY START
FY 19 Budget	200 BED SHELTER	START UP COSTS	(40 BED PER)	UP COSTS

EXPENDITURES					
Personnel	2,306,881	2,053,066		5,384,517	
Benefits (35%)	663,206	640,603		1,839,779	
Temporary Help		10,000		10,000	
Security Guards	140,434	110,592		552,959	
Administrative Services	4,000	4,000		4,000	
Client Supplies	65,950	65,950		65,950	
Client Transportation	10,000	20,000		20,000	
Contractual Services	165,602	71,876		122,540	
Land/Building Rent	159,162	391,751		486,328	
Supplies (Computers, Defib, etc.)	129,200	129,200		129,200	
Utilities	44,988	110,730		137,500	
Telephone/Cellular Phone	1,800	1,800		3,600	
Maintenance & Repairs	68,946	84,850		210,668	
Minor Equipment/Furniture	3,500	0	88,779	15,000	206,365
Copier Lease	2,365	2,365		11,825	
Office Supplies	12,000	12,000		12,000	
Vehicle			35,000		35,000
Food Service Expense		995,533	87,094	1,216,663	232,210
TOTAL EXPENDITURES	3,778,034	4,704,315	210,873	10,222,530	473,575

See personnel detail

Jesuit Volunteer

Full time FTE were hired to replace contractual services

FY19 Budget

FY19 Budget

Assumes higher cost of transportation due to location(s)

FY19 Budget (less Preble + increase for larger or 5 facilities)

One facility includes 22,152 square feet @\$17.68/sf

Five facility includes four 5,000 sf and one 7,500 sf at \$17.68/sf

FY19 Budget

Based on price per square foot

Increased due to multiple facilities

Based on price per square foot (reduced for one facility being a new building)

Included in Start up (small additional amount for replacement for 5 facilities)

One per facility

FY19 Budget

PERSONNEL

	FY19 Budget OXFORD STREET			ESTIMATED NEW 200 BED SHELTER			ESTIMATED 5 FACILITY	
	FTE	SALARY	COST	FTE	SALARY	COST		
Director	1	\$64,358	\$64,358	1	\$67,880	\$67,880	1	\$67,880
Program Coordinator	2	\$55,486	\$110,971	2	\$58,260	\$116,521	3	\$174,781
Administrative Assistant	1	\$35,038	\$35,038	1	\$36,790	\$36,790	2.5	\$91,975
Shelter Attendants	20.9	\$37,419	\$782,050	16	\$39,290	\$628,633	60	\$2,357,376
Sr. HSC (Attendant Supervision)	5	\$51,501	\$257,507	5	\$54,076	\$270,382	20	\$1,081,529
Human Services Councilors	9	\$43,314	\$389,824	9	\$45,479	\$409,315	12	\$545,754
Human Service Specialist	1.4	\$40,425	\$56,595	1.5	\$42,446	\$63,669	1.5	\$63,669
Facilities Manager	0	\$0	\$0	0	\$0	\$0	0	\$0
Maintenance Worker	3	\$42,445	\$127,335	2	\$44,567	\$89,135	3	\$133,702
Custodial Worker	2	\$35,598	\$71,195	1	\$37,377	\$37,377	5	\$186,887
Security	4	\$35,109	\$140,434	3	\$36,864	\$110,592	15	\$552,959
Overtime			\$128,645			\$50,000		\$128,645
Per Diems			\$283,363			\$283,363		\$552,320
TOTAL	49.3		\$2,447,315	41.5		\$2,163,658	123	\$5,937,476
Benefits	35%		\$663,206			\$640,603		\$1,839,779
TOTAL WITH BENEFITS			\$3,110,521			\$2,804,261		\$7,777,255

Personnel Assumptions

One facility
Assumes a reduction in shelter attendant positions due to more efficient sightlines, only one building to monitor
HSC's stay the same for one facility due to importance of housing, connections to resources, as well as making sure we meet our MSHA benchmarks and paperwork
For one facility assumes a reduction in overtime costs due to less FT shelter attendant staff and less of a concentrated staffing focus on overnight hours.
SRHSC positions stay the same. Three front line supervisors for our shelter attendants covering 24 hours per day and one grant funded City ESG rapid rehousing staff person
HSS staff stay the same, they complete our intakes, necessary data entry and paperwork which will still be needed to satisfy funders

Five facility
A 5 Facility shelter would house 40 people per facility.
1 Director for overall shelter supervision and community initiatives
1 additional operations coordinator for supervision at all sites
1.5 additional administrative assistants to meet bookkeeping and filing needs at all sites
12 attendants per site to ensure adequate coverage (two attendants per floor for 24 hours per day)
Additional front line supervision for direct supervision 24 hours a day across sites
2 HSC's per site for housing and follow up services
Intake coordinator at central location (1/2 time on weekends)
1 custodian at each location
3 security staff per site to ensure weekend coverage
Per Diems - (2/12 hour shifts per day*365*12.61(per site)
For five facility overtime was increased back to current budget. Per Diems were increased due to multiple locations
Assumes "open concept" for all five facilities

EXPENDITURES ASSUMPTIONS**ONE FACILITY PROPOSAL**

Personnel	See Personnel Assumptions on Personnel Worksheet
Benefits	Based on estimated City FY19 Benefits expense of 35%
Temporary Help	One Jesuit Volunteer
Administrative Services	FY19 Budget
Client Supplies	FY19 Budget
Client Transportation	FY19 Budget with increase due to location potentially being further from downtown
Contractual Services	Reduced by \$116,000 (Preble Street Day Room) and increased for services depending on square footage
Land/Building Rent	Oxford Street current price per square foot multiplied by estimated 22,152 new square footage
Supplies	FY19 Budget
Utilities	Based on Oxford Street price per square foot multiplied by estimated square footage
Telephone/Cellular Phones	FY19 Budget
Maintenance & Repairs	Based on Oxford Street price per square foot multiplied by estimated square footage
	Reduced by 50% due to new facility
Minor Equipment/Furniture	See detailed Start Up cost worksheet

EXPENDITURES ASSUMPTIONS**FIVE FACILITIES PROPOSAL**

Personnel	See Personnel Assumptions on Personnel Worksheet
Benefits	Based on estimated City FY19 Benefits expense of 35%
Temporary Help	One Jesuit Volunteer
Administrative Services	FY19 Budget
Client Supplies	FY19 Budget
Client Transportation	FY19 Budget with increase due to locations potentially being further from downtown
Contractual Services	Reduced by \$116,000 (Preble Street Day Room)
	All FY19 budgets for Fire/Pest/Trash/Conf. Destruction multiplied by 5 for multi facility scenario
Land/Building rent	A five facility proposal was budgeted using the current price per square foot for Oxford Street multiplied by 27,500 square feet (four 5,000 and one 7,500)
Supplies	FY19 Budget
Utilities	Based on Oxford Street utilities price per square foot multiplied by estimated square footage
Telephone/Cellular Phones	Additional phones needed due to multiple locations
Maintenance & Repairs	Based on Oxford Street Maintenance price per square foot multiplied by estimated square footage Assumes five older buildings that could require additional maintenance costs
Minor Equipment/Furniture	See detailed Start Up cost worksheet
Vehicle	Added due to multiple locations

Start Up Costs-Five Facility

[illegible]

Start Up Costs-One Facility

Metal Detector		\$6,000	Current one is not functioning	
8 stackable Laundry Units \$1,930 (avg of cheapes		\$15,446	8 stackable units at \$1,931 each, so guests can do regular laundry. Will greatly help with hygiene and pest control	
			For guest laundry and cleaning rags and sheets	
12 client phones @ 10 dollars		\$120	We provide guests with phones to make local calls for jobs and housing	
Office and Conference Room Furniture		\$8,082	38 Office chairs at \$164.00 each, 2 conference tables at \$925.00 each	
Lockers		\$1,000	To be done in house	
12 outdoor tables/chairs		\$8,580	\$715.00 per unit	
Dayroom Folding Tables 34 tables		\$6,800	\$200 per table, collapsible for easy storage and maneuverability	
Dayroom Folding Chairs 136		\$2,001	136 chairs for a full dining room seating at \$14.71 per chair	
2 Chair Racks		\$500	2 racks, each costing \$250	
200 Single Beds (bed bug proof)		\$35,750	\$375.50 for each single bed	
12 Person van		\$35,000	1 van to operate shuttle services to make sure guests can easily get back into town and to the shelter	
3 new computers		\$4,500	3 new computers to furnish office space for community partners	
		\$123,779		

Utilities/Rent/Maintenance Calculation

Utilities

(Based on estimated per square foot cost)

	Oxford Street	One Facility	Five Facilities
Square Feet	9,000	22,152	27,500
Utilities price per square foot	5.00	5.00	5.00
Utilities Budget	44,988	110,730	137,500 <i>*One facility is subject to change based on potential energy efficiencies of new construction</i>

Rent

FY19 Budget Oxford Street	159,162
Square feet	9,000

Rent Price per square foot	17.68
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Total One Facility @22,152 sf	391,751
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4 facilities @ 5000sf	353,693
1 facility @ 7,500sf	132,635

Total Five Facility	486,328
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Maintenance and Repairs

FY19 Budget	68,946
Square feet	9,000

Maintenance Price per square foc	7.66
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Maintenance & Repairs	22,152	27,500
	169,699	
Reduced 50% due to new building	84,850	210,668

	One Facility		Five Facilities	
EQUIPMENT	QUANTITY	EST COST	QUANTITY	NOTES
COMMERCIAL MICROWAVE	1	\$300.00	5	\$1,500.00
COMMERCIAL COFFEE MACHINE	1			Free with coffee purchase
COMMERCIAL TOASTER	1	\$200.00	5	\$1,000.00
2 DOOR REACH IN FRIDGE	1	\$3,000.00	5	\$15,000.00 Same size for five facilities (meal storage)
DISHES / SILVERWARE / GLASSES		\$2,165.00		\$2,165.00
ICE MACHINE	1	\$4,000.00	5	\$15,000.00 Smaller units for 5 facilities @(\$3,000)
DISHMACHINE	1	\$12,000.00	5	\$30,000.00 Smaller units for 5 facilities @(\$6,000)
DISH CADDY	1	\$550.00	5	\$2,750.00
TRAY / FLATWARE CART	1	\$1,500.00	5	\$7,500.00
HOT SERVING TABLE	1	\$2,515.00	5	\$12,575.00 Temper Glass Panel
COLD SERVING TABLE	1	\$4,000.00	5	\$20,000.00
PREP TABLES	1	\$2,000.00	5	\$10,000.00 Storage on Bottom
GENERAL KITCHEN EQUIPMENT		\$40,000.00		\$50,000.00 Additional cleaning supplies, cambros, hotel pans, trays, serving utensils, paper products
DUTY DISH CARTS	1	\$214.00	5	\$1,070.00
SHELF STORAGE RACK	4	\$300.00	5	\$1,500.00
DOUBLE SINK W ATTACHMENTS	1	\$800.00	5	\$4,000.00
HAND WASH SINK	1	\$650.00	5	\$3,250.00 With Soap Dispenser

ADDITIONAL EQUIPMENT NEEDED FOR BARRON CENTER KITCHEN

EQUIPMENT	EST COST	NOTES
GAS RANGE	\$3,000.00	\$3,000.00 6 Burners/2 bottom Ovens
CONVECTION OVEN	\$4,000.00	\$4,000.00
MEAT SLICER	\$2,000.00	\$2,000.00
FOOD TRANSPORT CARTS	\$2,000.00	\$2,000.00
PREP TABLES	\$1,900.00	\$1,900.00

TOTAL EQUIPMENT	\$87,094.00	\$190,210.00
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CAPITAL NEEDS

TRUCK WITH LIFT FOR DELIVERY		\$42,000.00
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TOTAL CAPITAL	\$0.00	\$42,000.00
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TOTAL START UP FOR FOOD SERVICE	\$87,094.00	\$232,210.00
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FOOD COST

\$10.42 PER DAY		
Breakfast	\$2.61	
Lunch	\$3.13	
Dinner	\$4.69	
	\$10.42	

Number of guests	200
Days	365

TOTAL FOOD COST	\$760,660	\$760,660
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ADDITIONAL LABOR NEEDED AT BARRON CENTER

	Total Wages	
FOOD SERVICE SUPPORT TEAM WORKERS	4	\$70,142.00
COOKS	2	\$103,838.00

ADDITIONAL LABOR NEEDED FOR FIVE FACILITIES

DRIVERS FOR FIVE FACILITY DELIVERY	2	\$46,800.00
ADDITIONAL SUPPORT TEAM WORKER	5	\$117,000.00

TOTAL ADDITIONAL LABOR	\$173,980.00	\$337,780.00
BENEFITS AT 35%	\$60,893.00	\$118,223.00

SUMMARY

EQUIPMENT	\$87,094.00	\$190,210.00
FOOD	\$760,660.00	\$760,660.00
LABOR	\$173,980.00	\$337,780.00
BENEFITS	\$60,893.00	\$118,223.00
CAPITAL	\$0.00	\$42,000.00
GRAND TOTAL	\$1,082,627.00	\$1,448,873.00

ASSUMPTIONS

Breakfast would be a continental style meal with coffee, juice, milk, cereal, fruit and bagels or muffins
Lunch would be deli style sandwich's salads and soup
Dinner would be a traditional hot meal (same as Barron Center serves their guests for lunch)
For five facilities the Barron Center staff would deliver lunch in the morning and breakfast (for the next morning) and dinner in the afternoon
Either a truck with a lift or loading docks at each facility would be needed for delivery to five facilities

Contractual Services Detail

	FY19 Budget	Estimated New One Facility	Estimated Five Facility
Preble Day Room	116,000	0	0
Fire System	5,000	10,000	25,000
Pest Control	4,788	9,576	23,940
Trash	6,100	12,200	30,500
Confidential Destruction	1,000	2,000	5,000
HMIS Fees	3,100	3,100	3,100
Cintas Mat Rental	2,500	2,500	2,500
Home Team	25,000	25,000	25,000
Interpreter Services	3,500	3,500	3,500
Auto Expense	4,000	4,000	4,000
CM level reduction	-5,386		
	165,602	71,876	122,540

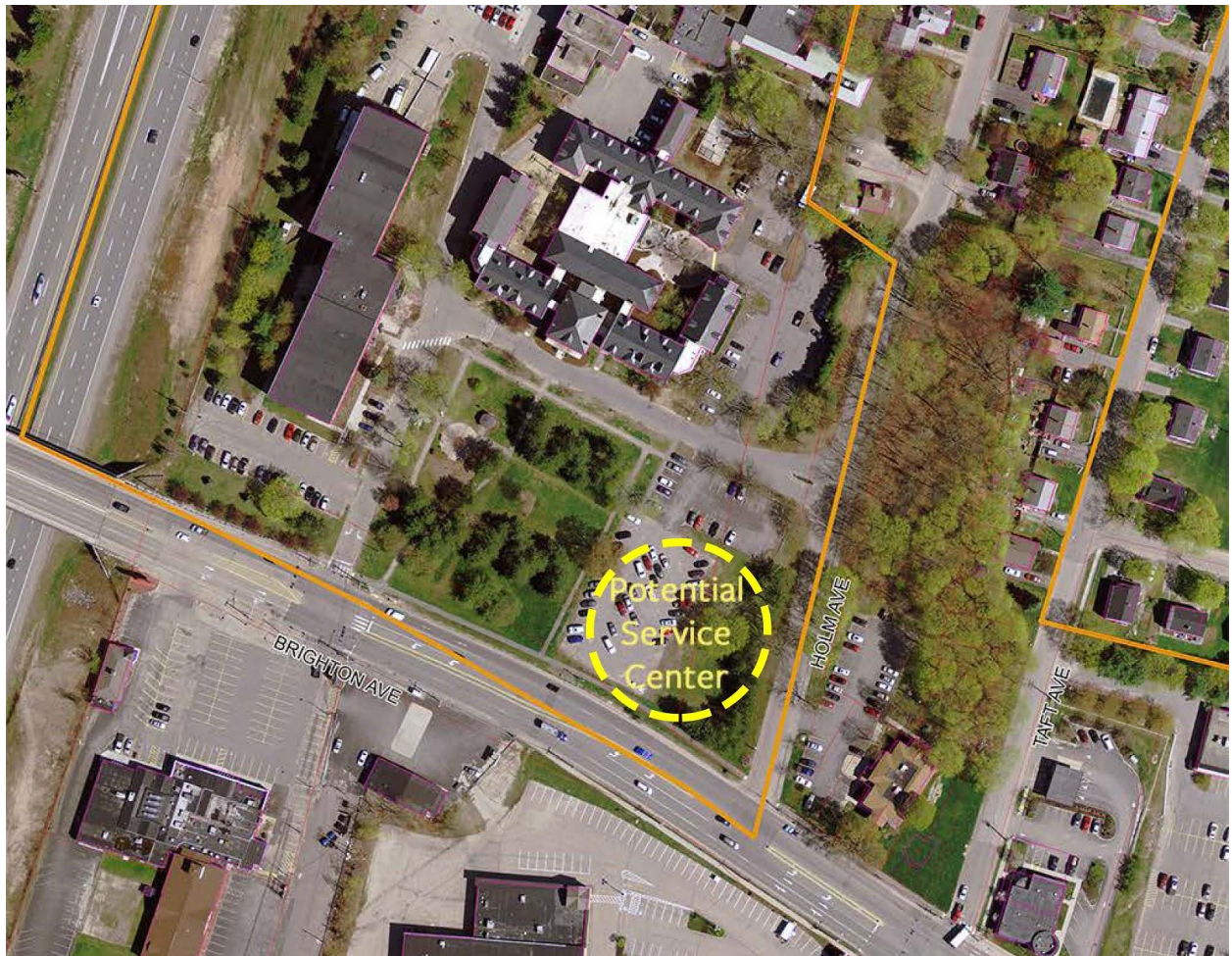
Assumptions

Preble Street will no longer be needed to provide food

One facility is estimated at over twice the size of the existing shelter. Contractual services have been doubled
for expenditures related to square footage

Five facilities will result in services necessary in all five facilities at five times the expense

Proposed Location of the Homeless Services Center





Adam Harr <ash@portlandmaine.gov>

Fwd: A citizen of Nason's corner who welcomes the new shelter

1 message

Dawn Stiles <dcs@portlandmaine.gov>

Wed, Jul 11, 2018 at 2:57 PM

To: Adam Harr <ash@portlandmaine.gov>, "Momborquette, Linda" <ldm@portlandmaine.gov>

Director, Health & Human Services

[City of Portland](#)[389 Congress Street](#)

Portland, Maine 04101

o 207.874.8775

c 207.956.3262

dcs@portlandmaine.gov

----- Forwarded message -----

From: **City Clerk** <cityclerk@portlandmaine.gov>

Date: Wed, Jul 11, 2018 at 2:30 PM

Subject: Fwd: A citizen of Nason's corner who welcomes the new shelter

To: Dawn Stiles <dcs@portlandmaine.gov>

City Clerk's Office

[389 Congress St. Rm. 203](#)[Portland, ME 04101](#)

P: 207-874-8610

F: 207-874-8612

----- Forwarded message -----

From: **Tiki Fuhro** <ksunsetlane2@gmail.com>

Date: Sat, Jul 7, 2018 at 3:26 PM

Subject: A citizen of Nason's corner who welcomes the new shelter

To: cityclerk@portlandmaine.gov

Dear Council Members,

How can a new homeless shelter be a bad idea?

I am writing in support of proposed plans to build a new homeless shelter at the Barron Center on Brighton Avenue in the Nason's Corner neighborhood of Portland. Yes, I am a resident of this neighborhood and former employee of one of the neighborhood schools. Recently this area was home to a tent city built by the homeless folks themselves out of necessity. I don't remember any particular impact on my health or safety or the safety of the children at either of the nearby schools at that time, in fact tent city was also home to families with children. I regularly see homeless folks, or I people presume to be homeless, asking for change at intersections in this neighborhood and I am not hurt or offended by their respectful requests in any way. In fact, the thought of people who are homeless, whether it is a chronic or temporary state having a safe, clean place to stay with access to food, medical help and other important human resources makes me feel safer and more positive about my community and its ability to respond to a clear and present need. I am hoping that my neighbors who are concerned can find it in their hearts to be welcoming to folks who are down on their luck. I am always aware that homelessness is never far away for any of us. Being homeless does not mean less human.

Let's turn our attention to the need for affordable housing. Let's make sure we work towards proper services for the homeless, the mentally ill or those suffering from addiction. We are all citizens of Portland.

Thank you,

Tiki Fuhro
Portland

[This is the shared email address of
Tiki Fuhro and Kevin O'Leary](#)



Adam Harr <ash@portlandmaine.gov>

Fwd: Bangor Homeless Encampment

2 messages

David MacLean <dem@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Tue, Jul 24, 2018 at 9:45 AM

----- Forwarded message -----

From: **Diana Cundy** <dcundy@maine.edu>
Date: Tue, Jul 24, 2018 at 9:44 AM
Subject: Bangor Homeless Encampment
To: dcs@portlandmaine.gov, jpj@portlandmaine.gov, dem@portlandmaine.gov

Dear Mr. Jennings, Ms Stiles, and Mr. MacLean,

This is what I fear will happen in the woods surrounding the Barron Center if the shelter is sited here. It will be very difficult to police these areas and people who do not want to have the constraints of a shelter or people for whom there are not enough beds will end up here. So far, I have not heard any credible reason why this will not happen. This is especially true if the empty storefronts are taken over by social service agencies. Troubled people will come here, even if there is not room for them in the shelter, and our already vulnerable populations will bear the consequences.

<https://bangordailynews.com/2018/07/24/news/bangor/bangor-makes-move-to-cut-back-homeless-encampment/>

Thank you for considering the point of view of the people of Nason's Corner. I look forward to hearing from you.

Best wishes,

Diana Cundy
18 Orono Rd.

--

David MacLean**Administrator**

Social Services Division
Health & Human Services Department
[City of Portland](#)
[196 Lancaster Street](#)
Portland, ME 04101
o: (207) 482-5124
f: (207) 775-7918
dem@portlandmaine.gov

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Wed, Jul 25, 2018 at 11:48 AM

Adam, I'm going to be forwarding more public comments regarding the shelter as I go through my emails from vacation.

Director, Health & Human Services
[City of Portland](#)
[389 Congress Street](#)

Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcsc@portlandmaine.gov

----- Forwarded message -----

From: **Diana Cundy** <dcundy@maine.edu>
Date: Tue, Jul 24, 2018 at 9:44 AM
Subject: Bangor Homeless Encampment
To: dcsc@portlandmaine.gov, jpc@portlandmaine.gov, dem@portlandmaine.gov

Dear Mr. Jennings, Ms Stiles, and Mr. MacLean,

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Thank you for considering the point of view of the people of Nason's Corner. I look forward to hearing from you.

Best wishes,

Diana Cundy
[18 Orono Rd.](#)



Adam Harr <ash@portlandmaine.gov>

Fwd: BNA Barron Center Site Support Letter

2 messages

Jon Jennings <jpj@portlandmaine.gov>

Mon, Jul 16, 2018 at 8:03 PM

To: Dawn Stiles <dcs@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>

----- Forwarded message -----

From: Sarah Michniewicz <sarahmichniewicz@me.com>

Date: Sun, Jul 8, 2018 at 2:49 PM

Subject: BNA Barron Center Site Support Letter

To: Belinda Ray <bsr@portlandmaine.gov>, Ali Pious <pali@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>

Cc: Nicholas Mavodones <nmm@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, Cook Kim <kcook@portlandmaine.gov>, Jill Duson <jduson@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, Jon Jennings <jpj@portlandmaine.gov>, Michael Sauschuck <mjs@portlandmaine.gov>

July 7, 2018

Health and Human Services and Public Safety Committee
 City of Portland
 389 Congress Street
 Portland, ME 04101

To Councilors Ray, Ali and Batson,

The Bayside Neighborhood Association supports both the proposal to build a new homeless services center, and to locate it on the Barron Center campus.

The BNA advocates for the Bayside neighborhood where the current Oxford Street Shelter, along with a large number of Portland's essential social service providers, is located. This facility has been inadequate for many years and is unable to properly carry out the City of Portland's stated obligation to do the vital work of caring for our most vulnerable citizens.

The current model of serving the homeless with mats to sleep on in one location and food, medical care, and various other necessary supportive services scattered around the general vicinity is outdated, ineffective and inhumane. Although this system may have been sustainable when the number of clients was much lower and their needs less intense, it has broken down irreparably in the face of economic challenges, the opioid epidemic, reduced access to health care, and numerous other factors.

As demand has outstripped resources, the Bayside neighborhood has disproportionately borne the impacts of hosting a population whose basic needs are often unmet, the opportunists that are drawn here to prey on them, and the behaviors that accompany such stressors. Building an adequate and humane homeless services center is a vital first step toward achieving the balance to which every citizen and neighborhood in Portland is entitled.

The BNA has invested a great amount of time and energy over the years, and especially in the last few, educating ourselves in order to understand the situation in our neighborhood. Through emails, phone calls, and meetings, conversations with city staff, social service providers, shelter clients, neighbors, law enforcement, the district attorney's office, judges, elected officials at the local, state and federal levels of government, and residents and leaders of other neighborhoods, we are intimately involved in seeking solutions.

Our endorsement of the proposed facility at the Barron Center campus is therefore based on our understanding of the careful work and thoughtful consideration that has gone into its selection, and considers the following factors, most of which are mandated by the revised emergency shelter conditional use standards:

- Best practices: Research by councilors and city staff into effective service delivery models; consultation with homeless services providers; surveys of shelter clients; site visits to well-regarded homeless service facilities in Boston; building to

accommodate delivery of necessary wrap-around services; clear site lines; on-site meals and laundry; voluntary adoption of multiple best practices at the existing city shelter.

- **Accessibility:** Proximity to existing transportation infrastructure and bus routes; plans to incorporate a dedicated shuttle in addition to existing modes of transportation provided through taxi vouchers and city vehicles as needed.
- **Financial factors:** The use of city-owned land; planned space for partner providers to deliver preventative, routine, and follow-up care to reduce the need and cost of emergency services; existing funding for necessary upgrades to sidewalks, lighting, streets and safety features; potential for public/private partnership to finance construction, potential reduction in expenses for city services such as emergency response, policing and street sweeping.
- **Established Infrastructure:** Existing kitchen and laundry facilities at the Barron Center; existing water, sewer and utility access; and existing vehicle access to site reduces construction costs.
- **Visibility:** Prominent location and campus setting promote clients' sense of social inclusion while providing privacy via on-site services and a screened courtyard.
- **Safety:** Shielding a vulnerable population from the volatile and unsafe environment that was allowed to grow unchecked in Bayside; providing a stable and private base from which to work on housing, employment and recovery; an invested neighborhood with many "eyes on the street."
- **Neighborhood prioritization:** Amended conditional use standards that require a management plan with provisions for working with the surrounding neighborhood; permanent positions for current trained security staff, which have served to improve conditions around the existing shelter; plans to continue the OSS "Hotline" for neighbors to reach out with questions or concerns; street outreach positions to engage potential clients and support the surrounding neighborhood; strong, clear, responsive and adaptable community policing standards; experience with community engagement and collaboration to maintain existing quality of life.

Please note: Neighborhood engagement and safety is a non-negotiable priority for the BNA, and our continued support is predicated on the robustness and effectiveness of the above measures.

- **Community amenities:** Plans for a public health clinic and community policing/police substation to benefit the neighborhood and fill community needs; appropriate architecture to complement existing structures and add value to the neighborhood.
- **Equitability:** Engaging other areas of the city to support the goals of the new comprehensive plan, our shared interests, and the common good.
- **Completing the picture:** Asking other communities to participate through reimbursement and by caring for their own population; continuing the exploration of small shelter zoning to augment a coordinated entry model.

While at one point it may have been feasible to correct the deficiencies of the existing city shelter, that opportunity is long past. The toxic and increasingly dangerous conditions that have been allowed to flourish in Bayside make the city's social obligations far more difficult and costly than they should be, and normalcy almost impossible for residents, visitors, providers, and social service clients alike.

The current situation is not sustainable, and we will not stand for it to continue, here or in any other neighborhood.

The BNA firmly believes that these conditions are not simply the result of hosting the city's shelter and so many other social services, but of an entrenched and fearful mindset that has kept better options from being pursued in the past. Indeed, there has long been an attitude that there are no better options. The selection of the Barron Center campus site is proof that current city leadership is ready to change that narrative, and is willing and able to act.

We urge you to vote to recommend to the full council that the new homeless services center be sited on the Barron Center campus, and to move forward at the pace that this emergency situation demands.

Sincerely,

Sarah Michniewicz
President, Bayside Neighborhood Association

--

Jon P. Jennings
City Manager
City of Portland
389 Congress Street
Portland, ME 04101
(207) 874-8689 Office
(207) 874-8669 Fax
jpj@portlandmaine.gov
www.portlandmaine.gov
@portlandmanager



BNA Barron Center Site Support Letter Final.pdf
78K

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Thu, Jul 26, 2018 at 8:17 AM

Public Comment - You may already have this one.

Director, Health & Human Services
City of Portland
389 Congress Street
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov
[Quoted text hidden]



BNA Barron Center Site Support Letter Final.pdf
78K



Adam Harr <ash@portlandmaine.gov>

Fwd: District Road Site - Additional Information

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Fri, Aug 24, 2018 at 3:37 PM

Public comment

----- Forwarded message -----

From: **Michael Sauschuck** <mjs@portlandmaine.gov>
Date: Fri, Aug 24, 2018 at 12:19 PM
Subject: Fwd: District Road Site - Additional Information
To: Dawn Stiles <dcs@portlandmaine.gov>, Robert Parritt <rwp@portlandmaine.gov>, Tuck O'Brien <sgo@portlandmaine.gov>, David MacLean <dem@portlandmaine.gov>, Jessica Grondin <jgrondin@portlandmaine.gov>

Just an fyi with one more to come. Thanks

Michael J. Sauschuck
Assistant City Manager
City of Portland
389 Congress Street
Portland, Maine 04101
(207) 874-8681

----- Forwarded message -----

From: **Casey McCormack** <jcdmccormack@gmail.com>
Date: Fri, Aug 24, 2018 at 12:04 PM
Subject: District Road Site - Additional Information
To: Jon Jennings <jpj@portlandmaine.gov>, Michael Sauschuck <mjs@portlandmaine.gov>

Manager Jennings and Assistant Manager Sauschuck,

Apologies for sending two long emails in quick succession. Last one for today - I promise.

I. District Road Proposal

I wanted to follow-up on our discussion of the District Road site yesterday. As I said, Paul Bradbury was extremely helpful when I spoke with him - and very genuine in his concern that PWM is land constrained and needs all the parking it can get.

However, just like the City did with the Duluth Trading site in South Portland, I think that the District Road site could be done in a way that has a minimal impact on future parking options (and other airport uses) at PWM. To that end, please find attached an image showing my proposal, with the site of interest marked with a red border (it also shows the building height restrictions imposed by the FAA). I have also attached a map showing all of the transportation options in the vicinity of this site - all of which can easily be connected with the committed shuttle service Rob Parritt described.

As you can see, there is ample vacant land between the Public Works facility and the nearby commercial building to site the one-story shelter floor plan that was originally proposed as a best practice. This site is not currently used for parking and I frankly don't think it would make much sense to try and convert it into a parking lot in the future. Accordingly, I still view it as a very compelling site, particularly in light of the fact that the City recently obtained FAA approval for developing the Duluth Trading site (upon information and belief).

Yes, the City would need to expand water and sewer to the site - but I believe that would be a <~\$200K line item and would pale in comparison to the long-term costs associated with a failing shelter at the Barron Center. Yes, the City would need to pay FMV rent to PWM, but, since PWM is owned by the City, I have to imagine there can be offsetting reductions in appropriations or additional contracts for services that would make the City whole. In any event, even if those funds

could not be offset through municipal budgeting or service contracts, the money would be going back into a city-owned enterprise.

II. A Compromise For Everyone

Regardless of whether this particular District Road site works, I believe there would be fairly broad support for a compromise that can address the concerns of all stakeholders in the vicinity of District Road. So... My proposed compromise is as follows (and if you don't feel comfortable doing this without Council buy-in I would ask that the "hiding the homeless" concept be placed on the agenda at the next available Council meeting):

1. The City drops the "hiding the homeless" mandate;
2. The City focuses all of its resources on selecting a shelter site in the vicinity of District Road / Outer Outer Congress area
3. If the specific District Road site referenced above is not going to work, then the City should be willing pay a premium to site this shelter away from a residential neighborhood (because I would suggest the long-term costs of managing a failing shelter next to a residential neighborhood will far outweigh the short-term cost savings from building on City-owned land);
4. Proceed with building the larger "homeless services center shelter" in the vicinity of District Road with the understanding that the City will:

- Commit to making an effort to reduce bed counts (i.e. long term stayers initiatives, etc.) and lobby for policy changes to make Portland's homeless policy more manageable and suitable to a City of its size;
- Develop the shelter so that all or a portion can be repurposed as bed counts decrease (for municipal or airport uses, maybe);
- Further incentivise/study scattered shelter models and further explore public/private partnerships for specialized shelters (i.e. elder shelter), transitional housing, and housing first developments as part of an overall bed reduction and homeless policy strategy, as well as further explore and lobby for residency requirement modifications and other similar policy changes in Portland and Augusta.

This, to me, seems like an incredibly palatable compromise for all parties involved. It helps depressurize Bayside in the short term, it allows a large emergency "services-centric" shelter to be constructed in the near future, it allows the City flexibility to pursue policy changes aimed at getting to a more effective homeless policy, and it keeps the door open for other scattered / specialty shelters for those who support such an initiative. Importantly, it also doesn't carry the likelihood of throwing a large residential neighborhood like Nason's Corner under the bus. And if the large shelter becomes just as much of a failure as the OSS is in Bayside, the commercial uses in the District Road area can be repurposed to deal with the changing dynamics (i.e. health care tenants, mental health tenants, substance abuse tenants, social services tenants, etc.) - whereas Nason's Corner will be stuck with mostly residential uses - and without much in the way of flexibility.

Thanks and have a great weekend.

Casey

--

Director, Health & Human Services
 City of Portland
 389 Congress Street
 Portland, Maine 04101
 o 207.874.8775
 c 207.956.3262
dcsh@portlandmaine.gov

2 attachments



Shelter Sites on District Road with FAA Elevation Restrictions v2.jpg
 332K



Metro Map Page.jpg
292K



Adam Harr <ash@portlandmaine.gov>

Fwd: Effects of the Poverello Center

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Wed, Aug 29, 2018 at 8:26 AM

public comment ?

Director, Health & Human Services
City of Portland
389 Congress Street
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Zan Cadman** <cadmana@gmail.com>
Date: Wed, Aug 29, 2018 at 7:55 AM
Subject: Effects of the Poverello Center
To: estrimling@portlandmaine.gov, bsr@portlandmaine.gov, sthibodeau@portlandmaine.gov,
bbatson@portlandmaine.gov, ""jcosta@portlandmaine.gov"" <jcosta@portlandmaine.gov>, kcook@portlandmaine.gov,
pali@portlandmaine.gov, ""nmm@portlandmaine.gov"" <nmm@portlandmaine.gov>, jduson@portlandmaine.gov,
jpj@portlandmaine.gov, Mjs@portlandmaine.gov, dcs@portlandmaine.gov

Good morning City Staff, Council, and Mayor Strimling,

Please read the attached document, which contains excerpts from the public comment portion of 8/13 City Council Meeting in Missoula, MT. Of the 20 people who spoke during public comment, 18 of them commented on the effects that the Poverello Center has had on the surrounding neighborhood. As I'm sure you're aware, the Poverello Center has been cited as a model for the Barron Center proposal, and is half the size.

The full public record can be found at the following link:

<http://missoula.siretechnologies.com/SIREPub/mtgviewer.aspx?meetid=2764&doctype=AGENDA>

Thank you,

Zan Cadman

**Missoula Public Comment.docx**
26K



Adam Harr <ash@portlandmaine.gov>

Fwd: Emergency Shelter Placement in District 3

3 messages

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Fri, Jul 6, 2018 at 1:09 PM

Director, Health & Human Services
[City of Portland](#)
[389 Congress Street](#)
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Jon Jennings** <jpj@portlandmaine.gov>
Date: Fri, Jul 6, 2018 at 12:53 PM
Subject: Fwd: Emergency Shelter Placement in District 3
To: Dawn Stiles <dcs@portlandmaine.gov>, Michael Sauschuck <mjs@portlandmaine.gov>

----- Forwarded message -----

From: **andrew graham** <agraham43@mac.com>
Date: Fri, Jul 6, 2018 at 12:44 PM
Subject: Emergency Shelter Placement in District 3
To: bbatson@portlandmaine.gov
Cc: Belinda Ray <bray0002@maine.rr.com>, Jon Jennings <jpj@portlandmaine.gov>

Dear Mr. Batson-

I am a District 3 resident, living at [43 Macy St](#) (off Capisic Street by Capisic Pond. I've resided here since 1978, and both of my children attended Hall School - so I am familiar with the neighborhood. I want to express my support for the plan to site a new emergency shelter adjacent the Barron Center.

It fits so many of the criteria one would want in a location for a shelter - isolated but not hidden, on public transportation, already city property, near a similar facility (Motel 6), accessible to shopping (Westbrook Shaws and the soon to be built Market Basket), and close to existing homeless encampments. It is relatively isolated from residential neighborhoods. I do not believe there is a better place that could have been chosen in the city.

The country has grown increasingly fearful, and NIMBYism seems at an all-time high in Portland. Please believe that there is a silent majority in your district that understands that difficult choices must be made, and that this is the best choice that can be made for the city as a whole. Do what is best for the city as a whole, and accept the criticism you will receive from folks who view the world only through a zero-sum lens. Too long has the city bent to the loudest voices; please understand that those who show up at meetings are typically the ones with a personal ax to grind.

Kindly,
Andy

Mobile 207.650.5535
agraham43@mac.com

--

Jon P. Jennings
City Manager
[City of Portland](#)
[389 Congress Street](#)
Portland, ME 04101
(207) 874-8689 Office
(207) 874-8669 Fax
jpj@portlandmaine.gov
www.portlandmaine.gov
[@portlandmanager](#)

Jon Jennings <jpj@portlandmaine.gov>
To: Dawn Stiles <dcsl@portlandmaine.gov>, ash@portlandmaine.gov

Wed, Jul 18, 2018 at 5:17 AM

For the record

Jon P. Jennings
City Manager
[City of Portland](#)
[389 Congress Street](#)
Portland, ME 04101
(207) 874-8689 Office
jpj@portlandmaine.gov
www.portlandmaine.gov
[@portlandmanager](#)

Begin forwarded message:

From: andrew graham <agraham43@mac.com>
Date: July 6, 2018 at 12:44:30 PM EDT
To: bbatson@portlandmaine.gov
Cc: Belinda Ray <bray0002@maine.rr.com>, Jon Jennings <jpj@portlandmaine.gov>
Subject: **Emergency Shelter Placement in District 3**

Dear Mr. Batson-

I am a District 3 resident, living at [43 Macy St](#) (off Capisic Street by Capisic Pond). I've resided here since 1978, and both of my children attended Hall School - so I am familiar with the neighborhood. I want to express my support for the plan to site a new emergency shelter adjacent the Barron Center.

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Too long has the city bent to the loudest voices; please understand that those who show up at meetings are typically the ones with a personal ax to grind.

Kindly,
Andy

Andrew GRAHAM

Mobile 207.650.5535
agraham43@mac.com

Dawn Stiles <dcsc@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Thu, Jul 26, 2018 at 8:05 AM

Public Comment

Director, Health & Human Services
City of Portland
389 Congress Street
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcsc@portlandmaine.gov

----- Forwarded message -----

From: **Jon Jennings** <jjp@portlandmaine.gov>
Date: Fri, Jul 6, 2018 at 12:53 PM
Subject: Fwd: Emergency Shelter Placement in District 3
To: Dawn Stiles <dcsc@portlandmaine.gov>, Michael Sauschuck <mjs@portlandmaine.gov>

----- Forwarded message -----

From: **andrew graham** <agraham43@mac.com>
Date: Fri, Jul 6, 2018 at 12:44 PM
Subject: Emergency Shelter Placement in District 3
To: bbatson@portlandmaine.gov
Cc: Belinda Ray <bray0002@maine.rr.com>, Jon Jennings <jjp@portlandmaine.gov>

Dear Mr. Batson-

I am a District 3 resident, living at [43 Macy St](#) (off Capisic Street by Capisic Pond. I've resided here since 1978, and both of my children attended Hall School - so I am familiar with the neighborhood. I want to express my support for the plan to site a new emergency shelter adjacent the Barron Center.

It fits so many of the criteria one would want in a location for a shelter - isolated but not hidden, on public transportation, already city property, near a similar facility (Motel 6), accessible to shopping (Westbrook Shaws and the soon to be built Market Basket), and close to existing homeless encampments. It is relatively isolated from residential neighborhoods. I do not believe there is a better place that could have been chosen in the city.

The country has grown increasingly fearful, and NIMBYism seems at an all-time high in Portland. Please believe that there is a silent majority in your district that understands that difficult choices must be made, and that this is the best choice that can be made for the city as a whole. Do what is best for the city as a whole, and accept the criticism you will

9/5/2018

City of Portland Mail - Fwd: Emergency Shelter Placement in District 3

receive from folks who view the world only through a zero-sum lens. Too long has the city bent to the loudest voices; please understand that those who show up at meetings are typically the ones with a personal ax to grind.

Kindly,
Andy

Andrew GRAHAM

Mobile 207.650.5535
agraham43@mac.com

--

Jon P. Jennings
City Manager
City of Portland
389 Congress Street
Portland, ME 04101
(207) 874-8689 Office
(207) 874-8669 Fax
jpj@portlandmaine.gov
www.portlandmaine.gov
@portlandmanager



Adam Harr <ash@portlandmaine.gov>

Fwd: Emergency Shelter

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Wed, Aug 22, 2018 at 12:04 PM

For the public record.

Director, Health & Human Services
[City of Portland](#)
[389 Congress Street](#)
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Pious Ali** <pali@portlandmaine.gov>
Date: Wed, Aug 22, 2018 at 11:43 AM
Subject: Re: Emergency Shelter
To: Eric Kane <erickane@maine.rr.com>, Dawn Stiles <dcs@portlandmaine.gov>, Jon Jennings <jjp@portlandmaine.gov>

Hi Ms. Stiles

I will be forward some emails from Mr. Kane and my response to him so that its added to the public records Thanks.

*Respectfully***Pious Ali**

City Councilor At-Large

City Hall

[389 Congress Street](#)[Portland, ME 04101](#)PALI@PortlandMaine.gov[2078074283](tel:2078074283)<http://www.portlandmaine.gov>[Sign up to receive updates on my work](#)On Fri, Aug 3, 2018 at 1:16 PM, Eric Kane <erickane@maine.rr.com> wrote:

Good Afternoon Pious,

I am a Nason's Corner resident who voted for you. Can you tell me whether you support or oppose the relocation of the emergency shelter to the Barron Center campus? Thank you in advance.

Sent from my iPhone



Adam Harr <ash@portlandmaine.gov>

Fwd: Homeless Shelter near Barron Center

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Mon, Aug 6, 2018 at 11:20 AM

Public Comment

Director, Health & Human Services
[City of Portland](#)
[389 Congress Street](#)
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **marc kuczewski** <marckuczewski@supremehearing.com>
Date: Mon, Aug 6, 2018 at 10:48 AM
Subject: Homeless Shelter near Barron Center
To: dcs@portlandmaine.gov
Cc: michellekuczewski@supremehearing.com

Dawn,

You stopped in at our hearing aid center, Supreme Hearing Aids, to discuss the homeless shelter being proposed for the location near the Barron Center. We have discussed this proposal with several people since your visit including the mayor of Westbrook. We are adamantly opposed to this proposal. We know that it will be detrimental to our business.

Possibly hundreds of homeless individuals out on the streets every day in our general area of business will be alarming to our senior patients and they may choose to go elsewhere for their hearing care.

Thanks,

Marc

Supreme Hearing

Phone (Scarborough): 207-219-8380

Phone (Westbrook) : 207-591-4136

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9/5/2018

City of Portland Mail - Fwd: Homeless Shelter near Barron Center

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Adam Harr <ash@portlandmaine.gov>

Fwd: Homeless shelter

2 messages

Jon Jennings <jpj@portlandmaine.gov>

Mon, Aug 6, 2018 at 2:02 AM

To: Dawn Stiles <dcs@portlandmaine.gov>, ash@portlandmaine.gov

Jon P. Jennings
City Manager
[City of Portland](#)
[389 Congress Street](#)
Portland, ME 04101
(207) 874-8689 Office
jpj@portlandmaine.gov
www.portlandmaine.gov
Twitter: @portlandmanager

Begin forwarded message:

From: Pierre Morneault <mornep@mmc.org>
Date: August 3, 2018 at 1:54:54 PM EDT
To: "Belinda Ray (bsr@portlandmaine.gov)" <bsr@portlandmaine.gov>, "Jon Jennings (jpj@portlandmaine.gov)" <jpj@portlandmaine.gov>
Subject: Homeless shelter

Hello,

I would like to suggest that the City Council entertain discussions with Mercy Hospital regarding the State Street building. Once Mercy moves its operations to the Fore River, the State Street location might make an ideal homeless shelter. It already has a commercial kitchen. The ER space could be used for a medical clinic. The building is large enough to house social service staff and offices.

Thank you for considering.

Pierre Morneault

[54 Hale Street](#)[Portland](#)

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Dawn Stiles <dcs@portlandmaine.gov>

Mon, Aug 6, 2018 at 8:31 AM

To: Adam Harr <ash@portlandmaine.gov>

Public Comment

Director, Health & Human Services

[City of Portland](#)

[389 Congress Street](#)

Portland, Maine 04101

o 207.874.8775

c 207.956.3262

dcsc@portlandmaine.gov

[Quoted text hidden]



Adam Harr <ash@portlandmaine.gov>

Fwd: Ironing out ironies in the Barron Center proposal public comment emails

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Sun, Jul 15, 2018 at 11:04 AM

For public comment folder

----- Forwarded message -----

From: **Steve Sclar** <stevesclar@gmail.com>

Date: Fri, Jul 13, 2018 at 3:26 PM

Subject: Ironing out ironies in the Barron Center proposal public comment emails

To: Belinda Ray <bsr@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, Kim Cook <kcook@portlandmaine.gov>, Nick Mavodones <nmm@portlandmaine.gov>, Jill Duson <jduson@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, Robert Parritt <rup@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>, Jon Jennings <jpj@portlandmaine.gov>, <mjs@portlandmaine.gov>

Dear Councilors, Mayor, and City Officials,

I read through all the public comment emails that were included in the [July 10th hearing packet](#) with regard to moving the OSS shelter to the Barron Center. I feel the need to iron out some ironies.

First though, I'd note that according to my tally the email record shows 16 individuals opposed and 7 in favor.

Out of the 7 people in favor: 4 live in Bayside; and 3 live in (or near) Nason's Corner.

Allow me to break it down:

Bayside Residents in favor

- Laura U. lives **0.03 miles (154 feet)** from OSS
- Sean K. lives **0.07 miles (371 feet)** from OSS
- Sarah M. lives **0.07 miles (371 feet)** from OSS
- Jim H. lives **0.3 miles (1,584 feet)** from OSS

Nason's Corner* Residents in favor

- Andy G. lives **1.5 miles (7,920 feet)** from Barron Center
 - *Lives in Rosemont, not Nason's Corner
- Debra R. lives **1.2 miles (6,336 feet)** from Barron Center
- Tom B. lives **1.2 miles (6,336 feet)** from Barron Center

The proposal to move the biggest homeless shelter in the state requires us to exercise perspective-taking, which of course is the underpinning of compassion. That's what I'm trying to facilitate. So allow me to point out the glaring ironies:

- The 4 Bayside residents are telling you to ignore the "NIMBY panic" in Nason's Corner while writing with the extreme and breathless urgency of GOOMBY (get out of my backyard) panic. ***They have a great deal to gain from the move.***
- The 3 Nason's Corner residents are telling you to ignore the NIMBY fears in Nason's Corner, but their yards are not at stake and ***they have very little to lose from the move.*** In fact, if you look up the addresses of Andy, Debra, and Tom you will notice a common thread: a vast landscape of beautiful Capisic Pond and Fore River Sanctuary land abuts their yards.

My home, abutting Capisic Pond, is little different than those 3 Nason's Corner supporters. But my involvement and opposition to this proposal has nothing to do with NIMBY and everything to do with compassion, logic, public health, and equitability. The voices that matter more than anything are not listed above. *The voices that deserve preeminence are of those experiencing homelessness (**see footnote) and those living near the Barron Center (including and especially in*

Sagamore Village). Moving forward, I hope and expect these are the voices that will be given the fullest weight of consideration.

I have really worked hard to educate myself on this. I've befriended an expert who intimately understands homelessness in Portland, and talked to my neighbors extensively. I have read every output I could find from the City's studies, task forces and best practice reviews in 2007, 2012, 2015 and 2017. I have listened to some of you address questions at Breakwater on July 5th and City Hall on July 10th (for 5 hours). Having engaged deeply, it truly seems that the Barron Center proposal is politically expedient, not an evidence-based capstone of a 10-year process. There is no "silent majority" in support of this proposal, as Andy asserts in his email. Neighbors around here are beside themselves about the process and substance of this proposal, and this is going to be an extremely bumpy road for the City for the duration of time it's pursued.

As I have expressed in earnest to Councilor Batson and as I said in person at the July 10th hearing: I want to be a part of the solution. All of my neighbors do as well. We know the situation in Bayside is beyond repair. Give us a stake in this. But don't give us a 200-bed shelter and the inevitable 'co-location' of services and smaller shelters. No neighborhood can (or *should be asked to*) safely bear this burden.

The path is plain:

- If the City insists on building one big 200-bed shelter with co-located services, then it shouldn't be in a residential area. It is not a fair and equitable distribution of costs born throughout the City. To this end, I find the District Road counter-proposal (furnished to you by Casey McCormack) very compelling.
- If the City decides to do this the right way, it will build a network of small shelters in residential areas and Nason's Corner will gladly step up to the plate. The City will use this as an opportunity to unite neighborhoods, not divide us. The City will live up to its compassionate, progressive, creative values. (I look forward to reviewing a detailed cost-benefit analysis of the single site vs. scattered site models, as the Mayor requested at the hearing.)
- Please note that the 2 paths above are not mutually exclusive, as explained in the District Road counter-proposal.

Please be in touch if you have any questions or comments. Thank you very much for your time and attention in this important debate. I am looking forward to its continuance.

Steve Sclar, MPH
25 Sandy Terrace

****On the topic of accessing the voices of those currently experiencing homelessness, many neighbors would like to see more than informal surveys which were mentioned at City Hall. If the City has been studying this for the past decade, surely there must be substantial data beyond informal surveys? We hope to see formal surveys, interviews, ethnographic analysis and/or focus group discussions.**

--

Director, Health & Human Services
[City of Portland](#)
[389 Congress Street](#)
[Portland, Maine 04101](#)
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov



Adam Harr <ash@portlandmaine.gov>

Fwd: Largest Shelter in New England

2 messages

Jon Jennings <jpj@portlandmaine.gov>

Fri, Aug 17, 2018 at 2:50 PM

To: Dawn Stiles <dcs@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>

----- Forwarded message -----

From: **Natasha J** <natashaonfya@gmail.com>

Date: Mon, Jul 30, 2018 at 9:15 PM

Subject: Largest Shelter in New England

To: jpj@portlandmaine.gov

Dear Jon Jennings,

I am writing as a concerned citizen and parent in regards to the City of Portland's proposal to build the largest emergency shelter in New England at the Barron Center campus, near the Portland/Westbrook line on Brighton Avenue in the Nason's Corner Neighborhood.

Since hearing this proposal, I have felt incredibly disappointed in the City of Portland, and sick to my stomach that the City has not engaged in informed decision-making, nor done due diligence in to choosing the site, just a short walk from a newly renovated elementary school-built to draw young families to this neighborhood. I am a young mother, who bought in this neighborhood just before the announcement of this proposal. I spent years picking the perfect house and perfect location for my family's needs, and now my dreams are crumbled. Even since the announcement, our home values have taken a plunge. We bought at the top of the market, believing in the future of this neighborhood and Hall School. What will you do to compensate us for that? I'm a public school teacher, dedicated my life to being a good person and a positive role model. I have spent every penny I have to follow my dream of home-ownership, and now it feels that you have taken that pride and sense of accomplishment away from me.

I am struggling to understand why this proposal is even being contemplated, and I have begun to educate myself and research different city's models and approaches to working to decrease homelessness. Stakeholders in downtown areas and people affected by the problems that arise from homelessness in their own neighborhoods may be attracted to the idea that there would be a facility large enough to house most of the city's homeless citizens. Theoretically they're off the streets, and developers can develop the valuable land, and everyone is happy, right? Wrong. Current research shows that building a large "mega-shelter" is not the answer, and has not worked *anywhere*.

As a citizen, I reject this proposal strongly. In recent years, cities nationally are moving away from this ineffective model, as it creates more problems than it solves and has wasted time and money with adverse results to get people in to permanent housing.

Portlanders deserve for you to take a closer look in to how better results can be achieved. We must look at a more scattered, spread-out demographic diversity and work to get people in to actual housing. How is it consistent with "OnePortland" for one unlucky neighborhood to accept the burden of an enormous homeless facility? Why do you want Portland to be known for the *largest emergency facility in 5 states*? Why are you trying to attract more transient people? News of this mega-shelter

will travel quickly in the transient communities, and not surprisingly, this will quickly lead to more homeless people in Portland.

Whether it is subsidized, affordable, or just within a person's financial ability, we need to be providing affordable options with the needed wraparound services to help people stay afloat. Effective housing models must work to get people housed rapidly, and should not be focused on the large emergency sheltering models that create more problems for the homeless and the surrounding communities, and are not focused on getting people in permanent living situations. We have to stop this backward thinking. The data does not support the clustered model of large homeless centers in one area- that is an invitation for crime and predators to follow. I ask, what will you do to ensure the safety of the children in this neighborhood? The drug dealers, human traffickers, and other predators are going to swarm a giant center such as this, and there are NO PUBLIC SPACES nearby- They will take to our woods and our quiet streets to use drugs, drink, engage in illicit activity. That is completely unacceptable. In this area, we do not have a nearby police station/fire station/hospital.

Putting all homeless people with vastly different needs in one building is negligent and inconsiderate. Why would you repeat this on a grander scale if you have seen the outcomes in the Bayside area? What exactly are you doing to ensure this does not become a repeat of the same congregation of heinous behavior concentrated in one area? The people who live in Bayside moved there knowing the area had a homeless shelter. We bought in Nason's Corner knowing there *wasn't* a homeless shelter out here.

Additionally, the citizens who currently live in the Barron center are those with low-income, who suffer from disabilities such as Dementia and Alzheimer's disease. I sincerely ask how is it best practice to build a large magnet for transient folk all across the Northeast to their exact location, a location that is a quiet, wooded neighborhood full of single-family homes with many young families, a newly renovated elementary school just a short walk away, no public spaces or parks, a 30-45 minute commute to the downtown area, and not a highly consistent public transportation system?

I have had so much excitement and hope and contentment in the Nason's Corner neighborhood. I have enjoyed the short walk to trails, the quiet and serene atmosphere. I have been proud to be a citizen of Portland, and specifically chose this location to start my family, and raise my children. I want to trust my city officials and have faith that you have our best interests at heart. I am positive you will listen to our voices. I encourage and challenge you to please think deeper, to consider more up-to-date options and current models of getting people in to housing. There are other solutions that will benefit everyone involved. Building a bigger, better shelter is not best practice, and seems as though the City is aiming to attract *more* transient people with this proposal. 200 beds is a disproportionately large facility for our small city. I sincerely ask why would you do this? If you build it, more will come.

Mr. Jennings, I'd like you to really think about it: How would you feel if the largest homeless shelter in New England was proposed to be built at the end of your street? Don't build a mega-shelter in *anyone's neighborhood*. Instead, build a few 40 bed shelters that focus on getting people housed.

Please reconsider this proposal.

Thank you,
Kendra J

--

9/5/2018

City of Portland Mail - Fwd: Largest Shelter in New England

Jon P. Jennings
City Manager
[City of Portland](#)
[389 Congress Street](#)
Portland, ME 04101
(207) 874-8689 Office
(207) 874-8669 Fax
jpj@portlandmaine.gov
www.portlandmaine.gov
Twitter: @portlandmanager

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Fri, Aug 17, 2018 at 2:51 PM

Public Comment

Director, Health & Human Services
[City of Portland](#)
[389 Congress Street](#)
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov
[Quoted text hidden]



Adam Harr <ash@portlandmaine.gov>

Fwd: NCNA Statement - Homeless Services Center

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Thu, Jul 26, 2018 at 8:30 AM

Public Comment

Director, Health & Human Services
City of Portland
389 Congress Street
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Jon Jennings** <jpj@portlandmaine.gov>
Date: Mon, Jul 16, 2018 at 7:38 AM
Subject: Fwd: NCNA Statement - Homeless Services Center
To: Dawn Stiles <dcs@portlandmaine.gov>

For the record

Jon P. Jennings
City Manager
City of Portland
389 Congress Street
Portland, ME 04101
(207) 874-8689 Office
jpj@portlandmaine.gov
www.portlandmaine.gov
[@portlandmanager](#)

Begin forwarded message:

From: Nick Mavodones <nmm@portlandmaine.gov>
Date: July 14, 2018 at 10:00:21 AM EDT
To: Jon Jennings <jpj@portlandmaine.gov>
Subject: Fwd: NCNA Statement - Homeless Services Center

----- Forwarded message -----

From: **Nason's Corner Neighborhood Association** <nasonscornerneighborhood@gmail.com>
Date: Saturday, July 14, 2018
Subject: NCNA Statement - Homeless Services Center
To: Belinda Ray <bsr@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>
Cc: Ethan Strimling <estrimling@portlandmaine.gov>, nmm@portlandmaine.gov, judson@portlandmaine.gov, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, kcook@portlandmaine.gov, jcosta@portlandmaine.gov

Dear Health and Human Services and Public Safety Committee and City Council,

Attached, please find the statement from the Nason's Corner Neighborhood Association regarding the Homeless Services Center proposal.

Regards,
Maya Lena

Maya Lena, President
NASON'S CORNER NEIGHBORHOOD ASSOCIATION



--

Nick Mavodones
City Council At-Large
389 Congress Street
Portland ME 04101
(207) 874-8685
nmm@portlandmaine.gov

Sent from Gmail Mobile



NCNA Statement - Homeless Services Center .pdf
117K



Adam Harr <ash@portlandmaine.gov>

Fwd: opposed to mega shelter on Brighton Avenue

1 message

Michael Sauschuck <mjs@portlandmaine.gov>

Wed, Sep 5, 2018 at 5:54 AM

To: Adam Harr <ash@portlandmaine.gov>

Cc: Dawn Stiles <dcs@portlandmaine.gov>

Hey Adam,

Please add this to the public comment portion of the packet. Thanks

----- Forwarded message -----

From: **rick zaccaro** <rzaccaro@maine.rr.com>

Date: Tue, Sep 4, 2018 at 9:04 PM

Subject: opposed to mega shelter on Brighton Avenue

To: Ethan Strimling <estrimling@portlandmaine.gov>, <bsr@portlandmaine.gov>, <sthibodeau@portlandmaine.gov>, <jcosta@portlandmaine.gov>, <kcook@portlandmaine.gov>, <pali@portlandmaine.gov>, <nmm@portlandmaine.gov>, <jduson@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>

CC: <Mjs@portlandmaine.gov>, Jon Jennings <jpj@portlandmaine.gov>

Dear Mayor Strimling and City Councilors Thibodeau, Costa, Cook, Duson, Batson, Mavadones, Pious and Ray,
AND City Manager Jennings and Assistant City Manager Sauschuck,This is Richard and Bonnie Zaccaro, [22 Alden Circle, Portland](#),

We are writing to share our great concern, alarm and fear, about the proposal to build a 200-bed homeless shelter on Brighton Avenue, so close to schools, the Barron Center, residential neighborhoods.

It should not go there. Portland doesn't have enough police officers to handle what's downtown now, and what would come here: crime, loitering, drugs, more panhandler sprawl. It will harm, if not destroy, our area.

A shelter that size is far TOO BIG! We read in the Press Herald that few municipalities in New England have a municipal homeless shelter. Already Portland is a magnet for homeless from outside the city, throughout Maine and out of state. A bigger shelter with more beds will grow that problem, as has been demonstrated in the last 10 years on Preble Street. You build it and they will come.

We are not interested in spending our tax dollars to take care of everyone who comes from outside the city and outside Maine.

If Portland has anything, there should be residency requirements; it should be smaller, scattered shelters in non-residential areas, in locations that doesn't allow drug abuse, horrible behavior, sex and human trafficking.

We are watching. Please reject this location, and this size of shelter for Portland.

Sincerely,
Bonnie and Rick Zaccaro
[22 Alden Circle](#)
[Portland](#)
773-3243--
Michael J. Sauschuck
Assistant City Manager
[City of Portland](#)
[389 Congress Street](#)
[Portland, Maine 04101](#)
(207) 874-8681

9/5/2018

City of Portland Mail - Fwd: opposed to mega shelter on Brighton Avenue



Adam Harr <ash@portlandmaine.gov>

Fwd: Pious Ali's Statement Regarding His Role on the Health & Human Services Committee

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Wed, Aug 22, 2018 at 12:05 PM

FOr public record.

Director, Health & Human Services
City of Portland
389 Congress Street
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Eric Kane** <erickane@maine.rr.com>
Date: Wed, Aug 22, 2018 at 9:55 AM
Subject: Pious Ali's Statement Regarding His Role on the Health & Human Services Committee
To: Estrimling@portlandmaine.gov, bsr@portlandmaine.gov, bbatson@portlandmaine.gov, pali@portlandmaine.gov,
nmm@portlandmaine.gov, jduson@portlandmaine.gov, jjj@portlandmaine.gov, dcs@portlandmaine.gov,
mjs@portlandmaine.gov

Good Morning,

I wanted to take a moment to submit the below screenshot of a recent Facebook conversation I had with Councilor Ali for the public record. Unfortunately, he has deleted the conversation from Facebook.

I am an opponent of the construction of the mega shelter and was voicing my concerns regarding Mr. Ali's position. I was absolutely flabbergasted by his response. My at large Councilor considers his mega shelter vote on the Health & Human Services Commission a "nominal" vote and can't understand why one of his constituents from Nason's Corner is so concerned about how he'll vote. I think this clearly demonstrates that Mr. Ali is entirely unfit to serve on this committee or as a City Councilor. He either doesn't understand the importance of the committee on which he sits or simply does not give a damn about his constituents. In either case, I would just like this in the public record so my fellow constituents can see the type of Councilor Mr. Ali truly is. I understand that being a Councilor and dealing with angry constituents must be difficult, but it is clearly not a job Mr. Ali is suited for. Sadly, this kind of dismissiveness has been ever present in the role out of this plan and I certainly hope the city will change course and engage with its citizenry in an honest manner. Have a good day.

Sincerely,
Eric Kane
Raymond Rd.

image1.png
121K





Adam Harr <ash@portlandmaine.gov>

Fwd: Portland Homeless Shelter Relocation

2 messages

Jon Jennings <jpj@portlandmaine.gov>

Wed, Jul 18, 2018 at 5:58 AM

To: Dawn Stiles <dcs@portlandmaine.gov>, ash@portlandmaine.gov

Jon P. Jennings
City Manager
City of Portland
389 Congress Street
Portland, ME 04101
(207) 874-8689 Office
jpj@portlandmaine.gov
www.portlandmaine.gov
@portlandmanager

Begin forwarded message:

From: Nick Mavodones <nmm@portlandmaine.gov>
Date: July 8, 2018 at 4:35:24 PM EDT
To: Jon Jennings <jpj@portlandmaine.gov>
Subject: Fwd: Portland Homeless Shelter Relocation

----- Forwarded message -----

From: <imachikadee@aol.com>
Date: Sunday, July 8, 2018
Subject: Portland Homeless Shelter Relocation
To: bbatson@portlandmaine.gov, jduson@portlandmaine.gov, nmm@portlandmaine.gov,
estrimling@maine.rr.com, jchrisos@wgme.com

While we were not able to attend the meeting on 7/5/18 due to the time it was scheduled (working - these meetings need to be later in the day so people who cannot get out of work early can attend - or would you rather they didn't??) it seems like all of the issues that were discussed and reported in the Portland Press Herald are issues that my husband and I and neighbors are concerned about. Just because this is the only property (the Barron Center) that seems to be available, that doesn't make it the right one! This is a quiet, kids playing outside, dog walking, joggers, etc., residential area. The last thing we need is trouble being transferred here to ruin it. There are already issues with panhandlers, etc., on the end of Brighton Ave near the Westbrook side. Relocating the homeless shelter would not only be dangerous for people who live near there, (near the nursing home, seriously??) but bad for business as well. And there was also a discussion about property value. What does it do to property value to be that close to a homeless shelter? Especially if it goes bad? If there will be police security on the grounds at a new location, why hasn't that happened already at the present location?? The people in the Bayside area are tired of what is going on, so it's going to be dumped elsewhere?? While these homeless people need someplace to go, it has to be the right place and done differently, as the current way isn't working. This sounds like an accident waiting to happen - only this time, it's in this neighborhood!

Dawn Wood

--

9/5/2018

City of Portland Mail - Fwd: Portland Homeless Shelter Relocation

Nick Mavodones
City Council At-Large
[389 Congress Street](#)
[Portland ME 04101](#)
(207) 874-8685
nmm@portlandmaine.gov

Sent from Gmail Mobile

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Wed, Jul 25, 2018 at 4:30 PM

Public Comment

Director, Health & Human Services
[City of Portland](#)
[389 Congress Street](#)
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Jon Jennings** <jjp@portlandmaine.gov>
Date: Wed, Jul 18, 2018 at 5:58 AM
Subject: Fwd: Portland Homeless Shelter Relocation
[Quoted text hidden]



Adam Harr <ash@portlandmaine.gov>

Fwd: Proposal to Move Bayside Homeless Shelter

2 messages

Jon Jennings <jpj@portlandmaine.gov>

Wed, Jul 18, 2018 at 5:59 AM

To: Dawn Stiles <dcs@portlandmaine.gov>, ash@portlandmaine.gov

Jon P. Jennings
City Manager
City of Portland
389 Congress Street
Portland, ME 04101
(207) 874-8689 Office
jpj@portlandmaine.gov
www.portlandmaine.gov
@portlandmanager

Begin forwarded message:

From: Nick Mavodones <nmm@portlandmaine.gov>
Date: July 8, 2018 at 10:11:49 PM EDT
To: Jon Jennings <jpj@portlandmaine.gov>
Subject: Fwd: Proposal to Move Bayside Homeless Shelter

----- Forwarded message -----

From: **Mike Amero** <mamero@maine.rr.com>
Date: Sunday, July 8, 2018
Subject: Proposal to Move Bayside Homeless Shelter
To: "Nicholas Mavodones Jr." <nmm@portlandmaine.gov>

Dear Nicholas,

I just heard that the City of Portland is considering moving the Bayside Homeless Shelter to the Barron Center. A couple years ago, I purchased a home on [210 Holm Avenue](#) which is connected to the Barron Center. This is a residential neighborhood and I am completely outraged with the proposal to move the Homeless Shelter near children and the Hall grade school. We have two young boys living here. We do not want our children put at risk.

Many of the homeless people are of questionable character. On 5/6/18 the Portland Press Herald published an article titled, "Bayside at rock bottom: Portland neighborhood is under siege". In this article, it states that the Preble Street Resource Center and the Oxford Street Shelter has people who have drunken brawls, overt sex, burglaries and drug deals. Rough-looking crowds gather on street corners. Alcoholics drink openly on public sidewalks and addicts slide needles into their arms and legs. Others in drug-induced stupors slump over in entryways. Some slip into alleyways and private driveways to relieve themselves.

Please do not expose our children to this mess. I drive through Bayside periodically and I have witnessed public urination, gangs of homeless roaming the streets like zombies and others are passed out on

sidewalks. A residential area is no place for this homeless shelter. I have a pocket of woods behind my house less than a half a mile from the Barron Center. I am seriously worried about child predators hiding out behind my house. It is not fair to everyone in this residential neighborhood. I don't know any of you, or if you have children, but please ask yourself if you would want your children growing up next to this. Please do everything in your power to prevent this move to the Barron Center. It's simply not the right thing to do.

Thank you for your time,

Mike Amero

--

Nick Mavodones
City Council At-Large
[389 Congress Street](#)
[Portland ME 04101](#)
(207) 874-8685
nmm@portlandmaine.gov

Sent from Gmail Mobile

Dawn Stiles <dcs@portlandmaine.gov>
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Wed, Jul 25, 2018 at 4:28 PM

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c 207.956.3262
dcs@portlandmaine.gov

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Date: Wed, Jul 18, 2018 at 5:59 AM
Subject: Fwd: Proposal to Move Bayside Homeless Shelter
[Quoted text hidden]



Adam Harr <ash@portlandmaine.gov>

Fwd: Proposed location for the homeless shelter

2 messages

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Thu, Jul 26, 2018 at 8:20 AM

Public Comment

Director, Health & Human Services
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389 Congress Street
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

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From: **Sally Bowden-Schaible** <1sallybs@gmail.com>

Date: Mon, Jul 16, 2018 at 1:22 PM

Subject: Proposed location for the homeless shelter

To: "bbatson@portlandmaine.gov" <bbatson@portlandmaine.gov>, "bsr@portlandmaine.gov" <bsr@portlandmaine.gov>, "dcs@portlandmaine.gov" <dcs@portlandmaine.gov>, "estrimling@portlandmaine.gov" <estrimling@portlandmaine.gov>, "judson@portlandmaine.gov" <judson@portlandmaine.gov>, "jpj@portlandmaine.gov" <jpj@portlandmaine.gov>, "mjs@portlandmaine.gov" <mjs@portlandmaine.gov>, "nasonscornerneighborhood@gmail.com" <nasonscornerneighborhood@gmail.com>, "nmm@portlandmaine.gov" <nmm@portlandmaine.gov>, "pali@portlandmaine.gov" <pali@portlandmaine.gov>, "rwp@portlandmaine.gov" <rwp@portlandmaine.gov>

To all concerned:

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I've worked in the mental health profession for over 30 years—nearly 10 of those years I worked in mental health agencies providing services for persons with severe and chronic mental illness, trauma-related mental health challenges, and drug and alcohol addiction. And later, when I went into private practice, for many years I continued to see such clients.

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Like most people, our clients were social beings and wanted to be with others and hang out at places (even if unhealthy) where they felt a semblance of comfort and familiarity, places where they didn't feel obviously out of place. Preble Street, Congress Street, Deering Oaks Park, various downtown routes for retrieving bottles and cans, Amistad, the soup kitchens, Congress Square, Monument Square etc., were places where they could be relatively safe, separate enough, but also part of the larger mainstream Portland community.

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And, while it is very true that homelessness and criminality do not go hand in hand, it cannot be argued that chronic homelessness oftentimes results from behaviors (and in behaviors), especially as related to substance use, that contribute to homelessness. Sadly, as is well known, these behaviors also affect the surrounding community.

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won't proceed with their projects with a shelter site and social services located in the area?) Historically, this is a familiar pattern in our society— pushing to the edge, people on the edge. And it does feel exploitative of of an already vulnerable population already living on the edge.

As city Councilor Batson and the Nason's Corner Neighborhood Association has recommended, more study is required and more planning is necessary. I would be very willing to participate in ongoing discussions and strategizing.

Respectfully,

Sally Bowden-Schaible
[27 Birchvale Dr](#)
[Portland, ME 04102](#)
[207-939-3254](#)



--
Sally Bowden-Schaible, LCPC, CCMHC

Michael Sauschuck <mjs@portlandmaine.gov>

Wed, Sep 5, 2018 at 12:06 PM

To: Adam Harr <ash@portlandmaine.gov>

Cc: Dawn Stiles <dcs@portlandmaine.gov>, Robert Parritt <rwp@portlandmaine.gov>, Jessica Grondin <jgrondin@portlandmaine.gov>

Please add this to the HHS background material. Thanks

Michael J. Sauschuck
Assistant City Manager
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[389 Congress Street](#)
[Portland, Maine 04101](#)
(207) 874-8681

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From: **Sally Bowden-Schaible** <1sallybs@gmail.com>

Date: Wed, Sep 5, 2018 at 10:46 AM

Subject: Re: Proposed location for the homeless shelter

To: "bbatson@portlandmaine.gov" <bbatson@portlandmaine.gov>, "bsr@portlandmaine.gov" <bsr@portlandmaine.gov>, "dcs@portlandmaine.gov" <dcs@portlandmaine.gov>, "estrimling@portlandmaine.gov" <estrimling@portlandmaine.gov>, "jduson@portlandmaine.gov" <jduson@portlandmaine.gov>, "jrpj@portlandmaine.gov" <jrpj@portlandmaine.gov>, "mjs@portlandmaine.gov" <mjs@portlandmaine.gov>, "nasonscornerneighborhood@gmail.com" <nasonscornerneighborhood@gmail.com>, "nmm@portlandmaine.gov" <nmm@portlandmaine.gov>, "pali@portlandmaine.gov" <pali@portlandmaine.gov>, "rwp@portlandmaine.gov" <rwp@portlandmaine.gov>
Cc: nasonscornerneighborhood@gmail.com, Shelters Portland <portlandshelters@gmail.com>

To city representatives:

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I have been participating in the canvassing of the Nason's Corner neighborhood this past month, attaining nearly 60 signatures from the homes I visited. In the conversations with my neighbors I was impressed by the thoughtfulness of the

concerns expressed— The predominant attitude was compassionate concern for the residents of the Baron Center, nearby residents living in Sagamore Village and the schoolchildren who attend the Amanda Rowe school —perceived as the most vulnerable in the area. Also, I heard concern expressed for persons experiencing homelessness being far from the center of town, away from the hospitals and other needed services and the social experiences that cannot be replicated at the edge of the city. And, the size of the proposed shelter was a big concern.

In addition, frequent comments were made about the city's lack of transparency, the planning process not including members of the community and the lack of a clearly defined plan that would differentiate it from the current Oxford Street Shelter and other shelters of this size in the country. Almost all neighborhood residents suspect that the motive for the move is to make way for higher end business and residential development.

So, like others in my community, I have concerns. And a question—

If there is no **successful** comparable model of shelter for the homeless in the country, why is it that the city of Portland thinks THIS plan will be successful? I am left to believe it is for one of the following reasons:

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I urge you to pause and reflect upon what you are learning from the research data provided to you and the concerns expressed by the citizens of Portland, your constituents.

Sincerely,

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27 Birchvale Dr
Portland, ME 04102
207-939-3254

Sally Bowden-Schaible, MS, LCPC, CCMHC
Founder of LivingWell
836 Main Street
Westbrook, ME 04092
Tel: 207.939.3254
Email: 1sallybs@gmail.com
www.livingwellcenter.info

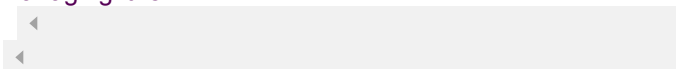
On Jul 16, 2018, at 1:22 PM, Sally Bowden-Schaible <1sallybs@gmail.com> wrote:

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[27 Birchvale Dr](#)
[Portland, ME 04102](#)
[207-939-3254](#)





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Date: Mon, Jul 16, 2018 at 1:22 PM

Subject: Proposed location for the homeless shelter

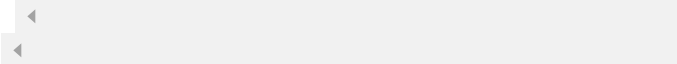
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To all concerned:

My husband and I just recently moved to the Nason's Corner area—[27 Birchvale Dr](#). We attended the neighborhood meeting at Breakwater to learn about the shelter proposal, and I left feeling unsettled about it.

I've worked in the mental health profession for over 30 years—nearly 10 of those years I worked in mental health agencies providing services for persons with severe and chronic mental illness, trauma-related mental health challenges, and drug and alcohol addiction. And later, when I went into private practice, for many years I continued to see such clients.

For about three of the early years, I worked as part of what was then the newly developing program, the ACCESS team (an assertive community treatment program— ACT model—the 1st of its kind in Maine). This program was a grant-funded research project initiated by a 26 agency-member collaborative, including (and managed by) Maine Medical Center. Our clients all were homeless, were diagnosed with a major mental illness, experienced drug and/or alcohol addiction and had been in and out of psychiatric hospitals and/or jail. All were referred to our program because of the complexity of their symptoms and behaviors and the difficulty the existing mental health/substance abuse system had in effectively treating and/or 'managing' them.

◀
 ◀

What was very clear to me from the beginning of the program was that a 'one size fits all' kind of treatment approach was not effective nor appropriate. Something I also learned was that there was a community and a culture within the homeless population we interacted with that was not simple to change and that our model of treatment didn't (couldn't) address.

Like most people, our clients were social beings and wanted to be with others and hang out at places (even if unhealthy) where they felt a semblance of comfort and familiarity, places where they didn't feel obviously out of place. Preble Street, Congress Street, Deering Oaks Park, various downtown routes for retrieving bottles and cans, Amistad, the soup kitchens, Congress Square, Monument Square etc., were places where they could be relatively safe, separate enough, but also part of the larger mainstream Portland community.

They were not the temporarily down-on-their-luck people who, with support and assistance would get back on their feet and lead lives of independence and productivity. All were survivors and most were victims of significant trauma—many during childhood, and most along the way of negotiating their survival through the complexity of their dynamically unfolding symptoms (inside themselves and in their relationships with others)—psychological, cognitive, emotional, physical, behavioral and social.

The proposal to move the Oxford Street Shelter to the Baron Center campus is, in my view, short-sighted and wrought with foreseeable problems. The model described might work very well for people temporarily displaced and experiencing hard times, even for some persons who experience mental illness. But, I cannot envision it as being successful for the people I described above, the people that present the most challenge to the city. As we learned in the early ACCESS team days, a 'one-model-fits-all' kind of program doesn't work.

And, while it is very true that homelessness and criminality do not go hand in hand, it cannot be argued that chronic homelessness oftentimes results from behaviors (and in behaviors), especially as related to substance use, that contribute to homelessness. Sadly, as is well known, these behaviors also affect the surrounding community.

As this is related to the proposed site for the shelter, it surprised me when the location was described as meeting the criteria for an appropriate location: not pushing the homeless to an out-of-sight location, its being accessible to services and resources by centralizing many at the shelter location, and its being on a public transportation bus route. First of all, I can't imagine a location more out of the way than the edge of the city on the Westbrook border, and it is about 3 miles to downtown. Secondly, while some people would use public transportation and shuttle services, many would not. And, to expect people to remain on the Baron Center campus is unrealistic— And, thirdly, what will happen to the many services located downtown? Amistad, the soup kitchens, Preble Street Resource Center, to name a few.

Finally, the concern expressed at the Breakwater meeting about the location abutting an already vulnerable area of

the city is an important point. As has also been pointed out, sections of the Nason's Corner area (especially around Sagamore Village) are home to lower income people and most of the area is decidedly lower middle to solidly middle class. It is home to many families who couldn't afford living on the Portland peninsula in ever-growing market of higher income housing and gentrification. (Perhaps developers have in site the Bayside area for such development and won't proceed with their projects with a shelter site and social services located in the area?) Historically, this is a familiar pattern in our society— pushing to the edge, people on the edge. And it does feel exploitative of an already vulnerable population already living on the edge.

As city Councilor Batson and the Nason's Corner Neighborhood Association has recommended, more study is required and more planning is necessary. I would be very willing to participate in ongoing discussions and strategizing.

Respectfully,

Sally Bowden-Schaible
[27 Birchvale Dr](#)
[Portland, ME 04102](#)
[207-939-3254](#)





Adam Harr <ash@portlandmaine.gov>

Fwd: Proposed Shelter Site

2 messages

Jon Jennings <jpj@portlandmaine.gov>

Wed, Jul 18, 2018 at 6:02 AM

To: Dawn Stiles <dcs@portlandmaine.gov>, ash@portlandmaine.gov

Jon P. Jennings
City Manager
[City of Portland](#)
[389 Congress Street](#)
Portland, ME 04101
(207) 874-8689 Office
jpj@portlandmaine.gov
www.portlandmaine.gov
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Begin forwarded message:

From: Nick Mavodones <nmm@portlandmaine.gov>
Date: July 9, 2018 at 9:53:48 AM EDT
To: Jon Jennings <jpj@portlandmaine.gov>
Subject: Fwd: Proposed Shelter Site

----- Forwarded message -----

From: **Jackie Parker** <jackie.parker77@gmail.com>
Date: Monday, July 9, 2018
Subject: Proposed Shelter Site
To: bsr@portlandmaine.gov, bbatson@portlandmaine.gov, pali@portlandmaine.gov,
nmm@portlandmaine.gov, jduson@portlandmaine.gov, kcook@portlandmaine.gov,
jcosta@portlandmaine.gov, sthibodeau@portlandmaine.gov, estrimling@portlandmaine.gov

Dear City Council Members and Mayor Strimling,

My family resides in Nason's Corner, and we wish to and express our deep concerns about moving emergency shelter services to the Baron Center Campus on Brighton avenue.

My wife and I moved to Nason's Corner in 2010 after living in downtown Portland for almost a decade. At that time, were told by many that because of both the questionable hotels/businesses in the area as well as Sagamore Village, that this was not going to be the kind of neighborhood where we could start raising a family. We were SO glad we didn't listen to any of these people. Yes, at that time I would hardly call the neighborhood warm and inviting, however over the past 8 years it has become a wonderful area that continues to grow with families and people really invested in seeing the neighborhood thrive.

I listened to last week's City Council /Health and Human Services meeting and attended this week's community meeting and I'm glad that many of our concerns were addressed, however I'm not convinced by some of the answers provided by the many folks who spoke.

I truly appreciate the enthusiasm, commitment, and dedication that shelter director Rob Parritt has for his work and the community, still, I have a hard time reconciling some of the things he said. He spoke so passionately

about how we should not hide or push aside our homeless residents, however moving the shelter from the middle of downtown to literally, the city limit border, is doing just that. Most of the services for our homeless residents including job searching, job placement, mental and physical health and wellness services, and food security are in the heart of Maine's largest city. By moving the shelter a significant distance away we will be limiting the support that our most at risk neighbors need most. This was the case when DHHS was moved from Marginal Way to South Portland, and folks are still having a hard time accessing those services. It feels to us that the city would be moving the shelter away from the eyes of tourists and a growing dining and entertainment district to somewhere it wouldn't be seen at all by those bringing money in to the city. While the proposed move will make one neighborhood safer, it could significantly alter the growth and safety of Nason's Corner.

I understand the plan for transportation, but question what bringing multiple buses, shuttles, vans, personal vehicles and taxi-cabs into the neighborhood is going to do to the traffic and walk-ability, especially down Holm Ave. Currently, the "walking school bus" to Hall/Rowe School walks right down Holm Ave, and many of the walking residents of the Baron center and those who live in the area take walks/bike rides down the street as well. I have concerns about the safety of those residents and our neighborhood kids as what sounds like a huge increase in traffic is being proposed on what is already a major gateway through the neighborhood.

He also mentioned how no one could ever conceive of needing 200 beds for emergency shelter when the Oxford Street facility opened years ago. I have serious concerns about the rising numbers of Portland's homeless population that I don't think this shelter will address. Portland rents are already higher than they have ever been and every day more and more residents are being pushed out of their homes to make way for luxury condos and high rent apartments all over the city. The Press Herald reported on May 1 that a "mystery" investor is buying multiple properties in Bayside and I feel that this investor, or other investors, are going to be the only ones to benefit from the shelter moving. I understand that what is happening in the area around the current shelter isn't OK on any level and there needs to be a solution, but removing it to make way for expensive properties is likely going to be the result - which will not benefit the people most in need of housing. With the current state of Portland and the surrounding area's market of available and affordable housing, as well as the opioid crisis wreaking havoc on our Maine cities and towns, the homelessness problem is going to keep increasing and we worry that the needs will not be met by this new shelter either by its location or model of support, and will create the Oxford Street "situation" in Nason's Corner within a few years.

Particularly concerning to me was the statement made by Police Chief Sauschuck at the HHS meeting stating that he didn't think there would be crossover problems between residents of Sagamore Village and clients at the new shelter, citing that he didn't believe that problems in Kennedy Park had been caused by those visiting the Oxford Street Shelter. This is deeply concerning and misleading for a few reasons. We have found that while there is occasional police presence in Sagamore Village, the folks who live there are very hard working and are grateful to have housing in Portland for their families. Lawns are clean and well kept and lots of kids play together - from all over the neighborhood which is how it should be. Kennedy Park also has its own set of problems and positives, but it is OVER half a mile from the Oxford Street Shelter, and has a huge natural barrier of the Franklin Arterial separating East and West Bayside! Sagamore Village has homes on Taft Avenue, and the shelter would be about a block and a half away from the closest home on that street. This is a little too close for comfort for many neighborhood residents, including those who live in Sagamore Village! As came out in the community meeting, Chief Sauschuck only thought there were 50 units in Sagamore Village, he is mistaken, there are 200. It seems that those doing the endorsing of this project are not actually in-tune with the needs of the neighborhood they're proposing, nor have they taken the time to research what currently exists in Nason's Corner!

Additionally, the proximity of the proposed shelter location to the before mentioned hotel properties is also a concern. While a Hampton Inn is replacing the problematic TravelLodge, and we have hopes it will bring great guests to stay in our neighborhood, the Motel 6 is still a den of people outside at all hours, conducting illicit activities in the parking lot. It has seen some improvement over the years, but having the new facility so close to what is already a problem does not put neighborhood residents at ease. We are not convinced that with the

addition of the shelter that the neighborhood will continue to improve or that the shelter residents (as well as existing Baron Center/Loring House residents) will have the safe, supportive environment that they need.

We would also like to be updated on the status of the Avesta housing project that has been slated to break ground next Spring and was to be located at [977 Brighton Avenue](#). This is planned to bring 40 low income senior housing units to a mere 4 blocks away from the proposed new shelter location. That, combined with Sagamore Village already in the neighborhood and the Baron Center itself is enough saturation of city services and assisted or low income housing in one neighborhood. Such a cluster threatens to overwhelm the availability of the services and the resources of the neighborhood to the detriment of both the people who already live in Nason's Corner as well as the people who so need those services. No matter how convenient it might be for the city to put the proposed shelter on land they already own rather than look for other locations OR solutions such as the small vacancy unit housing shelters that had been talked about in the past, ultimately such convenience is short sighted and does not serve anyone but the developers looking at the land on which the current shelter exists.

I know that other residents have additional concerns with regards to proximity of the new Rowe School, as well as the new shopping/housing project in Westbrook in the Pike quarry, and while I do worry about how a shelter will affect both of those new additions to this part of Cumberland County (as well as how many non-Portland homeless this shelter will attract) those concerns pale in comparison to the ones I've outlined above. I do believe that shelters CAN be good neighbors – but the City of Portland needs to look elsewhere this time around. I'm sure that there are few homeowners who would actively want these kinds of services in their neighborhoods, but they are necessary and it's time for other neighborhoods to step up and share in the solution.

After years of hard work and folks deciding to buy in the neighborhood, invest in their homes, and get involved with the public school community and their neighbors, Nason's Corner has become a vibrant community. It would be short sighted of the city to move the shelter to this neighborhood, one which has been open to accepting challenges in the past, but would be pushed to the breaking point with more of a burden. It's time to look at other locations, or other shelter models.

Thank you for your time.

Jackie Parker

--

Nick Mavodones
City Council At-Large
[389 Congress Street](#)
[Portland ME 04101](#)
(207) 874-8685
nmm@portlandmaine.gov

Sent from Gmail Mobile

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Wed, Jul 25, 2018 at 4:22 PM

Public Comment

Director, Health & Human Services
City of Portland
389 Congress Street
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcsl@portlandmaine.gov

----- Forwarded message -----

From: **Jon Jennings** <jj@portlandmaine.gov>

Date: Wed, Jul 18, 2018 at 6:02 AM

Subject: Fwd: Proposed Shelter Site

[Quoted text hidden]



Adam Harr <ash@portlandmaine.gov>

Fwd: Proposed shelter

3 messages

Jon Jennings <jpj@portlandmaine.gov>

Wed, Jul 18, 2018 at 5:59 AM

To: Dawn Stiles <dcs@portlandmaine.gov>, ash@portlandmaine.gov

Jon P. Jennings
City Manager
City of Portland
389 Congress Street
Portland, ME 04101
(207) 874-8689 Office
jpj@portlandmaine.gov
www.portlandmaine.gov
@portlandmanager

Begin forwarded message:

From: Sean Kerwin <cairdhubain@gmail.com>
Date: July 9, 2018 at 7:55:37 AM EDT
To: bbatson@portlandmaine.gov
Cc: pali@portlandmaine.gov, Belinda Ray <BSR@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, jcosta@portlandmaine.gov, kcook@portlandmaine.gov, jduson@portlandmaine.gov, nmm@portlandmaine.gov, John Jennings <jpj@portlandmaine.gov>, Robert Parritt <rwp@portlandmaine.gov>, Michael Sauschuck <mjs@portlandmaine.gov>
Subject: Proposed shelter
Reply-To: cairdhubain@gmail.com

Greetings Councilor Batson,

I read with disappointment your letter to the Nason's Corner Neighborhood Association on their Facebook page regarding the siting of a new shelter on the Barron Center property. It is to be expected that the residents of any neighborhood where a shelter is proposed will offer resistance, but I had hopes that you - particularly given your experience in the healthcare field - would demonstrate greater leadership than your communication with them indicates.

As you know, this is an issue that the city and stakeholders have been working on for years. There have been two separate homeless shelter task forces, and countless hours of meetings between stakeholders over the years that have lead to this proposal. Of course, until it potentially impacts them personally, most citizens of Portland are not going to tune into that long process until it becomes more concrete and personal, but we cannot, and should not, wind back the clock on years of hard and open work as every new participant enters the process.

Threading the needle of what we need to see in a new shelter to provide the best situation for the homeless, for our service providers, and for our neighborhoods is admittedly tricky, but this location addresses all of those concerns. It is located in a neighborhood (rather than an industrial area like some feared) yet it is contained to its own campus, a well thought out system to access transportation is part of the proposal, partner providers will have space on

site to serve their clients, a medical center will exist on site as well as a community policing office, and the fact that it is city owned land makes the financing of this proposal hard to improve upon. This proposal has the support of the police department, the manager of the shelter, and most of the social service providers who work with the homeless. This proposal is absolutely based on a review of "best practices" that you call for.

Again, I understand that the people of Nason's corner are concerned - that is to be expected. I have hopes that, instead of feeding their fears, you will have the courage to step up and lead - to push to make this project the very best it can be, but to explain to your constituents that what is proposed is not what they fear, and is critically needed. I assume you agree that the current situation is untenable chaos destructive to all, most particularly to the homeless themselves. We do not need to step back and study the situation. That has been done - for years. We are in a moment of crisis and the time to lead is now.

Thank you for considering my concerns and opinion.

Respectfully,

Sean Kerwin
[18 Parris St.](#)

Jon Jennings <jpj@portlandmaine.gov>
To: Dawn Stiles <dcs@portlandmaine.gov>, ash@portlandmaine.gov

Wed, Jul 18, 2018 at 6:00 AM

Jon P. Jennings
City Manager
City of Portland
389 Congress Street
Portland, ME 04101
(207) 874-8689 Office
jpj@portlandmaine.gov
www.portlandmaine.gov
[@portlandmanager](#)

Begin forwarded message:

From: patrice perreault <murphperreault@gmail.com>
Date: July 9, 2018 at 8:21:50 AM EDT
To: jpj@portlandmaine.gov, bbatson@portlandmaine.gov, nmm@portlandmaine.gov, estrimling@portlandmaine.gov
Cc: nasonscornerneighborhood@gmail.com, omc@maine.rr.com
Subject: Proposed shelter

Dear City Staff,

I saw the the outline for the proposed new shelter. I didn't see the pro's and con's ect. for each location. I see cost and connectivity appear to be the criteria according to the study.

10 million dollars should not be a factor in any other location, period. Buses run through St.John St., Forest Ave. and Washington Ave.

Business are also located in these districts along with shopping centers and restaurants.

Mercy Quick Care can be accessed from County Wy, Bishop St and Washington Ave, would be about the same distance if not closer. Maybe a littler further form Washington Ave.

These other locations are not as densely populated and wouldn't have such a negative affect on residential areas. Please, think about it.

The city doesn't want to "hide the homeless", but yet move this shelter out of in town and relocate it to furthest city border. It will be well hidden from in town Portland. The city will pay for transportation to shuttle clients back and forth. This is a problem that was "created" and now it's out of control.

Bishop St & County Wy appear to be a much more practical choice,if the shelter must be moved from the Baysite area due to the development. allowing close access to the necessary amenities.

I believe what the former officer said at the other night at the meeting."You don't want this in your yard". (I know NIMBY) If anyone knows it's the officers. I sincerely hope before the city makes this decision, they **choose not to impact a residential area and destroy it**. That being said, I know other councilors feel the same about the area they represent. Why wouldn't they?

The trails, Fore River Sanctuary and Capisic Pond are in the Brighton Ave area, This makes camping a lot easier. Saturday evening I saw campers at Lucas St. The pond is a nice area to spend an evening along with the all other wooded areas in this district.

Hopefully this decision hasn't been made, as a lot of people feel this is already a done deal. I'm not sure how this could be true with an impact as huge as this could be for an entire district.

Sincerely,

Patrice Perreault

Dawn Stiles <dcsc@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Wed, Jul 25, 2018 at 4:25 PM

Public Comment

Director, Health & Human Services
City of Portland
389 Congress Street
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcsc@portlandmaine.gov
[Quoted text hidden]



Adam Harr <ash@portlandmaine.gov>

Fwd: Questions for City Council

3 messages

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Tue, Sep 4, 2018 at 4:11 PM

Public Comment

Director, Health & Human Services
[City of Portland](#)
[389 Congress Street](#)
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Jon Jennings** <jpj@portlandmaine.gov>
Date: Tue, Sep 4, 2018 at 1:53 PM
Subject: Fwd: Questions for City Council
To: Michael Sauschuck <mjs@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>

FYI--

----- Forwarded message -----

From: **Pious Ali** <pali@portlandmaine.gov>
Date: Thu, Aug 30, 2018 at 8:18 AM
Subject: Re: Questions for City Council
To: Tania Tonos <tonostania@gmail.com>, Belinda Ray <bsr@portlandmaine.gov>, Jon Jennings <jpj@portlandmaine.gov>

Ms. Tonos

Thanks for your detailed email. I am sharing this with the chair of the HHS&PS committee chair Councilor Ray and the city manager, Mr. Jon Jennings. so that the response to some of the questions that are directly related to the moving of the shelter be printed and shared at the September 10th meeting you are organizing. Thanks

*Respectfully***Pious Ali**

City Councilor At-Large

City Hall

[389 Congress Street](#)[Portland, ME 04101](#)PALI@PortlandMaine.gov[2078074283](tel:2078074283)<http://www.portlandmaine.gov>[Sign up to receive updates on my work](#)

On Fri, Aug 24, 2018 at 2:34 PM, Tania Tonos <tonostania@gmail.com> wrote:

August 24th, 2018

Council Member Mr. Pious Ali
389 Congress St, Portland, ME 04101

Dear Councilman Ali:

Hello, Mr. Ali. I hope that you have had a pleasant week. I can share with you some of the comments that the those living in homelessness have. Please be aware that these comments may not reflect the views of myself or Homeless Voices for Justice.

Some of the questions from the homeless community for City Council are:

- why do people at Oxford Street Shelter have to leave the area where they go to social service providers in the area, such as Maine Behavioral Health, and employment day labor agencies?
- why were those experiencing homeless not asked beforehand, and left out of the decision-making process?
- why does City Council move forward with the new shelter when they have not experienced homelessness?
- what makes City Council think the same problems will not happen at "the new Oxford" on Brighton Avenue?
- why aren't any of the City Council members coming to Preble and Oxford themselves to speak to those in homelessness?
- why Brighton Avenue? It's the DHHS to Jetport all over again
- why \$10 million dollars when everyone could just be housed for less money? Why are landlords allowed to raise rent above vouchers?
- why is no one addressing no cause evictions that send the housed back to the shelter where they may not be allowed back in as in several cases?
- why aren't other areas of Maine addressing their own homeless issues and sending them to Portland?
- why does City Council keep avoiding affordable housing? It's responsible for this whole mess, and just makes new "homeless people"
- why aren't they putting up tiny houses?
- why are "homeless people" forced to move away from friends, resources, and loved ones?
- why don't we see City Council at the (Preble Street) soup kitchen?
- why can't we have our service animals in the shelter? emotional service animals?
- why is City Council only exploring the option that personally benefit City Council members?

Those are the more popular questions in the homeless community. Jane's concerns were safety issues in shelters themselves: violence, theft, exposure to substance use, health issues unaddressed of those with disabilities, seniors, teens, the aged, domestic violence, those with alternative lifestyles, etc. My concerns were having exposed bio-hazards in clinical and eating areas. Also, I fully agree with Mark Swann in that there should never be sleeping areas on the ground floor. A one floored unit is unsafe, unsanitary, and congested. Many diseases are contracted in confined spaces. Illnesses are very easily transmitted to staff, volunteers, and clients. And what of allowed animals?

I also had issues with the lack of set policies and rules for staff to follow when dealing with emergencies, theft, violence, re-entry, and clients being forced out into inclement weather and no one being held accountable. Clients are not being able to fill out police complaints, complaint forms go missing, and people are told to leave for the slightest of offenses. People are forced to take apartments, and some far away, or they must leave the shelter. The blind, deaf/mutes, those with disabilities, and those with sever illnesses are not given priority housing status. Long term stayers are given priority. Pregnant women are placed at the Oxford Street Shelter instead of in family shelters-7 months pregnant and with medical histories that affect their pregnancies. Teens are being asked to engage in alternative lifestyles and/or sexual activities against their will, partake in criminal activities, and take substances-illegal and otherwise. Those who choose alternative lifestyles are verbally insulted by staff and clients, threatened, and physically harmed-including being kicked in the head repeatedly. Many of these incidents I have witnessed first hand. And where are the incident reports that should have been forwarded to authorities?

The lists go on and on. No matter who you ask that are involved in the community that sincerely empathize with homelessness, the greatest fears are: wasting 10 million dollars on a band aid solution that does nothing to end homelessness, ignoring the root causes of homelessness, going through great lengths to waste time, energy, resources, and money on another failed Oxford Street Shelter, ignoring true concerns of homelessness, and those that experience homeless, and not exploring other options of small scattered shelter sites and other solutions to homelessness, ignoring affordable housing solutions, ignoring the concerns of social service providers, not consulting

these providers, and rushing headlong into the decision of the one shelter location despite the obvious problems with the site.

My concern is also that of City Council making these decisions without asking "homeless experts" to join in the decision making process. I thank you Mr. Ali for getting involved and asking to meet with different individuals in the homeless community to find out what is involved and at stake for those living in homelessness.

I would ask for a committee watchdog group that would oversee client complaints, shelter regulations being met, police reporting and handling, legal concerns, code enforcement measures, exiting and re-entry policies being met and how all of these issues are being enforced and regulated. This committee would not be handled by shelter or social service provider staff, but people that are experienced in the community without personal stake in the outcomes of these decisions. A group of people that those being regulated must answer to and be held accountable for their actions and decisions.

I hope that this gives you some idea of how great an importance City Council decisions will be and the multitude of vulnerable lives they will affect. I hope that I have answered all of your questions satisfactorily. Please contact me if you or other Council members need clarification. Thank you and the rest of City Council for taking an active interest in the community. I appreciate the presence of City Council at different functions around Portland, and for the dedication shown to finding viable solutions to this now growing problem of homelessness in the community, Bayside, Portland, Maine, and The United States.

Respectfully,

Tania T.

--
Jon P. Jennings
City Manager
City of Portland
389 Congress Street
Portland, ME 04101
(207) 874-8689 Office
(207) 874-8669 Fax
jpj@portlandmaine.gov
www.portlandmaine.gov
Twitter: @portlandmanager

Dawn Stiles <dcs@portlandmaine.gov>

Wed, Sep 5, 2018 at 9:42 AM

To: Robert Parritt <rwp@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>, Jessica Grondin

<jgrondin@portlandmaine.gov>

Cc: "MacLean, David" <dem@portlandmaine.gov>

Great - maybe they can get posted at the end of the day with the other material. thanks

Director, Health & Human Services
City of Portland
389 Congress Street
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

On Wed, Sep 5, 2018 at 9:28 AM, Robert Parritt <rwp@portlandmaine.gov> wrote:

I can have them answered by lunch.

On Wed, Sep 5, 2018 at 9:28 AM, Robert Parritt <rwp@portlandmaine.gov> wrote:

I am happy to just answer these today and send along to you guys for comment.

On Tue, Sep 4, 2018 at 4:12 PM, Dawn Stiles <dcsc@portlandmaine.gov> wrote:

We need to respond to these when you return Rob.

[Quoted text hidden]

--

Rob Parritt
Director
City of Portland
Oxford Street Shelter
rwp@portlandmaine.gov
(207) 482-5213
fax (207) 761-0536

--

Rob Parritt
Director
City of Portland
Oxford Street Shelter
rwp@portlandmaine.gov
(207) 482-5213
fax (207) 761-0536

Robert Parritt <rwp@portlandmaine.gov>

Wed, Sep 5, 2018 at 9:50 AM

To: Dawn Stiles <dcsc@portlandmaine.gov>

Cc: Adam Harr <ash@portlandmaine.gov>, Jessica Grondin <jgrondin@portlandmaine.gov>, "MacLean, David" <dem@portlandmaine.gov>

No problem!

[Quoted text hidden]



Adam Harr <ash@portlandmaine.gov>

Fwd: Regarding the proposed homeless shelter at the Barren Center

2 messages

Jon Jennings <jpj@portlandmaine.gov>

Wed, Jul 18, 2018 at 5:11 AM

To: Dawn Stiles <dcs@portlandmaine.gov>, ash@portlandmaine.gov

For the record.

Jon P. Jennings
 City Manager
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 389 Congress Street
 Portland, ME 04101
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jpj@portlandmaine.gov
www.portlandmaine.gov
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Begin forwarded message:

From: Mara Sullivan <marasullivan4444@yahoo.com>
Date: July 11, 2018 at 11:52:23 AM EDT
To: "estrimling@portlandmaine.gov" <estrimling@portlandmaine.gov>
Cc: "bsr@portlandmaine.gov" <bsr@portlandmaine.gov>, "bbatson@portlandmaine.gov" <bbatson@portlandmaine.gov>, "pali@portlandmaine.gov" <pali@portlandmaine.gov>, "nmm@portlandmaine.gov" <nmm@portlandmaine.gov>, "jduson@portlandmaine.gov" <jduson@portlandmaine.gov>, "jpj@portlandmaine.gov" <jpj@portlandmaine.gov>, "mjs@portlandmaine.gov" <mjs@portlandmaine.gov>
Subject: Regarding the proposed homeless shelter at the Barren Center

To whom it may concern,

I am a resident of the Nason's Corner Neighborhood. I have attended all three meetings provided by the committee to learn more about the proposed Homeless Shelter on Brighton Ave and have read all possible materials made available. I have not at this point provided any public comments on the matter, as I believe in being educated as much as possible about a topic before taking sides and sharing my opinion. This morning I woke up compelled to speak out. I love the diversity the city of Portland offers. Our neighborhood in particular with Sagamore Village creates a beautifully diverse population. I believe that all people deserve the right to a safe environment in which to live, a community that they feel connected to and neighbors that treat them with dignity and respect. It wasn't until I started attending the meetings and doing my research that I began to feel uneasy about the plan proposed by the city. As a resident I feel completely unsatisfied with the level of planning and communication surrounding this plan. There is an emergency situation happening in Oxford Street, I understand that and something needs to change. This massive 200 bed shelter on the outskirts of town feels like a band aid to this situation. I feel the answers to all our questions as concerned neighbors have blatantly been disregarded. We are being asked to buy into a model that has no proven track record of success. There are so many inaccuracies in the handout provided by Oxford street shelter last night. Just a few I would point out are outdated budget numbers, incomplete lists of other sites researched, and blatant lies about walk-ability (Mercy Quick Care in Westbrook is almost three miles away from the barren center, down busy, sidewalk-less roads). I also need to point out the possible conflicts of interest. This includes a committee chair who has property in the Oxford Street Area, a chief of police who promises us safety but then accepts a high paying position as assistant city manager, an absent city manager from the meeting & the fact that anonymous buyers are buying up properties in Bayside just waiting to develop that land as soon as the homeless move out. Everything about this plan feels rushed, corrupt and misleading. The city is ultimately asking a small residential neighborhood to support a 200 bed emergency all inclusive shelter 4 miles outside of the center of town. There has been no plans provided to us on how our neighborhood will be kept safe. We have been given answers such as "the bad actors will be

easier to spot" and " first floor windows should be locked anyways" I urge the committee to take a look at their way too aggressive timeline, slow down, and come up with a plan that works for all of Portland's residents. One that keep all of us safe.

My husband and I love Portland, We have lived here for 17 years. Unfortunately, like all of our friends, we were driven off the peninsula 11 years ago due to the cost of living. As a public school teacher and an electrician we didn't make enough to even rent let alone buy in town. We found this beautiful little house on the outskirts of town that allowed us make our dream of raising our family in Portland a reality. We now have two children in Portland Public Schools and have fallen in love with our tree lined, quiet neighborhood. Although our house and yard are way too small and our tax bill is way to big we are still committed to staying here because we love Portland so much. This proposal feels like a kick in the face to us. We once again feel as if we are being pushed out of the area we love. I have to be honest, it's becoming more and more obvious that Portland cares nothing about it's middle class citizens. It's so discouraging to care so much for a city who does not care about you. This is completely evident in the lack of communication with our neighborhood at ANY point in this process. I encourage you all to come for a walk behind the Barren center into our neighborhood. You will see so many kids riding their bikes in the street or playing massive games of tag through out each other's yards. You will see elderly people sitting in their driveways who have lived in this neighborhood for years and raised their own kids here. They love to chat you up about life and tell you stories from back in the day. Please take a walk in the beautiful paths surrounding our neighborhood where I run every night after dinner and never feel unsafe. Swing into Sagamore and see the amazing progress this community has made, you would never believe it is the same development that had such a bad reputation years ago. Our neighborhood is unique this day in age. It a special place, and one I am so proud to raise my kids in. Please, do your research on the impact this shelter will have on our neighborhood before moving forward. Do your due diligence. Come knock on our doors and shake our hands and talk to us face to face like you all did when you were campaigning. WE are your people too. WE voted for you because we hoped you would represent us. I once again urge you to slow down this process and to extend the timeline. The proper work has not been done by the city to make sure this is the right move for all of it's residents.

Thank you for taking the time to read this letter, I look forward to any future conversations with the committee.

Sincerely,

Mara Sullivan
49 Pinecrest Ave

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Thu, Jul 26, 2018 at 8:11 AM

Public Comment

Director, Health & Human Services
[City of Portland](#)
[389 Congress Street](#)
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov
[Quoted text hidden]



Adam Harr <ash@portlandmaine.gov>

Fwd: shelter

2 messages

Jon Jennings <jpj@portlandmaine.gov>

Mon, Jul 16, 2018 at 8:50 AM

To: Dawn Stiles <dcs@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>

For the record,

----- Forwarded message -----

From: <jesposi1@maine.rr.com>

Date: Thu, Jul 12, 2018 at 6:11 PM

Subject: shelter

To: bbatson@portlandmaine.gov

Cc: estrimling@portlandmaine.gov, bsr@portlandmaine.gov, pali@portlandmaine.gov, nmm@portlandmaine.gov, jduson@portlandmaine.gov, jpj@portlandmaine.gov

As our district's elected official, I would like to take this opportunity to thank you for the interest you have shown in our neighborhood, Nason's Corner area.

After being a resident on Rowe Ave. for 60 years, I find it very difficult to accept the fact that it appears that the majority of city officials are pushing to replace a shelter in this residential neighborhood and have done so behind "closed doors". I am appalled that there isn't more concern for the neighbors in this area from those who are representing our city governing body.

I have had a 47 year career in health care before retiring, so I certainly understand the obligations and challenges before you. Nevertheless, I have concerns.

With this new facility combined services will be possible. Increased much needed bed capacity, conference room, office space for outside services, an interest in a mini library, and even a medical clinic for the residents and neighbors. It was stated that a medical interest in the proposed clinic, but no name was mentioned. What are the cost implication for the city for such a service and why is one needed with those same facilities available on many a corner?

I'm sure concerns regarding the families and visitors for patients at the Barron Center as well as those residents on the present site were addressed.

It has been stated that 30% of the residents are from this area, 30% are from surrounding areas, and the rest come from other states and/or countries. Why aren't we trying to reduce those numbers and is Portland the only shelter in the state? Change in traffic patterns due to the increase of shuttles, vans, taxi vouchers given, RTS services and the individual staff using these services for the residents. I understand there will be improved lights and signals, sidewalks and bike lanes, for who? Bike lanes on Brighton Ave., are you kidding me? This appears to be another "Morrill's Corner" traffic nightmare for all residents of the Nason's Corner area. Who pays for all these changes?

After the "start up" year, what is the extra expense to the city, or will this be another excuse to increase the property taxes?

In closing: I have never seen any system, change in policies, and/or procedures, or the implementation of new programs that don't effect extra staffing, increased funding, and in this case, extra traffic flow and patterns.

I hope that we are not fooling ourselves by thinking that building a new "Taj Mahal" in a residential neighborhood that we can expect major change in the present behavior and/or criminal activity. As previously stated, these residents are very vulnerable to sex trafficking and drug dealers. Do you really think by moving from the Oxford Street area to Brighton Avenue is going to change habits and behaviors? I don't think so. (Where do they get the money for drugs?)

With the millions spent on a new school, play grounds, the nature trails, the falls, the new shopping facility on the Blue Rock areas coming in Westbrook, our great shopping areas, and all the beautiful wooded areas, it appears the city officials are pushing this on us. Please stay with us. It does not need to be in a residential neighborhood, and certainly not in the Nason's Corner area. Thank you for your time.

Estella Esposito from Nason's Corner in Portland

--

Jon P. Jennings
City Manager

9/5/2018

City of Portland Mail - Fwd: shelter

City of Portland
389 Congress Street
Portland, ME 04101
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jpj@portlandmaine.gov
www.portlandmaine.gov
[@portlandmanager](#)

Dawn Stiles <dcsc@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Thu, Jul 26, 2018 at 8:29 AM

Public Comment

Director, Health & Human Services
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dcsc@portlandmaine.gov
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Adam Harr <ash@portlandmaine.gov>

Fwd: Thoughts on Barron Center megashelter proposal

1 message

Jon Jennings <jpj@portlandmaine.gov>

Tue, Sep 4, 2018 at 1:37 PM

To: Michael Sauschuck <mjs@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>

----- Forwarded message -----

From: **Lois Winter** <loiswinter54@gmail.com>

Date: Mon, Sep 3, 2018 at 2:24 PM

Subject: Thoughts on Barron Center megashelter proposal

To: Jon Jennings <jpj@portlandmaine.gov>, Mike Murray <msm@portlandmaine.gov>, Mona Bector <mbector@portlandmaine.gov>, Jeff Levine <jlevine@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, Belinda Ray <bsr@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, Kimberly Cook <kcook@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Nick Mavodones <nmm@portlandmaine.gov>, Jill Duson <jduson@portlandmaine.gov>

Nearly a month ago, on August 8, I sent a note to you and a dozen other City officials that I believe to be directly involved in decision-making pertaining the proposed new homeless shelter in Portland. I have been dismayed and a little disillusioned to have not received a single response from any of you. I appreciate that you are busy with much City business, but I have written other notes to you on other issues over the years, and always received responses in the past. Why not this time? I hope you can appreciate that I am also busy and took time to write a carefully crafted letter, with the intent of sharing my concerns for the welfare of all -- shelter residents and other City residents. Please refer back to your August 8th emails and find the note from me about the homeless shelter, focusing on the design of the facility and the location of the facility. I am now writing you a second letter and would appreciate a response from you regarding your ideas and position on a new approach to dealing with homelessness in Portland, surrounding communities and the state of Maine.

To me, the bottom line is that the need for a homeless shelter in the first place demonstrates the failures in our society to help the weak and vulnerable, and I hope we can collectively come up with a solution that truly helps solve problems and alleviate suffering, by doing more than offering a cheap/expedient fix that exacerbates current problems and transports those problems to a new location. Can we carefully consider how to move people away from homelessness to a better future and maintain quality in our current residential neighborhoods at the same time? I believe that the process of selecting a new model for homeless sheltering that won't simply dump the considerable problems of Oxford St. elsewhere needs to be careful, compassionate, transparent and deeply engaging with interested community members. From what I have read and heard, I am not convinced that the decision-making process to-date has been any of that. It feels as if some in the City are focusing on an exceptionally short-sighted decision to ramrod a new megashelter in as quickly and cheaply as possible. The decision to select the Barron Center location seemingly ignores a recent City study regarding a number of presumably more appropriate locations for shelters and instead selects the Barron Center simply because the land is already owned by the City and because (contrary to what has been said by some City officials), the Barron Center location will be out-of-sight and as far from the "hot real estate districts" on the Peninsula. Clearly, the Barron Center is located on the fringe of the City, in a moderate-income and not-well-connected neighborhood adjacent to lots of woods that are challenging to police -- and also with ready access to the Northeast's notorious drug-running corridor of I-95. Selecting the Barron Center location also ignores the very real difficulties inherent in locating a large megashelter in a quiet residential neighborhood that also hosts vulnerable populations -- homeowners, elementary school children, Barron Center residents and Sagamore Village residents.

In addition, any social services professional "in the know" tells me that megashelters are a discredited and ineffective model for providing decent support for shelter residents. In contrast, the scattered model of smaller shelters housing no more than 40-50 people, segregated by the needs that residents, is far more humane and effective for shelter residents and stands a better chance of heading people back to self-sufficiency. The scattered model is also far better for the quality of life and even safety of nearby residents, avoiding the problems associated with one large facility that acts as a magnet, attracting large numbers of criminals to prey on shelter residents (as nearby residents). Perhaps, the scattered model is more costly in the short-term, but there's nothing more expensive than dumping an estimated \$10 million in construction costs towards a megashelter model that is likely to fail on multiple fronts -- for shelter residents and for nearby residents. Let's think clearly about the problems and figure out how to not just spend money, but to spend money

wisely. Clearly, a more expensive approach that actually works to solve a problem is more cost-effective than a cheaper approach that fails.

The proposed megashelter at the Barron Center seems to provide short-term wins only to the real estate developers hoping to make a lot of money on luxury condo developments near Oxford St. After all, our country has a sad history of kicking poor people out-of-site and out-of-mind when the real estate that has long harbored poor people becomes attractive to those with wealth and power.

It's disparaging, insulting and inaccurate to characterize those who question the location of a new shelter (or shelters) in Portland as a NIMBY issue. It is probably true that some people living nearby have paid more attention, researched and learned about the issues -- After all, people first pay attention to what they know and love, and that's usually the starting point for many people that become deeply involved in civic action for social and environmental justice. Those with power and position often try to discredit civic action with disparaging terms like NIMBYism when it runs counter to their plan. There's nothing compassionate or cost-effective about throwing \$10 million and more at a problem without solving it or by simply transferring existing problems elsewhere. That's an issue that should be of concern to all Portland residents. If we blow \$10 million today on a problem we don't solve and maybe make worse, will City officials come back in a few years asking for :

- more money to expand the megashelter?
- funds for more emergency police runs?
- funds for more emergency room visits?
- ways to deal with a neighborhood that declines in quality and value as people contend with the problems associated with a nearby megashelter?
- money to establish the scattered shelter approach that we should have tried in the first place?

Effective solutions to homelessness are an issue of vital importance to the entire City, surrounding cities and state of Maine. We deserve to give the issue appropriate clarity of intent and thought to devise a comprehensive approach that stands a chance at solving the complex problem of homelessness.

Please send me your response.

With concern and respect for coming up with a better solution,
Lois Winter
[50 Alden Circle, Portland](#)
207-871-8029
loiswinter54@gmail.com

--

Jon P. Jennings
City Manager
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[389 Congress Street](#)
Portland, ME 04101
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Adam Harr <ash@portlandmaine.gov>

Fwd: Thoughts on homeless shelter proposal

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Thu, Aug 9, 2018 at 2:10 PM

Public Comment

Director, Health & Human Services
City of Portland
389 Congress Street
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Jon Jennings** <jjj@portlandmaine.gov>
Date: Wed, Aug 8, 2018 at 4:08 PM
Subject: Fwd: Thoughts on homeless shelter proposal
To: Dawn Stiles <dcs@portlandmaine.gov>

----- Forwarded message -----

From: **Lois Winter** <loiswinter54@gmail.com>
Date: Wed, Aug 8, 2018 at 3:28 PM
Subject: Thoughts on homeless shelter proposal
To: Jon Jennings <jjj@portlandmaine.gov>, Mike Murray <msm@portlandmaine.gov>, Mona Bector <mbector@portlandmaine.gov>, Jeff Levine <jlevine@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, Belinda Ray <bsr@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, Kimberly Cook <kcook@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Nick Mavodones <nmm@portlandmaine.gov>, Jill Duson <jduson@portlandmaine.gov>

As a Portland resident for more than 25 years, I am writing to share my thoughts on the proposed new homeless shelter near the Barron Center.

First, I recognize that homeless people can be any of us, and accordingly, for whatever reason those folks ended up down on their luck, they deserve our compassion and support.

Second, the biggest issue is NOT who's neighborhood the shelter is or isn't built in. After all, any shelter is, will be and should be located near somebody! The main issue, in my mind is a City-wide issue regarding whether we are spending the funds wisely, adhering to best practices recommended by social services professionals, for constructing and locating a shelter -- or shelters.

Third, I want to thank all of you for your hard work on behalf of our city. I recognize that you have many competing needs and far too much to do with never enough resources.

That said, I have two major concerns with the current proposal for the homeless shelter -- one having to do with the design of the proposed facility, and the other having to do with the location of the facility.

Design:

My understanding is that in contrast to the discredited large "warehouse facility" (200 residents) as currently proposed near the Barron Center, the "scattered model" of multiple smaller facilities (40 - 50 residents), tailored with specialized services that can support the variety of reasons people become homeless, in concert with an emphasis, when feasible, on "Housing First!" is a better approach. The "scattered model" more effectively serves shelter residents and can also be more successfully integrated into existing communities (residential neighborhoods or commercial business complexes). I understand that some City officials counter that the scattered model would be more expensive. That claim, in itself, shouldn't end the discussion, for the following reasons:

1. Let's examine all the costs. First, as I understand it, the cost of building the "warehouse facility" is only a preliminary estimate, without sight plans completed that could change the price tag significantly. Second, let's be sure we are comparing the total costs associated not only with construction but with annual administration and emergency services. Might the "warehouse model" costs go up if associated emergency services (police/hospital), transportation costs and higher and longer residency rates for clients are included?
 2. Let's think strategically about what we are trying to accomplish by building new shelter(s). Is it to simply serve more and more homeless people, or is it help homeless people find their way back to dignity, to a home/apartment of their own -- and over time, reduce the number of shelter residents? Is it to build a giant facility today, only to find that we need to spend more money to add more beds in a few years? Is it to spend a pile of money now to move an existing problem from Oxford St. neighborhood to the Nason's Corner neighborhood, or is it to build new facilities that honor the needs of the homeless as well as honor the quality of life requirements of surrounding City residents?
 3. Let's take the time needed to take a positive approach to dealing effectively with homelessness in our community, and let's avoid a quick knee-jerk response that will simply move a problem away from Oxford St. Let's get creative about fundraising. Can we locate more funding sources (i.e. larger contributions from local real estate developers, federal and state grants, GPCOG, and city taxpayers, foundation grants, local hospitals that benefit from less uninsured emergency room visits, etc.).
- In the end, let's have facilities for our most vulnerable homeless citizens that our city can be proud of.

Location:

It appears that the process by which the Barron Center location was selected was hurried, secretive and flawed.

1. Simply moving a "warehouse facility" shelter from Oxford St. to the Barron Center property doesn't appear to be a "win" for anyone in the City, except for Oxford St. neighborhood real estate developers and nearby Oxford St. residents. It wouldn't be the first time in the sad history of social injustice in our country that vulnerable people get kicked out of an area that has turned into "hot real estate" and pushed into less desirable neighborhood. It's pretty tempting to believe that the overarching interest in moving the shelter right now is to cater to the interests of real estate developers and city planners who are working hard to gentrify the Peninsula.
2. Why were all the other sites identified in a recent City planning process dismissed? And why was one of the key criteria in that planning document of avoiding nearby residential neighborhoods for siting a shelter ignored? (Wouldn't the scattered model of multiple small shelters make it more feasible to co-locate shelters near residential communities?)
3. Why were existing community members and many other City stakeholders not invited into the early planning process?
4. The proposal to move a "warehouse facility" shelter to the Barron Center seems to demonstrate little regard for legitimate needs of other city neighborhoods, including vulnerable people already living in the Nason's Corner neighborhood -- elementary school kids walking to school, Barron Center residents enjoying the outdoors, or Sagamore Village residents that may be unaware of dangers in their new country. I appreciate that most shelter residents are not a threat to anyone, but it's also true that "warehouse facility" shelters are hard to police and that "warehouse facility" shelters attract criminal hangers-on that prey on the shelter residents and any other vulnerable people nearby. That's another important reason for working with the "scattered model" approach in order to minimize issues of community safety.
5. Is law enforcement even more costly, time consuming and challenging/ineffective than at Oxford St. if a new facility is located near lots of woodlands, near the Maine Turnpike (with ready get-away access) and distant from the downtown police department headquarters?
6. Why have shelter residents depend on inconvenient public bus schedule on Brighton Ave. and a new costly community-funded shuttle service to receive needed services?

In my opinion, these are some of the questions of City-wide importance that need to be addressed before moving forward with planning a new "warehouse facility" shelter at the Barron Center. There's nothing compassionate or cost-effective about throwing \$10 million and more at a problem without solving it or by simply transferring existing problems elsewhere.

With concern and respect for coming up with a better solution,

Lois Winter

[50 Alden Circle, Portland](#)
207-871-8029

--

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9/5/2018

City of Portland Mail - Fwd: Thoughts on homeless shelter proposal

Twitter: @portlandmanager



Adam Harr <ash@portlandmaine.gov>

Re: New shelter

2 messages

Pious Ali <pali@portlandmaine.gov>

Sun, Jul 22, 2018 at 11:02 AM

To: Mary <marvy00@hotmail.com>, Belinda Ray <bsr@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>

Mary

Thanks for your email, as per our communication via FB I am copying Councilor Ray (HHS Chair) and Mr. Harr (HHS staff) so that it is added to the public records. I hope your weekend is going well.

Please excuse any discrepancy, this email is sent from a mobile device.

> On Jul 21, 2018, at 5:17 PM, Mary <marvy00@hotmail.com> wrote:

>

>

> Hello,

> As a Portland community member and taxpayer I wanted to let you know that I hope you listen to your community members and plan on voting against the construction of the new homeless shelter on Brighton Ave. I am for the building of a new shelter and providing services for those in need. I do not like how this project is being done and presented.

> The first problem is that the reason some want this to happen is so that they can build expensive housing in the area.

> I have no doubt that once the new shelter moves out, expensive condos will move in. Further gentrification of Portland is not needed.

> The second problem with this plan is the current unfortunate problems and crimes that seem to happen near the shelter are not controlled well. To move the shelter further means that some of the problems will be moving to Brighton and even more likely to get worse given that the area has even less police presence.

> The area near the shelter is home to drug use, violence, and crime in general. I am not saying that this all due to people who are homeless. There are people who also prey on the homeless that are in this area. For example, human trafficking has been linked to the area.

> The area where they are proposing the new shelter is close to wooded and secluded areas which will become breeding grounds to crime. Having an on-site police officer at the shelter will not stop things from happening in these woods and trails.

> Many members of the community, myself included feel the city is just moving its problems instead of solving them. The homeless aren't going to benefit from these problems not being solved and neither will the Nason Corner community.

> Why not work on solving the problem before creating new ones.

> Thank you,

> Mary Labady

Mary <marvy00@hotmail.com>

Tue, Jul 24, 2018 at 1:52 PM

To: Pious Ali <pali@portlandmaine.gov>

Cc: Belinda Ray <bsr@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>

Thank you!

Mary Labady

Sent from my iPhone

[Quoted text hidden]

> --

> Notice: Under Maine law, documents - including e-mails - in the possession
 > of public officials or city employees about government business may be
 > classified as public records. There are very few exceptions. As a result,
 > please be advised that what is written in an e-mail could be released to
 > the public and/or the media if requested.



Search



position is you don't have a position (how convenient for you) and until you do have a position I will continue to lobby you to oppose the mega shelter through every platform available to me. If you and anyone else are uncomfortable with that I don't care.

2h

Like

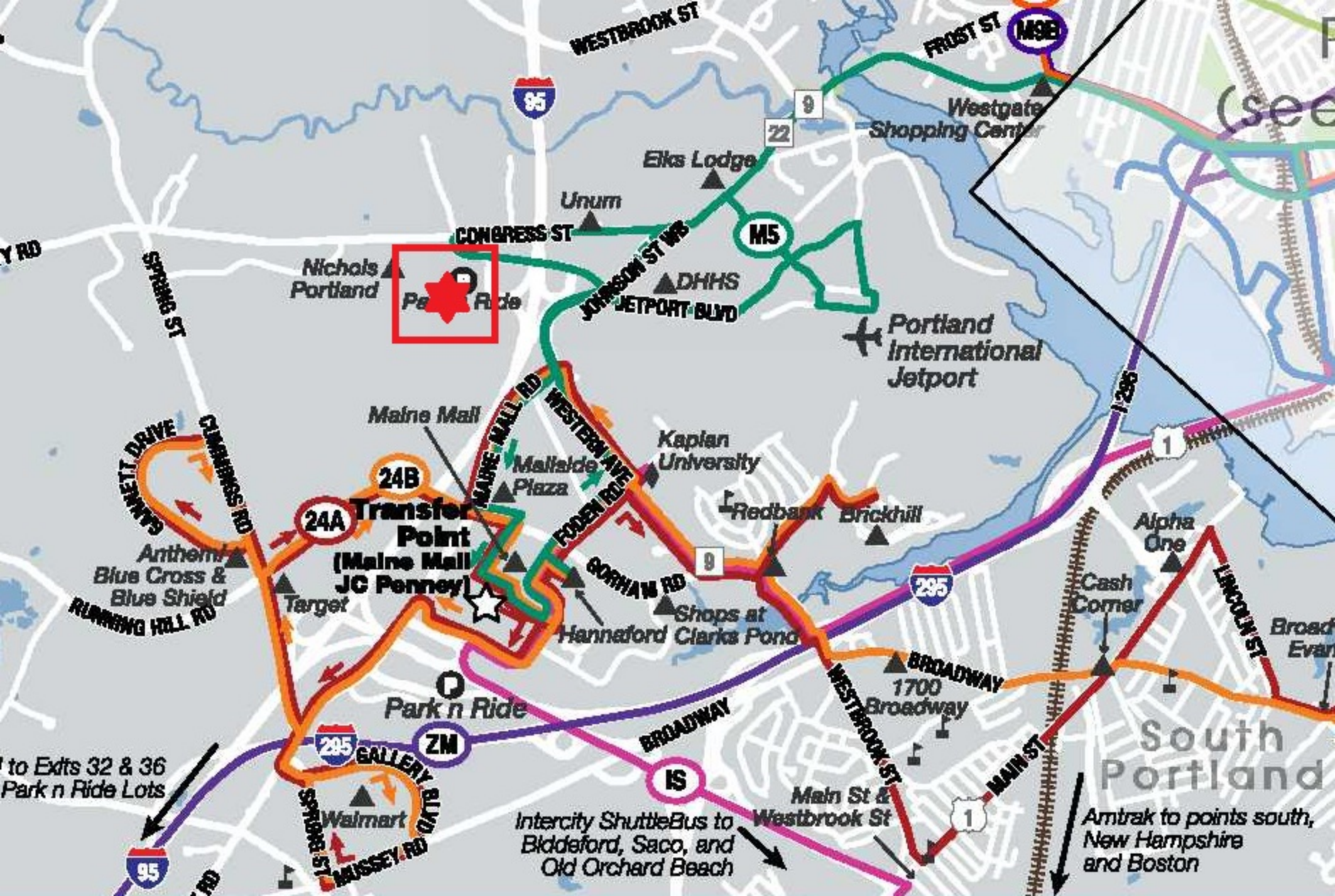
Reply

**Pious Ali**

Eric Kane I do its just not the one you want to hear. Why are you going to this extent, for a nominal vote because irrespective of how I vote it's moving forward.

Write a reply...





(see

Y RD

WESTBROOK ST

FROST ST

M5B

95

22

9

Westgate Shopping Center

Elks Lodge

Unum

CONGRESS ST

Nichols Portland



Park n Ride

JOHNSON ST WB
JETPORT BLVD

M5

Portland International Jetport

Maine Mall

24B

24A

Transfer Point
(Maine Mall
JC Penney)

MAINE MALL RD

WESTERN AVE

Kaplan University

Mallside Plaza

FODEN RD

Redbank Brickhill

GORNAM RD

Shops at
Hannaford Clarks Pond

9

295

Alpha One

Cash Corner

LINCOLN ST

Broad Evan

South Portland

BROADWAY

BROADWAY
1700 Broadway

WESTBROOK ST

Main St & Westbrook St

MAIN ST

Amtrak to points south,
New Hampshire
and Boston

Intercity ShuttleBus to
Biddeford, Saco, and
Old Orchard Beach

Park n Ride

ZM

IS

Walmart

GALLERY BLVD

MUSSEY RD

KANETT DRIVE

CUMINGS RD

Antheim
Blue Cross &
Blue Shield

RUNNING HILL RD

to Exits 32 & 36
Park n Ride Lots

95

Cathy Mackowski

- She's talking about needles, so many needles that the Zip Trip *[gas station/convenience store ¼ mi from the Pov]* now has a needle collection in their bathroom. The bicycle cop told her he finds many needles. The neighbors have seen people shooting up on the California Street Bridge *[pedestrian bridge off a walking trail, ¼ mi from the Pov]*. They've seen transients pass up and down her street. She used to tell people who don't live in Missoula, that Missoula is a magic town. It was beautiful and a wonderful community to live in and it was safe. She is quite concerned now that she is not sure she can say that last line any longer. She hears from parents who are afraid for her children. They will not send their children to the park by themselves. She hears of children who will not ride their bicycles across the California Street Bridge, even during the day.
-the problems are not limited to West Broadway, but are seeping back into the residential neighborhood....
- She said she wanted their stories to be heard so that the Council and Mayor could start to understand the desperate and heartbreaking nature of the situation that the neighborhood is in. They have to play catch-up now and they have to do it fast and are begging for the City's assistance to do that.

Matthew LaRubbio – co-owner of Western Cider *[1/4 mi from the Pov]*

- Mr. LaRubbio represents his partners, Michael Billingsley and John Clarenbach, as well as the growing number of neighbors in their area, including Imagination Brewing *[across the street from the Pov]*, Youth Homes *[1/4 mi from the Pov]*, Blue Mountain Clinic *[1/4 mi from the Pov]*, Tia's Big Sky *[across the street from the Pov]* and the interest of many residents with the same concerns. There's a number of issues that are beyond their control on Missoula's west side and they are here to highlight these challenges and ask the City to work with them in creating solutions. Most of their concerns are related to criminal activity with the increasing transient population, the status of City plans and the condition of the area in general.
- Lions Park *[1/4 mi from the Pov]* continues to be a place of constant drug use and sales, prostitution, fighting and a congregation of people with no regard for law or decency. These daily incidents in the park are not solely perpetrated by the transient community. It is a hub for people with and without homes in Missoula but is known as a place where open containers, drug use and fighting are rarely prosecuted. Youth Homes, unfortunately, receive the brunt of these problems, being direct neighbors to that park and it is sad to see kids that need a safe space being exposed to these things daily. Broadway Island is a refuge when police are patrolling Lions Park and serves as a hidden campground for the transient population. During river cleanups they find dozens of needles as well as a massive accumulation of trash and bedding on the island and in the stream. A side note is they appreciate the City's effort in cleaning that up. They know, as a city, we spend a lot of money cleaning up the island all along the river trail and understand there are solutions in place to try to mitigate that. California Street Bridge is a pedestrian resource that has become a spot for graffiti throughout the years. The graffiti on the Free Wall, which he personally used to paint on, has long migrated from the fence to the lamp post to the sidewalk and now every part of the bridge. The tags are vulgar, obnoxious and are rarely, if ever, removed. The bridge represents a lack of pride our community has in Missoula's Westside in some ways.

Dan Corradina, Program Director for the Shirley Miller Attention Home and part of Youth Homes *[1/4 mi from the Pov]*

- He's been there going on 11 years and has spent a lot of time as a direct care worker so has played a lot of football and Frisbee in that park and can no longer do that. There are a lot of people sleeping in the park, maybe trying to recover from the night or day's activities, lots of drug use, feces by their bedroom windows, needles in the bushes, vomit and repeated acts of violence. They call the police and the police are very responsive and they appreciate that, but it is hard to watch and it's hard for kids at risk and coming from difficult homes to watch that on a routine basis as well and so they end up being inside or going somewhere else to try to recreate versus being outside to have a conversation. He said he's selfish for being here tonight because the Lions Park has been awesome and the neighborhood has always had things happen that they've witnessed but it has exponentially increased in the last two years but this summer specifically.

Patrick Montgomery

- He lives at 1333 Toole Avenue [*condo unit 1/10th mi from the Pov*] and he is president of their condominium homeowner's association. There is a lot of fear among the ground floor residents in their condominiums where mostly elderly and/or disabled live. Because of their proximity with the Poverello Center and the casino, they have a lot of loitering that goes on around and on their property and the ones most affected by this are the first-floor residents who are elderly and disabled. They now have transients going door-to-door asking for money. They just had an episode where a gentleman was trying to sell, he's sure, stolen goods on the property and made a huge scene when Shelly asked him to leave. The personalities are extremely unpredictable. Patrick has felt threatened twice this year just because he's politely asked people to leave the property. One young gentleman, who's mentally disabled, was walking home and someone asked him for a cigarette and apparently because he didn't give it to the man, he got punched from behind and went right to ER. It's a problem if a fairly competent, capable person is nervous, think about these other people. There are people in the units who don't want to go to their cars at night. They've had three automobiles broken into just this summer. This is stuff you hear all the time. He's concerned about his neighborhood and he agreed with Cathy, for them to get a handle on this problem before it gets to the point of where it's out of control. Also, they have a young family in the condominium units who just had their first child and the first thing they did was put their unit up for sale.

Shelly Wilson

- ... she's at the point of feeling bad calling 9-1-1 because she's called it so many times that she's hoping dispatchers aren't thinking she's a crazy lady with nothing better to do, but even the dispatchers have encouraged them to call because they need to know what's going on. Today, before noon, she had to make three people get off of her property. Two of the young people felt comfortable enough to be wrapped up in their blanket on the lower level next to somebody's front door with their phone plugged in. She woke them up and said they are trespassing and need to leave. The problem is people aren't getting up and leaving. They're trying to argue. She doesn't go anywhere outside of her condo without her dog and it's a good thing because she's had a few incidences where she's felt that if she didn't have her dog with her it might have turned out pretty bad. When she went out the second time to take her dog out to go to the bathroom today, there was a gentleman sitting on the wall, which is basically somebody's front door on the lower level condo, at their patio, and the man was two feet from the "No Trespassing" sign and she asked, "Sir, can you read that?" He looked at it and wanted to talk to her about her dog. She said to him that he needed to leave, he was trespassing and they are instructed to call 9-1-1 because this is ongoing and she asked him to please leave. He continued to argue with her and hid his beer can behind him. She said she's calling 9-1-1 because he's drinking on private property and he got up and left. That happened just today before noon. There are so many incidences she doesn't have enough time to talk about it all. She's only lived in Missoula for 11 months. She bought the

condo thinking it's awesome that she's within walking distance of downtown to go have coffee, within walking distance to the park and river and she doesn't feel comfortable at all and this started as soon as she got here. She gave several other incidences that she has experienced. One of their vehicles has been broken into on their private property, in their parking lot, two times within two months. Things are going on in the middle of the night. Her son and fiancé live in one of the condos and have to go out at 4:30 a.m. to go to work and they are afraid to go out there at night. This is dangerous. The neighbors are not just whining and sniveling about somebody walking on the grass.

Unknown (off microphone)

- she's stood before the Council before trying to prevent Poverello coming right into the middle of their neighborhood and she's wondering what happened to the assurances that they had that this would not happen. She also has plenty of incidences that have happened. She lives on Cooper Street *[1/6th mi from the Pov]*. This summer they had a white, locked bike stolen that was in a truck. They've had strangers come onto their gated property. This is not complicated. She would like to see police cars going through their neighborhood five or six times a day. If police presence was seen all the time where these horrible problems happen, these problems would end. She doesn't feel like people care about their low economic neighborhood and it makes her very angry.

Tony Crescenzo, co-owner of On Center Performing Arts *[1/4 mi from the Pov]*

- He thinks the important things to be put on the record this evening are several times in the last two years they've had people who are not part of the studio, who don't have children and who are transient in nature, walk into the studio and either try to use the restroom or try to sit down and watch the dance classes as they're happening. He's talking about dance classes that involve children, young women and girls from the ages of 2 to 16. There has been several times when late at night, families leaving the business have been approached and asked for money, followed to their cars and thankfully nothing worse than that. They are directly across the alley from Zip Trip so many of the same problems and people who frequent the Zip Trip are part of the same problems that many neighbors experience such as issues with vandalism, needles, trash, loitering, food, unwelcome and other conversations and people looking through the windows. They have had to add covers for the windows and kept all outer doors closed except the front door while classes are going on.

Brian Dirnberger, Montana Glass *[across the street from the Pov]*

- Instead of the car-camping situation being addressed just with RV's, needs to be specifically addressed with cars. The second is the overpopulation of the Poverello itself. When it was first opened, the population was to be maxed out to 120 and now it's at 175, capping at 150 on a regular basis. The third is possibly moving the soup kitchen outside of the Poverello and having that separate. A lot of the transient population moving through the neighborhood is people coming to and from Poverello to get their meals. They are not monitored as closely for substance abuse and that's probably the people who are bothering the businesses and the people in the neighborhood.

Jay Kirby, 1533 Phillips St. *[1/3 mi from the Pov]*

- he and his wife walk almost every night to the California Street Bridge and across to the Silver Park and they've seen things like a guy shooting up, looks at him and smiles and pokes the needle in. He's seen kids in the youth homes that were playing on the backside of their fence and a couple of rough looking transients walk over and try to talk to the girls. The California Street Bridge is a treasure in this community. It's the most beautiful bridge that he's ever seen

and to see the graffiti that's starting to grow on the floor of that bridge is absolutely something that we shouldn't stand for. We should paint that bridge every day if we have to, to keep that stuff from happening. Silver Park and California Street Bridge and the whole west side are really great places to be in and to live but in the last year or two things have changed. His car has been broken into and tools stolen out of it. They worry about leaving their door open.

Bruce Allen, 1538 Cooper St. *[1/3 mi from the Pov]*

- He's been physically confronted at the California Street Bridge by a guy who wanted to fight him. He's also been physically assaulted in his driveway.

Connie Boatwright, North Davis and River Road *[1.3 mi from the Pov]*

- She just bought the place less than a year ago. They walked their dog down to the river and a guy asked what are they doing there? They replied that they're taking their dog for a walk and then asked him what he's doing there. The man responded that he lives here at the North Davis/Reserve Street Bridge. Then he said he'll kill their dog. They said, "Oh, really." Her sons didn't like that and they went back down there and said, "We'll kill you." Ms. Boatwright said, "Not cool." Another trip down there on a different route. Again, they were asked what they're doing down there and they replied that they're taking a walk with their dogs. Then the man threatened to kill her husband and he followed them home and threatened to burn down her house. She called the cops, they came out and said there's nothing they could do and keep a shotgun by her door.

Skyler Hollingsworth

- People take pride in that community, but unfortunately, over the past couple of years there are been a lot of really negative incidents. His father lives at the corner of Cooper and Cowper *[1/3 mi from the Pov]*. Walking home from the Zip Trip he has been followed and threatened. His father is visually impaired and worries about him. He tries to check in on him as often as he can. While going around his yard Skyler found different makeshift camp sites, stolen goods, such as bicycles or large propane tanks, dirty needles scattered up and down that block. Skyler's friend had the great misfortune of working as a graveyard shift gas station attendant at the Zip Trip and one evening he goes into the store and his friend showed him that in the women's bathroom someone had taken a piece of bubble gum and a dirty needle and set it as a booby-trap rig so if you were to sit down it would get you in the thigh. That's the kind of thing we used to not hear about in this neighborhood, in Missoula as a community as a whole. There's been a lot of wonderful investment as far as building up the Old Saw Mill District and that California Bridge does serve as the corridor in the connection but he fears no one will be safe to cross it whether it be in broad daylight or at night.

Rebecca Hamilton, Magic Diamond Casino and Liquor Store *[1/10 mi from the Pov]*

- She knows very well they are a magnet for this population that we're talking about and she wanted to assure everyone that she and her staff go above and beyond to deny service. They do everything they can to eliminate loitering and try to have them go off the property but then where do they go? They go down to the parks and to people's backyards and to the alleys and so it's been a battle. She or her staff get threatened on a daily basis with their lives. She's been called some really colorful names lately. Because they find so many needles, they currently have to keep Sharps containers in their maintenance closet and take them down to the hospital when they're full. In the past two years they've filled three quart-sized and now they're on their three-gallon one. They lock their bathrooms and because of that people go pee out in the parking lot and on other buildings. They lock their doors, maximum for company hours, and from midnight to 8:00 a.m. people have to be buzzed in mostly because of employees being threatened

inside. They are always double-staffed. There is never anybody there by themselves. She's been at this location for almost six years and in this industry managing locations for 15 years and this is a special little neighborhood that has some problems that definitely need to be addressed and she doesn't know the answer. It's not just the transients and the people at the Poverello Center. It's a drug problem across the board. The number of needles that she has seen in the past couple of years is astonishing. Their sales, as a company, over the past three years have dropped. They've lost a lot of good customers that are basically afraid to come there and they know that they are trying, but they can't monitor who walks through their parking lot. They've tried coming up with ideas, other than put a fence up, but they are a business and people walk through their parking lot, walk through their grass and there's nothing they can do about it. The only time they have control is when people come into their building and they can kick them out but then where do they go? The police officers really do a great job for them and they call them about once a day if not more.

Heather Morris, 1433 Sherwood Street *[1/4 mi from the Pov]*

- She gets a lot of foot traffic from Zip Trip as well. When she was doing yard work last year and realized someone had pried the crisscross fencing that's at the side of her garage because she lives up on the hill so there's a big gap under her garage so the siding covers that. Someone had ripped it down and set up camp under there. She doesn't know how long they were there. She found six cell phones and multiple blankets. The police came and they were great. They said there's not much they can do. She boarded it all back up. She commutes on her bike year-round to work and back and sometimes when she's approaching her home she's afraid to actually pull into her driveway on her bicycle so she'll ride around the block a couple of times until whoever looks a little sketchy has moved on so they don't see where she lives. A couple of weeks ago her cameras caught someone at 2:30 in the morning just waltzing into her backyard, opening the gate, walking right in. He wasn't there in the morning when she woke up and found the footage but she found evidence of him camping, picnicking, she's not sure what, but in the last two years there's been an increase of that type of thing occurring significantly. She's on high alert because several years ago she caught someone referred to as the "Westside Winker" at her back door where he had sliced her screen door and tried to get in. She lives alone and it's a little nerve-racking.

Bernadine Gantor, 708 Toole Avenue *[1/2 mi from the Pov]*

- With Little McCormick Park *[1/2 mi from the Pov]* they've always had transient issues, hobo issues in the old days, where they'd come off the trains and camp out in the park for a day and then get back on the train and leave. Over the course of years, it's changed. The hypodermic needles are an issue. Her neighbor found four when the snow melted this spring. Her other neighbor in the alley-way found a collection of them on top of a garbage can back there. Ms. Gantor called 9-1-1 earlier this week because there was a gentleman who was passed out in the alleyway. They asked her if he was sleeping and she said she didn't stop to check so they apparently came and did a well check on him. What the gentleman that spoke before her said rings true because we gentrify Missoula. We have to recognize that there's consequences and she doesn't think we have an infrastructure to actually deal particularly with the drug issues that are intense. For 40 years she has thought the police department needs stronger community policing so that they are a presence in our community and that's what she would urge the Council and Mayor to consider.

Austin Chaffin

- A lot of the things that have been said have been true at some of the properties that he has including people just camping in the backyard and when asked to leave, very combative, wouldn't leave, 24 hours goes by and they're still there, he calls the police to get them

removed. Hypodermic needles are a big issue on some of the places he's working at. He'll come back in the morning and find bags of them thrown around, human feces on doorsteps at places that he's working as well as dog feces and things like that. There are a lot of great things going on in the Westside, as everybody said, but he wanted to call to light some of the issues that he's seen.

Sanderson Clement

- He remembers when the old Poverello was here and there's definitely been an increase in the amount of transient traffic since then and he thinks the city is growing exponentially and the things that are being talked about is going to continue to be a problem. Maybe we'll be able to mitigate that a little bit by maybe for students having a class that explains what's going on, why the money is not helping, why it draws people here nationwide. He's heard this is a hot spot for transients. This is a great place to be homeless. It's an awesome place to be but when you have people who don't have a whole lot of happiness in their lives, you often have a lot more drug use so you're going to have these problems that everybody's mentioning. It's not really going to stop because the population size is going to grow but if you have some educational classes, expand awareness a little bit as to what is bringing these people here, which is probably mostly how eager people are to just dole out dollars to people begging on the streets, that will help turn down the problems a little bit. Obviously we need to help people who are in need but having it be so appealing for people who aren't native to this place to come here, be here and stay here isn't helping anyone.

Parker McCullick, 1200 block of Howell [1/3 mi from the Pov]

- In April of this year in went out to his garage and found the door had been pried open and two bicycles and a handful of other tools had been stolen. He dutifully made a police report and they were great but told him not a lot could be done or it's hard to solve these kinds of crimes, which he totally understands. Since then, he's been very acutely aware of the issue on the Westside of seeing individuals in alleys, almost patrolling the alleys, looking maybe unlocked garages or unlocked bikes and he does know that's an issue that happens everywhere, but hearing some of the other people speak tonight, he wanted to talk to hopefully expedite a solution because his biggest fear is that six months from now they will all be here again at a City Council meeting after something worse has happened. Maybe one of those idle threats on the California Street Bridge comes to fruition or one of the idle threats of asking someone to get off of their property comes to fruition or his garage is broken into and they got away with it and maybe next time they enter a backyard to get a bike and maybe on someone's back doorstep to get a bike and maybe they try someone's backdoor handle and it's open, they enter the house and a worse case scenario could happen.



Nason's Corner Neighborhood Association
nasonscornerneighborhood@gmail.com

Health and Human Services and Public Safety Committee
City of Portland
389 Congress Street
Portland, ME 04101

July 14, 2018

To Councilors Ray, Ali and Batson,

After listening to the concerns of our neighbors, the Nason's Corner Neighborhood Association opposes the building of a 200-bed homeless shelter at 1145 Brighton Avenue, on the campus of the Barron Center and the Loring House Apartments. We believe this plan is not well studied and must be rejected.

While we find genuine concern and compassion for the homeless among our neighbors, we stand firmly on the belief that this proposal does not encompass best practices for ending homelessness nor is appropriate for the suggested site. Locating a homeless services center less than ¼ mile from the town line, among low income housing projects and in a vulnerable area already known for illegal behavior is not a best practice.

In this proposal we have not seen any plans for addressing the opioid epidemic as well as the emergence of synthetic cannabinoids or "spice", which appear to be root causes of the increased troubles that Bayside has experienced in recent years. We have heard from numerous Bayside residents that the Oxford Street Shelter used to be a wonderful neighbor, but in the past few years it has grown unmanageable and out of control. Without clear plans from the City for how to address this crisis head-on, it is difficult to see how these behaviors will not follow the shelter to its new location. Families in Nason's Corner are concerned they and their children will begin to find syringes, and begin witnessing lewd behavior in private yards, in the woods and playgrounds of our neighborhood as the playgrounds and woods are the only public space this area has to offer. We have not seen any viable argument as to how this behavior from troubled people or predators will not follow the homeless population to this neighborhood as its proximity to I-95 places it in an easily accessible area.

Additionally, the City's current proposal does not include a long-term operating budget nor a commitment to uphold the quality of on-site services, which creates a sense of worry this site will not be maintained and will quickly follow in the footsteps of its predecessor at Oxford Street.

We have seen no plan as to how the City will address shelter overcrowding at this location or handle those turned away because of substance abuse or whose addiction leads them to prefer the wooded and secluded areas of our neighborhood.

When asked, City Staff was unable to answer the question about the size of the building or the size of the proposed lot. This lack of knowledge highlights the concern that this plan has not been created with consideration of the site location and its surroundings.

Recently, we learned the property at 1085 Brighton Ave. is actively being pursued by the Opportunity Alliance to be purchased for conversion to a 12-bed group home. If more service agencies expand their operations to the empty storefronts of our neighborhood, we believe we would begin to see the kind of street activity that now plagues the Bayside neighborhood. Such clustering of services has already been blamed for many of the problems in Bayside.

We are concerned about zoning as it relates to this proposal. Zoning is an important factor in maintaining the stability and predictability of an area, particularly where single-family homes are involved. An inappropriate use created by spot-zoning may negatively impact property values.

This is a City-wide issue and the current proposal must be rejected by the HHS Committee and the City Council. Our councilor, Brain Batson, has also taken a stand against this recommendation. We charge City staff to do further research and due diligence on other sites and more variations of scattered site models.

Once again, we empathize with the plight of the homeless, but the proposed solution is the wrong one for the homeless and for our neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'Maya Lena', with a stylized, cursive script.

Maya Lena, President
Nason's Corner Neighborhood Association



Fwd: Solutions - National Alliance to End Homelessness

1 message

James Dealaman <jdealaman@portlandmaine.gov>

Thu, May 2, 2019 at 3:32 PM

To: Adam Harr <ash@portlandmaine.gov>, Kristen Dow <KJD@portlandmaine.gov>

Cc: Christine Grimando <cdg@portlandmaine.gov>

Adam and Kristen,

Please see the original email below, which is a public comment that came in to the Planning Board email.

Thank you.

Jim

----- Forwarded message -----

From: **Christine Grimando** <cdg@portlandmaine.gov>

Date: Thu, May 2, 2019 at 3:20 PM

Subject: Re: Solutions - National Alliance to End Homelessness

To: James Dealaman <jdealaman@portlandmaine.gov>

Hi Jim,

Please forward to Adam Harr and Kristen Dow for inclusion of in the public comment folder for this topic.

Thanks.

Christine Grimando, AICP
City Planning Director
Planning & Urban Development Department
[389 Congress Street](#)
[Portland, Maine 04101](#)
cdg@portlandmaine.gov
Ph: (207) 874-8608

On Thu, May 2, 2019 at 2:29 PM James Dealaman <jdealaman@portlandmaine.gov> wrote:

What should I do with this? Forward to the City Manager's office for public comment, or is there an actual 'project' we'd include this under in our department?

On Thursday, May 2, 2019 at 12:15:48 AM UTC-4, Carolyn Ezzy wrote:

Hello Councilors,

I'm a resident of Portland, Libbytown, a graduate of USM and also a former student of the Edmund Muskie School of Public Policy. I'm writing to you regarding the homeless shelter planning that is currently underway. I know you have been bombarded with many ideas so I am offering only a few. I know that the Muskie School has students who are well versed in policy and current Urban and Social Justice Movements occurring in the United States that are attempting to address the homeless problem. I feel strongly that the city would benefit from enlisting their help in researching potential solutions. In fact if you are seeking a task force I would be honored to be a part of those helping to research solutions. In addition I am sending a link to the National Alliance to End Homelessness which proposes very progressive solutions as well:

<https://endhomelessness.org/ending-homelessness/solutions/>

Thank you for your consideration of my comments and for your service to our great city.

Sincerely,
Carolyn Ezzy
36 Frederic St
[Portland ME 04102](#)

--

James Dealaman, Administrative Officer
Planning and Urban Development Department
City Hall, [389 Congress Street, 4th Floor](#)
[Portland, Maine 04101](#)
(207) 874-8721 (T)
(207) 756-8258 (F)
jdealaman@portlandmaine.gov
www.portlandmaine.gov
Office Hours are Monday - Friday 8:00 a.m. - 4:00 p.m.

Fwd: Riverside homeless services center

1 message

Jon Jennings <jpj@portlandmaine.gov>

Mon, Apr 29, 2019 at 2:37 PM

To: Kristen Dow <kjd@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>

Please add to backup materials.

----- Forwarded message -----

From: **Kimberly M. Cook** <kcook@portlandmaine.gov>

Date: Sat, Apr 27, 2019 at 9:45 AM

Subject: Fwd: Riverside homeless services center

To: Brian Batson <bbatson@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, Jill Duson <jduson@portlandmaine.gov>, Jon Jennings <jpj@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, Nicholas Mavodones <nmm@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>

Cc: Belinda Ray <bsr@portlandmaine.gov>

All - I'm passing along this information that was shared with Belinda and me yesterday.

I asked Tom the height/stories of the building that was being considered for [636 Riverside St.](#) in case that was relevant for assessing this report's applicability to a shelter.

This analysis was done with respect to a single story development.

Jon - please pass this along to staff and I'm requesting that this information be added to the City's shelter webpage.

Thanks

Kim

----- Forwarded message -----

From: **Tom Jewell** <tjewell@jewellandbulger.com>

Date: Fri, Apr 26, 2019 at 9:49 AM

Subject: Riverside homeless services center

To: [bsr@portlandmaine.gov](#) <[bsr@portlandmaine.gov](#)>, [kcook@portlandmaine.gov](#) <[kcook@portlandmaine.gov](#)>

Dear Councilors:

I represent a client who had a purchase and sale agreement with the City to buy the land at Riverside Street for a proposed commercial condominium development project. After his due diligence, my client decided not to proceed with the project due to the inadequate soils and soil contamination that would have made the site an expensive place to build.

When I saw that the City was looking at developing this same property, I asked my client if he would be agreeable with sharing this information with the City, and he has authorized me to send the attached summary reports.

Thomas F. Jewell, Esq.

Jewell & Bulger, PA

511 Congress Street

Suite 502

Portland, ME 04101

Tel.: (207) 774-6665

Fax: (207) 774-1626

--

Kim Cook

Portland City Council, District 5

Deering Ctr., Riverton, No. Deering

www.kimcook.org

207.874.8986

--

Jon P. Jennings

City Manager

City of Portland

389 Congress Street

Portland, ME 04101

(207) 874-8689 Office

(207) 874-8669 Fax

jpj@portlandmaine.gov

www.portlandmaine.gov

Twitter: @portlandmanager

2 attachments



SW Cole soils report.pdf

106K



SW Cole environmental report.pdf

90K



www.swcole.com

17-0499 S

August 22, 2017

[REDACTED]

Subject: Preliminary Geotechnical Information – rev 1
Proposed Commercial Buildings
636 Riverside Street
Portland, Maine

Dear [REDACTED]

As requested, this letter summarizes preliminary geotechnical information relative to foundations, earthwork and pavement associated with the subject project. This letter is provided in advance of our geotechnical report and is subject to the limitations set forth therein. This letter supersedes its prior release, dated July 13, 2017.

S. W. Cole Engineering, Inc. (S.W.COLE) completed test boring and test pit explorations at the site on June 26 and 27, 2017. The attached plan shows the approximate locations of the explorations as well as existing and proposed site features. Logs of the explorations and a key to the notes and symbols used on the logs are also attached.

Based on the subsurface findings and our understanding of the proposed construction, we offer the following geotechnical considerations for the proposed development:

- **Foundations:** The site is principally underlain by uncontrolled fills overlying stable native deposits of glaciomarine clay, glacial outwash sands and glacial till. The uncontrolled fills range from 3 to 25 feet thick and are unsuitable for support of the proposed buildings. We recommend a combination of uncontrolled fill removal and replacement, as well as aggregate piers to improve ground conditions for conventional spread footing and on-grade floor slab support. The

286 Portland Road, Gray, ME 04039-9586 • P: (207) 657.2866 • F: (207) 657.2840 • E: info@swcole.com

Geotechnical Engineering

Construction Materials Testing and Special Inspections

GeoEnvironmental Services

attached plan summarizes the ground improvement method for each proposed building footprint. We estimate a premium cost of \$6 to \$9 per square foot of proposed building area to improve ground conditions for conventional spread footings and on-grade floor slabs.

- **Earthwork:** As discussed, we recommend raising finished floor elevations and site grades to preclude exporting environmentally impacted site soils. The site soils are sensitive to moisture and frost. We recommend site grading and foundation construction occur in drier, non-freezing weather of Spring, Summer and Fall. The uncontrolled fills and non-organic soils displaced by excavation may be reused as compacted Common Borrow in paved areas and beneath buildings improved with aggregate piers.
- **Pavements:** Pavement subgrades should be proof-rolled and densified with a 10 ton vibratory roller. Areas that become soft after proof-rolling, must be removed and replaced with compacted Granular Borrow prior to installing pavement subbase gravels. We recommend planning consider a 30 inch thick pavement section consisting of 4 inches of hot mix asphalt over 18 inches of compacted MaineDOT Type D Crushed Subbase Gravel over 8 inches of MaineDOT Granular Borrow for Underwater Backfill.

We trust this letter meets your current needs. We will prepare our geotechnical report upon your notice to proceed.

Sincerely,

S. W. Cole Engineering, Inc.



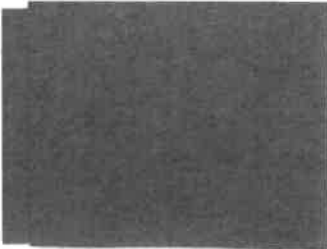
Timothy J. Boyce, P.E.
Senior Geotechnical Engineer

TJB:emw

Attachments: Exploration Location Plan
 Exploration Logs
 Key to Notes and Symbols used on Exploration Logs

17-0499.1 E

July 13, 2017



Subject: Environmental Soils Information
Proposed Commercial Buildings
636 Riverside Street
Portland, Maine

Dear 

This letter summarizes environmental soil conditions encountered during the June 26 and 27, 2017 geotechnical test boring and test pit explorations program by S. W. Cole Engineering, Inc. (S.W.COLE) at the subject project site.

Petroleum contamination was encountered at the depth range of approximately 2 to 3 feet in uncontrolled fills during the excavation of Test Pit TP-110. Refer to the S.W.COLE Preliminary Geotechnical Information letter dated July 13, 2017 for a plan showing the approximate location of TP-110, and for a log of this test pit.

Photoionization detector (PID) screening of a sample of the petroleum-contaminated soil indicated a concentration of 134 parts per million (ppm). The "Oil in Soil" shake test result for the same sample indicated a "Positive" result for fuel oil.

The lateral extent of the petroleum-contaminated soils was not determined during the geotechnical explorations program. Based on the "Positive" Oil in Soil shake test result, the Maine Department of Environmental Protection (MeDEP) may require remediation of the soils if they are to be excavated during the proposed site development.

The MeDEP issued a Voluntary Response Action Plan (VRAP) Certificate of Completion dated August 30, 2010 to the City of Portland after sand blast grit and soils with documented elevated levels of arsenic were successfully remediated at the site. S.W.COLE reviewed the reports for the environmental investigations completed at the site prior to the 2010 VRAP Certificate of Completion being issued, and did not find evidence that the investigations encountered petroleum-contaminated soils.

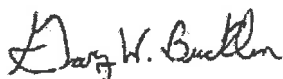
Construction of the proposed development will require an Environmental Media Management Plan (EMMP) that outlines a program for managing the petroleum contaminated soil in the area of TP-110, and for managing previously unidentified contamination that may be encountered in other areas during earthwork activities.

Coordinating and monitoring the management of contaminated soil, preparation of a remedial action completion report, and potentially other environmental services will be necessary in order to facilitate the MeDEP issuing an amended VRAP Certificate of Completion to the site owner and it's assigns after the completion of construction activities at the site.

Please contact us if you have questions regarding this correspondence.

Sincerely,

S. W. Cole Engineering, Inc.



Gary W. Bucklin, C.G.
Senior Geologist

GWB:tjb

Fwd: Question re VRAP Certification

1 message

Jon Jennings <jpj@portlandmaine.gov>

Mon, Apr 29, 2019 at 2:36 PM

To: Kristen Dow <kjd@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>

Can you please include this email on the backup materials for the new shelter discussion? I will be sending you another email with attachments to do the same. Thanks.

----- Forwarded message -----

From: **Kimberly M. Cook** <kcook@portlandmaine.gov>

Date: Mon, Apr 29, 2019 at 8:37 AM

Subject: Fwd: Question re VRAP Certification

To: Belinda Ray <bsr@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, Jill Duson <jduson@portlandmaine.gov>, Jon Jennings <jpj@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, Nicholas Mavodones <nmm@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>

Good morning all,

Please see the correspondence below.

Jon - please pass this info along to staff and have it posted to the webpage.

Thanks

Kim

----- Forwarded message -----

From: **Burns, Dave E** <Dave.E.Burns@maine.gov>

Date: Mon, Apr 29, 2019 at 8:13 AM

Subject: RE: Question re VRAP Certification

To: Kimberly M. Cook <kcook@portlandmaine.gov>, Madore, David <David.Madore@maine.gov>

CC: Hodgkins, Nick <Nick.Hodgkins@maine.gov>

Good morning Kim,

The VRAP program does not have a definition of "residential" that we can point you to. However, we would consider a homeless shelter residential and prohibited at this site, based on the certificate. You may be able to give us supporting documentation so that we may reconsider this prohibition and allow this use. If you'd like to pursue that course or explore that option further, please contact Nick Hodgkins, our VRAP coordinator, directly. I've copied him on this e-mail so that you have his information.

Please let me know if you have any further questions regarding this.

Thanks,

Dave

David Burns, P.E., Acting Director

Bureau of Remediation & Waste Management

(207) 287-7890 (desk) / (207) 592-9104 (cell)

www.maine.gov/dep

From: Kimberly M. Cook [mailto:kcook@portlandmaine.gov]
Sent: Saturday, April 27, 2019 6:42 PM
To: Burns, Dave E <Dave.E.Burns@maine.gov>; Madore, David <David.Madore@maine.gov>
Subject: Question re VRAP Certification

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dave and David,

I am contacting you wearing my hat as a Portland City Councilor. We are currently in the process of deciding on a site for a new homeless shelter and one of the locations is [636 Riverside Street](#) for which the City has received the attached VRAP certification.

A constituent of mine asked me whether this VRAP precludes a shelter (without further written permission from the DEP) as it serves as a temporary residence for those experiencing homelessness. We are contemplating up to a 150 bed shelter currently.

I would appreciate your determination of whether a shelter would be "residential" under Condition number 2 in this letter. Does the DEP have a definition of "residential" that I can point my constituent to?

Many thanks for your assistance in answering my questions.

Best,

Kim

Kim Cook

Portland City Council, District 5

Deering Ctr., Riverton, No. Deering

www.kimcook.org

207.874.8986

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

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Kim Cook

Portland City Council, District 5
Deering Ctr., Riverton, No. Deering
www.kimcook.org
207.874.8986

--

Jon P. Jennings
City Manager
[City of Portland](#)
[389 Congress Street](#)
Portland, ME 04101
(207) 874-8689 Office
(207) 874-8669 Fax
jpj@portlandmaine.gov
www.portlandmaine.gov
Twitter: [@portlandmanager](#)

Fwd: Shelters for the homeless

1 message

Katherine Jones <klj@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Mon, Apr 29, 2019 at 2:35 PM

Another Testimony for the Shelter.
Thank you
Kathy
Katherine Jones, City Clerk, CCM, CMC, Registrar
[City of Portland](#)
[389 Congress Street](#)
Portland, ME 04101
(207) 874-8614
(207) 874-8612 Fax

----- Forwarded message -----

From: **City Clerk** <cityclerk@portlandmaine.gov>
Date: Mon, Apr 29, 2019 at 12:49 PM
Subject: Fwd: Shelters for the homeless
To: Katherine Jones <klj@portlandmaine.gov>

----- Forwarded message -----

From: **Roxanne spizuoco** <thespizuocos@gmail.com>
Date: Sat, Apr 27, 2019 at 9:27 AM
Subject: Shelters for the homeless
To: <kcook@portlandmaine.gov>, <estrimling@portlandmaine.gov>, <cityclerk@portlandmaine.gov>

The people of Portland realize the importance of selecting the right locations to develop housing for the homeless and addicted members of our community. To this end, the Riverton Community Association met and came to a consensus that the best method of preparing an intelligent prospective on the issue is to create a task force made up of a cross section of Portland's citizenry. Hopefully, the council will be receptive to this new approach as it will enable them to rely on informed research based on what Portland has to offers, as well as how other cities across the country have successfully handle this critical matter.

Roxanna Spizuoco
[37 Belfort Street](#)
Portland, Maine

Fwd: Homeless shelter

1 message

Jon Jennings <jpj@portlandmaine.gov>

Mon, Apr 29, 2019 at 9:36 AM

To: Kristen Dow <kjd@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>

----- Forwarded message -----

From: **Johannah Hart** <hartjohannah1@gmail.com>

Date: Sat, Apr 27, 2019 at 8:29 AM

Subject: Fwd: Homeless shelter

To: Jon Jennings <jpj@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>

----- Forwarded message -----

From: Johannah Hart <hartjohannah1@gmail.com>

Date: Fri, Apr 26, 2019 at 12:56 PM

Subject: Homeless shelter

To: Belinda Ray <bsr@portlandmaine.gov>,

<sthibodeau@portlandmaine.gov>, <bbatson@portlandmaine.gov>, Justin

Costa <jcosta@portlandmaine.gov>, <kcook@portlandmaine.gov>, Jill

Duson <jduson@portlandmaine.gov>, <pali@portlandmaine.gov>,

<nmm@portlandmaine.gov>

Dear busy Councilors,

I hope you find time in your busy lives to at least skim the LTE in PPH. There's many good writers & well reasoned (not too emotional) thinkers who take time to write letters regarding local issues. James Bruni's recent letter well expresses a rational view as to why the Riverside St. site is our best bet. There's no perfect, but the assurance of van service will make this a manageable site for those wishing to get their lives together. He uses phrase "social service industry" to describe the local group who endlessly whine that services are not enough for "the most vulnerable". We should listen to them w/ skeptical ear remembering whose pockets or ambitions they best serve.

I support, & hope you will as well, the Riverside site. This problem needs to be addressed as promptly as possible for the betterment of all. Sincerely,

Johannah Hart

--

Jon P. Jennings

City Manager

City of Portland

389 Congress Street

Portland, ME 04101

(207) 874-8689 Office

(207) 874-8669 Fax

jpj@portlandmaine.gov

www.portlandmaine.gov

Twitter: @portlandmanager

Fwd: Public record

1 message

Katherine Jones <klj@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Wed, Apr 24, 2019 at 8:44 AM

Here is a testimony that came into the City Clerks office yesterday regarding placement of the shelter. Please notice the time on this.....

Thank you

Kathy

Katherine Jones, City Clerk, CCM, CMC, Registrar

[City of Portland](#)

[389 Congress Street](#)

Portland, ME 04101

(207) 874-8614

(207) 874-8612 Fax

----- Forwarded message -----

From: **City Clerk** <cityclerk@portlandmaine.gov>

Date: Wed, Apr 24, 2019 at 8:41 AM

Subject: Fwd: Public record

To: Katherine Jones <klj@portlandmaine.gov>

Forwarded for your review.

City Clerk's Office

[389 Congress St. Rm. 203](#)

[Portland, ME 04101](#)

P: 207-874-8610

F: 207-874-8612

----- Forwarded message -----

From: **Laurie Mack** <landamack@yahoo.com>

Date: Tue, Apr 23, 2019 at 8:44 PM

Subject: Public record

To: <cityclerk@portlandmaine.gov>

Good evening,

Please make these comments part of the public record. Thank you.

Dear members of the city council,

Thank you for accepting these comments regarding the proposed shelter location along Riverside Drive in Portland. My husband has lived in the Riverton area for nearly sixty years. He has watched as slowly over time, the open fields and mini bike trails have been replaced by apartment complexes and single family homes. He was there when the Riverton school replaced the aging Reed school and when Riverton park was developed and expanded for families in need of affordable housing. We chose to move to his hometown neighborhood when we started putting down roots. Unlike many of our neighbors who moved away when their children were school age, presumably out of fear that the local school had a very high percentage of free and reduced lunch recipients, less money in general to support learning and social activities, and a high percentage of non English speakers, we stayed. We have been and will continue to be an accepting neighborhood, despite the fact that we have been told on more than one occasion that we live on the wrong side of the tracks, unlike the Deering or Lyseth neighborhoods, where a homeless shelter would never ever be considered. But now the city of Portland wants to build a 125 bed homeless shelter in our back yard. This is concerning for a number of reasons.

1. First and foremost, the facility will be far away from supportive services such as food, mental health, medical services, and a police presence. Even with a “courtyard concept” transient people do not traditionally stay put throughout the day. They will want and deserve to have access to these services and the possibility of exploring job opportunities—none of which will be available 5 miles outside of the city. The concept of running transportation in and out of the city is not only expensive but unrealistic and brings the added stress of bussing shelter residents with our high school students putting them in danger.

2. The building would be nearly directly across the street from several apartment complexes including Riverton park. These complexes already house many of our more vulnerable populations—those who need affordable housing and supports, and those with the least say what happens in our neighborhood due in part to their limited understanding of English, and those who have no voice in this matter. The number of needy children and adults in our area is high, many of whom walk to and from the grocery store, bus stops, and to school near or along Riverside Drive. Putting a large facility that attracts people who have no place to be throughout the day far away from services will put them at risk. The children in this neighborhood who are often unaccompanied walking to and from school and after school programs because their parents are working multiple jobs to make ends meet would be at risk of injury or worse.

3. We have already experienced a dramatic increase in the number of people begging in the street in the Riverside area, particularly near the highway. This area is already unsafe. It’s just a matter of time before someone gets hurt standing on either side of a burger king in a median, or lack thereof. Adding more homeless people to this same area will only increase the likelihood of an accidental death in this busy intersection.

4. The Riverton community has worked hard to overcome the stigma associated with being “on the wrong side of the tracks”. Over the last few years, new business opportunities have popped up and breweries have attracted a young vibrant crowd to our area of town. Putting a large shelter in such close proximity to these new businesses would endanger our ability to continue attracting new business to this area of town.

5. The river running behind the proposed site has a fast current and is often unsafe. The residents of the shelter would be at risk of injury or death if not careful.

6. Whether we want to admit it or not, the homeless population includes a large percentage of unstable, mentally ill, and often addicted adults who struggle with many aspects of their lives. They wander seeking a place to be, warmth, money, and drugs. Our residents are worried about their own safety, whether there will be an increase in break ins and related crimes, whether our trails will still be accessible and safe, and who and how this population will be adequately supervised and how our children and families will be protected.

7. Adding another group of vulnerable people to a neighborhood that is already taxed, is simply not fair. It seems the city wants to move these people away from the multi million dollar condos being built throughout the downtown area for out of state tourists and hide the issue of homelessness out in our neighborhood so they can be out of sight out of mind. This simply says the tourists are more important to our city than the residents in our neighborhood.

Adding such a facility to our already overtaxed neighborhood, dropping our property tax values, increasing the number of people wandering near our schools and amongst our children, away from supportive services, primarily because the city hasn’t figured out a way to address homelessness is not the answer. I urge you to reconsider this location for the new homeless shelter. It just doesn’t make sense.

Thank you.

Laurie Mack
Riverton Resident

Sent from my iPad

Fwd: Homeless Shelter Alternatives - Oppose Angelo's Acre

1 message

Jon Jennings <jpj@portlandmaine.gov>

Tue, Apr 23, 2019 at 4:03 PM

To: Kristen Dow <kjd@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>

Cc: Greg Mitchell <gmitchell@portlandmaine.gov>

----- Forwarded message -----

From: **Karen Snyder** <karsny@yahoo.com>

Date: Tue, Apr 23, 2019 at 8:27 AM

Subject: Homeless Shelter Alternatives - Oppose Angelo's Acre

To: Belinda Ray <bsr@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>

Cc: Kim Cook <kcook@portlandmaine.gov>, Nicholas Mavodones <nmm@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, Jill Duson <jduson@maine.rr.com>, Jon Jennings <jpj@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>

Dear City Councilors Ray, Batson and Ali of the Human & Health Services/Public Safety Committee,

I realize the homeless shelter options have been whittled down to two properties.

However, I am opposed to Angelo's Acres being selected. This is the ONLY flexible piece of city owned property that can be used for parking for the working waterfront/islanders since majority of everything else has been sold off by the City in this area. It is critical this city owned property remains open.

Also, now with the unreliability of UPP in "keeping their word" for the Island parking in all their privately owned parking garages that they now have a monopoly on, Angelo's Acres is even more important for Island folks and the working waterfront parking.

As such, I have attached 17 pages of City owned properties that I received from Greg Mitchell in February this year upon my request. Has this list been entirely reviewed for possible homeless shelter alternatives? Surely there is some other possibility in these 17 pages of city owned properties that would suffice?

Honestly, I never gave my opinion on this before because I don't know if there is ever will be a place that opposing factions can agree on but I do think it is a mistake to use Angelo's Acres as a potential site for homeless shelter with parking of Islanders and the working waterfront in continued jeopardy with no future solutions even proposed.

If Angelo's Acres is selected, this would be just another death knoll for "Keeping the Port" in Portland and the continued "Bostonization" of Portland made by the City making Portland waterfront less accessible to fishermen, locals, and islanders but only designed for tourists and part time luxury condo owners. That would be sad.

Regards,
Karen Snyder
Munjoy Hill Property Owner

Attachment: ***City-owned Properties from Montefusco of Assessor via email of 2-4-2019.pdf***

--

Jon P. Jennings
City Manager
[City of Portland](#)
[389 Congress Street](#)
Portland, ME 04101
(207) 874-8689 Office
(207) 874-8669 Fax
jpj@portlandmaine.gov
www.portlandmaine.gov
Twitter: @portlandmanager



City-owned Properties from Montefusco of Assessor via email of 2-4-2019.pdf
657K

City-Owned Property Listing a/o 2/4/2019

PARCEL ID	LAND USE CODE	TAX YEAR	LOT ACRES	STREET NO	LOCATION	CLASS	OWNER	ASSE LAND	ASSE BLDG	ASSE TOTAL
001 A001001	58:LAND BANKS	2019	5.8626	0	MARGINAL WAY	XI:EXEMPT IMPROVED	CITY OF PORTLAND	638,400	37,500	675,900
001 A003001	58:LAND BANKS	2019	6.4101	0	CUTTER ST	XV:EXEMPT VACANT	CITY OF PORTLAND	851,600	-00	851,600
001 C001001	58:LAND BANKS	2019	4.6652	49	EASTERN PROMENADE	XA:EXEMPT AUXILIARY	CITY OF PORTLAND	619,800	3,400	623,200
001 C006001	58:LAND BANKS	2019	0.5881	0	D ST	XV:EXEMPT VACANT	CITY OF PORTLAND	78,100	-00	78,100
001 C007001	58:LAND BANKS	2019	1.4549	0	EASTERN PROMENADE	XV:EXEMPT VACANT	CITY OF PORTLAND	193,300	-00	193,300
003 M001001	56:GOVERNMENTAL	2019	0.6067	48	MOODY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	207,600	-00	207,600
004 A001001	58:LAND BANKS	2019	2.9667	155	EASTERN PROMENADE	XV:EXEMPT VACANT	CITY OF PORTLAND	394,200	-00	394,200
005 E001001	58:LAND BANKS	2019	3.2598	0	CONGRESS ST	XV:EXEMPT VACANT	CITY OF PORTLAND	216,600	-00	216,600
005 E008001	58:LAND BANKS	2019	16.2383	197	EASTERN PROMENADE	XA:EXEMPT AUXILIARY	CITY OF PORTLAND	2,475,700	31,330	2,507,030
006 A001001	58:LAND BANKS	2019	0.3736	0	MARGINAL WAY	XV:EXEMPT VACANT	CITY OF PORTLAND	99,300	-00	99,300
006 A002001	58:LAND BANKS	2019	1.6331	0	MARGINAL WAY	XV:EXEMPT VACANT	CITY OF PORTLAND	33,100	-00	33,100
006 A006001	58:LAND BANKS	2019	0.3788	0	MARGINAL WAY	XV:EXEMPT VACANT	CITY OF PORTLAND	115,500	-00	115,500
006 B003001	58:LAND BANKS	2019	0.5623	0	MARGINAL WAY	XV:EXEMPT VACANT	CITY OF PORTLAND	74,700	-00	74,700
008 A004001	56:GOVERNMENTAL	2019	6.2633	358	EASTERN PROMENADE	XI:EXEMPT IMPROVED	CITY OF PORTLAND	682,100	8,479,000	9,161,100
008 A006001	56:GOVERNMENTAL	2019	0.3864	9	PLOWMAN ST	XV:EXEMPT VACANT	CITY OF PORTLAND	117,800	-00	117,800
008 A007001	58:LAND BANKS	2019	4.8457	170	NORTH ST	XV:EXEMPT VACANT	CITY OF PORTLAND	128,800	-00	128,800
009 A005001	56:GOVERNMENTAL	2019	0.5333	12	PLOWMAN ST	XV:EXEMPT VACANT	CITY OF PORTLAND	162,600	-00	162,600
010 H003001	56:GOVERNMENTAL	2019	0.5921	45	DIAMOND ST	XV:EXEMPT VACANT	CITY OF PORTLAND	180,500	-00	180,500
012 D015001	56:GOVERNMENTAL	2019	0.0455	0	WHITMAN ST	XV:EXEMPT VACANT	CITY OF PORTLAND	4,000	-00	4,000
012 M011001	56:GOVERNMENTAL	2019	0.1837	18	EVERETT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	16,000	-00	16,000
012 Q015001	58:LAND BANKS	2019	1.2027	64	NORTH ST	XV:EXEMPT VACANT	CITY OF PORTLAND	159,800	-00	159,800
013 B015001	56:GOVERNMENTAL	2019	0.0904	0	OXFORD ST EXT	XV:EXEMPT VACANT	CITY OF PORTLAND	24,000	-00	24,000
013 K005001	56:GOVERNMENTAL	2019	0.1232	0	SUMNER CT	XV:EXEMPT VACANT	CITY OF PORTLAND	16,400	-00	16,400
013 K008001	58:LAND BANKS	2019	0.6527	30	NORTH ST R	XV:EXEMPT VACANT	CITY OF PORTLAND	43,400	-00	43,400
016 G001001	56:GOVERNMENTAL	2019	0.3674	134	CONGRESS ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	104,000	1,201,300	1,305,300
016 G014001	56:GOVERNMENTAL	2019	0.0517	138	CONGRESS ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	82,700	88,500	171,200
016 G015001	56:GOVERNMENTAL	2019	0.031	53	MONUMENT ST R	XV:EXEMPT VACANT	CITY OF PORTLAND	4,100	-00	4,100
017 G008001	58:LAND BANKS	2019	0.8941	0	ADAMS ST	XA:EXEMPT AUXILIARY	CITY OF PORTLAND	155,800	11,830	167,630
019 A002001	22:OFFICE BUSINESS	2019	1.4495	0	HANCOCK ST	CI:COMMERCIAL IMPROVED	CITY OF PORTLAND	1,564,900	-00	1,564,900
020 A001001	56:GOVERNMENTAL	2019	5.2825	224	CONGRESS ST	XA:EXEMPT AUXILIARY	CITY OF PORTLAND	460,200	2,610	462,810
021 A012001	56:GOVERNMENTAL	2019	0.2088	214	CUMBERLAND AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	18,200	-00	18,200
021 F002001	58:LAND BANKS	2019	0.4455	136	CUMBERLAND AVE	XA:EXEMPT AUXILIARY	CITY OF PORTLAND	77,600	4,200	81,800

City-Owned Property Listing a/o 2/4/2019

022 F023001	56:GOVERNMENTAL	2019	1.3996	2	BOYD ST	XA:EXEMPT AUXILIARY	CITY OF PORTLAND	115,500	4,380	119,880
023 A001001	56:GOVERNMENTAL	2019	0.4	44	DIAMOND ST	XV:EXEMPT VACANT	CITY OF PORTLAND	122,000	-00	122,000
023 B001001	58:LAND BANKS	2019	3.9202	92	ANDERSON ST	XV:EXEMPT VACANT	CITY OF PORTLAND	341,500	-00	341,500
023 B032001	56:GOVERNMENTAL	2019	0.1396	90	ANDERSON ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	123,700	61,300	185,000
023 B034001	56:GOVERNMENTAL	2019	0.0731	0	ANDERSON ST	XV:EXEMPT VACANT	CITY OF PORTLAND	12,700	-00	12,700
024 A005001	56:GOVERNMENTAL	2019	0.086	0	FRANKLIN ST	XV:EXEMPT VACANT	CITY OF PORTLAND	65,100	-00	65,100
024 A006001	56:GOVERNMENTAL	2019	0.3567	235	MARGINAL WAY	XV:EXEMPT VACANT	CITY OF PORTLAND	108,800	-00	108,800
024 A030001	56:GOVERNMENTAL	2019	0.2073	235	FRANKLIN ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	167,000	1,244,800	1,411,800
024 A037001	56:GOVERNMENTAL	2019	0.033	243	MARGINAL WAY	XV:EXEMPT VACANT	CITY OF PORTLAND	500	-00	500
024 B008001	56:GOVERNMENTAL	2019	0.0299	65	LANCASTER ST	XV:EXEMPT VACANT	CITY OF PORTLAND	500	-00	500
024 C010001	56:GOVERNMENTAL	2019	1.7146	43	SOMMERSET ST	XV:EXEMPT VACANT	CITY OF PORTLAND	130,700	-00	130,700
024 C026001	56:GOVERNMENTAL	2019	0.0004	0	SOMERSET ST	XV:EXEMPT VACANT	CITY OF PORTLAND	100	-00	100
025 A023001	56:GOVERNMENTAL	2019	1.0118	136	CHESTNUT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	77,100	-00	77,100
026 H001001	58:LAND BANKS	2019	0.2178	29	STONE ST	XV:EXEMPT VACANT	CITY OF PORTLAND	19,000	-00	19,000
027 A012001	56:GOVERNMENTAL	2019	0.8869	5	MONUMENT SQ	XI:EXEMPT IMPROVED	CITY OF PORTLAND	1,465,000	11,374,100	12,839,100
027 B001001	56:GOVERNMENTAL	2019	2.6765	284	CUMBERLAND AVE	XI:EXEMPT IMPROVED	CITY OF PORTLAND	1,423,800	17,231,300	18,655,100
027 B003001	56:GOVERNMENTAL	2019	0.0103	9	ELM ST	XV:EXEMPT VACANT	CITY OF PORTLAND	123,800	-00	123,800
027 B008001	56:GOVERNMENTAL	2019	0.5471	21	ELM ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	621,400	4,371,600	4,993,000
027 C012001	56:GOVERNMENTAL	2019	1.6154	389	CONGRESS ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	1,897,800	16,881,800	18,779,600
027 G001001	58:LAND BANKS	2019	0.2643	456	CONGRESS ST	XV:EXEMPT VACANT	CITY OF PORTLAND	470,400	-00	470,400
028 A001001	56:GOVERNMENTAL	2019	1.0161	380	CONGRESS ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	1,616,700	750,300	2,367,000
028 B001001	58:LAND BANKS	2019	1.816	350	CONGRESS ST	XA:EXEMPT AUXILIARY	CITY OF PORTLAND	130,900	157,550	288,450
028 I013001	56:GOVERNMENTAL	2019	0.0274	104	FEDERAL ST	XV:EXEMPT VACANT	CITY OF PORTLAND	2,400	-00	2,400
028 N001001	56:GOVERNMENTAL	2019	1.3785	109	MIDDLE ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	1,490,700	5,716,700	7,207,400
028 O017001	56:GOVERNMENTAL	2019	0.2183	83	MIDDLE ST	XV:EXEMPT VACANT	CITY OF PORTLAND	277,800	-00	277,800
029 E019001	56:GOVERNMENTAL	2019	0.0708	0	FRANKLIN ST	XV:EXEMPT VACANT	CITY OF PORTLAND	6,200	-00	6,200
029 S002001	56:GOVERNMENTAL	2019	0.0215	145	COMMERCIAL ST	XV:EXEMPT VACANT	CITY OF PORTLAND	9,400	-00	9,400
032 D005001	58:LAND BANKS	2019	0.3009	167	MIDDLE ST	XA:EXEMPT AUXILIARY	CITY OF PORTLAND	526,300	24,820	551,120
032 H004001	56:GOVERNMENTAL	2019	1.3216	15	TEMPLE ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	2,082,400	3,820,400	5,902,800
032 H005001	56:GOVERNMENTAL	2019	0.2222	1	TEMPLE ST	XV:EXEMPT VACANT	CITY OF PORTLAND	406,300	-00	406,300
032 H009001	58:LAND BANKS	2019	0.1936	70	EXCHANGE ST	XA:EXEMPT AUXILIARY	CITY OF PORTLAND	362,700	1,960	364,660
032 L001001	56:GOVERNMENTAL	2019	0.0155	234	FEDERAL ST W	XV:EXEMPT VACANT	CITY OF PORTLAND	3,400	-00	3,400
032 P005001	56:GOVERNMENTAL	2019	0.0036	0	SPRING ST ARTERIAL	XV:EXEMPT VACANT	CITY OF PORTLAND	600	-00	600

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033 B008001	56:GOVERNMENTAL	2019	1.3688	44	HANOVER ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	3,007,400	2,564,300	5,571,700
033 B009001	56:GOVERNMENTAL	2019	0.4922	55	PORTLAND ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND			
033 C012001	56:GOVERNMENTAL	2019	0.3204	33	PORTLAND ST	XA:EXEMPT AUXILIARY	CITY OF PORTLAND	190,600	37,380	227,980
033 K001001	56:GOVERNMENTAL	2019	0.5862	351	CUMBERLAND AVE	XI:EXEMPT IMPROVED	CITY OF PORTLAND	331,200	3,235,100	3,566,300
034 A010001	56:GOVERNMENTAL	2019	0.2254	181	FOREST AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	71,300	-00	71,300
034 F001001	56:GOVERNMENTAL	2019	0.2217	178	KENNEBEC ST	XV:EXEMPT VACANT	CITY OF PORTLAND	104,500	-00	104,500
034A B002001	56:GOVERNMENTAL	2019	0.0447	86	MARGINAL WAY	XV:EXEMPT VACANT	CITY OF PORTLAND	9,800	-00	9,800
034A D001001	58:LAND BANKS	2019	89.5334	244	PREBLE ST	XV:EXEMPT VACANT	CITY OF PORTLAND	2,535,100	-00	2,535,100
035 F001001	58:LAND BANKS	2019	1.2848	116	FOREST AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	139,900	-00	139,900
035 G001001	58:LAND BANKS	2019	13.0201	19	PARK AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	1,417,900	-00	1,417,900
035 I001001	58:LAND BANKS	2019	42.7142	356	STATE ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	4,651,600	300,400	4,952,000
037 E001001	58:LAND BANKS	2019	0.3373	595	CONGRESS ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	402,200	567,600	969,800
038 C008001	56:GOVERNMENTAL	2019	0.0463	28	COTTON ST	XV:EXEMPT VACANT	CITY OF PORTLAND	162,900	-00	162,900
039 C002001	56:GOVERNMENTAL	2019	1.1666	0	FREE ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	1,846,200	6,279,700	8,125,900
039 D005001	56:GOVERNMENTAL	2019	0.3522	98	HIGH ST	XV:EXEMPT VACANT	CITY OF PORTLAND	302,300	13,130	315,430
039 E001001	56:GOVERNMENTAL	2019	0.0228	94	SPRING ST ARTERIAL	XV:EXEMPT VACANT	CITY OF PORTLAND	7,000	-00	7,000
039 F025001	58:LAND BANKS	2019	0.6085	24	SOUTH ST	XA:EXEMPT AUXILIARY	CITY OF PORTLAND	185,600	24,910	210,510
041 A001001	56:GOVERNMENTAL	2019	0	1	PORTLAND FISH PIER	XI:EXEMPT IMPROVED	CITY OF PORTLAND	9,491,900	8,298,700	17,790,600
043 A001001	58:LAND BANKS	2019	0.6592	0	BRACKETT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	172,300	-00	172,300
043 B001001	56:GOVERNMENTAL	2019	0.1083	0	YORK ST	XV:EXEMPT VACANT	CITY OF PORTLAND	28,300	-00	28,300
043 C006001	56:GOVERNMENTAL	2019	1.2912	431	COMMERCIAL ST	XV:EXEMPT VACANT	CITY OF PORTLAND	562,500	-00	562,500
043 D005001	56:GOVERNMENTAL	2019	0	454	COMMERCIAL ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	6,192,500	5,793,700	11,986,200
044 D001001	58:LAND BANKS	2019	0.2832	205	YORK ST	XA:EXEMPT AUXILIARY	CITY OF PORTLAND	99,700	16,860	116,560
045 A006001	56:GOVERNMENTAL	2019	0.4473	140	PARK ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	122,950	272,350	395,300
045 A018001	56:GOVERNMENTAL	2019	0.0961	153	SPRING ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	152,000	333,500	485,500
045 E031001	56:GOVERNMENTAL	2019	0.1942	157	BRACKETT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	126,300	-00	126,300
049 A001001	56:GOVERNMENTAL	2019	20.7226	165	PARK AVE	XI:EXEMPT IMPROVED	CITY OF PORTLAND	3,618,900	15,632,700	19,251,600
052 C005001	56:GOVERNMENTAL	2019	1.122	233	PARK AVE	XI:EXEMPT IMPROVED	CITY OF PORTLAND	611,300	2,718,300	3,329,600
054 F004001	56:GOVERNMENTAL	2019	0.5673	784	CONGRESS ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	282,000	1,302,100	1,584,100
056 B012001	56:GOVERNMENTAL	2019	0.1679	176	CLARK ST	XV:EXEMPT VACANT	CITY OF PORTLAND	79,500	-00	79,500
056 E001001	56:GOVERNMENTAL	2019	5.3386	132	BRACKETT ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	1,024,300	8,997,200	10,021,500
057 A006001	58:LAND BANKS	2019	0.4548	11	TAYLOR ST	XA:EXEMPT AUXILIARY	CITY OF PORTLAND	124,000	16,750	140,750
057 K010001	58:LAND BANKS	2019	0.2663	59	CLARK ST	XV:EXEMPT VACANT	CITY OF PORTLAND	86,200	-00	86,200

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058 A025001	56:GOVERNMENTAL	2019	0.0624	32	SALEM ST	XV:EXEMPT VACANT	CITY OF PORTLAND	8,200	-00	8,200
060 A003001	56:GOVERNMENTAL	2019	0.0386	183	WEST COMMERICAL ST REAR	XV:EXEMPT VACANT	CITY OF PORTLAND	4,200	-00	4,200
064 E024001	58:LAND BANKS	2019	18.1301	51	VALLEY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	4,410,100	-00	4,410,100
065 A009001	56:GOVERNMENTAL	2019	0.0735	0	HEMLOCK ST	XV:EXEMPT VACANT	CITY OF PORTLAND	31,700	-00	31,700
066 A002001	58:LAND BANKS	2019	14.0198	107	DOUGLASS ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,526,800	722,700	2,249,500
067 E001001	56:GOVERNMENTAL	2019	0.2857	64	BURNHAM ST	XV:EXEMPT VACANT	CITY OF PORTLAND	37,100	-00	37,100
070 D010001	56:GOVERNMENTAL	2019	12.11	6	VAUGHAN ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,318,800	-00	1,318,800
071 A002001	58:LAND BANKS	2019	0.3526	471	DANFORTH ST	XV:EXEMPT VACANT	CITY OF PORTLAND	76,800	-00	76,800
071 A007001	58:LAND BANKS	2019	0.2726	429	DANFORTH ST	XV:EXEMPT VACANT	CITY OF PORTLAND	59,400	-00	59,400
071 A011001	58:LAND BANKS	2019	0.5574	54	WESTERN PROMENADE	XV:EXEMPT VACANT	CITY OF PORTLAND	121,400	-00	121,400
078 B007001	56:GOVERNMENTAL	2019	4.4915	91	DOUGLASS ST	XV:EXEMPT VACANT	CITY OF PORTLAND	489,100	-00	489,100
078 C002001	56:GOVERNMENTAL	2019	0.3981	43	DOUGLASS ST	XV:EXEMPT VACANT	CITY OF PORTLAND	49,000	-00	49,000
081 C006001	58:LAND BANKS	2019	0.4609	260	DEERING AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	15,100	-00	15,100
082 D007001	56:GOVERNMENTAL	2019	0.0161	31	ST GEORGE ST	XV:EXEMPT VACANT	CITY OF PORTLAND	500	-00	500
083A Q001001	56:GOVERNMENTAL	2019	0.2112	0	SUNSET AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	23,000	-00	23,000
083A Q004001	56:GOVERNMENTAL	2019	0.248	0	SUNSET AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	22,000	-00	22,000
083A T001001	56:GOVERNMENTAL	2019	1.3111	0	DIAMOND AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	293,600	-00	293,600
083B D002001	56:GOVERNMENTAL	2019	0.2468	0	PARK AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	22,000	-00	22,000
083B E001001	56:GOVERNMENTAL	2019	0.5073	0	DIAMOND AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	96,600	-00	96,600
083B F007001	56:GOVERNMENTAL	2019	1.5611	0	DIAMOND AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	104,700	-00	104,700
083B F011002	56:GOVERNMENTAL	2019		0	DIAMOND AVE	XA:EXEMPT AUXILIARY	CITY OF PORTLAND	-00	2,200	2,200
083B H003001	56:GOVERNMENTAL	2019	0.2645	0	SUNSET AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	44,800	-00	44,800
083B J006001	56:GOVERNMENTAL	2019	1.1093	0	PARK AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	101,200	-00	101,200
083B K001001	56:GOVERNMENTAL	2019	1.5163	0	PARK AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	104,300	-00	104,300
084 O005001	56:GOVERNMENTAL	2019	1.5	1	LONG POINT RD	XV:EXEMPT VACANT	CITY OF PORTLAND	462,700	-00	462,700
084 R001001	56:GOVERNMENTAL	2019	1.3387	15	WELCH ST	XA:EXEMPT AUXILIARY	CITY OF PORTLAND	459,200	98,210	557,410
084 R001002	56:GOVERNMENTAL	2019		0	WELCH ST	XV:EXEMPT VACANT	CITY OF PORTLAND	-00	150,000	150,000
084 Y001001	56:GOVERNMENTAL	2019	0.4741	1	TORRINGTON AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	51,600	-00	51,600
085 H003001	56:GOVERNMENTAL	2019	0.6887	122	SPRUCE AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	70,000	-00	70,000
085 M003001	56:GOVERNMENTAL	2019	43.7965	275	BRACKETT AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	476,900	400,000	876,900
085 U001001	56:GOVERNMENTAL	2019	0.2185	71	3RD ST	XV:EXEMPT VACANT	CITY OF PORTLAND	16,700	-00	16,700
085 U002001	56:GOVERNMENTAL	2019	0.1833	79	3RD ST	XV:EXEMPT VACANT	CITY OF PORTLAND	14,000	-00	14,000
085 V006001	56:GOVERNMENTAL	2019	0.3714	238	SEASHORE AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	6,100	-00	6,100

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085 FF001001	56:GOVERNMENTAL	2019	6.3564	331	SEASHORE AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	138,400	-00	138,400
087 E024001	56:GOVERNMENTAL	2019	0.1911	129	ISLAND AVE	XI:EXEMPT IMPROVED	CITY OF PORTLAND	225,600	519,300	744,900
087 K014001	56:GOVERNMENTAL	2019	0.1945	16	PLEASANT AVE PI	XV:EXEMPT VACANT	CITY OF PORTLAND	205,800	-00	205,800
087 K015001	56:GOVERNMENTAL	2019	0.766	4	CHURCH AVE	XI:EXEMPT IMPROVED	CITY OF PORTLAND	281,700	879,330	1,161,030
087 M001001	56:GOVERNMENTAL	2019	0.101	47	PARK AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	1,700	-00	1,700
088 J004001	56:GOVERNMENTAL	2019	0.2694	0	PARK AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	4,400	-00	4,400
088 K001001	56:GOVERNMENTAL	2019	44.8412	250	BRACKETT AVE	XA:EXEMPT AUXILIARY	CITY OF PORTLAND	545,700	7,240	552,940
088 K007001	56:GOVERNMENTAL	2019	5.0476	69	BALLFIELD RD	XV:EXEMPT VACANT	CITY OF PORTLAND	105,900	-00	105,900
088 K011001	56:GOVERNMENTAL	2019	5.2659	0	UPPER A ST	XA:EXEMPT AUXILIARY	CITY OF PORTLAND			
088 K043001	56:GOVERNMENTAL	2019	2.5	0	LUTHER ST	XV:EXEMPT VACANT	CITY OF PORTLAND	27,200	-00	27,200
089 E003001	56:GOVERNMENTAL	2019	0.3597	700	SEASHORE AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	5,900	-00	5,900
090 Z005001	56:GOVERNMENTAL	2019	0.1709	74	TREFETHEN AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	2,800	-00	2,800
105 N012002	56:GOVERNMENTAL	2019		0	SORRENTO RD	XA:EXEMPT AUXILIARY	CITY OF PORTLAND	-00	5,000	5,000
109B A010001	56:GOVERNMENTAL	2019		0	WHARF RD	XA:EXEMPT AUXILIARY	CITY OF PORTLAND	-00	343,900	343,900
109B E020001	56:GOVERNMENTAL	2019	0.1046	120	CHURCH RD	XI:EXEMPT IMPROVED	CITY OF PORTLAND	48,100	58,800	106,900
109B E054001	56:GOVERNMENTAL	2019	1.1885	108	CHURCH RD	XA:EXEMPT AUXILIARY	CITY OF PORTLAND	138,600	38,600	177,200
110 A010001	58:LAND BANKS	2019	1.8	0	FORT GORGES	XI:EXEMPT IMPROVED	CITY OF PORTLAND	138,600	100,000	238,600
111 A001001	58:LAND BANKS	2019	0.2685	1	BELMEADE RD	XV:EXEMPT VACANT	CITY OF PORTLAND	46,900	-00	46,900
112 B010001	56:GOVERNMENTAL	2019	0.0746	7	FENWICK RD	XV:EXEMPT VACANT	CITY OF PORTLAND	13,000	-00	13,000
112 C001001	56:GOVERNMENTAL	2019	1.2673	30	BAXTER BLVD	XV:EXEMPT VACANT	CITY OF PORTLAND	314,700	-00	314,700
112 F005001	56:GOVERNMENTAL	2019	0.0583	5	BAXTER BLVD	XV:EXEMPT VACANT	CITY OF PORTLAND	5,100	-00	5,100
112 G004001	56:GOVERNMENTAL	2019	0.2122	12	DEERFIELD RD	XV:EXEMPT VACANT	CITY OF PORTLAND	61,700	-00	61,700
115 A001001	56:GOVERNMENTAL	2019	0.5922	6	BRIGHTON AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	52,200	-00	52,200
118 C001001	56:GOVERNMENTAL	2019	0.3735	10	LONGFELLOW ST	XV:EXEMPT VACANT	CITY OF PORTLAND	48,600	-00	48,600
119 H001001	56:GOVERNMENTAL	2019	0.0308	89	DEVONSHIRE ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,000	-00	1,000
120 E006001	56:GOVERNMENTAL	2019	0.3136	173	EDWARDS ST	XV:EXEMPT VACANT	CITY OF PORTLAND	10,300	-00	10,300
123 D028001	56:GOVERNMENTAL	2019	0.0093	2	SEELEY AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	300	-00	300
123 E033001	56:GOVERNMENTAL	2019	0.0112	1	SEELEY AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	400	-00	400
125 K014001	56:GOVERNMENTAL	2019	0.334	576	FOREST AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	39,900	-00	39,900
126 G003001	56:GOVERNMENTAL	2019	0.2434	56	CLIFTON ST	XV:EXEMPT VACANT	CITY OF PORTLAND	64,400	-00	64,400
128 E008001	56:GOVERNMENTAL	2019	0.0833	117	VANNAH AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	14,500	-00	14,500
128 F001001	58:LAND BANKS	2019	0.3506	125	VANNAH AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	73,800	-00	73,800
129 C001001	58:LAND BANKS	2019	0.8219	1	IRVING ST	XV:EXEMPT VACANT	CITY OF PORTLAND	114,800	-00	114,800

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132	E001001	56:GOVERNMENTAL	2019	0.3003	377	STEVENS AVE	XI:EXEMPT IMPROVED	CITY OF PORTLAND	161,600	699,000	860,600
133	A001001	58:LAND BANKS	2019	1.9204	2	LELAND ST	XV:EXEMPT VACANT	CITY OF PORTLAND	73,900	-00	73,900
133	B001001	58:LAND BANKS	2019	2.1734	14	LELAND ST	XV:EXEMPT VACANT	CITY OF PORTLAND	78,000	-00	78,000
134	A001001	56:GOVERNMENTAL	2019	243.6394	0	EVERGREEN CEMETARY	XI:EXEMPT IMPROVED	CITY OF PORTLAND	4,872,800	495,400	5,368,200
134	I001001	56:GOVERNMENTAL	2019	0.0952	11	HYDE ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,100	-00	3,100
135	A005001	58:LAND BANKS	2019	29.1391	808	FOREST AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	1,037,000	-00	1,037,000
135	E007001	56:GOVERNMENTAL	2019	2.2557	512	STEVENS AVE	XI:EXEMPT IMPROVED	CITY OF PORTLAND	703,700	3,526,500	4,230,200
135	E018001	56:GOVERNMENTAL	2019	0.299	75	LELAND ST	XV:EXEMPT VACANT	CITY OF PORTLAND	47,400	-00	47,400
136	A004001	56:GOVERNMENTAL	2019	0.0588	112	HARTLEY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,900	-00	1,900
137	A008001	56:GOVERNMENTAL	2019	11.9634	150	OCEAN AVE	XI:EXEMPT IMPROVED	CITY OF PORTLAND	506,000	4,818,200	5,324,200
144	A003001	56:GOVERNMENTAL	2019	0.2131	628	STEVENS AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	64,500	-00	64,500
148	A002001	56:GOVERNMENTAL	2019	4.2955	0	QUARRY RD	XV:EXEMPT VACANT	CITY OF PORTLAND	271,800	-00	271,800
148	A007001	56:GOVERNMENTAL	2019	4.2186	212	CANCO RD	XI:EXEMPT IMPROVED	CITY OF PORTLAND	393,200	2,487,900	2,881,100
148	A008001	56:GOVERNMENTAL	2019	5.0966	250	CANCO RD	XI:EXEMPT IMPROVED	CITY OF PORTLAND	497,600	2,512,390	3,009,990
148	C001001	56:GOVERNMENTAL	2019	0.3506	143	READ ST	XV:EXEMPT VACANT	CITY OF PORTLAND	39,700	-00	39,700
148	D002001	58:LAND BANKS	2019	5.4866	137	BAY ST EXT	XV:EXEMPT VACANT	CITY OF PORTLAND	191,200	-00	191,200
149	G006001	58:LAND BANKS	2019	12.853	159	CANCO RD	XV:EXEMPT VACANT	CITY OF PORTLAND	276,500	-00	276,500
149	G016001	56:GOVERNMENTAL	2019	0.842	0	CANCO RD	XV:EXEMPT VACANT	CITY OF PORTLAND	42,300	-00	42,300
149	G039001	56:GOVERNMENTAL	2019	0.0769	0	TORREY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,300	-00	1,300
151A	A013001	56:GOVERNMENTAL	2019	3.1044	0	CORNELL ST	XV:EXEMPT VACANT	CITY OF PORTLAND	377,600	-00	377,600
154	B045001	56:GOVERNMENTAL	2019	2.3247	256	CANCO RD	CV:COMMERCIAL VACANT	CITY OF PORTLAND	17,700	-00	17,700
156	E008001	56:GOVERNMENTAL	2019	0.1148	338	OCEAN AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	4,300	-00	4,300
157	B002001	56:GOVERNMENTAL	2019	0.2495	52	GEORGE ST	XV:EXEMPT VACANT	CITY OF PORTLAND	21,700	-00	21,700
158	A024001	56:GOVERNMENTAL	2019	0.4366	656	BAXTER BLVD	XV:EXEMPT VACANT	CITY OF PORTLAND	38,000	-00	38,000
159	A015001	56:GOVERNMENTAL	2019	0.2116	388	OCEAN AVE R	XV:EXEMPT VACANT	CITY OF PORTLAND	3,900	-00	3,900
159	G001001	58:LAND BANKS	2019	51.0773	427	OCEAN AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	5,784,800	-00	5,784,800
160	D020001	56:GOVERNMENTAL	2019	0.1377	60	ROSEDALE ST	XV:EXEMPT VACANT	CITY OF PORTLAND	5,100	-00	5,100
160	G001001	56:GOVERNMENTAL	2019	0.0313	0	DUDLEY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,200	-00	1,200
163	B018001	56:GOVERNMENTAL	2019	0.3164	580	OCEAN AVE	XI:EXEMPT IMPROVED	CITY OF PORTLAND	166,500	142,500	309,000
164	A011001	56:GOVERNMENTAL	2019	0.0781	172	FRONT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	2,900	-00	2,900
166	A001001	58:LAND BANKS	2019	3.1379	842	BAXTER BLVD	XV:EXEMPT VACANT	CITY OF PORTLAND	81,200	-00	81,200
166	B014001	56:GOVERNMENTAL	2019	0.3204	21	RANDALL ST	XV:EXEMPT VACANT	CITY OF PORTLAND	11,900	-00	11,900
168	H002001	56:GOVERNMENTAL	2019	0.0151	5	ST JUDE ST	XV:EXEMPT VACANT	CITY OF PORTLAND	600	-00	600

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171	A028001	56:GOVERNMENTAL	2019	0.4077	55	MALILLY RD	XV:EXEMPT VACANT	CITY OF PORTLAND	78,100	-00	78,100
171	A029001	56:GOVERNMENTAL	2019	0.3419	983	WASHINGTON AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	12,700	-00	12,700
172	D001001	56:GOVERNMENTAL	2019	0.4597	0	RAY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	17,000	-00	17,000
175	B001001	56:GOVERNMENTAL	2019	18.7936	370	STEVENS AVE	XI:EXEMPT IMPROVED	CITY OF PORTLAND	2,900,300	14,650,700	17,551,000
175	B002001	56:GOVERNMENTAL	2019	2.3434	404	STEVENS AVE	XI:EXEMPT IMPROVED	CITY OF PORTLAND	392,300	5,502,900	5,895,200
177	F019001	56:GOVERNMENTAL	2019	0.1148	0	CAROLINE ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,700	-00	3,700
177	F023001	56:GOVERNMENTAL	2019	0.153	0	ROCKLAND AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	4,900	-00	4,900
177	G006001	56:GOVERNMENTAL	2019	0.5802	212	STEVENS AVE	XI:EXEMPT IMPROVED	CITY OF PORTLAND	123,500	243,500	367,000
177	G011001	56:GOVERNMENTAL	2019	0.45	208	STEVENS AVE	XA:EXEMPT AUXILIARY	CITY OF PORTLAND	92,800	5,630	98,430
180	D008001	56:GOVERNMENTAL	2019	0.3823	0	MADELINE ST	XV:EXEMPT VACANT	CITY OF PORTLAND	48,800	-00	48,800
180	G009001	56:GOVERNMENTAL	2019	0.6528	0	BARTLETT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	39,800	-00	39,800
180	G012001	56:GOVERNMENTAL	2019	6.8154	129	LUDLOW ST	XA:EXEMPT AUXILIARY	CITY OF PORTLAND	549,200	23,830	573,030
180	H005001	56:GOVERNMENTAL	2019	1.0059	0	MADELINE ST	XV:EXEMPT VACANT	CITY OF PORTLAND	58,900	-00	58,900
186	C048001	56:GOVERNMENTAL	2019	0.3005	0	BOLTON ST	XV:EXEMPT VACANT	CITY OF PORTLAND	9,800	-00	9,800
188	B015001	56:GOVERNMENTAL	2019	0.2049	0	ANSON RD	XV:EXEMPT VACANT	CITY OF PORTLAND	6,700	-00	6,700
192	C001001	58:LAND BANKS	2019	22.8358	0	CAPISIC ST	XV:EXEMPT VACANT	CITY OF PORTLAND	368,100	-00	368,100
192	H001001	56:GOVERNMENTAL	2019	0.4339	0	MACY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	14,000	-00	14,000
192	H018001	58:LAND BANKS	2019	2.6216	0	CAPISIC ST	XV:EXEMPT VACANT	CITY OF PORTLAND	4,100	-00	4,100
192	K032001	56:GOVERNMENTAL	2019	0.1459	192	WOLCOTT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	2,400	-00	2,400
193	C001001	58:LAND BANKS	2019	0.1148	0	KENILWORTH ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,700	-00	3,700
193	C002001	58:LAND BANKS	2019	0.1148	0	KENILWORTH ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,700	-00	3,700
193	C003001	58:LAND BANKS	2019	0.1263	0	KENILWORTH ST	XV:EXEMPT VACANT	CITY OF PORTLAND	4,100	-00	4,100
193	C004001	58:LAND BANKS	2019	0.2296	0	KENILWORTH ST	XV:EXEMPT VACANT	CITY OF PORTLAND	7,400	-00	7,400
193	C006001	58:LAND BANKS	2019	0.1148	0	KENILWORTH ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,700	-00	3,700
193	C007001	58:LAND BANKS	2019	0.1148	0	KENILWORTH ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,700	-00	3,700
193	C014001	58:LAND BANKS	2019	0.1148	0	MOTLEY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,700	-00	3,700
193	C015001	58:LAND BANKS	2019	0.1148	0	MOTLEY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,700	-00	3,700
193	C016001	58:LAND BANKS	2019	0.1148	0	MOTLEY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,700	-00	3,700
193	C017001	58:LAND BANKS	2019	0.2181	0	MOTLEY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	7,000	-00	7,000
193	C019001	58:LAND BANKS	2019	0.1699	0	MOTLEY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	5,500	-00	5,500
193	D003001	58:LAND BANKS	2019	0.2369	0	MOTLEY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	7,600	-00	7,600
195	B021001	56:GOVERNMENTAL	2019	0.0531	174	CAPISIC ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,700	-00	1,700
196	D008001	58:LAND BANKS	2019	6.1037	13	HOBART ST	XV:EXEMPT VACANT	CITY OF PORTLAND	98,400	-00	98,400

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196	D011001	58:LAND BANKS	2019	1.0007	1510	CONGRESS ST	XV:EXEMPT VACANT	CITY OF PORTLAND	16,100	-00	16,100
198	C014001	56:GOVERNMENTAL	2019	0.0918	0	FENWAY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,000	-00	3,000
199	A001002	56:GOVERNMENTAL	2019	212.5674	947	WESTBROOK ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	10,478,100	85,534,500	96,012,600
199	A001005	56:GOVERNMENTAL	2019		295	YELLOWBIRD RD	XI:EXEMPT IMPROVED	CITY OF PORTLAND	-00	570,620	570,620
209A	A014001	56:GOVERNMENTAL	2019	18.6147	1956	CONGRESS ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,013,600	-00	1,013,600
209A	B001001	56:GOVERNMENTAL	2019	10.1899	0	JETPORT BLVD	XV:EXEMPT VACANT	CITY OF PORTLAND	554,800	-00	554,800
210A	D001001	56:GOVERNMENTAL	2019	0.4516	0	JETPORT BLVD	XV:EXEMPT VACANT	CITY OF PORTLAND	8,400	-00	8,400
211	B003001	56:GOVERNMENTAL	2019	8.5934	1928	CONGRESS ST	XV:EXEMPT VACANT	CITY OF PORTLAND	590,600	-00	590,600
213	C012001	56:GOVERNMENTAL	2019	0.0138	1208	WESTBROOK ST R	XA:EXEMPT AUXILIARY	CITY OF PORTLAND	500	100	600
213	D001001	56:GOVERNMENTAL	2019	0.1276	1748	CONGRESS ST	XV:EXEMPT VACANT	CITY OF PORTLAND	4,700	-00	4,700
213	E003001	58:LAND BANKS	2019	0.9034	1710	CONGRESS ST	XV:EXEMPT VACANT	CITY OF PORTLAND	75,700	-00	75,700
213	F009001	56:GOVERNMENTAL	2019	0.2744	2	GARRISON ST	XV:EXEMPT VACANT	CITY OF PORTLAND	10,200	-00	10,200
213	F013001	56:GOVERNMENTAL	2019	0.1671	0	GARRISON ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,100	-00	3,100
214A	A009001	56:GOVERNMENTAL	2019	0.0748	122	JOHNSON RD	XV:EXEMPT VACANT	CITY OF PORTLAND	900	-00	900
218	B008001	56:GOVERNMENTAL	2019	1.222	1318	WESTBROOK ST	XV:EXEMPT VACANT	CITY OF PORTLAND	11,300	-00	11,300
218	C001001	56:GOVERNMENTAL	2019	0.7525	1299	WESTBROOK ST	XV:EXEMPT VACANT	CITY OF PORTLAND	38,100	-00	38,100
220	B011001	56:GOVERNMENTAL	2019	2.5451	1604	CONGRESS ST	XA:EXEMPT AUXILIARY	CITY OF PORTLAND	138,600	59,380	197,980
222	B006001	58:LAND BANKS	2019	14.7155	0	STROUDWATER RD	XV:EXEMPT VACANT	CITY OF PORTLAND	75,500	-00	75,500
224A	F012001	56:GOVERNMENTAL	2019	0.1148	0	RIDLEY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,700	-00	3,700
225	C045001	56:GOVERNMENTAL	2019	6.2366	21	STARBIRD RD	XV:EXEMPT VACANT	CITY OF PORTLAND	50,300	-00	50,300
232	A002001	56:GOVERNMENTAL	2019	3.8997	131	JOHNSON RD	XV:EXEMPT VACANT	CITY OF PORTLAND	72,200	-00	72,200
233	A002001	56:GOVERNMENTAL	2019	53.8594	2378	CONGRESS ST	XV:EXEMPT VACANT	CITY OF PORTLAND	997,100	-00	997,100
233	A006001	56:GOVERNMENTAL	2019	10.3161	2254	CONGRESS ST	XV:EXEMPT VACANT	CITY OF PORTLAND	191,000	-00	191,000
234	A001001	56:GOVERNMENTAL	2019		0	CONGRESS ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	-00	2,171,200	2,171,200
238	A006001	58:LAND BANKS	2019	2.3781	103	BLUEBERRY RD	XI:EXEMPT IMPROVED	CITY OF PORTLAND	259,000	420,800	679,800
238A	A008001	56:GOVERNMENTAL	2019	4.7368	3	HUTCHINS DR	XV:EXEMPT VACANT	CITY OF PORTLAND	87,700	-00	87,700
243	B001001	56:GOVERNMENTAL	2019	18.2778	1819	WESTBROOK ST	XV:EXEMPT VACANT	CITY OF PORTLAND	338,400	-00	338,400
248	B002001	56:GOVERNMENTAL	2019	7.05	0	WESTBROOK ST	XV:EXEMPT VACANT	CITY OF PORTLAND	199,600	-00	199,600
249	A001001	56:GOVERNMENTAL	2019	0	0	RAND RD	XV:EXEMPT VACANT	CITY OF PORTLAND	1,020,200	-00	1,020,200
254	X001001	56:GOVERNMENTAL	2019		0	PINE TREE IND PKWY	XI:EXEMPT IMPROVED	CITY OF PORTLAND	-00	196,700	196,700
259	B057001	56:GOVERNMENTAL	2019	0.1357	764	BRIGHTON AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	4,400	-00	4,400
259	D002001	56:GOVERNMENTAL	2019	2.3854	469	CAPISIC ST	XV:EXEMPT VACANT	CITY OF PORTLAND	192,200	-00	192,200
260	C031001	56:GOVERNMENTAL	2019	0.1928	0	PHILBRICK AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	3,100	-00	3,100

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260 F001001	56:GOVERNMENTAL	2019	0.0923	0	HILLCREST AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	1,500	-00	1,500
260 F022001	56:GOVERNMENTAL	2019	0.062	0	HILLCREST AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	1,000	-00	1,000
260 F023001	56:GOVERNMENTAL	2019	0.062	0	HILLCREST AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	1,000	-00	1,000
261 B017001	56:GOVERNMENTAL	2019	0.0964	0	TERRACE AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	1,600	-00	1,600
261 B054001	56:GOVERNMENTAL	2019	0.0482	109	ROWE AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	1,600	-00	1,600
261 B055001	56:GOVERNMENTAL	2019	0.0964	111	ROWE AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	3,100	-00	3,100
261 E007001	56:GOVERNMENTAL	2019	0.062	96	ROWE AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	1,000	-00	1,000
261 E008001	56:GOVERNMENTAL	2019	0.405	92	ROWE AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	50,700	-00	50,700
261 E042001	56:GOVERNMENTAL	2019	0.062	0	HILLCREST AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	1,000	-00	1,000
261 G003001	56:GOVERNMENTAL	2019	0.124	0	HILLCREST AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	2,000	-00	2,000
261 G009001	56:GOVERNMENTAL	2019	0.2479	0	HILLCREST AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	4,000	-00	4,000
261 G053001	56:GOVERNMENTAL	2019	0.2479	0	MILO ST	XV:EXEMPT VACANT	CITY OF PORTLAND	4,000	-00	4,000
262 B036001	56:GOVERNMENTAL	2019	0.0651	0	TERRACE AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	1,100	-00	1,100
262 C025001	56:GOVERNMENTAL	2019	0.0535	0	TERRACE AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	1,700	-00	1,700
262 C026001	56:GOVERNMENTAL	2019	0.107	0	TERRACE AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	3,500	-00	3,500
269 B001001	56:GOVERNMENTAL	2019	11.9358	1125	BRIGHTON AVE	XI:EXEMPT IMPROVED	CITY OF PORTLAND	1,854,700	7,298,400	9,153,100
269 B002001	56:GOVERNMENTAL	2019	0.1969	46	HOLM AVE	XI:EXEMPT IMPROVED	CITY OF PORTLAND	59,600	130,500	190,100
269 B004001	56:GOVERNMENTAL	2019	0.1798	56	HOLM AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	5,800	-00	5,800
271 B005001	56:GOVERNMENTAL	2019	0.1898	203	RIVERSIDE ST	XV:EXEMPT VACANT	CITY OF PORTLAND	6,100	-00	6,100
273 J029001	56:GOVERNMENTAL	2019	0.186	0	RAVINA ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,000	-00	3,000
273 K020001	56:GOVERNMENTAL	2019	0.5146	0	RAVINA ST	XV:EXEMPT VACANT	CITY OF PORTLAND	8,300	-00	8,300
275 C029001	56:GOVERNMENTAL	2019	0.1914	0	LOMOND ST	XV:EXEMPT VACANT	CITY OF PORTLAND	29,600	-00	29,600
275 C048001	56:GOVERNMENTAL	2019	21.4443	23	ORONO ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	745,700	13,042,000	13,787,700
275 C049001	56:GOVERNMENTAL	2019	0.1653	91	RIGGS ST	XV:EXEMPT VACANT	CITY OF PORTLAND	2,700	-00	2,700
275 C051001	56:GOVERNMENTAL	2019	0.0918	87	RIGGS ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,500	-00	1,500
275 C056001	56:GOVERNMENTAL	2019	0.0918	0	LOMOND ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,500	-00	1,500
275 C079001	56:GOVERNMENTAL	2019	0.1017	106	WARWICK ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,300	-00	3,300
276 B004001	56:GOVERNMENTAL	2019	1.8504	0	CANDLEWYCK TER	XV:EXEMPT VACANT	CITY OF PORTLAND	11,300	-00	11,300
283 B053001	56:GOVERNMENTAL	2019	1.3293	86	DENNETT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	10,700	-00	10,700
284 G015001	56:GOVERNMENTAL	2019	0.1148	58	DENNETT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,700	-00	3,700
284 G027001	56:GOVERNMENTAL	2019	0.1002	57	ESSEX ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,200	-00	3,200
286 H007001	56:GOVERNMENTAL	2019	0.33	86	DENNETT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	100	-00	100
290 A002001	56:GOVERNMENTAL	2019	3.9907	84	COLLEGE ST	XV:EXEMPT VACANT	CITY OF PORTLAND	69,500	-00	69,500

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292	B002001	58:LAND BANKS	2019	0.4612	0	GOODRIDGE AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	14,700	-00	14,700
292	F015001	58:LAND BANKS	2019	0.139	0	GOODRIDGE AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	4,900	-00	4,900
295	G005001	56:GOVERNMENTAL	2019	0.9766	102	WARREN AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	148,900	-00	148,900
296	A006001	56:GOVERNMENTAL	2019	40.81	0	WARREN AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	687,100	-00	687,100
297	C027001	56:GOVERNMENTAL	2019	0.2048	122	DOROTHY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,600	-00	3,600
299	D046001	56:GOVERNMENTAL	2019	33.0722	1600	FOREST AVE	XI:EXEMPT IMPROVED	CITY OF PORTLAND	1,682,000	12,943,300	14,625,300
300	E017001	56:GOVERNMENTAL	2019	0.4715	0	SARSFIELD ST	XV:EXEMPT VACANT	CITY OF PORTLAND	16,400	-00	16,400
300	E039001	56:GOVERNMENTAL	2019	0.9153	148	COMMONWEALTH DR	XV:EXEMPT VACANT	CITY OF PORTLAND	14,400	-00	14,400
306	B004001	56:GOVERNMENTAL	2019	2.9506	92	WALDRON WAY	XI:EXEMPT IMPROVED	CITY OF PORTLAND	274,600	1,578,100	1,852,700
308	A002001	56:GOVERNMENTAL	2019	3.4748	0	LANE AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	38,600	-00	38,600
309	A021001	56:GOVERNMENTAL	2019	0.1575	1769	RIVERSIDE IND PKWY	XV:EXEMPT VACANT	CITY OF PORTLAND	2,700	-00	2,700
309	E001001	58:LAND BANKS	2019	0.0588	1762	FOREST AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	12,400	-00	12,400
309	I001001	56:GOVERNMENTAL	2019	0.8088	1777	FOREST AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	8,800	-00	8,800
322	A003001	56:GOVERNMENTAL	2019	22.2648	658	RIVERSIDE ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,920,700	-00	1,920,700
323	A003001	56:GOVERNMENTAL	2019	7.01	654	RIVERSIDE ST	XV:EXEMPT VACANT	CITY OF PORTLAND	645,800	-00	645,800
325	C008001	58:LAND BANKS	2019	18.9913	1929	FOREST AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	330,900	-00	330,900
330	C026001	56:GOVERNMENTAL	2019	0.7126	0	RIVERSIDE IND PKWY	XV:EXEMPT VACANT	CITY OF PORTLAND	300	-00	300
330	E001001	56:GOVERNMENTAL	2019	0.2479	330	NEWELL AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	4,300	-00	4,300
332	A001001	56:GOVERNMENTAL	2019	0.2995	0	RIVERSIDE IND PKWY	XV:EXEMPT VACANT	CITY OF PORTLAND	5,200	-00	5,200
332	A009001	56:GOVERNMENTAL	2019	0.0764	42	TUCKER AVE R	XV:EXEMPT VACANT	CITY OF PORTLAND	1,300	-00	1,300
332	F012001	56:GOVERNMENTAL	2019	0.241	85	BEAL ST	XV:EXEMPT VACANT	CITY OF PORTLAND	33,000	-00	33,000
332	I009001	56:GOVERNMENTAL	2019	0.1148	22	TUCKER AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	4,000	-00	4,000
334	A015001	56:GOVERNMENTAL	2019	1.6336	0	PALMER AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	28,500	-00	28,500
335	B018001	58:LAND BANKS	2019	0.9119	0	BEVERLY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	31,800	-00	31,800
335	D033001	58:LAND BANKS	2019	0.1377	0	HOLBROOK ST	XV:EXEMPT VACANT	CITY OF PORTLAND	4,800	-00	4,800
335	D035001	58:LAND BANKS	2019	0.2066	0	HOLBROOK ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,600	-00	3,600
335	D040001	58:LAND BANKS	2019	0.0689	0	HOLBROOK ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,200	-00	1,200
335	E005001	58:LAND BANKS	2019	0.0689	0	HOLBROOK ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,200	-00	1,200
335	E006001	58:LAND BANKS	2019	0.1377	0	HOLBROOK ST	XV:EXEMPT VACANT	CITY OF PORTLAND	2,400	-00	2,400
335	E008001	58:LAND BANKS	2019	0.4132	0	HOLBROOK ST	XV:EXEMPT VACANT	CITY OF PORTLAND	7,200	-00	7,200
335	E022001	58:LAND BANKS	2019	0.1127	0	NEWTON ST	XV:EXEMPT VACANT	CITY OF PORTLAND	2,000	-00	2,000
335	E023001	58:LAND BANKS	2019	0.1781	0	NATICK ST	XV:EXEMPT VACANT	CITY OF PORTLAND	6,200	-00	6,200
335	E025001	58:LAND BANKS	2019	0.1377	0	NATICK ST	XV:EXEMPT VACANT	CITY OF PORTLAND	2,400	-00	2,400

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335	E030001	58:LAND BANKS	2019	0.3444	0	NATICK ST	XV:EXEMPT VACANT	CITY OF PORTLAND	6,000	-00	6,000
335	E035001	58:LAND BANKS	2019	0.1377	0	NATICK ST	XV:EXEMPT VACANT	CITY OF PORTLAND	4,800	-00	4,800
335	E037001	58:LAND BANKS	2019	0.2066	0	NATICK ST	XV:EXEMPT VACANT	CITY OF PORTLAND	7,200	-00	7,200
335	F006001	58:LAND BANKS	2019	0.2755	0	NEWTON ST	XV:EXEMPT VACANT	CITY OF PORTLAND	4,800	-00	4,800
335	F010001	58:LAND BANKS	2019	0.1664	0	NEWTON ST	XV:EXEMPT VACANT	CITY OF PORTLAND	2,900	-00	2,900
339	B003001	56:GOVERNMENTAL	2019	0.1377	129	NEWTON ST	XV:EXEMPT VACANT	CITY OF PORTLAND	45,100	-00	45,100
339	J028001	58:LAND BANKS	2019	0.2441	0	LUKE ST	XV:EXEMPT VACANT	CITY OF PORTLAND	4,300	-00	4,300
339	N021001	56:GOVERNMENTAL	2019	0.1148	62	EIGHTH ST	XV:EXEMPT VACANT	CITY OF PORTLAND	2,000	-00	2,000
340	L017001	56:GOVERNMENTAL	2019	2.2058	1315	FOREST AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	69,200	-00	69,200
342	A033001	56:GOVERNMENTAL	2019	0.1377	0	CARRIAGE LN	XV:EXEMPT VACANT	CITY OF PORTLAND	45,100	-00	45,100
343	B028001	56:GOVERNMENTAL	2019	0.1272	2	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	2,400	-00	2,400
343	B030001	56:GOVERNMENTAL	2019	0.2265	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	4,200	-00	4,200
343	B033001	56:GOVERNMENTAL	2019	0.2389	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	4,400	-00	4,400
343	B035001	56:GOVERNMENTAL	2019	0.1212	3	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	2,200	-00	2,200
343	B036001	56:GOVERNMENTAL	2019	0.122	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	2,300	-00	2,300
343	B037001	56:GOVERNMENTAL	2019	0.1224	5	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	2,300	-00	2,300
343	B038001	56:GOVERNMENTAL	2019	0.1224	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	4,500	-00	4,500
343	C001001	56:GOVERNMENTAL	2019	0.1151	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	2,100	-00	2,100
343	C002001	56:GOVERNMENTAL	2019	0.1148	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	2,100	-00	2,100
343	C003001	56:GOVERNMENTAL	2019	0.1148	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	2,100	-00	2,100
343	C004001	56:GOVERNMENTAL	2019	0.1148	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	2,100	-00	2,100
343	C005001	56:GOVERNMENTAL	2019	0.5548	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	10,300	-00	10,300
343	C010001	56:GOVERNMENTAL	2019	0.1824	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	3,400	-00	3,400
343	C013001	56:GOVERNMENTAL	2019	30.3039	196	ALLEN AVE	XI:EXEMPT IMPROVED	CITY OF PORTLAND	2,041,100	15,325,700	17,366,800
345	B005001	56:GOVERNMENTAL	2019	0.3916	157	PLYMOUTH ST	XV:EXEMPT VACANT	CITY OF PORTLAND	38,800	-00	38,800
345	B022001	56:GOVERNMENTAL	2019	0.3304	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	12,200	-00	12,200
345	B027001	56:GOVERNMENTAL	2019	0.8076	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	92,900	-00	92,900
345	C002001	56:GOVERNMENTAL	2019	0.2883	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	5,300	-00	5,300
345	C005001	56:GOVERNMENTAL	2019	0.0958	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	1,800	-00	1,800
345	C006001	56:GOVERNMENTAL	2019	0.0957	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	1,800	-00	1,800
345	C007001	56:GOVERNMENTAL	2019	0.0955	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	1,800	-00	1,800
345	C008001	56:GOVERNMENTAL	2019	0.1906	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	3,500	-00	3,500
345	C011001	56:GOVERNMENTAL	2019	0.1897	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	3,500	-00	3,500

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345 C013001	56:GOVERNMENTAL	2019	0.4953	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	9,200	-00	9,200
345 C018001	56:GOVERNMENTAL	2019	0.1055	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	2,000	-00	2,000
345 C019001	56:GOVERNMENTAL	2019	0.5123	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	9,500	-00	9,500
345 C024001	56:GOVERNMENTAL	2019	0.2424	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	4,500	-00	4,500
345 D005001	56:GOVERNMENTAL	2019	0.0603	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	1,100	-00	1,100
346 A001001	58:LAND BANKS	2019	0.2724	0	PLYMOUTH ST	XV:EXEMPT VACANT	CITY OF PORTLAND	10,100	-00	10,100
346 A004001	58:LAND BANKS	2019	0.9042	0	PLYMOUTH ST	XV:EXEMPT VACANT	CITY OF PORTLAND	16,700	-00	16,700
346 A013001	58:LAND BANKS	2019	0.741	0	PLYMOUTH ST	XV:EXEMPT VACANT	CITY OF PORTLAND	13,700	-00	13,700
346 A017001	58:LAND BANKS	2019	0.1075	0	PLYMOUTH ST	XV:EXEMPT VACANT	CITY OF PORTLAND	2,000	-00	2,000
346 A018001	58:LAND BANKS	2019	0.2937	185	PLYMOUTH ST	XV:EXEMPT VACANT	CITY OF PORTLAND	5,400	-00	5,400
346 A025001	58:LAND BANKS	2019	0.0979	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	3,600	-00	3,600
346 A026001	58:LAND BANKS	2019	0.1958	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	7,300	-00	7,300
346 A028001	58:LAND BANKS	2019	0.3916	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	7,300	-00	7,300
346 A032001	58:LAND BANKS	2019	0.1031	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	1,900	-00	1,900
346 B001001	58:LAND BANKS	2019	1.8508	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	34,300	-00	34,300
346 B018001	58:LAND BANKS	2019	0.0955	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	1,800	-00	1,800
346 B019001	58:LAND BANKS	2019	0.2918	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	5,400	-00	5,400
346 B022001	58:LAND BANKS	2019	0.1938	0	VILLA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	3,600	-00	3,600
346 D003001	56:GOVERNMENTAL	2019	0.0396	182	PLYMOUTH ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,500	-00	1,500
346 D004001	56:GOVERNMENTAL	2019	0.0826	186	PLYMOUTH ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,100	-00	3,100
346 D027001	58:LAND BANKS	2019	0.1128	1	BARDEN ST	XV:EXEMPT VACANT	CITY OF PORTLAND	2,100	-00	2,100
348 B003001	56:GOVERNMENTAL	2019	0.0976	0	COOLIDGE AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	1,800	-00	1,800
349 A001001	58:LAND BANKS	2019	0.6572	0	PALMER AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	12,200	-00	12,200
349 B001001	58:LAND BANKS	2019	0.9496	0	PALMER AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	17,600	-00	17,600
349 C001001	58:LAND BANKS	2019	0.813	0	DAVENPORT AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	30,100	-00	30,100
349 D001001	58:LAND BANKS	2019	1.0028	0	COOLIDGE AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	37,100	-00	37,100
349 E001001	58:LAND BANKS	2019	3.6849	0	COOLIDGE AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	136,400	-00	136,400
349 F001001	58:LAND BANKS	2019	0.5564	0	SKYLARK RD	XV:EXEMPT VACANT	CITY OF PORTLAND	10,300	-00	10,300
349 F005001	58:LAND BANKS	2019	0.1322	0	SKYLARK RD	XV:EXEMPT VACANT	CITY OF PORTLAND	2,500	-00	2,500
349 F006001	58:LAND BANKS	2019	1.5312	0	SKYLARK RD	XV:EXEMPT VACANT	CITY OF PORTLAND	34,000	-00	34,000
352 B027001	56:GOVERNMENTAL	2019	0.0519	1	DOLE DR	XV:EXEMPT VACANT	CITY OF PORTLAND	1,900	-00	1,900
352 D018001	56:GOVERNMENTAL	2019	3.1697	284	PALMER AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	58,700	-00	58,700
355 A001001	58:LAND BANKS	2019	27.1876	1089	RIVERSIDE ST	XV:EXEMPT VACANT	CITY OF PORTLAND	710,600	-00	710,600

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357	A001001	56:GOVERNMENTAL	2019	272.87	910	RIVERSIDE ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	5,457,400	1,561,600	7,019,000
371	A021001	56:GOVERNMENTAL	2019	0.7048	1819	WASHINGTON AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	13,100	-00	13,100
372	A011001	56:GOVERNMENTAL	2019	10.653	1743	WASHINGTON AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	394,400	-00	394,400
374	B012001	56:GOVERNMENTAL	2019	25.1178	171	AUBURN ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	3,864,500	10,670,700	14,535,200
375	C030001	56:GOVERNMENTAL	2019	0.0262	86	BROOK RD	XV:EXEMPT VACANT	CITY OF PORTLAND	1,000	-00	1,000
375	C038001	56:GOVERNMENTAL	2019	0.5346	380	ALLEN AVE	XI:EXEMPT IMPROVED	CITY OF PORTLAND	233,000	297,400	530,400
378	A070001	56:GOVERNMENTAL	2019	0.0729	0	BARTLEY AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	2,700	-00	2,700
385	A001001	56:GOVERNMENTAL	2019	13.3874	165	LAMBERT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	558,700	-00	558,700
385	B027001	56:GOVERNMENTAL	2019	0.6721	200	LAMBERT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	43,900	-00	43,900
385	D008001	56:GOVERNMENTAL	2019	4.8448	622	AUBURN ST	XV:EXEMPT VACANT	CITY OF PORTLAND	89,700	-00	89,700
385	E001001	56:GOVERNMENTAL	2019	0.094	216	LAMBERT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,700	-00	1,700
385	E002001	56:GOVERNMENTAL	2019	0.1921	2092	WASHINGTON AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	3,600	-00	3,600
387	A014001	56:GOVERNMENTAL	2019	0.0266	110	CARON ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,000	-00	1,000
387	C004001	56:GOVERNMENTAL	2019	0.0012	79	CARON ST	XV:EXEMPT VACANT	CITY OF PORTLAND	100	-00	100
387	C007001	56:GOVERNMENTAL	2019	0.0222	109	CARON ST	XV:EXEMPT VACANT	CITY OF PORTLAND	800	-00	800
389	G009001	56:GOVERNMENTAL	2019	0.246	0	CLAPBOARD RD	XI:EXEMPT IMPROVED	CITY OF PORTLAND	43,300	128,900	172,200
390	A006001	58:LAND BANKS	2019	49.0118	0	ALICE ST	XV:EXEMPT VACANT	CITY OF PORTLAND	726,600	-00	726,600
393	A001001	56:GOVERNMENTAL	2019	0.0344	0	TALBOT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,300	-00	1,300
393	A002001	56:GOVERNMENTAL	2019	0.0344	0	TALBOT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,300	-00	1,300
393	A003001	56:GOVERNMENTAL	2019	0.1377	0	TALBOT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	5,100	-00	5,100
393	A013001	56:GOVERNMENTAL	2019	0.0344	0	TALBOT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,300	-00	1,300
393	A033001	58:LAND BANKS	2019	0.1837	0	TALBOT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	6,800	-00	6,800
393	B001001	58:LAND BANKS	2019	0.1377	0	TALBOT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	2,600	-00	2,600
393	B003001	58:LAND BANKS	2019	0.1377	0	TALBOT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	2,600	-00	2,600
393	B005001	58:LAND BANKS	2019	0.1377	0	TALBOT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	5,100	-00	5,100
393	B011001	58:LAND BANKS	2019	0.0689	0	TALBOT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	2,600	-00	2,600
393	B015001	58:LAND BANKS	2019	0.0689	0	TALBOT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	2,600	-00	2,600
393	C009001	58:LAND BANKS	2019	0.6887	0	TALBOT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	25,500	-00	25,500
393	C029001	58:LAND BANKS	2019	0.1722	0	JUNIPER ST	XV:EXEMPT VACANT	CITY OF PORTLAND	6,400	-00	6,400
393	C034001	58:LAND BANKS	2019	0.1033	0	JUNIPER ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,800	-00	3,800
393	E001001	58:LAND BANKS	2019	0.0522	0	JUNIPER ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,900	-00	1,900
393	E003001	58:LAND BANKS	2019	0.3595	0	JUNIPER ST	XV:EXEMPT VACANT	CITY OF PORTLAND	13,300	-00	13,300
393	E015001	58:LAND BANKS	2019	0.1722	0	JUNIPER ST	XV:EXEMPT VACANT	CITY OF PORTLAND	6,400	-00	6,400

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393	E019001	58:LAND BANKS	2019	0.1736	0	THORN ST	XV:EXEMPT VACANT	CITY OF PORTLAND	6,400	-00	6,400
394	A021001	56:GOVERNMENTAL	2019	0.0459	0	TALBOT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,700	-00	1,700
394	A023001	56:GOVERNMENTAL	2019	0.0918	0	TALBOT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,400	-00	3,400
394	B001001	58:LAND BANKS	2019	0.3673	0	TALBOT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	37,400	-00	37,400
394	C002001	58:LAND BANKS	2019	0.528	0	TALBOT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	2,600	-00	2,600
394	C029001	56:GOVERNMENTAL	2019	0.0459	0	TALBOT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,700	-00	1,700
394	D001001	58:LAND BANKS	2019	0.2984	0	JUNIPER ST	XV:EXEMPT VACANT	CITY OF PORTLAND	35,700	-00	35,700
394	E001001	58:LAND BANKS	2019	0.8362	0	JUNIPER ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,700	-00	1,700
394	E017001	56:GOVERNMENTAL	2019	0.0918	0	JUNIPER ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,400	-00	3,400
394	E062001	56:GOVERNMENTAL	2019	0.0459	0	BINGHAM ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,700	-00	1,700
394	F001001	58:LAND BANKS	2019	1.237	0	BINGHAM ST	XV:EXEMPT VACANT	CITY OF PORTLAND	16,400	-00	16,400
394	G001001	58:LAND BANKS	2019	0.3415	0	HICKORY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	4,100	-00	4,100
395	A009001	58:LAND BANKS	2019	0.4555	0	JUNIPER ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,300	-00	3,300
395	B001001	56:GOVERNMENTAL	2019	0.3444	0	TALBOT ST	XV:EXEMPT VACANT	CITY OF PORTLAND	12,800	-00	12,800
395	C001001	58:LAND BANKS	2019	0.9298	0	TALBOT ST	XV:EXEMPT VACANT	CITY OF PORTLAND			
395	D001001	58:LAND BANKS	2019	1.3188	0	JUNIPER ST	XV:EXEMPT VACANT	CITY OF PORTLAND			
395	E001001	58:LAND BANKS	2019	1.4842	0	BINGHAM ST	XV:EXEMPT VACANT	CITY OF PORTLAND	29,600	-00	29,600
395	F001001	58:LAND BANKS	2019	1.032	0	HICKORY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	20,400	-00	20,400
395	G002001	58:LAND BANKS	2019	0.6888	0	BIRCH ST	XV:EXEMPT VACANT	CITY OF PORTLAND	15,300	-00	15,300
395	H001001	58:LAND BANKS	2019	0.6546	0	MULBERRY ST	XV:EXEMPT VACANT	CITY OF PORTLAND			
395	I001001	58:LAND BANKS	2019	0.6515	0	MAGNOLIA ST	XV:EXEMPT VACANT	CITY OF PORTLAND			
395	K037001	58:LAND BANKS	2019	5.1025	90	PINELOCH DR	XV:EXEMPT VACANT	CITY OF PORTLAND	94,500	-00	94,500
396	A004001	58:LAND BANKS	2019	0.023	0	MULBERRY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	900	-00	900
396	A016001	58:LAND BANKS	2019	0.1377	0	YEW ST	XV:EXEMPT VACANT	CITY OF PORTLAND	5,100	-00	5,100
396	A019001	58:LAND BANKS	2019	0.0918	0	YEW ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,400	-00	3,400
396	A021001	58:LAND BANKS	2019	0.2346	0	MULBERRY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	8,700	-00	8,700
396	A046001	58:LAND BANKS	2019	0.023	0	YEW ST	XV:EXEMPT VACANT	CITY OF PORTLAND	900	-00	900
396	B001001	58:LAND BANKS	2019	0.1799	0	YEW ST	XV:EXEMPT VACANT	CITY OF PORTLAND	6,700	-00	6,700
396	B012001	58:LAND BANKS	2019	0.5526	0	YEW ST	XV:EXEMPT VACANT	CITY OF PORTLAND	98,000	-00	98,000
396	B026001	58:LAND BANKS	2019	0.0975	0	MAGNOLIA ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,600	-00	3,600
396	B028001	58:LAND BANKS	2019	0.0496	0	YEW ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,800	-00	1,800
396	B041001	58:LAND BANKS	2019	0.1003	0	MAGNOLIA ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,700	-00	3,700
400	B001001	58:LAND BANKS	2019	1.2076	423	RAY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	107,700	-00	107,700

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400 C001001	58:LAND BANKS	2019	0.5923	411	RAY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	84,900	-00	84,900
400 C019001	56:GOVERNMENTAL	2019	6.5054	377	RAY ST	XV:EXEMPT VACANT	CITY OF PORTLAND	240,900	-00	240,900
402 B010001	56:GOVERNMENTAL	2019	0.1408	0	LORING AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	5,200	-00	5,200
402 B011001	56:GOVERNMENTAL	2019	0.4174	0	THURLOW ST	XV:EXEMPT VACANT	CITY OF PORTLAND	15,500	-00	15,500
402 C011001	56:GOVERNMENTAL	2019	0.1267	0	LORING AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	4,700	-00	4,700
402 C012001	56:GOVERNMENTAL	2019	0.1339	0	LORING AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	5,000	-00	5,000
402 C020001	56:GOVERNMENTAL	2019	0.1252	0	RYE RD	XV:EXEMPT VACANT	CITY OF PORTLAND	4,600	-00	4,600
402 C021001	56:GOVERNMENTAL	2019	0.0253	0	RYE RD	XV:EXEMPT VACANT	CITY OF PORTLAND	900	-00	900
402 E008001	56:GOVERNMENTAL	2019	0.6238	0	GERTRUDE AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	23,100	-00	23,100
402 E018001	56:GOVERNMENTAL	2019	0.102	0	LYON AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	3,800	-00	3,800
402 E021001	56:GOVERNMENTAL	2019	0.0969	0	LYON AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	3,600	-00	3,600
402 E022001	56:GOVERNMENTAL	2019	0.0919	0	LYON AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	3,400	-00	3,400
402 F001001	56:GOVERNMENTAL	2019	0.1133	0	THURLOW ST	XV:EXEMPT VACANT	CITY OF PORTLAND	4,200	-00	4,200
402 F005001	56:GOVERNMENTAL	2019	0.2183	0	LYON AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	8,100	-00	8,100
402 F007001	56:GOVERNMENTAL	2019	0.1062	0	LYON AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	3,900	-00	3,900
402 F008001	56:GOVERNMENTAL	2019	0.1042	0	LYON AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	3,900	-00	3,900
402 F009001	56:GOVERNMENTAL	2019	0.1023	0	LYON AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	3,800	-00	3,800
402 F011001	56:GOVERNMENTAL	2019	0.0988	0	LYON AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	1,400	-00	1,400
402 F014001	56:GOVERNMENTAL	2019	0.1263	0	LYON AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	4,700	-00	4,700
402 F015001	56:GOVERNMENTAL	2019	0.3289	0	LYON AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	12,200	-00	12,200
402 F019001	56:GOVERNMENTAL	2019	0.5084	0	WADCO ST	XV:EXEMPT VACANT	CITY OF PORTLAND	18,800	-00	18,800
402 J001001	56:GOVERNMENTAL	2019	0.3937	0	ASH ST	XV:EXEMPT VACANT	CITY OF PORTLAND	14,600	-00	14,600
404 E004001	56:GOVERNMENTAL	2019	0.0689	404	VIRGINIA ST	XV:EXEMPT VACANT	CITY OF PORTLAND	2,600	-00	2,600
404 F023001	56:GOVERNMENTAL	2019	0.2755	0	UTAH AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	10,200	-00	10,200
405 A003001	58:LAND BANKS	2019	1.4922	35	VIRGINIA ST	XV:EXEMPT VACANT	CITY OF PORTLAND	55,300	-00	55,300
405 B001001	58:LAND BANKS	2019	0.7346	0	VIRGINIA ST	XV:EXEMPT VACANT	CITY OF PORTLAND	27,200	-00	27,200
405 B014001	58:LAND BANKS	2019	0.6428	0	MONTANA ST	XV:EXEMPT VACANT	CITY OF PORTLAND	23,800	-00	23,800
405 D001001	58:LAND BANKS	2019	2.2001	0	VIRGINIA ST	XV:EXEMPT VACANT	CITY OF PORTLAND	81,500	-00	81,500
405 E001001	58:LAND BANKS	2019	2.5023	0	VIRGINIA ST	XV:EXEMPT VACANT	CITY OF PORTLAND	92,700	-00	92,700
405 E017001	58:LAND BANKS	2019	0.2525	0	BELFAST ST	XV:EXEMPT VACANT	CITY OF PORTLAND	4,700	-00	4,700
405 F002001	58:LAND BANKS	2019	1.8193	0	BELFAST ST	XV:EXEMPT VACANT	CITY OF PORTLAND	67,400	-00	67,400
405 G001001	58:LAND BANKS	2019	2.9124	0	KENTUCKY AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	107,800	-00	107,800
405 H001001	58:LAND BANKS	2019	2.7548	0	KENTUCKY AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	102,000	-00	102,000

City-Owned Property Listing a/o 2/4/2019

405 J001001	58:LAND BANKS	2019	0.7346	0	KENTUCKY AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	27,200	-00	27,200
405 J004001	58:LAND BANKS	2019	0.7576	0	INDIANA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	14,000	-00	14,000
405 J010001	58:LAND BANKS	2019	0.6186	0	KENTUCKY AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	22,900	-00	22,900
405 J029001	58:LAND BANKS	2019	0.0095	0	INDIANA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	200	-00	200
405 K001001	58:LAND BANKS	2019	3.6566	0	INDIANA AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	135,400	-00	135,400
405 L014001	58:LAND BANKS	2019	0.5645	0	PINE GROVE AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	20,900	-00	20,900
405 L018001	58:LAND BANKS	2019	0.5754	0	PINE GROVE AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	21,300	-00	21,300
405 L022001	58:LAND BANKS	2019	1.4799	0	PINE GROVE AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	54,800	-00	54,800
405 L033001	58:LAND BANKS	2019	43.6935	990	OCEAN AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	499,600	-00	499,600
406 D002001	58:LAND BANKS	2019	0.1377	0	BELFAST ST	XV:EXEMPT VACANT	CITY OF PORTLAND	5,100	-00	5,100
406 D006001	58:LAND BANKS	2019	0.1377	0	BELFAST ST	XV:EXEMPT VACANT	CITY OF PORTLAND	5,100	-00	5,100
406 D008001	58:LAND BANKS	2019	0.1377	0	BELFAST ST	XV:EXEMPT VACANT	CITY OF PORTLAND	5,100	-00	5,100
406 D010001	58:LAND BANKS	2019	0.1377	0	BELFAST ST	XV:EXEMPT VACANT	CITY OF PORTLAND	5,100	-00	5,100
406 D012001	58:LAND BANKS	2019	0.1377	0	BELFAST ST	XV:EXEMPT VACANT	CITY OF PORTLAND	5,100	-00	5,100
407 D014001	58:LAND BANKS	2019	0.2066	0	MARLBOROUGH RD	XV:EXEMPT VACANT	CITY OF PORTLAND	7,700	-00	7,700
407 E001001	56:GOVERNMENTAL	2019	0.1031	0	IDAHO ST	XV:EXEMPT VACANT	CITY OF PORTLAND	3,800	-00	3,800
410 B030001	56:GOVERNMENTAL	2019	0.0919	90	NOTTINGHAM AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	3,400	-00	3,400
410 F022001	56:GOVERNMENTAL	2019	0.0374	68	DEMERESE ST	XV:EXEMPT VACANT	CITY OF PORTLAND	1,400	-00	1,400
410 G024001	58:LAND BANKS	2019	0.3444	9	TRAPELO ST	XV:EXEMPT VACANT	CITY OF PORTLAND	12,800	-00	12,800
410 G029001	58:LAND BANKS	2019	0.0689	0	TRAPELO ST	XV:EXEMPT VACANT	CITY OF PORTLAND	2,600	-00	2,600
413 A001001	58:LAND BANKS	2019	0.292	0	MARLBOROUGH RD	XV:EXEMPT VACANT	CITY OF PORTLAND	10,800	-00	10,800
413 A003001	58:LAND BANKS	2019	0.0689	0	TRAPELO ST	XV:EXEMPT VACANT	CITY OF PORTLAND	2,600	-00	2,600
413 A004001	58:LAND BANKS	2019	0.3099	0	TRAPELO ST	XV:EXEMPT VACANT	CITY OF PORTLAND	11,500	-00	11,500
413 A007001	58:LAND BANKS	2019	0.1377	0	TRAPELO ST	XV:EXEMPT VACANT	CITY OF PORTLAND	5,100	-00	5,100
413 C060001	58:LAND BANKS	2019	1.1019	0	WHITCOMB AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	40,800	-00	40,800
413 C068001	58:LAND BANKS	2019	0.3701	0	WHITCOMB AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	13,700	-00	13,700
413 D001001	58:LAND BANKS	2019	1.5244	0	WHITCOMB AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	56,400	-00	56,400
413 D018001	58:LAND BANKS	2019	1.5703	0	WHITCOMB AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	58,100	-00	58,100
414 A002001	58:LAND BANKS	2019	14.98	960	OCEAN AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	163,100	-00	163,100
425 A007001	56:GOVERNMENTAL	2019	7.0417	69	PRESUMPSHOT ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	554,300	1,943,000	2,497,300
427 J006001	56:GOVERNMENTAL	2019	0.6159	0	F ST	XV:EXEMPT VACANT	CITY OF PORTLAND	11,400	-00	11,400
428 C007001	56:GOVERNMENTAL	2019	0.1333	563	WASHINGTON AVE	XV:EXEMPT VACANT	CITY OF PORTLAND	4,900	-00	4,900
433 A015001	56:GOVERNMENTAL	2019	0.0103	10	WHITTIER ST	XV:EXEMPT VACANT	CITY OF PORTLAND	100	-00	100

City-Owned Property Listing a/o 2/4/2019

436 B001001	58:LAND BANKS	2019	8.6811	18	HARVARD ST	XV:EXEMPT VACANT	CITY OF PORTLAND	384,400	-00	384,400
442 A005001	56:GOVERNMENTAL	2019	0.1657	134	MARGINAL WAY	XV:EXEMPT VACANT	CITY OF PORTLAND	133,300	-00	133,300
443 A001001	56:GOVERNMENTAL	2019	1	1000	PREBLE ST	XV:EXEMPT VACANT	CITY OF PORTLAND	75,100	-00	75,100
444 A001001	56:GOVERNMENTAL	2019	3.3949	54	COMMERCIAL ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	7,161,400	4,650,500	11,811,900
444 A003001	56:GOVERNMENTAL	2019	10.1768	6	COMMERCIAL ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	6,947,700	18,335,080	25,282,780
444 A005001	56:GOVERNMENTAL	2019	0	46	COMMERCIAL ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	750,000	1,925,200	2,675,200
444 A011001	58:LAND BANKS	2019	0.1175	54	COMMERCIAL ST	XI:EXEMPT IMPROVED	CITY OF PORTLAND	343,000	-00	343,000

Fwd: Shelter on Riverside

2 messages

Jon Jennings <jpj@portlandmaine.gov>

Tue, Apr 23, 2019 at 6:14 AM

To: Adam Harr <ash@portlandmaine.gov>, Kristen Dow <kjd@portlandmaine.gov>

----- Forwarded message -----

From: **Michael Armata** <michaeljarmata@gmail.com>

Date: Tue, Apr 23, 2019 at 5:03 AM

Subject: Fwd: Shelter on Riverside

To: jpj@portlandmaine.gov <jpj@portlandmaine.gov>

----- Forwarded message -----

From: **Michael Armata** <michaeljarmata@gmail.com>

Date: Tue, Apr 23, 2019 at 4:47 AM

Subject: Shelter on Riverside

To: bbatson@portlandmaine.gov <bbatson@portlandmaine.gov>, bsr@portlandmaine.gov <bsr@portlandmaine.gov>, cityclerk@portlandmaine.gov <cityclerk@portlandmaine.gov>, estrimling@portlandmaine.gov <estrimling@portlandmaine.gov>, jcosta@portlandmaine.gov <jcosta@portlandmaine.gov>, jduson@portlandmaine.gov <jduson@portlandmaine.gov>, kcook@portlandmaine.gov <kcook@portlandmaine.gov>, nmm@portlandmaine.gov <nmm@portlandmaine.gov>, pali@portlandmaine.gov <pali@portlandmaine.gov>, sthibodeau@portlandmaine.gov <sthibodeau@portlandmaine.gov>

Thank you to the Mayor, City Manager, and City Councilors for allowing residents to speak during the Non-Agenda Items portion of the City Council Meeting on 4/22/2019. I am writing today to further explain why I am in opposition to the proposed shelter on Riverside. The reason for my opposition is the subset of people that will be brought into our community.

No, I'm not referring to the struggling person who is unemployed and can no longer make ends meet. No, I'm not referring to the young adult who was kicked out of their home for being gay. No, I'm not referring to the individual who's only way out of an abusive relationship is to escape to safety at a shelter. No, I'm not referring to the addict who wants to be sober and is doing everything in their power to better him/herself.

I am referring to the individuals who have no desire to pull themselves up from hard times. I am referring to the individuals who exploit the vices of these struggling people. I am referring to the people who don't respect the personal property of others and have no problem defiling said property. I am referring to the individuals who don't care about the community they are in. It is these people I do not want in my Riverton community.

One cannot pick and choose which person is allowed to come into the community where a shelter resides. So it's up the community to voice their concerns when a shelter is proposed. I am voicing my concern as I do not want the latter group of people destroying the neighborhood we call home.

Thank you again for your time last night and time while reading this email.

Kind Regards,
Michael Armata
Beverly Street - Riverton

--

Michael Armata
Mobile: 207.219.9623
michaeljarmata@gmail.com

--

Michael Armata
Mobile: 207.219.9623
michaeljarmata@gmail.com

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Jon P. Jennings
City Manager
City of Portland
389 Congress Street
Portland, ME 04101
(207) 874-8689 Office
jpj@portlandmaine.gov
www.portlandmaine.gov

Katherine Jones <klj@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Thu, Apr 25, 2019 at 7:45 AM

Here is another testimony for the shelter.

----- Forwarded message -----

From: **City Clerk** <cityclerk@portlandmaine.gov>
Date: Wed, Apr 24, 2019 at 3:12 PM
Subject: Fwd: Shelter on Riverside
To: Katherine Jones <klj@portlandmaine.gov>

City Clerk's Office
389 Congress St. Rm. 203
Portland, ME 04101
P: 207-874-8610
F: 207-874-8612

----- Forwarded message -----

From: **Michael Armata** <michaeljarmata@gmail.com>
Date: Tue, Apr 23, 2019 at 4:48 AM
Subject: Shelter on Riverside
To: bbatson@portlandmaine.gov <bbatson@portlandmaine.gov>, bsr@portlandmaine.gov <bsr@portlandmaine.gov>, cityclerk@portlandmaine.gov <cityclerk@portlandmaine.gov>, estrimling@portlandmaine.gov <estrimling@portlandmaine.gov>, jcosta@portlandmaine.gov <jcosta@portlandmaine.gov>, jduson@portlandmaine.gov <jduson@portlandmaine.gov>, kcook@portlandmaine.gov <kcook@portlandmaine.gov>, nmm@portlandmaine.gov <nmm@portlandmaine.gov>, pali@portlandmaine.gov <pali@portlandmaine.gov>, sthibodeau@portlandmaine.gov <sthibodeau@portlandmaine.gov>

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One cannot pick and choose which person is allowed to come into the community where a shelter resides. So it's up the community to voice their concerns when a shelter is proposed. I am voicing my concern as I do not want the latter group of people destroying the neighborhood we call home.

Thank you again for your time last night and time while reading this email.

Kind Regards,
Michael Armata
Beverly Street - Riverton

--

Michael Armata
Mobile: 207.219.9623
michaeljarmata@gmail.com

--

Katherine Jones, City Clerk, CCM, CMC,Registrar
[City of Portland](#)
[389 Congress Street](#)
[Portland, ME 04101](#)
(207) 874-8614
(207) 874-8612 Fax

Fwd: Homeless Service Center

1 message

Jon Jennings <jpj@portlandmaine.gov>

Mon, Apr 22, 2019 at 6:56 PM

To: Kristen Dow <kjd@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>

----- Forwarded message -----

From: **Chris Weiner** <chrisweiner14@gmail.com>

Date: Thu, Apr 18, 2019 at 12:51 PM

Subject: Homeless Service Center

To: <nmm@portlandmaine.gov>, <bbatson@portlandmaine.gov>, <estrimling@portlandmaine.gov>, <jcosta@portlandmaine.gov>, <pali@portlandmaine.gov>, <jduson@portlandmaine.gov>, <kcook@portlandmaine.gov>, <sthibodeau@portlandmaine.gov>, Belinda Ray <bsr@portlandmaine.gov>

Cc: <jpj@portlandmaine.gov>

Honorable Mayor and Councilors:

My name is Chris Weiner, and I own and live in a condo on Park Street. I am writing today to share my very serious concerns about the potential for a major shelter to be built a few hundred feet away on Commercial Street. I was planning on reaching out to you all individually (and had already begun that process), but I figured it made more sense to reach out to you all at once. I apologize to those of you getting two messages as a result.

I am a young commercial fisherman and advocate for the fishing industry. It was a lot for me to buy a place in town—I am far from wealthy. But I love downtown Portland and wanted to invest in it and settle down. I know there are many others like me that have worked hard to buy a place in a town with high demand and ever-increasing prices. I chose Park Street for many reasons, one of which was its historic nature and safety. Currently, we are already facing safety issues due to the homeless community on our street. We recently had to install three security cameras on our property—on 'historic' Park Street—because of people coming on to our property to loiter and even use drugs (and I am *not* making that up). While I fully understand that city living comes with certain drawbacks, but I never imagined that we would have to install security cameras just so we could feel safe on our property. The problems in Bayside have long overflowed into other neighborhoods on the peninsula. But to think about what will happen if the city now builds a major shelter on Commercial Street is too much to take in. Safety will go out the window in this part of town and it will punish all of us that have spent hard earned money to buy here. Should I really have to worry every time my wife goes out to her car in the morning? Is that what the Council wants this city to be like?

But this is more than a neighborhood safety issue. Angelo's Acre makes no sense for many other reasons. First, Commercial Street is the gateway to the city for many, many tourists, and it is also one of its main attractions. And let us not forget that tourism is our biggest industry. Both car and foot traffic on the street are very heavy. The flow across the bridge alone is enough to create backups and the problem is only growing. As you all know well, you can barely move around during the warm months. Does it really make any sense to have a major shelter on such a busy part of Commercial Street? Not only will there be more safety concerns, but it will also be a bad look for the city to have that kind of center at the entrance to our most vibrant street. Do you want people coming into town and facing what we now see in Bayside? (And on a related note, at a time when the working waterfront has more than enough issues, should we be building a major shelter on it??)

Second, from the perspective of the homeless community, how does it make any sense to locate a shelter on a busy, working waterfront, with a growing cargo terminal across the street? We have heard that County Way is a bad choice because there are sparsely used train tracks and a shallow, tranquil cove. Under those type of criteria, it is clear that Angelo's Acre is a far less safe spot. The shelter would be feet away from a busy street, and a stones throw from Eimskip and a deep water port with many piers to fall off of. As anyone that has driven through that part of the street can attest, it is NOT a good place to walk and hang out. And we all know that a shelter there will create an enormous amount of interactions between cars and the homeless. Just drive through Bayside now and then multiple that times ten to understand what it will be like.

Third, and more generally, the site is small and makes no logistical sense. There is not nearly enough space to build a major shelter there. In fact, for this reason alone, I really do not understand why the site has made it this far. You will have

to shoehorn a building in which will be just feet away from the road. And you will be turning Harborview Park—which is an important park to many taxpayers and has been the focus of much community effort—into an overflow area that will not only ruin the park, but force homeless people up into the West End (and towards multiple schools). Even without considering the many higher uses for that land, it just makes no sense whatsoever.

I could go on but I know you are all busy, and so I will stop there. But I know I speak for many, many Portland taxpaying residents when I say that we are OK with spending money to help those that are truly in need, but we *do not* support doing it in a way that causes great stress and harm on those of us footing the bill. Many of us believe the city is already overreaching and doing more than its share. It is simply unacceptable, after seeing the degradation of Bayside, to relocate the problem into an even more important and more vibrant part of our city. Does it really make any sense to put a big shelter on the Waterfront? And does anyone really think it is a good thing for the homeless to shove this problem right into the faces of so many taxpayers and tourists? There will be a massive backlash in the long run if this goes through.

The bottom line is that right now, the only option that makes any sense at all is Riverside. If you build a self contained facility with shuttles it will work just fine. Please stop letting the well funded advocates for the large homeless industry bully the city into making poor decisions. This is not just about what they (the advocates) want, but it is about what is best for the city and its taxpayers.

Thanks for your time and consideration.

Chris Weiner

--

Jon P. Jennings
City Manager
[City of Portland](#)
[389 Congress Street](#)
Portland, ME 04101
(207) 874-8689 Office
(207) 874-8669 Fax
jpj@portlandmaine.gov
www.portlandmaine.gov
Twitter: @portlandmanager

Fwd: Anne Pringle's Maine Voices piece

1 message

Jon Jennings <jpj@portlandmaine.gov>

Mon, Apr 22, 2019 at 6:31 PM

To: Kristen Dow <kjd@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>

----- Forwarded message -----

From: <mm20@ghi.net>

Date: Sat, Apr 20, 2019 at 2:47 PM

Subject: Re: Anne Pringle's Maine Voices piece

To: <bsr@portlandmaine.gov>, <sthibodeau@portlandmaine.gov>, <batson@portlandmaine.gov>, <jcosta@portlandmaine.gov>, <kcook@portlandmaine.gov>, <pali@portlandmaine.gov>, <nmm@portlandmaine.gov>, <jduson@portlandmaine.gov>

Cc: <jpj@portlandmaine.gov>, <dem@portlandme.gov>, <deivyp@portlandmaine.gov>

Re: MAINE VOICES--Anne Pringle

Homelessness raises undiscussed policy questions in Portland

Tue Apr 02 2019, Portland Press Herald

On 4/2/19 9:02 AM, mm20@ghi.net wrote:

Dear Ms. Pringle,

I was about to send your excellent commentary to individual city councilors, when it occurred to me that you might have already done so. As a 35-year resident of Munjoy Hill, I hope they take your words to heart. Thanks for writing it.

Regards,
Margot McCain

On 2019-04-20 1:59 pm, Anne Pringle wrote:

Just back from vacation, Margot. Yes, I have sent it to Councilors, but please contact them yourself directly so they know that other Portland residents agree with the points made. This is our chance to make a difference. Every contact they get helps!

Anne

--

Jon P. Jennings

City Manager

City of Portland

389 Congress Street

Portland, ME 04101

(207) 874-8689 Office

(207) 874-8669 Fax

jpj@portlandmaine.gov

www.portlandmaine.gov

Twitter: @portlandmanager

Fwd: Portland Homeless Shelter

1 message

Jon Jennings <jpj@portlandmaine.gov>

Mon, Apr 22, 2019 at 9:28 AM

To: Kristen Dow <kjd@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>

----- Forwarded message -----

From: **Spencer Thibodeau** <sthibodeau@portlandmaine.gov>

Date: Sat, Apr 20, 2019 at 11:15 AM

Subject: Fwd: Portland Homeless Shelter

To: Belinda Ray <bsr@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Jill Duson <jduson@portlandmaine.gov>, Jon Jennings <jpj@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, Kimberly M. Cook <kcook@portlandmaine.gov>, Nicholas Mavodones <nmm@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>

FYI

----- Forwarded message -----

From: **Sara Hutchison Brown** <sarajoihutchison@gmail.com>

Date: Sat, Apr 20, 2019 at 8:03 AM

Subject: Portland Homeless Shelter

To: <sthibodeau@portlandmaine.gov>

Hello Spencer,

I am a resident of the West End, and I am writing to let you know that I strongly disagree that the new, large homeless shelter should be located on Commercial Street next to Harbor View park. We visit the park daily and feel that the shelter will use the park as a hangout and pathway into the West End. In addition, the area area under the bridge is currently an area where people gather and sleep. Adding a shelter on Commercial will only make the area and neighborhood unstable and unsafe.

I am also a business owner in Old Port located on Commercial Street and feel that the exposure of the shelter at one of the main conduits to the Old Port would give visitors entering the city a questionable first impression of Portland and its residents and community. I understand we need to provide shelter for the homeless population but the Commercial Street location is not an adequate space and Riverside would be the better option.

I appreciate your representation and ask that you relay my concerns to the city.

Thank you,
Sara Brown

--

-Spencer Thibodeau City Councilor, District 2 207-650-2147 Sent from Gmail Mobile

--

Jon P. Jennings
City Manager
City of Portland
389 Congress Street
Portland, ME 04101
(207) 874-8689 Office
(207) 874-8669 Fax
jpj@portlandmaine.gov
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Twitter: @portlandmanager

Fwd: Isn't it time you thought of city residents?

1 message

Jon Jennings <jpj@portlandmaine.gov>

Fri, Apr 19, 2019 at 9:29 AM

To: Adam Harr <ash@portlandmaine.gov>, Kristen Dow <kjd@portlandmaine.gov>

----- Forwarded message -----

From: **Gina MacVane** <wingmac0929@gmail.com>

Date: Thu, Apr 18, 2019 at 3:41 PM

Subject: Isn't it time you thought of city residents?

To: <jduson@portlandmaine.gov>, <nmm@portlandmaine.gov>, <pali@portlandmaine.gov>, <kcook@portlandmaine.gov>, <jcosta@portlandmaine.gov>, <bbatson@portlandmaine.gov>, <jpj@portlandmaine.gov>, <bsr@portlandmaine.gov>, <sthibodeau@portlandmaine.gov>, <estrimling@portlandmaine.gov>

CC: Kathy Buxton <kbuxton@lucastree.com>, <gjordan@gpmetro.org>

Hello,

I'm following up on an email from yesterday.

Isn't it time you thought of Portland taxpayers?

I took a drive to South Portland yesterday, I saw clean streets, no people hanging out on corners. It was lovely. Driving to my city, where I'm raising my children, and paying my taxes, and I see a person on every corner with a street sign begging for money surrounded in trash.

This homeless shelter that's supposed to be built in a neighborhood where there homes within a mile. What are you going to do with these homeless people way off on the edge of the city?

Are they going to take the Metro to get around? Are they going to be riding the bus with Portland students who have to go to school? Is Metro okay with carting the homeless people around town? We'll ask them? This needs to be revisited.

Obviously no one in the city wants 120 bed homeless shelter in their area. We need to split it up and spread it out, and take care of our own Portland residents instead of everybody else's.

We need to know when the next meeting is, or when the vote is so something can be done! This cannot pass! Enough!

Thanks for your time,
Gina MacVane
207-807-0188

--

Jon P. Jennings
City Manager
City of Portland
389 Congress Street
Portland, ME 04101
(207) 874-8689 Office
jpj@portlandmaine.gov
www.portlandmaine.gov

Fwd: Shelter

1 message

Jon Jennings <jpj@portlandmaine.gov>

Thu, Apr 18, 2019 at 10:50 AM

To: Adam Harr <ash@portlandmaine.gov>, Kristen Dow <kjd@portlandmaine.gov>

----- Forwarded message -----

From: **Jay York** <jyork2@maine.rr.com>

Date: Thu, Apr 18, 2019 at 9:00 AM

Subject: Shelter

To: Jon Jennings <jpj@portlandmaine.gov>, Belinda Ray <bsr@portlandmaine.gov>, Sarah Michniewicz <sarahmichniewicz@mac.com>, Ethan Strimling <estrimling@portlandmaine.gov>

History, even recent history, can provide answers and solutions but people's memories seem so short and/or their willingness to look back before moving forward has been stifled. The clustering of social services in Bayside was not an issue until the number of people drawn here by the lure of those "no barrier" services overwhelmed the neighborhood. Reducing the number of people eligible to receive homeless services here in Portland while attempting to find an "acceptable" site to build a new shelter would have made the process easier. But our city leaders were and are reluctant to act because of the loud protests of advocates for the homeless.

Remember how Portland's first emergency homeless shelter ([58 Wilmot Street](#)/my home) came into existence...city leaders being forced to act by very loud, public protests. More recently the very loud protests of Nason Corner's residents forced the city manager and city councilors to reconsider using city owned land in that neighborhood to build a new shelter. And this same kind of opposition is now forcing our city leaders to drop from consideration another very worthy site for building a shelter.

How long before the Bayside Neighborhood Association Board realizes that the only group not being considered is those of us living and working in Bayside. There are not enough votes in Bayside to sway city councilors without the BNA being loud and in your face. The BNA leadership should publicly and loudly demand the Oxford Street Shelter be immediately moved out of Bayside or closed. Picket City Hall. Those types of actions seems to get results.

Jay York

28 year resident of Bayside

42 year resident of Portland

--

Jon P. Jennings

City Manager

[City of Portland](#)

[389 Congress Street](#)

Portland, ME 04101

(207) 874-8689 Office

jpj@portlandmaine.gov

www.portlandmaine.gov

Response to Dawn Stiles’ “Corrections to the ‘Homeless Services Center Canvasser Script’”

Responses in blue



Corrections to the “Homeless Services Center Canvasser Script”

The City of Portland values public dialogue and in this spirit we open the Barron Center to the community and the Nason’s Corner Neighborhood Association for their meetings regarding the City’s recommendation to locate the Homeless Services Center on the Barron Center Campus.

With that said, it is critical that members of the public have access to accurate information. The information included in the “Canvasser Script” contains several inaccuracies to which we have responded below: [\(see Appendix A for “Canvasser Script”\)](#)

Dawn Stiles (Director of HHS Dept.):

- The Oxford Street Shelter has a total bed capacity of 229. There are 154 beds at Oxford St. and an additional 75 beds located in the Preble Street Resource Center that we staff each night when there are more than 154 individuals who need shelter.

Canvass Group:

We mostly agree. There is no inaccuracy in the script. In our script we are describing the bed capacity at the physical location of Oxford Street Shelter (OSS). In the script we state “The City has proposed to replace the 154 bed Oxford Street Shelter.” You have stated above “There are 154 beds at Oxford St.” It appears we agree that the bed capacity at the Oxford Street Shelter location is indeed 154 beds. Overflow beds at the Preble Street Resource Center (PSRC) are lumped under the category of “Oxford Street Shelter,” as you state in your first sentence. The script does not make any statements about the overflow capacity of OSS or the overflow capacity of the proposed Barron Center megashelter. To our knowledge, the City has not shared information about the overflow capacity of the proposed megashelter.

Additionally, to the extent that Portland citizens may be confused about the capacity of OSS, the City can look inwards. As you are aware, the Health & Human Services Department publishes the monthly Emergency Shelter Assessment Committee (ESAC) statistics. The ESAC report does not distinguish between bed-nights at Oxford St. and overflow at PRSC. It is all lumped together under the banner of “OSS.” You can examine your own ESAC reports to verify.

Although it is irrelevant to our script (since we are describing bed capacity at the physical location of OSS), we disagree with your assertion that the total bed capacity of OSS is 229. On January 29th, 2018 OSS sheltered 248 individuals. In fact, OSS sheltered more than 229 people on 9 days during January 2018; 12 days during February 2018; and 4 days during March 2018. Again, you can verify in your own ESAC reports.

- **Follow-Up Question:** What will be the overflow capacity of the proposed megashelter?

Dawn Stiles (Director of HHS):

- “A.” The Homeless Service Center proposal does indeed follow best practices for ending homelessness, including operating 24 hours, 7 days per week with all meals and individual services on site. We have on-site housing counselors who develop a housing plan with each guest and meet with them regularly to assist them in finding long-term housing. We follow-up, in person, with every individual on a monthly basis to assure they are stable and their housing is not at risk. We also provide the landlords with contact information to contact us before an individual gets to the point of losing housing. We work closely with all Housing First developments, sitting on the screening committees to assure that our neediest guests get housed. The new building will be designed to provide a floor plan for the maximum safety of guests. Transportation will be easily accessible, and the atmosphere will be respectful and the grounds and facility safe. We will develop plans with the neighborhood and provide 24-hour phone response to the neighborhood.

Canvass Group:

You can't drive your car towards a cliff and say you're following 'best driving practices' just because your hands are at 10 and 2. Building a megashelter at the Barron Center is driving towards a cliff. You can include meals, on-site counselors and a 24-hour hotline for neighbors, but...***you're still driving towards a cliff.*** The Poverello Center in Missoula, MT teaches us that lesson. The fact that no one can find a successful model for this proposal should teach us that lesson. It's common sense that you don't drive towards cliffs, and it's common sense that you don't build a megashelter in a massive, heavily-wooded residential area 177 ft. from the nearest home; 200 ft. from an

Alzheimer's/dementia unit; 200 ft. from a senior/disabled independent living community; 500 ft. from the I-95 drug corridor; 500 ft. from two cheap motels; 700 ft. from a low-rent public housing community with many refugees and asylum seekers; 0.3 miles from the former 'Tent City' campground; 0.5 miles from 10 miles of trails within 400 acres of forest; and 1.6 miles from the nearest MEDCU station. And you *especially* don't do this in the midst of a substance abuse epidemic.

The 'best practices' that you list above are emergency shelter best practices according to your own January 4, 2017 memo (which lacks citations).¹ The first point on your best practices memo is "Single floor, open concept design style with clear lines of sight." And yet, the City ultimately chose a site where it cannot fit a single floor building and is now planning to build a two-story building. So it appears that not all of the best practices in the memo matter.

More importantly, we are unsure if you are being careless with language or intentional by stating above that this "proposal does indeed follow best practices for **ending homelessness**" (emphasis added). The woman who wrote the book on this topic, Dr. Deborah Padgett, would disagree with you:

"We have had 40 years of shelters. They don't work," said Deborah Padgett, a New York University professor of social work and psychiatry who in the early 1990s collaborated with the father of Housing First, Sam Tsemberis, and recently wrote a book on the subject, "Housing First: Ending Homelessness, Transforming Systems, and Changing Lives." ²

As you are aware, the City's own Shelter Planning Task Force conducted a review of best practices for emergency shelters in 2015 and came to the same conclusion as Dr. Padgett. The task force reviewed over 50 articles and websites and found the following: *"Programs and studies consistently emphasized the same approach: moving away from emergency shelter and toward coordinated triage and assessment, emphasizing housing first/permanent supportive housing for the chronically homeless, and rapid re-housing for the more short-term homeless."*³

- **Follow-up Questions:** Why is the City focusing financial efforts on a new emergency shelter instead of coordinated triage/assessment, expansion of Housing First approach and supportive services, and rapid re-housing, as outlined in the Shelter Planning Task Force 'Best Practices Review' document? By putting "single floor, open concept design" as the first point on your 2017 memo, did you intend for that to be the most important point on the list? Why is it acceptable to ignore that best practice? How many best practices can be ignored before a proposal no longer follows the spirit of best practices?

¹ Emergency Shelter Best Practices (January 4, 2017). Retrieved from:
<http://www.portlandmaine.gov/DocumentCenter/View/17471/Best-Practices-for-New-Shelter>

² Le Coz, E. (November 29, 2015). No easy solution on homelessness. Herald-Tribune. Retrieved from: <http://extra.heraldtribune.com/2015/11/29/no-easy-solution-on-homelessness/>

³Shelter Planning Task Force (June 10, 2015). Best Practices Review. Retrieved from: <http://www.portlandmaine.gov/AgendaCenter/ViewFile/Item/2272?fileID=8845>

Dawn Stiles (Director of HHS):

The shelter model proposed should not be characterized as “warehousing” individuals as this is an emergency shelter and the focus is on making sure stays are transitional. To the contrary, guests will receive more individual services because the providers will be on-site so appointments won’t be missed. Substance use, mental illness and physical illnesses will all be treated on-site through a health clinic operated by Greater Portland Health which will also offer dental care.

Canvass Group:

We have spoken with local individuals who were previously homeless who characterized your proposed shelter as “warehousing” due to its large size. The connotation of a warehouse does not depend on the length of stay or on-site services. It is related to the fact that 200+ humans will be sleeping 18” away from each other in a large open air room.

- **Follow-up Questions:** Has the City conducted surveys and/or interviews with people experiencing homelessness to understand their perceptions of a shelter of the proposed size? If so, may we review your research methods, questions, and transcripts of unprocessed responses?

We understand the City plans to have an on-site health clinic at the proposed shelter and this clinic will be operated by Greater Portland Health (GPH). However, this information is not included in the script because it is unclear if the City has secured a partnership with GPH, and if the on-site clinic will be able to effectively meet the healthcare needs of 200 shelter clients, many of whom struggle with substance abuse. Based on conversations we have had behind the scenes, we are skeptical of GPH’s capacity to provide the level of resources that you are promising at your shelter. GPH has invested heavily in its 63 Preble St. location, and it also participates in the MMC-Preble Street Learning Collaborative at 20 Portland St.

- **Follow-up Documentation:** Please provide a detailed contract with GPH demonstrating their commitment to the on-site health center at your proposed emergency shelter.
- **Follow-up Question:** As stated in Portland’s Plan 2030¹, 83% of individuals cited substance abuse as their major reason for being homeless. Will the proposed on-site clinic be able to provide effective drug treatment² for 83% of

the clients at the proposed shelter at any given time ($200 \times .83 = 166$ individuals (+overflow))?

¹ City of Portland. (2017). Portland's Plan 2030: Appendices - Housing. pg. 209. Retrieved from: <http://www.portlandmaine.gov/DocumentCenter/View/18269/Portlands-Plan-2030-with-Appendices>

²National Institute on Drug Abuse. (2018). Principles of Drug Addiction Treatment: A Research-Based Guide (Third Edition). Retrieved from: <https://d14rmgtrwzf5a.cloudfront.net/sites/default/files/675-principles-of-drug-addiction-treatment-a-research-based-guide-third-edition.pdf>

- This evidence-based document by the National Institute on Drug Abuse outlines 13 key principles of drug addiction treatment. Among these 13 principles, the document states that effective drug treatment includes addressing “the individual’s drug abuse and any associated medical, psychological, social, vocational, and legal problems,” “most addicted individuals need at least 3 months in treatment to significantly reduce or stop their drug use,” and that drug abuse often co-occurs with mental illness “and when these problems co-occur, treatment should address both (or all), including the use of medications as appropriate.”

Dawn Stiles (Director of HHS):

- “B.” The statement that “heavily wooded areas invite increased drug activity and other violent crimes” is a concern rather than a fact that is substantiated by any data.

Canvass Group:

There is evidence for this statement from peer-reviewed articles, national organizations, and our own local newspapers that examine the rise of drug activity and crime in parks (i.e. heavily wooded areas). Please review the example references below:

- *Peer-reviewed articles:* A study conducted in Philadelphia, PA examined the relationship between parks and crime.¹ The study is grounded in environmental criminology theories such as the ‘eyes on the street’ concept and includes data collection at 249 neighborhood parks. The study found that “neighborhood parks are associated with increased levels of crime in the surrounding area.” In addition, the study found that “parks with adjacent streets, which were *exclusively residential* or which were *primarily residential with some commercial*, had higher violent and significantly higher disorder crime levels than those of parks in *nonresidential settings*.”¹ As the City is already aware, the Fore River Sanctuary, Evergreen Cemetery, Sagamore Village playground, Rowe Elementary playground, the former Tent City, and the heavily wooded streets of Nason’s Corner neighborhood are all within 0.5 miles of the proposed megashelter site.

- *National organizations:* The National Recreation and Park Association published an article in 2017 that describes how the opioid epidemic is affecting public parks with an increase in drug use, drug sales, and litter of drug paraphernalia including used syringes.²
- *Local newspapers:*
 - An August 2015 Press Herald article discussed the rise in drug activity in Portland parks such as Peppermint Park (which was referred to by one resident as “Needle Park”) and Deering Oaks Park.³ Current Assistant City Manager Michael Sauschuck was quoted in the article as stating Deering Oaks Park had become a “hotspot” for injection drug use.³
 - An August 2016 Press Herald article discussed a stabbing at Tent City — 0.3 miles from your proposed megashelter site — and stated: “Police revealed recently that they have responded to an increasing number of incidents in Tent City this year, including domestic violence, arson, and people with outstanding arrest warrants.”⁴
 - A July 2018 Bangor Daily News article discussed the dismantling of a homeless encampment in Bangor: “The work, which begins Wednesday morning, is aimed at dismantling a longstanding camp of about 40 people that in recent weeks has erupted in a series of violent assaults, arsons and most recently a stabbing Friday night, according to city officials and police. ‘It just gets to a point where it gets too dangerous, and you just have to do something,’ Dana Wardwell, Bangor’s director of public works, said. The camp is located along a trail between lower Dutton Street and the Interstate 395 bridge. In the past, after repeated acts of violence, the city cleared out the people living in the encampment, but before long, they moved back in.”⁵
- **Follow-up Question:** Do you have any data that would contradict the findings cited above?

¹ Groff, E. & McCord, E.S. (2011). The role of neighborhood parks as crime generators. *Security Journal*, 1 (24).

² Ibrahim, M.S. & Jones, C. (June 1, 2017). Confronting the Opioid Outbreaks in Our Parks. *National Recreation and Park Association*. Retrieved from: <https://www.nrpa.org/parks-recreation-magazine/2017/june/confronting-the-opioid-outbreak-in-our-parks/>

³ Miller, K. (Aug 4, 2015). Opiate danger spikes in Portland with 14 overdoses in 24 hours. Portland Press Herald. Retrieved from: <https://www.pressherald.com/2015/08/04/portland-sees-14-overdoses-in-24-hour-period-as-heroin-takes-toll/>

⁴ Staff Report (Aug 23, 2016). Portland police say woman stabbed man in 'Tent City'. Portland Press Herald. Retrieved from: <https://www.pressherald.com/2016/08/22/portland-police-on-scene-of-incident-on-outer-brighton-avenue/>

⁵ Ferguson, C. (Jul 24, 2018). Bangor makes move to cut back homeless encampment. Bangor Daily News. Retrieved from: <https://bangordailynews.com/2018/07/24/news/bangor/bangor-makes-move-to-cut-back-homeless-encampment/>

Dawn Stiles (Director of HHS):

- “C.” A scattered shelter model would be more expensive and increase property owners taxes. Additionally, it will be more logistically challenging for shelter staff and guests, and it would decrease the number of services the shelter guests could receive on-site because our local service provider partners do not have the resources to staff 5 or 6 different locations.

Canvass Group:

We do not make any statements about the cost or logistics of a scattered shelter model in the canvassing script. We state that “A scattered shelter model would better support the individual needs of people experiencing homelessness.” Indeed, the City’s own Emergency Shelter Sub Group from 2012, created under the Homelessness Prevention Task Force, reported in meeting notes the following vision for Portland’s emergency shelter system: “*Our community has safe, quality places for people needing emergency shelter. The shelter system is less concentrated and dispersed so that people can access services in multiple locations throughout Greater Portland in neighborhoods that are supportive and thriving.*”¹

Almost every single person we have talked to within the service provider community and homeless advocacy community agrees that the scattered site model is more effective and more humane. As recently as October 2016, Belinda Ray was in support of the scattered site model.²

- **Follow-up Questions:** Has a detailed permutational cost analysis been carried out of the scattered site vs. single site models? Has an analysis been carried out of the potential property tax impact of the additional marginal cost incurred by the scattered site model? Has a term-differentiated cost analysis been carried out that examines the possibility of the diminishing costs of a scattered site model, which can deliver services more effectively? Has the City considered alternative funding sources for the additional marginal cost, such as a small ‘gentrification tax’ on all high-end development projects in Bayside over the next 5-10 years, or increased fees on short-term rentals? To what extent is the City making this proposal based on principles of fiscal

responsibility? Is the City ignoring evidence-based public health and urban planning guidelines in order to save money?

- **Follow-up Documentation:** Please provide the cost analysis that supports the statement above that “a scattered shelter model would be more expensive.” Please highlight the building/rental cost, annual operational cost, and projected long-term impact costs in the cost analysis. Please provide a property tax impact analysis. We expect the long-term impact cost indicators to be similar to those reported in a 2007 cost analysis of permanent supportive housing in Portland that was funded in part by the Department of Health and Human Services (such as cost of publicly funded emergency services, cost of incarceration, cost of healthcare services, etc.)³

¹ Emergency Shelter Sub Group. (May 8, 2012). *Updates*. Homelessness Prevention Task Force. Retrieved from: <https://www.portlandmaine.gov/DocumentCenter/View/2282/Emergency-Shelter-Sub-Group-050812-Update>

² Staff Report (Oct 24, 2016). Portland is considering allowing homeless shelters to open across the city. Bangor Daily News. Retrieved from: <https://bangordailynews.com/2016/10/24/news/portland/portland-is-considering-allowing-homeless-shelters-to-open-across-the-city/>

³ Mondello, M., Gass, A.B., McLaughlin, T., & Shore, N. (2007). *Cost of Homelessness: Cost Analysis of Permanent Supportive Housing*. State of Maine – Greater Portland.

- “E.” “Crime and other incidents.” It’s important to note that shelter guests are often the victims rather than the perpetrators. In the current shelter model, guests are forced to leave the facility many times throughout the day to seek services and meals. The new shelter model will allow them to access a variety of services, meals, and outdoor space on-site rather than exposing them to predators.

Canvass Group:

First, you are not building a jail. People will leave the proposed shelter whenever they like, and they will go where they choose.

Second, per your own statistics, 83% of shelter guests suffer from substance abuse addictions.¹ You may co-locate a small clinic, but the drug traffickers will co-locate as well. We would of course never imply that all shelter guests are criminals. But you cannot get out from under the fact that the heavy concentration of poverty, homelessness, and drug addiction in a single location will attract criminality. There is absolutely no way to spin out of it. The predators and prey may oscillate on a daily basis, but criminality will follow the shelter. We recommend you read a groundbreaking ethnography called “Righteous Dopefiend”² if you would like to have a more nuanced understanding of the ecosystem surrounding homelessness and drug addiction:

“Representing the Edgewater homeless solely as worthy victims for the sake of a positive politics of representation misrepresents the painful effects of marginalization, poverty, oppression, addiction, and violence...The suffering of homeless heroin injectors is chronic and cumulative and is best understood as a politically structured phenomenon that encompasses multiple abusive relationships, both structural and personal. Our exploration of drug consumption, domestic violence, sexual predation, interpersonal betrayals, and interpersonal hierarchies examines these abusive phenomena in their relationship to political-economic, cultural-ideological, and institutional forces, such as the restructuring of the labor market, the ‘War on Drugs,’ the gentrification of San Francisco’s housing market, the gutting of social services, the administration of bureaucracies, racism, sexuality, gender power relations, and stigma.

Third, locating the proposed megashelter at the Barron Center campus will make everyone in the area more vulnerable, *especially* shelter guests, because of the nearby turnpike I-95 exit, several cheap motels, and the unpoliceable landscape. These characteristics of the proposed megashelter location put shelter clients at risk greater risk for drug/sex/human trafficking. There are two 2-star motels within 500 ft. of the Barron Center campus — Motel 6 directly to the west and the Inn at Portland directly across the street. Additionally, a Hampton Inn is currently under construction within 500 ft. of the Barron Center campus. Within 0.5 miles of the Barron Center campus is one additional 2-star motel — Super 8 — as well as two 3-star hotels: the Ramada Inn and the Fireside Inn. According to the Department of Homeland Security - *“Traffickers often take advantage of the privacy and anonymity accessible through the hospitality industry. Hotels and motels can be especially attractive locations for all forms of trafficking.”*³ According to the US Drug Enforcement Agency, certain transnational criminal organizations *“pose a significant threat to the domestic drug trafficking landscape in mainly the East Coast of the United States, with their strongest influence concentrated in areas of the Northeast located along the I-95 interstate corridor.”*⁴

- **Follow-up Questions:** Has the City considered the risk of placing this megashelter within 500 ft of an I-95 exit and two budget motels? Does the City expect shelter guests to never leave the grounds of the proposed new shelter? Has the City considered what will happen when shelter guests start hanging out in the Barron Center lobby and its adjacent rooms? Has the City considered the re-emergence of Tent City? Does the City plan on having a safe injection facility at the Barron Center site? If not, how will it manage to

deal with a 200+ population of which 160+ are suffering from substance abuse issues? Where will they use, if not at the Barron Center?

We state in the canvassing script that “Crime and other incidents have escalated at the present shelter.” This is undeniable. The June 2013 ESAC meeting minutes clearly shows that the Oxford Street Shelter started facing an increase in crime and other incidents alongside the rise of injection drug use and increase in shelter capacity:⁵

—Josh [O’Brien, OSS Director 2004-2014] stated that they’ve been struggling with the increase in very serious incidents at the shelter since January; critical incidents peaked this winter and into the spring time. Josh provided examples of some critical incidents that have recently occurred at Oxford Street, including serious physical altercations, fights, threats, and incidents where weapons have been involved such as bricks, needles and tasers.

—Josh stated that the increase in critical incidents have increased as the numbers [of guests] have.

—Rob [Parritt, current OSS Director] stated that they’re seeing more hand IV drug usage than ever before.

—Rob added that they’ve always been proud that they haven’t needed these additional security measures in the past, but with the sheer number of incidents, which have more than doubled, it has become an unfortunate necessity.

Moreover, according to your own Social Services Division slide deck, the City has observed: “Individuals choosing to sleep on the streets and not seeking shelter in order to continue substance use, [and] increased calls for service for PPD from assaults.”⁶

- **Follow-up Question:** Does the City acknowledge that crime and other incidents have escalated at Oxford Street Shelter (OSS) since 2013 when the opioid epidemic took root?⁵ If not, why didn’t the City issue a condemnation of the Press Herald’s “Bayside hits rock bottom” in May 2018?

¹ City of Portland. (2017). Portland’s Plan 2030: Appendices - Housing. pg. 209. Retrieved from: <http://www.portlandmaine.gov/DocumentCenter/View/18269/Portlands-Plan-2030-with-Appendices>

² Bourgois, P. and Schonberg, J. (2009). *Righteous Dopefiend*. California: University of California Press.

³ Department of Homeland Security. *Human Trafficking and the Hospitality Industry*. Retrieved from: <https://www.dhs.gov/blue-campaign/hospitalityindustry>

⁴ Drug Enforcement Agency. 2017 National Drug Threat Assessment. Retrieved from: https://www.dea.gov/sites/default/files/docs/DIR-040-17_2017-NDTA.pdf

⁵ Emergency Shelter Assessment Committee. (June 20, 2013). *Meeting Minutes*. Retrieved from: http://www.portlandmaine.gov/AgendaCenter/ViewFile/Minutes/_06202013-62

⁶ City of Portland Social Services Division. (?). Emergency Shelter. Retrieved from: <https://www.portlandmaine.gov/DocumentCenter/View/17472/Emergency-Shelter-April-11-GPCOG-with-Maine-Towns>

Dawn Stiles (Director of HHS):

- The safety plan developed in partnership with the Portland Police Department is sound and brings more public safety staff into the area than has been in the past, thus providing a faster response time and more proactive interventions.

Canvass Group:

- **Follow-up Documentation:** Please provide documentation of this safety plan.
- **Follow-up Questions:** How many conversations has the City had with the City of Missoula Police Department (since the City cites the Poverello Center as a model for this proposed shelter)? If so, who has the City spoken to? What did the City of Missoula PD say?

We appreciate the fears and concerns, and are committed to working together to address the need for information and on-going communication. City staff will be rolling out additional information at an upcoming community forum on September 8 from 11 AM - 1PM at Hannaford Hall at the University of Southern Maine.

Sincerely,

Dawn Stiles, Director
Health & Human Services Department
City of Portland

dcs@portlandmaine.gov
207-874-8775

Canvass Group:

Thus far, there is no indication that the City genuinely appreciates our concerns. If that were true, the City would pull the proposal off the table rather than double-down.

Please understand that the Canvass Group is not synonymous with the Nason's Corner Neighborhood Association. The opposition to this proposal extends well beyond NCNA and well beyond Nason's Corner. This is not about one neighborhood not 'wanting' the shelter. This is about citizens calling out the negligence of this ill-conceived proposal as a matter of public health and urban planning.

Appendix A: Canvasser Script

Homeless Services Center - Canvasser Script

For the safety of all residents please work in pairs when canvassing your area.

Hi, my name is _____ and I am supporting the Nason's Corner Neighborhood Association.

Question 1: Have you heard about the City's proposal to build a 200-bed Emergency Homeless megashelter on the Barron Center Campus for people struggling with homelessness? We are collecting signatures to show the City Council the extent of opposition to this proposal.

- **No** - explain the Homeless Services Center proposal.
 - The City has proposed to replace the 154 bed Oxford Street Shelter that currently exist in the Bayside neighborhood with a 200 bed megashelter on the corner of Brighton and Holm Avenues.
 - Go to **Reasons Against** below.
- **Yes** - Continue to Question 2.

Question 2: Do you oppose or support this proposal?

1. **If Opposes** - That's great! We'll need all the support we can get with this issue.
 - a. Ask to sign the resolution sheet. Important - remind them they may be asked to sign a formal petition at a later time to block this proposal.
 - b. Ask if there is another registered voter in the household who can also sign.
2. **If Supports** - Unfortunately we do not support this proposal. Here is some additional information and we encourage you to learn more at our website PortlandShelters.org.

Reasons Against:

- a. The proposal does not follow best practices for ending homelessness. A new 200 bed shelter would warehouse individuals and not support individual needs, which is no different than the current failing Oxford St Shelter model. It does not address substance abuse, mental illness, and physical limitations that can cause homelessness.
- b. 80% of the shelter residents have substance abuse issues. Placing the proposed shelter between 2 turnpike exits in a heavily wooded area invites increased drug activity and other violent crimes.
- c. A scattered shelter model would better support the individual needs of people experiencing homelessness. This model also complies with the City's "One Portland" initiative, having the whole city share in providing the services and amenities for the homeless, instead of just one neighborhood.
- d. More than one-third of Nason's Corner households have children under 18 - the highest percentage in Portland. The neighborhood is also home to the new Rowe Elementary School which is less than a mile from the proposed site.
- e. Crime and other incidents have escalated at the present shelter. Safety issues have not been addressed or properly budgeted by this proposal.

Continue to Question 2.



Corrections to the “Homeless Services Center Canvasser Script”

The City of Portland values public dialogue and in this spirit we open the Barron Center to the community and the Nason's Corner Neighborhood Association for their meetings regarding the City's recommendation to locate the Homeless Services Center on the Barron Center Campus.

With that said, it is critical that members of the public have access to accurate information. The information included in the “Canvasser Script” contains several inaccuracies to which we have responded below:

- The Oxford Street Shelter has a total bed capacity of 229. There are 154 beds at Oxford St. and an additional 75 beds located in the Preble Street Resource Center that we staff each night when there are more than 154 individuals who need shelter.
- “A.” The Homeless Service Center proposal does indeed follow best practices for ending homelessness, including operating 24 hours, 7 days per week with all meals and individual services on site. We have on-site housing counselors who develop a housing plan with each guest and meet with them regularly to assist them in finding long-term housing. We follow-up, in person, with every individual on a monthly basis to assure they are stable and their housing is not at risk. We also provide the landlords with contact information to contact us before an individual gets to the point of losing housing. We work closely with all Housing First developments, sitting on the screening committees to assure that our neediest guests get housed. The new building will be designed to provide a floor plan for the maximum safety of guests. Transportation will be easily accessible, and the atmosphere will be respectful and the grounds and facility safe. We will develop plans with the neighborhood and provide 24-hour phone response to the neighborhood.

The shelter model proposed should not be characterized as “warehousing” individuals as this is an emergency shelter and the focus is on making sure stays are transitional. To the contrary, guests will receive more individual services

because the providers will be on-site so appointments won't be missed. Substance use, mental illness and physical illnesses will all be treated on-site through a health clinic operated by Greater Portland Health which will also offer dental care.

- "B." The statement that "heavily wooded areas invite increased drug activity and other violent crimes" is a concern rather than a fact. It is not substantiated by any data.
- "C." A scattered shelter model would be more expensive and increase property owners' taxes. Additionally, it will be more logistically challenging for shelter staff and guests, and it would decrease the number of services the shelter guests could receive on-site because our local service provider partners do not have the resources to staff 5 or 6 different locations.
- "E." "Crime and other incidents." It's important to note that shelter guests are often the victims rather than the perpetrators. In the current shelter model, guests are forced to leave the facility many times throughout the day to seek services and meals. The new shelter model will allow them to access a variety of services, meals, and outdoor space on-site rather than exposing them to predators.
- The safety plan developed in partnership with the Portland Police Department is sound and brings more public safety staff into the area than has been in the past, thus providing a faster response time and more proactive interventions.

We appreciate the fears and concerns, and are committed to working together to address the need for information and on-going communication. City staff will be rolling out additional information at an upcoming community forum on September 8 from 11 AM - 1PM at Hannaford Hall at the University of Southern Maine.

Sincerely,

Dawn Stiles, Director
Health & Human Services Department
City of Portland

dcs@portlandmaine.gov
207-874-8775



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
STATE HOUSE STATION 17 AUGUSTA, MAINE 04333

DEPARTMENT ORDER

IN THE MATTER OF

CITY OF PORTLAND	)	COMMISSIONER'S CERTIFICATION
ATTN: GREG MITCHELL	)	OF COMPLETION OF REMEDIAL
DIRECTOR OF ECONOMIC DEVELOPMENT	)	ACTIONS UNDER A VOLUNTARY
389 CONGRESS STREET	)	RESPONSE ACTION PLAN
PORTLAND, ME 04101	)	

JURISDICTION

This certification of completion of a Voluntary Response Action Plan ("VRAP") is made pursuant to the authority vested in the Commissioner of the Maine Department of Environmental Protection ("Department") or the Commissioner's delegee under 38 M.R.S.A. Section 343-E.

FINDINGS OF FACT

1. The covered property (property and/or site) is the former Lucas Tree site located at 636 Riverside Street in Portland, and is identified on the City of Portland Tax Map 322 as Lot A-001 and Tax Map 323 as Lot A-003. The site is 40.85 acres in size. A map of the property is included as Attachment A.
2. The property use in the area is mixed residential and commercial.
3. A Phase I Environmental Site Assessment (ESA), a Phase II ESA, and a Supplemental Phase II ESA were prepared by Tewhey Associates ("Tewhey") in September and December of 2005 and January 2008, respectively, with funding from the City of Portland's Municipal Brownfields Program. These reports identified two areas requiring remedial actions: the spent sand blast grit area and the former greenhouse area.
4. In July 2010, Ransom Environmental Consultants, Inc. ("Ransom") directed remedial activities on the property. Under Ransom's direction, soils were removed from both areas of contamination and loaded on trucks for appropriate disposal. The spent sand blast grit area was cleaned to a visual standard, as earlier sampling had demonstrated that contamination was directly related to the easily identified black sand blast grit. The former greenhouse area was excavated to a standard 2 feet below grade level, based on earlier sampling results for the contaminant of concern, arsenic. Post excavation sampling demonstrated that soils had been cleaned up to typical background in 5 of the 6 samples, with one sample area having a higher level. Given that the bulk of the contaminated soil volume was removed from this area, the actual risk from this small hotspot area is low, and additional remedial action will not be necessary. A total of 296.74 tons of arsenic contaminated soils and spent sand blast grit were excavated from the property and sent to Commercial Paving and Recycling in Scarborough, Maine for recycling. The remedial actions are documented in a letter report dated August 23, 2010 and submitted by Ransom entitled "Lucas Tree Site, 636 Riverside Street, Excavation and Remediation Activities".

FILE COPY

CITY OF PORTLAND
ATTN: GREG MITCHELL
DIRECTOR OF ECONOMIC DEVELOPMENT
389 CONGRESS STREET
PORTLAND, ME 04101

2 COMMISSIONER'S CERTIFICATION
) OF COMPLETION OF REMEDIAL
) ACTIONS UNDER A VOLUNTARY
) RESPONSE ACTION PLAN
)

CONCLUSIONS

1. The City of Portland, as an applicant, has submitted a Voluntary Response Action Plan application to the Commissioner pursuant to 38 M.R.S.A. § 343-E for the property located at 636 Riverside Street in Portland, Maine which is identified on the City of Portland Tax Map 322 as Lot A-001 and Tax Map 323 as Lot A-003 .
2. Site assessments conducted at the site included investigations and reports that adequately identified the nature and extent of contamination associated with identified sources at the property.
3. Actions addressing identified contamination on the property have been completed. These actions included the removal of arsenic contaminated sand blast grit and soils associated with a former greenhouse.
4. Provided the City of Portland, as applicant, and their successors and/or assigns comply with the conditions of this certification, the response actions that have been completed and the activities associated with the continued use of the site will not cause, contribute, or exacerbate releases, or threatened releases, if they exist at the site, that are not required to be removed under the VRAP.

THEREFORE, pursuant to 38 M.R.S.A. § 343-E(5), Mark Hyland, Director, Bureau of Remediation & Waste Management of the Maine Department of Environmental Protection certifies, subject to the conditions set forth below, that remedial actions have been completed at the property located at 636 Riverside Street in Portland, Maine, identified on the City of Portland Tax Map 322 as Lot A-001 and Tax Map 323 as Lot A-003, and further described in Book 27870, Page 299, at the Cumberland County Registry of Deeds. Upon issuance of this CERTIFICATE, the City of Portland, as applicant, and the persons qualified for protection under 38 M.R.S.A. § 343-E(6) are entitled to the protection from liability to the extent provided by 38 M.R.S.A. §343-E(1) and (5). This protection from liability is limited to the matters addressed by and identified by the environmental reports and is subject to the qualifications and conditions set forth below and in 38 M.R.S.A. § 343-E.

CONDITIONS

1. The future installation of potable wells on the property is prohibited without prior written permission from the Department.
2. Use of the property shall be limited to industrial, commercial, municipal and other non-residential uses and not be residential without prior written permission of the Department.
3. A copy of this certificate for the property located at 636 Riverside Street in Portland shall be recorded at the Cumberland County Registry of Deeds. A copy of the recorded document must be supplied to the Department.

CITY OF PORTLAND
ATTN: GREG MITCHELL
DIRECTOR OF ECONOMIC DEVELOPMENT
389 CONGRESS STREET
PORTLAND, ME 04101

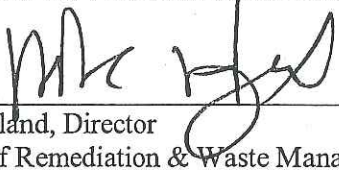
3 COMMISSIONER'S CERTIFICATION
) OF COMPLETION OF REMEDIAL
) ACTIONS UNDER A VOLUNTARY
) RESPONSE ACTION PLAN
)

4. A Declaration of Environmental Covenants, as defined in 38 M.R.S.A. § 3001 et seq., that is consistent with this Certificate and acceptable to the Department must be prepared and recorded at the Cumberland County Registry of Deeds. A copy of the recorded document must be supplied to the Department.

DONE AND DATED AT AUGUSTA, MAINE, THIS 30TH DAY OF AUGUST 2010.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

By:


Mark Hyland, Director
Bureau of Remediation & Waste Management

STATE OF MAINE
KENNEBEC, ss.,

August 30th, 2010

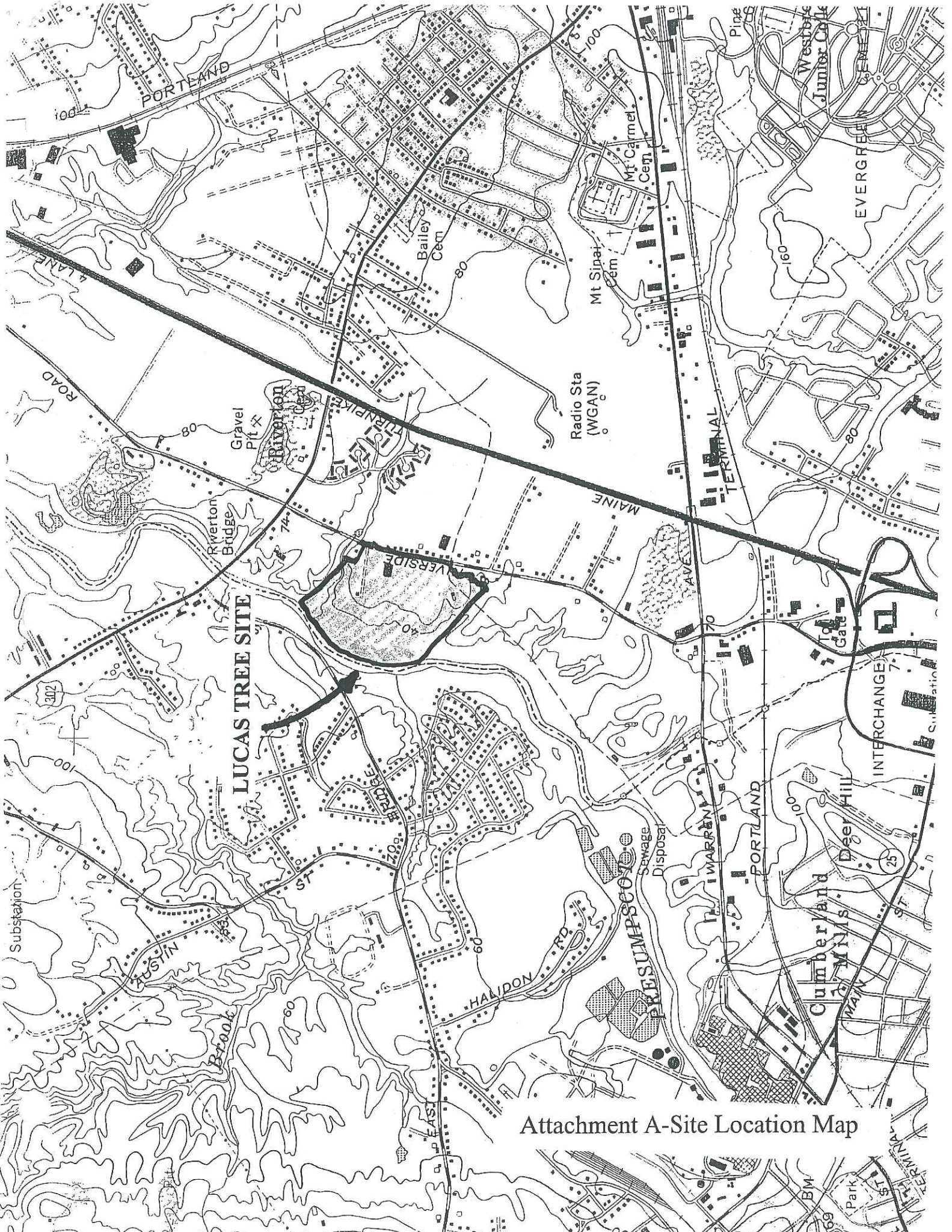
Then personally appeared the above-named Mark Hyland, Director, Bureau of Remediation & Waste Management of the Maine Department of Environmental Protection and duly authorized delegatee for the Commissioner, and acknowledged the foregoing instrument to be his free act and deed, and the free act and deed of the Department of Environmental Protection.

Before me,


Notary Public

Laura L. Gay
(Print Name)

This order was prepared by Nicholas J. Hodgkins, Bureau of Remediation & Waste Management.



Attachment A-Site Location Map



Dawn Stiles
Director, Health & Human Services Department

Service Components for the New Shelter Program

Peer Services

Medical Services

Mental Health Services

Substance Use Services

Employment Services

Food Services

Street Outreach

Housing

General Assistance

Security

Transportation

Advocacy/Community Outreach

Emergency Shelter (24 hrs)

Overdose Prevention

Storage

Laundry

What kinds of services would be offered at a new location?

Housing, mental health care, healthcare, employment, substance use treatment, day shelter, meals, storage and overnight shelter. All of these services are available currently, but in varying levels of support and in silos.

Having these services under one roof will make it easier for our guests to access these services, maintain sobriety, find employment, and end their homelessness.

▼ PLANNING FOR A NEW SHELTER

[Hide All Answers](#)

1. Why do we need a new shelter?

The current building is not acceptable. It is old, expensive to upkeep, and the layout makes staffing inefficient and difficult to manage. There is not enough space in the current building to provide the wide array of services and collaboration needed to best serve our guests. Plus, clients must pack up their belongings and leave each day.

2. What kinds of services would be offered at a new location?

Housing, mental health care, healthcare, employment, substance use treatment, day shelter, meals, storage and overnight shelter. All of these services are available currently, but in varying levels of support and in silos.

Having these services under one roof will make it easier for our guests to access these services, maintain sobriety, find employment, and end their homelessness.

3. Why should the City operate an emergency shelter?

As long as the City of Portland continues to operate the main adult shelter in Portland, our constituents and guests are guaranteed to transparency, accountability and availability. The City will also have control over the operation of a sensitive program that impacts the lives of so many vulnerable people, neighbors, businesses, and other groups. If another entity were to assume control, the City has little say in how to operate or hold accountable such an impactful program.

Categories

- [All Categories](#)
- [Aquatics](#)
- [Assessor's Office](#)
- [Barron Center](#)
- [Building Inspection](#)
- [Bulky Waste](#)
- [Certified Food Protection Manager \(CFPM\) Requirement](#)
- [Economic Development](#)
- [Elder Advocate](#)
- [Emergency Medical Services](#)
- [Fire Prevention](#)
- [Food Service Establishments - Building Permits](#)
- [Food Service Establishments - Consumer Reporting](#)
- [Food Service Establishments - Facility and Pre-Operational Issues](#)
- [Food Service Establishments - Fire Code Requirements](#)
- [Food Service Establishments - Food Code Questions](#)
- [Food Service Establishments - Food Trucks & Pushcarts](#)
- [Food Service Establishments - Historic Preservation](#)
- [Food Service Establishments - Licensing](#)
- [Food Service Establishments - Specialized Processing](#)
- [Food Service Establishments -](#)

4. **Why should we provide shelter services to people who are not sober or struggling with their mental health?**

The homeless folks who struggle the most with extreme poverty, substance use and untreated mental health issues also tend to be those who cost taxpayers the most money through emergency room visits, incarceration, police calls, EMS calls, etc. These folks will also be the ones most likely to camp out in parks, trails and other public spaces which are unsafe and makes delivering services much more difficult.

5. **Is there support for this project among other social service providers?**

Yes. There is agreement amongst community stakeholders that the current model is not ideal and does not allow for the delivery of current best practice service models.

6. **If the shelter were to move, how would people get to work, medical appointments, apartment showings, etc.**

A prerequisite of any new facility would be easy access to public transportation. City staff would also be critical in transporting folks to appointments. It is also a hope that with built-in services, the need for difficult, often unnecessary travel can be avoided and guests can better focus their energy on services rather than how to get to services. The City would also collaborate with METRO to try and provide bus fare assistance whenever possible.

7. **How will this be received by the guests who access shelter services?**

Of the concerns brought to City staff by current shelter guests, the majority would be addressed with a new space in a different location. The congestion in lines at the soup kitchen and checking into the shelter would be gone, the location would be safer and not as accessible by predatory elements and folks could better work on their sobriety. We could have storage, there would not be a need to be forced onto the streets every morning, and a one-level space would allow staff to better monitor for safety and theft.

8. **How many people will this building serve and what do you do if/when you fill up?**

It is important that any new facility is the right size for our community and that the resources available are prioritized for those who truly need them. By having the facility in a safer, more secure location the number of people in and around the shelter for nefarious reasons will drastically decrease as the staff will have more control and also be vigilant 24-hours a day; therefore nightly counts will increase. The City is committed to providing emergency shelter for its most vulnerable neighbors and contingency plans would be in place for any future overflow emergencies. Any future plans would be community solutions and would require the continuum of service providers to step up and work towards a unified solution. There are currently housing first programs coming available that are going to house more than thirty of our community's most chronically homeless people, lessening the burden on emergency shelters. In the interim,

[Temporary Food Service](#)

▪ [Food Service Inspections](#)

▪ [HIV / STD Prevention Clinic](#)

▪ [Housing Safety](#)

▪ [Marijuana Use and Possession](#)

▪ [Minimum Wage 2019](#)

▪ [Parking](#)

▪ [Planning for a New Shelter](#)

▪ [Police](#)

▪ [Police - Hiring](#)

▪ [Police - Submit On Line Report](#)

▪ [Portland Ice Arena](#)

▪ [Portland Ice Arena - Skating](#)

▪ [Portland MLSA Tobacco 21 and Maine Tobacco 21](#)

▪ [Public Assembly](#)

▪ [Public Works - Occupancy](#)

▪ [Public Works - Street Openings](#)

▪ [School-Based Health Centers](#)

▪ [Shopping Bags - Single Use](#)

▪ [Smoke-Free Public Playgrounds, Beaches, City Parks, Athletic Facilities, Trails and Open Spaces](#)

▪ [Tips for Pests](#)

▪ [Tobacco Litter](#)

▪ [Transforming Forest Avenue](#)

▪ [Trash & Recycling](#)

▪ [Treasury](#)

▪ [Use of Public Space](#)

Select Language



until a new building opens, City staff will continue aggressive housing work to drive numbers down using data and critical review of what is working and not working.

Select Language ▼

9. **How would you decide who gets beds if you fill up?**

We will be implementing the Coordinated Entry system as a state in January of 2018. All providers who participate in coordinated entry will be working from a prioritization chart developed and agreed upon by the Statewide Homeless Council. Guests will be prioritized for services not just at our new facility, but around the state based upon where they fall on this chart.

10. **Why are you proposing a single floor shelter rather than a two floor model ?**

In selecting the best model floor plan for a new shelter the first priority is on safety – of our shelter guests and the shelter staff. A one floor model provides the best layout to assure there is sufficient staff with direct line of site to all areas of the shelter to which the guests have access during the day and evening hours.

The secondary priority is cost. This is complicated and involves multiple factors. The obvious factor that would argue for a two story building is the smaller “foot print” of the building that would require less land than a one story building. However, that is the only area that may save money among many other factors. In a two story building we would need to add the cost of an elevator and two sets of exit stairs. For maximum efficiency in a two story building the space would need to be equally divided between the first and second floors. This would mean that some of the guest sleeping/programming/dining space would be on both floors requiring additional staff for each floor. A two floor model would also require duplicate bathrooms on both floors – another costly addition that wouldn’t be required in a one floor model.

For these reasons we recommend that a single floor model is the preferred choice for the City Shelter.



**STAY
CONNECTED**

Select Language ▼



PLANNING BOARD REPORT TO CITY COUNCIL PORTLAND, MAINE

Emergency Shelter Amendments

Zoning Text Amendments for Emergency Shelters as conditional uses in B-3, B-4, B5, IL, ILb, IM and IH zones and Conditional Use Standards in Division 28
Health and Human Services Committee, City of Portland, Applicant

Submitted to: Portland City Council From: Planning Board	Prepared by: Barbara Barhydt, Development Review Services Manager Date: May 1, 2017
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I. INTRODUCTION

The Health and Human Services Committee drafted and the Planning Board voted (6-1) to recommend to City Council the adoption of text amendments to add emergency shelters as a conditional use in the B-4, B-5, IL, ILb, IM and IH zones and update the conditional use standards. The Planning Board recommended a formatting amendment to consolidate the standards within the general conditional use standards, rather than listing them in each applicable zone. The draft before the City Council reflects this amendment. Currently, emergency shelters are a conditional use in the B-3 zone and this would be retained. The proposed text amendments also include updated conditional use standards specific to emergency shelters to guide the development of new facilities.

II. REVIEW PROCESS AND PUBLIC COMMENT

The Planning Board held a workshop on the preliminary draft on April 6, 2017 and a public hearing on April 25, 2017. Notices for this item appeared in the legal ad, which was published in the Portland Press Herald on April 17 and 18. It was also posted to the web site and distributed through “notify me.” At the public hearing, there were five members of the public who spoke. Sarah Michniewicz supported the text amendments and offered suggestions for revisions to address management plans. Joe McNally, Milestone, Norman Maze, and Brian Townsend (written public comment, [Att 5](#)), supported the proposal. CHOM also presented testimony in support of the proposed amendments. George Rheault spoke in opposition to the proposed amendments.

III. BACKGROUND ON EMERGENCY SHELTERS

Portland’s emergency shelters are generally older facilities, under-sized for current demands, and unable to provide a broad range of services for homeless individuals. The Health and Human Services Committee is interested in developing a new state-of-the-art shelter to best serve the clientele as well as surrounding neighborhoods. At present, the needs of such a facility are being determined but there is no site identified. Best practices call for providing permanent housing for homeless individuals, such as Portland’s successful Housing First projects, and then allow homeless shelters to offer temporary shelter accompanied with needed counseling and services to

Committee began by evaluating current regulations and proposing updates to the zoning code. In particular, members identified the current limitation to the B-3 zone as both an obstacle to siting a modern shelter, and also based on outdated assumptions about the needs of shelter clients. The Committee has drafted new conditional use standards for emergency shelters and is proposing to add emergency shelters as a conditional use in two business zones and the industrial zones.

The City Council visited shelters in the Boston area and learned about best practices. Following that, the Health and Human Services Committee asked staff to develop proposed amendments, and held three meetings to develop the proposed amendments. The Committee sought guidance from shelter providers from the City and non-profits, as well as from the public. On April 13, 2017, following a public hearing on the matter, the Committee endorsed the amendments as drafted and forwarded them to the Planning Board for their consideration and recommendation to the City Council.

The Health and Human Services Committee reviewed the shelters and best practices that have been developed in other communities. The list of resources considered by the Committee is included as Attachment A and a copy of the Comparative Analysis of Homeless Facilities is included as Attachment B. In addition, the Committee considered the Final Resolution from the Salt Lake County Collective Impact on Homelessness (Attachment C) and the Public Safety & Security Benchmarking Study (summary as Attachment D). A floor plan concept is included as Attachment E. In this floor plan, there is a multi-purpose/dining room with adjoining kitchen facilities to accommodate 136 people. There are lockers, a laundry facility, bathrooms, offices and a central office area adjoining separated sleeping areas. The concept plan also shows an outdoor park/seating area. The larger facility is intended to offer services and counseling support within the shelter in order provide accessible and effective services.

In speaking with shelter operators, staff noted that the needs of emergency shelters have changed as the strategies for ending homelessness have changed. The priority used to be in rapidly rehousing recent arrivals to the shelter. That strategy was based on the idea that those clients are the easiest to find housing for, as they have often ended up in a shelter due to a short-term challenge. However, that left long-term shelter stayers in facilities for extended periods of time. As the shelter became a de-facto home for those stayers, and as they were not permitted to stay in most shelters due to space limitations, there was a need to provide a shelter near other services, such as downtown.

The newer model focusses on providing housing for those long-term stayers. While those housing units are more difficult to locate, because the challenges of housing this population is greater, the benefits are also much higher. Freeing up one bed from a long-term stayer allows many more transient users to use that same bed. As a shelter becomes a shorter-term solution for emergencies, there is a lessened need to provide nearby services, and instead the focus should be on providing a modern, clean, safe facility. Finally, modern shelters allow occupants to remain during the day and the shelters provide on-site space for medical care, substance abuse treatment, counseling, job readiness, housing assistance, and other services.

For all these reasons, the previous rationale for locating shelters downtown is no longer valid. The goal now is to provide zoning that allows a modern facility to be developed, for shorter-term stayers, near transit for those who need transportation. The Planning Board recommends and HHS Committee supports the proposed zoning amendments in order meet these goals and allow flexibility for shelter siting, while putting in place new conditional use standards to ensure that a shelter meets current best practices.

IV. CURRENT LAND USE CODE REGULATIONS FOR EMERGENCY SHELTERS

Definition:

Portland's zoning code defines emergency shelter as follows:

Emergency shelter: A facility providing temporary overnight shelter to homeless individuals in a dormitory-style or per-bed arrangement.

Conditional Use Standards specific to Emergency Shelters

Emergency Shelters are listed as a conditional use only in the Downtown Business B-3 zone and the Planning Board is substituted for the Zoning Board of Appeals for the review. The specific conditional use standards in the B-3 district are as follows:

4. Emergency shelters, subject to the following conditions, in addition to the provisions of section 14-474:
 - a. The facility shall be in compliance with the city's current Comprehensive Housing Assistance Plan, a copy of which is on file in the department of planning and urban development, or, if there is no current edition of the Comprehensive Housing Assistance Plan, with a determination of need by the director of the department of health and human services.
 - b. The facility shall be registered with the City of Portland Department of Health and Human Services.

Conditional Use Standards for all Conditional Uses

The general standards in Section 14-474, which are applied to all conditional uses, which would also apply and these standards address typical site plan concerns such as traffic, hours of operation, parking needs, landscaping, noise, signs, and other factors.

Parking Requirements

Division 20, Off-Street Parking, sets a parking requirement of 1 space per every 2 employees.

Site Plan Ordinance

As noted above, the Planning Board is substituted for the ZBA to conduct the conditional use reviews of Emergency Shelters. The site plan ordinance lists emergency shelters as subject to at a minimum a Level II site plan review, unless the size of the facility triggers a Level III review with the Planning Board.

V. PROPOSED TEXT AMENDMENTS

A. Text Amendments to list Emergency Shelters in Specific Zones

In preparing the draft amendments, staff considered whether it made sense to simply permit emergency shelters as conditional uses City-wide. However, in looking at the urban design and fabric of the other zones in the City, and the likely design of any new emergency shelter, it did not seem appropriate to site emergency shelters in other residential zones. However, group homes and other smaller-scale facilities similar in character to shelters continue to be permitted in those zones.

The proposed text amendments add Emergency Shelters as a conditional use to six zoning districts:

- Commercial Corridor B-4;

- Urban Commercial B5, excluding B-5b;
- Low Impact Industrial IL;
- Low Impact Industrial ILb;
- Moderate Impact Industrial IM; and
- High Impact Industrial IH.

The proposal retains emergency shelters as a conditional use in the Downtown Business Zone and cross-references the updated conditional use standards that are proposed within Section 14-474. The use is proposed for the B-5 zone, which has locations both on and off-peninsula, but the B-5b zone is excluded as it is a small area along the Waterfront. Please note that while emergency shelters are proposed in the various commercial and industrial zones, the entire zones are not open to this use based upon meeting the criteria of the conditional use standards, which requires the use to be within ¼ mile of a METRO Line or within ½ mile of METRO line if adequate indoor space for day time shelter use as well as strategies to help residents utilize transit. Attachment 1 is the zoning map showing the zones where shelters are proposed to be permitted as a conditional use. Following that map are two maps that show the ¼ mile buffer along METRO transit routes (Attachment 2) and the same map with the ½ mile buffers (Attachment 3).

B. Text Amendments for the Conditional Use Standards

At the Public Hearing, the Planning Board amended the draft to change the formatting for the proposed conditional use standards. Rather than inserting the same use specific standards in each applicable zone, the Board supported consolidating the standards under Section 14-474. The reformatted amendments before the Council are proposed to be included as use specific conditional uses as Section 14-474 3. The proposed conditional use standards allow emergency shelters to be reviewed by the Zoning Board of Appeals (ZBA) unless the proposal triggers a Level III site plan review and then the Planning Board would be substituted for the ZBA. Attachment 4 contains the proposed text amendments for each zone and the conditional use standards under Sec. 14-474. The standards are proposed to provide a safe sleeping environment for homeless individuals and to offer a broader range of services and facilities to serve the daily needs of clients. The standards address the following:

(c) Emergency shelters, subject to the following conditions, in addition to the provisions of section 14-474. Notwithstanding section 14-474(a) or any other provision of this Code, the Planning Board shall be substituted for the Board of Appeals as the reviewing authority for any shelter also subject to Level III site plan review:

1. The facility shall provide adequate space for conducting security searches and other assessments;
2. The facility shall be designed with a centralized shelter operations office on each level providing sight lines to sleeping areas;
3. A Management Plan adequately outlining the following areas shall be provided: Management responsibilities; Process for resolving neighborhood concerns; Staffing; Access restrictions; On-site surveillance; Safety measures; Controls for resident behavior and noise levels; and Monitoring Reports.
 - i. Adequate access to and from METRO service shall be provided. The facility shall be within a ¼ mile of a METRO line, or shall be within ½ mile of a METRO line and provide adequate indoor

space to permit all shelter guests day shelter, as well as implement strategies to help residents utilize transit;

- ii. The facility shall provide on-site services to support residents, such as case management, life skills training, counseling, employment and educational services, or other programs.

4. Suitable laundry, kitchen, pantry, bicycle storage, and secure storage facilities for shelter stayers shall be provided on-site;
5. An outdoor area for guest use shall be provided on-site with adequate screening to protect privacy of guests;

VI. POLICY DISCUSSION

A. Pending Comprehensive Plan

The pending Comprehensive Plan before the City Council has a vision statement that calls for the City to be equitable, sustainable, dynamic, secure, authentic and connected. The vision statements under equitable call for the following:

- We will remain an open and inclusive City, celebrating diversity and providing a welcoming and safe place for residents and visitors alike.
- We will be a state and national leader in achieving a more equitable city.
- The benefits and costs of our City will be born fairly across the entire City.
- Our government will continue to be transparent and its policies fair and uniformly enforced.
- We will incorporate the needs of all of our residents in planning for our future.

The secure vision also states:

- We will use compassion in our decision making and in our approach to public safety.
- We will be committed to accessible housing and healthy food for all our residents.

Relevant local goals found under the Housing Policy Guide call the City to “Increase, preserve, and modify the overall supply of housing City-wide to meet the needs, preferences and financial capability of all households.”

The Facilities and Services policy guide call for the City to “Provide public safety, emergency response, and emergency management facilities and services that can effectively meet the needs of all residents.” Pertinent strategies within that section include:

- Explore efficient ways of delivering services to the homeless by investigating a wide variety of services models, evaluating the local potential of these models, and developing plans for implementation.
- Align the City’s land use code with City Council policy direction on shelter placement, shelter models, and facility requirements.
- Continue to embrace innovation and best practices towards eliminating homelessness.

In the existing comprehensive plan, the Housing Goal is to ensure an adequate and diverse supply of housing for all with the following related Policy Objectives:

- Create enough beds to ensure that no one is forced to sleep outside due to a lack of beds in emergency shelters.

- Transition to Permanent Housing: Encourage proposals to transition homeless families and individuals out of emergency shelters and transitional facilities into permanent housing, including single room occupancy units.

B. Discussion

The Planning Board recommends as amended for formatting, and the Health and Human Services Committee supports, allowing the use in those zones based on a changing model and need for emergency shelters. First, modern, state-of-the-art shelters have land area requirements that can be hard to meet in a densely-developed city. Practically speaking, it is important to keep the industrial zones open as options because they tend to have larger lots that can be used for modern facilities, provided a shelter allows for transit accessibility. Second, the model for provision of shelter has changed away from providing a long-term place to stay to providing a truly emergency shelter for a relatively short period of time. This model change has been enabled by better success in locating permanent housing with support services for the longest-term residents of shelters and freeing up beds for short-term stayers. Under the new model, the focus is on providing a safe space with facilities on-site for residents while they get back on their feet rather than a more permanent residence. Third, while the industrial zones are permitted locations, the conditional use language also requires that shelters be located near METRO service. In effect, that limits the permitted areas to major corridors and not to the industrial zones in general (see attached maps for reference.) Fourth, the conditional use standards are proposed to guide the establishment of shelters that are well managed and offer the counseling and services needed to eliminate homelessness in Portland.

VII. PLANNING BOARD RECOMMENDATION

The Planning Board voted 6-1 (Morrisette opposed) to find the proposed zoning text amendments, as amended for formatting, are consistent with Portland's Comprehensive Plan and recommend to the City Council adoption of the proposed zoning text amendments. Carol Morrisette voted against the motion; however, she supports the updated provisions for emergency shelters and looks forward to a fresh approach to housing the homeless, but she opposes siting emergency shelters in industrial zones.

Attachments to the Report:

1. Map of Proposed Zones to Permit Shelters
2. Transit Line Buffer Map- Quarter Mile Buffer
3. Transit Line Buffer Map- Half Mile Buffer
4. Proposed Text Amendments for the Land Use Code
5. Public Comment, Brian Townsend, Amistad

Applicant's Submission

Att A Shelter Best Practices

Att B Homeless Shelters Comparison Report

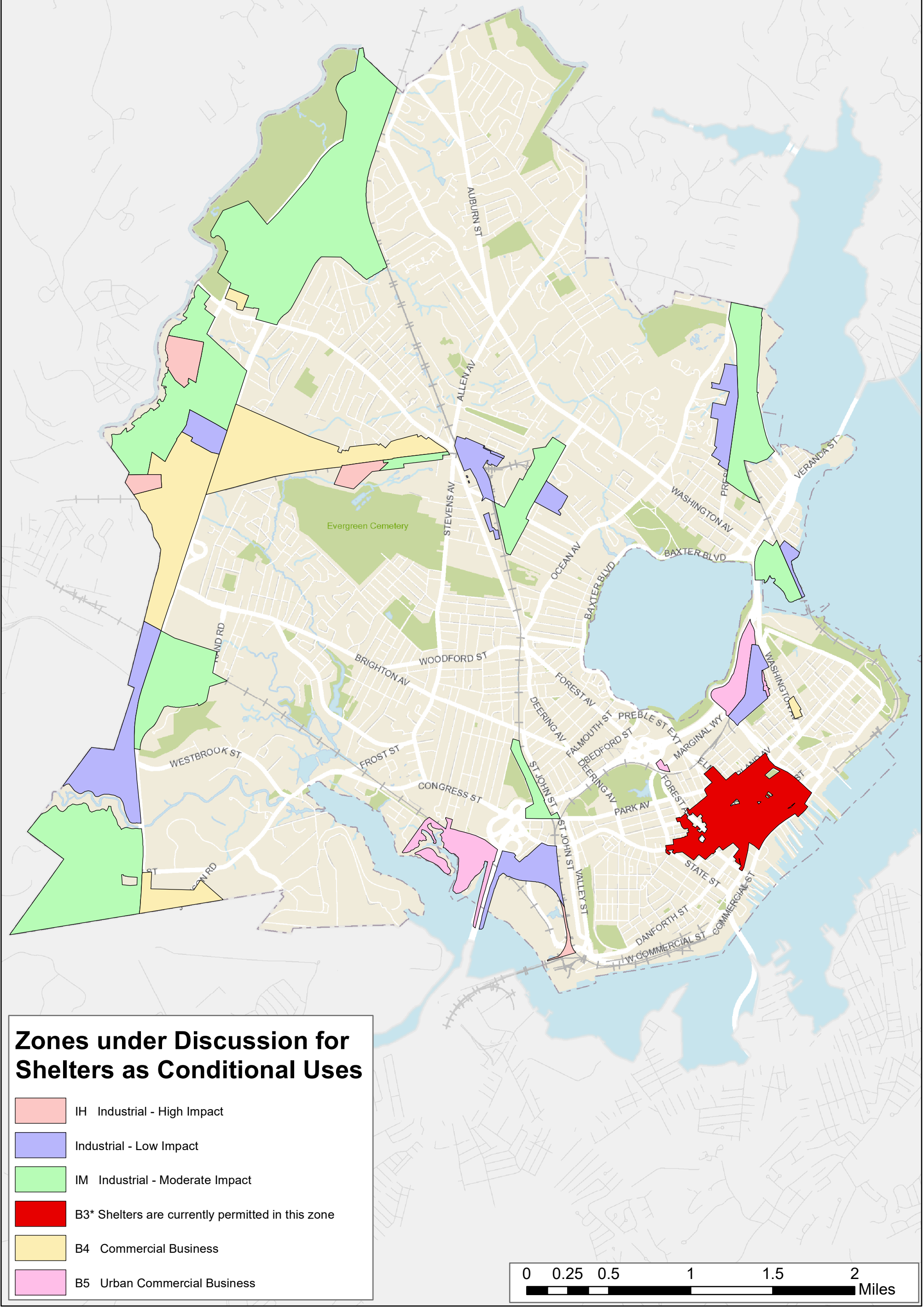
Att C Resolution – Collective Impact on Homelessness Shelters

Att D Safety and Security Benchmarking Study

Att E Shelter Diagram 1117

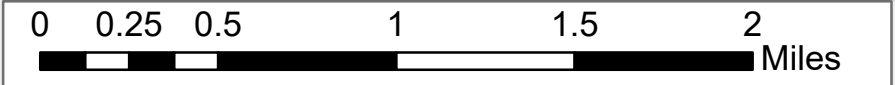
Shelter Zoning Discussion Map: Shelters Currently Only Permitted in the Red (B-3) Zone

DRAFT



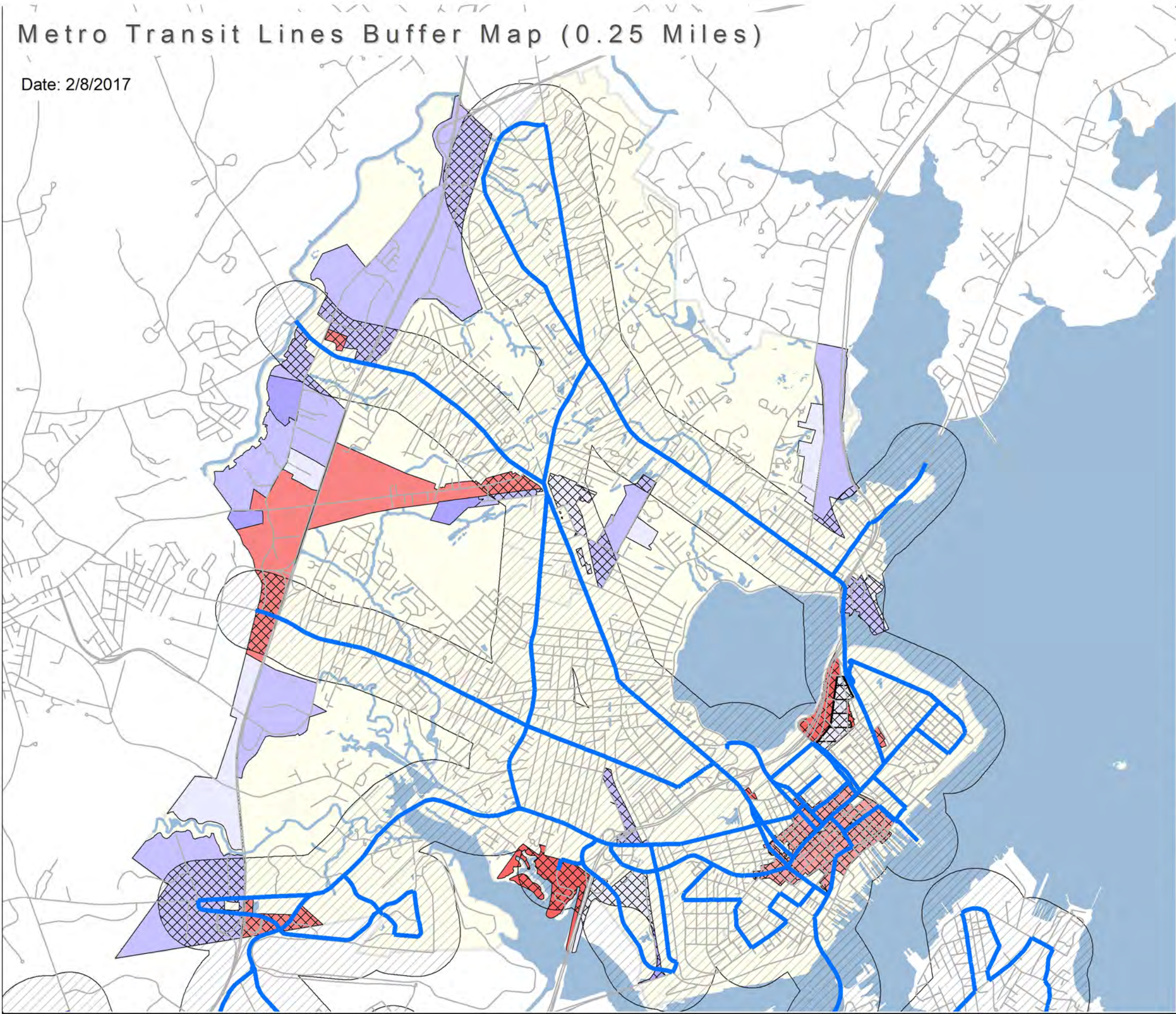
Zones under Discussion for Shelters as Conditional Uses

- IH Industrial - High Impact
- Industrial - Low Impact
- IM Industrial - Moderate Impact
- B3* Shelters are currently permitted in this zone
- B4 Commercial Business
- B5 Urban Commercial Business



Metro Transit Lines Buffer Map (0.25 Miles)

Date: 2/8/2017

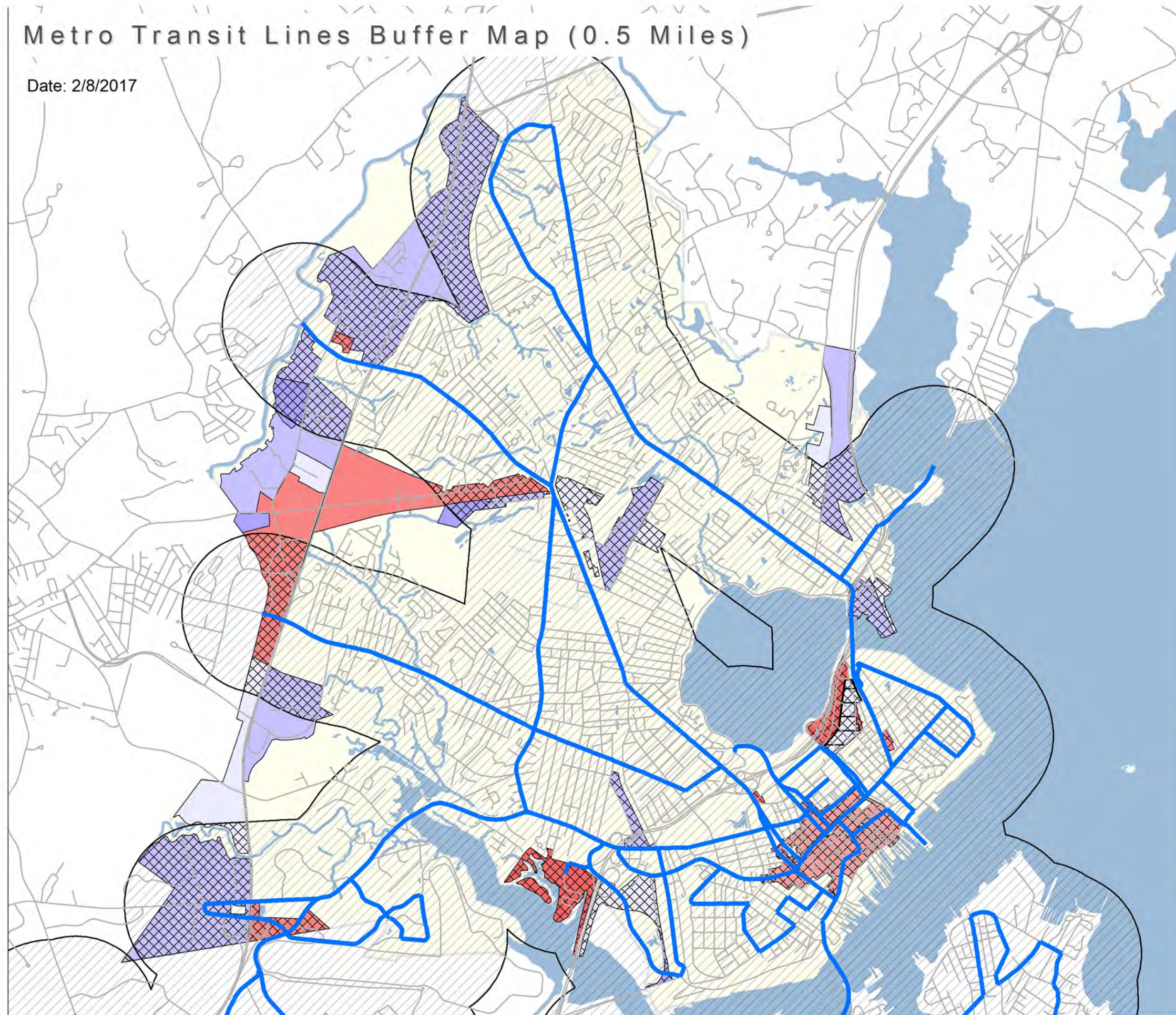


- Metro Transit Lines
- ▨ 1/4 Mile Applicable Buffer
- ▨ 1/4 Mile Buffer
- B3* Downtown Business
- B4 Commercial Business
- B5 Urban Commercial Business
- IL Industrial - Low Impact
- ILb Industrial - Low Impact
- IM Industrial - Moderate Impact
- IH Industrial - High Impact

1:40,000

Metro Transit Lines Buffer Map (0.5 Miles)

Date: 2/8/2017



- Metro Transit Lines
- ▨ Applicable 1/2 Mile Buffer
- ▨ 1/2 Mile Buffer
- B3* Downtown Business
- B4 Commercial Business
- B5 Urban Commercial Business
- IL Industrial - Low Impact
- ILb Industrial - Low Impact
- IM Industrial - Moderate Impact
- IH Industrial - High Impact

1:40,000

PROPOSED TEXT AMENDMENTS FOR EMERGENCY SHELTERS**DIVISION 12. B-3, B-3b AND B-3c DOWNTOWN BUSINESS ZONES*****Sec. 14-218. Conditional uses.**

(b) The following uses are permitted as provided in section 14-474 (conditional uses), provided that, notwithstanding section 14-474(a) or any other provision of this Code, the Planning Board shall be substituted for the board of appeals as the reviewing authority:

4. Emergency shelters, subject to the following conditions, in addition to the provisions of section 14-474 and the use specific standards of Section 14-474 (c) 3.

~~a. The facility shall be in compliance with the city's current Comprehensive Housing Assistance Plan, a copy of which is on file in the department of planning and urban development, or, if there is no current edition of the Comprehensive Housing Assistance Plan, with a determination of need by the director of the department of health and human services.~~

~~a. The facility shall be registered with the City of Portland Department of Health and Human Services.~~

DIVISION 12.5. B-4 COMMERCIAL CORRIDOR ZONE**Sec. 14-229.11.1. Conditional uses.**

The following use shall be permitted only upon the issuance of a conditional use permit, subject to the provisions of section 14-474 (conditional uses), and any special provisions, standards or requirements specified below:

- (b) 4. Emergency shelters, subject to the following conditions, in addition to the provisions of section 14-474 and the use specific standards of Section 14-474 (c) 3.

DIVISION 12.6. B-5 URBAN COMMERCIAL MIXED USE ZONE**Sec. 14-230.2. Conditional uses.**

(a) The following uses shall be permitted as conditional uses in the B-5 and B-5b urban commercial mixed use zones,

provided that, notwithstanding section 14-471(c), section 14-474(a), or any other provision of this Code, the Planning Board shall be substituted for the board of appeals as the reviewing authority, and further provided that, in addition to the provisions of section 14-474(c)(2), they shall also meet the requirements set forth below:

5. Emergency shelters, subject to the following conditions, in addition to the provisions of section 14-474 and the use specific standards of Section 14-474 (c) 3.

DIVISION 13. I-L AND I-Lb INDUSTRIAL ZONES*

Sec. 14-232.1. Conditional uses.

The following use shall be permitted only upon the issuance of a conditional use permit, subject to the provisions of section 14-474 (conditional uses), and any special provisions, standards or requirements specified below:

(b) 4. Emergency shelters, subject to the following conditions, in addition to the provisions of section 14-474 and the use specific standards of Section 14-474 (c) 3.

DIVISION 14. I-M, I-Ma AND I-Mb INDUSTRIAL ZONES*

Sec. 14-248.1. Conditional uses.

The following use shall be permitted only upon the issuance of a conditional use permit, subject to the provisions of section 14-474 (conditional uses), and any special provisions, standards or requirements specified below:

(b) 4. Emergency shelters, subject to the following conditions, in addition to the provisions of section 14-474 and the use specific standards of Section 14-474 (c) 3.

DIVISION 15. I-H AND I-Hb INDUSTRIAL ZONES*

Sec. 14-262.1. Conditional uses.

The following use shall be permitted only upon the issuance of a conditional use permit, subject to the provisions of section 14-474 (conditional uses), and any special provisions, standards or requirements specified below:

(b) 4. Emergency shelters, subject to the following conditions, in addition to the provisions of section

14-474 and the use specific standards of Section 14-474
(c) 3.

Sec. 14-474. Conditional uses.

(a) *Authority.* The board of appeals may, subject to the procedures, standards and limitations set out in this section, approve the issuance of a conditional use permit authorizing development of conditional uses listed in this article.

(b) *Procedure:*

1. *Application.* Applications for conditional use permits shall be submitted to the building authority. A nonrefundable application fee, as established from time to time by the city council to cover administrative costs and costs of a hearing, shall accompany each application. The application shall be in such form and shall contain such information and documentation as shall be prescribed from time to time by the building authority but shall in all instances contain at least the following information and documentation:
 - a. The applicant's name and address and his or her interest in the subject property;
 - b. The owner's name and address if different than the applicant;
 - c. The address, or chart, block and lot number as shown in the records of the office of the assessor of the subject property;
 - d. The zoning classification and present use of the subject property;
 - e. The particular provision of this article authorizing the proposed conditional use;
 - f. A general description of the proposed conditional use;
 - g. Where site plan approval is required by article V of this chapter, a preliminary or final site plan as defined by article V of this chapter.

2. *Public hearing.* A public hearing shall be set, advertised and conducted by the board of appeals in accordance with article VI of this chapter.
3. *Action by the board of appeals.* Within thirty (30) days following the close of the public hearing, the board of appeals shall render its decision, in a manner and form specified by article VI of this chapter, granting the application for a conditional use permit, granting it subject to conditions as specified in subsection (d), or denying it. The failure of the board to act within thirty (30) days shall be deemed an approval of the conditional use permit, unless such time period is mutually extended in writing by the applicant and the board. Within five (5) days of such decision or the expiration of such period, the secretary shall mail notice of such decision or failure to act to the applicant and, if a permit is authorized, shall issue such permit, listing therein any and all conditions imposed by the board of appeals.

(c) *Conditions for conditional uses:*

1. *Authorized uses.* A conditional use permit may be issued for any use denominated as a conditional use in the regulations applicable to the zone in which it is proposed to be located.
2. *Standards.* The Board shall, after review of required materials, authorize issuance of a conditional use permit, upon a showing that the proposed use, at the size and intensity contemplated at the proposed location, will not have substantially greater negative impacts than would normally occur from surrounding uses or other allowable uses in the same zoning district. The Board shall find that this standard is satisfied if it finds that:
 - a. The volume and type of vehicle traffic to be generated, hours of operation, expanse of pavement, and the number of parking spaces required are not substantially greater than would normally occur at surrounding uses or other allowable uses in the same zone; and
 - b. The proposed use will not create unsanitary or harmful conditions by reason of noise, glare, dust,

sewage disposal, emissions to the air, odor, lighting, or litter; and

- c. The design and operation of the proposed use, including but not limited to landscaping, screening, signs, loading, deliveries, trash or waste generation, arrangement of structures, and materials storage will not have a substantially greater effect/impact on surrounding properties than those associated with surrounding uses or other allowable uses in the zone.

3. Use Specific Standards. The following additional standards of review apply to the specific uses.

- a. Emergency shelters are subject to the following conditions, in addition to the provisions of section 14-474 (c) 2. Notwithstanding section 14-474(a) or any other provision of this Code, the Planning Board shall be substituted for the Board of Appeals as the reviewing authority for any shelter also subject to Level III site plan review:

- 1. The facility shall provide adequate space for conducting security searches and other assessments;

- 2. The facility shall be designed with a centralized shelter operations office on each level providing sight lines to sleeping areas;

- 3. A Management Plan adequately outlining the following areas shall be provided: Management responsibilities; Process for resolving neighborhood concerns; Staffing; Access restrictions; On-site surveillance; Safety measures; Controls for resident behavior and noise levels; and Monitoring Reports.

- i. Adequate access to and from METRO service shall be provided. The facility shall be within a ¼ mile of a METRO line, or shall be within ½ mile of a METRO line and provide adequate indoor space to permit all shelter guests day shelter, as well as implement strategies to help residents utilize transit;

ii. The facility shall provide on-site services to support residents, such as case management, life skills training, counseling, employment and educational services, housing assistance, or other programs;

4. Suitable laundry, kitchen, pantry, bicycle storage, and secure storage facilities for shelter stayers shall be provided on-site; and

5. An outdoor area for guest use shall be provided on-site with adequate screening to protect privacy of guests.

(d) *Conditions on conditional use permits.* The board of appeals may impose such reasonable conditions upon the premises benefited by a conditional use as may be necessary to prevent or minimize adverse effects therefrom upon other property in the neighborhood. Such conditions shall be expressly set forth in the resolution authorizing the conditional use permit and in the permit. Violation of such conditions shall be a violation of this article.

(e) *Effect of issuance of a conditional use permit.* The issuance of a conditional use permit shall not authorize the establishment or extension of any use nor the development, construction, reconstruction, alteration or moving of any building or structure, but shall merely authorize the preparation, filing and processing of applications for any permits or approvals which may be required by the codes and ordinances of the city, including but not limited to a building permit, a certificate of occupancy, subdivision approval and site plan approval.

(f) *Limitations on conditional use permits.* No conditional use permit shall be valid for a period longer than six (6) months from the date of issue, or such other time as may be fixed at the time granted not to exceed two (2) years, unless the conditional use has been commenced or is issued and construction is actually begun within that period and is thereafter diligently pursued to completion; provided, however, that one (1) or more extensions of said time may be granted if the facts constituting the basis of the decision have not materially changed, and the two-year period is not exceeded thereby. A conditional use permit shall be deemed to authorize only the particular use for which it was issued and such permit shall automatically expire and cease to be of any

force or effect if such use shall for any reason be discontinued for a period of twelve (12) consecutive months or more.

(g) *Appeals from board decisions.* Appeals from any decision of the board of appeals or, where applicable, the Planning Board respecting a conditional use permit shall be to superior court.

(Code 1968, § 602.24.D; Ord. No. 437-74, 7-1-74; Ord. No. 407-83, 2-2-83; Ord. No. 467-83, § 2, 4-20-83; Ord. No. 237-83, 10-17-83; Ord. No. 222-13/14, 5-5-2014)

Sec. 14-475. Reserved.

***Editor's note**—Section 7 of Ord. No. 354-85, adopted Jan. 7, 1985, repealed § 14-475, relative to nonconforming uses, which derived from Code 1968, § 602.24.E, and Ord. No. 437-74, adopted July 1, 1974.



To: Jon Jennings, City Manager
From: Rob Parritt, Consultant
Ref: Maine Shelter Inventory Chart Details
11/21/2018

Maine Shelter Inventory Chart Details

City staff were tasked by the Council to create an inventory list of emergency shelters in the state of Maine and provide information regarding location, funding, size, restrictions, and clients served. The attached backup documentation will illustrate that there are 45 emergency homeless shelters in the state of Maine. They are found from Presque Isle in the North to Alfred in the South. This memo will provide greater detail into the meaning of each category found on the chart.

Location – This category specifically states which town or City each emergency shelter is located in. For some domestic violence shelters, the exact location is kept confidential for safety purposes so the county the program is found in is listed instead. Most shelters are found in the more urban areas of Maine (Portland, Bangor, Augusta, Lewiston) however, there are providers in rural settings serving much less densely populated areas of Maine.

Funding Sources – Emergency Shelters in Maine are split into two categories when it comes to funding. Those who receive federal dollars (dispersed by MaineHousing) and those who do not. On the attached detail worksheet you will see that the shaded shelters appearing on the bottom of the chart do not receive any federal dollars so they rely on private funding sources. These shelters tend to be more faith based and require specific religious activities to be served. These types of requirements are prohibited if you are a shelter receiving MaineHousing Emergency Shelter Homeless Assistance Program (ESHAP) dollars as the funding source for this program is largely federal Emergency Solutions Grant (ESG) dollars from HUD. For shelters who receive ESHAP dollars, there is an application process each year and strict monitoring to ensure grant compliance. The ESHAP funding formula is based on meeting performance benchmarks and a bed night percentage reimbursement formula. ESHAP funded shelters also generally use other sources to make ends meet. General Assistance, Targeted Case Management, private fundraising and program specific grants are also commonly utilized to fund different shelter programs. Some specialty shelters have access to program specific funding opportunities and grants based on program type and licensing. While this list is fairly comprehensive, there are many small funding streams and donation programs that aren't listed or known to us.

Restrictions – The vast majority of shelters in Maine have some kind of restriction or criteria that screens out certain populations. All but a handful of shelters in Maine will not admit people if they are under the influence. Family shelter programs will not accept single adults. Teen programs can only serve specific age groups. Obviously to access a domestic violence shelter, you must be fleeing domestic violence or meet other eligibility criteria. Shelters who only serve men or women will not admit the opposite sex.

Population Served – In Maine, shelters serve a variety of different populations. General population shelters serve both singles and families. Domestic Violence Shelters serve people fleeing from domestic violence situations. Family shelters serve only households made up of at least one adult and children. Single adult shelters serve men and women who are 18 years old or older. Youth providers generally serve homeless and runaway youth aged 13-21. There are a few shelters around the state who even more specific target populations. For example, one shelter will only serve pregnant women.

Size/Capacity – These numbers were pulled directly from the latest Housing Inventory Chart which is a HUD document that each program must submit each year as part of the Point in Time Count. There is a range of shelter sizes in Maine ranging

from the largest here in Portland to shelters with barely ten beds.

Staff look forward to continuing to work with the HHS Committee and City Council to continue to provide information and answer questions pertaining to this very important discussion regarding Portland's emergency shelter system.

Shelter Name	Location	Funding Source/s	Restrictions	Population Served	Size	
Bangor Area Homeless Shelter, Emergency Shelter	Bangor	ESHAP, Private Funding, Grants, TCM	Sober Only	General	43	ESHAP - Emergency Shelter Homeless Assistance Program TCM - MaineCare Targeted Case Management GA - General Assistance C0-Op - Communal farming/goods agreement OSA - Office of Substance Abuse CDBG - Community Development Block Grant RHY - Runaway and Homeless Youth Act FQHC - Federally Qulaified Health Center Private Funding - Fundraising/donations Grants - Various grants which may be specific to programs or client type
Bread of Life Ministries, Emergency Shelter	Augusta	ESHAP, Private Funding, Grants, TCM	Sober Only	General	38	
Caring Unlimited DV Shelter - Audrey's House	York County	ESHAP, Private Funding, Grants, TCM	Sober Only, Fleeing DV	DV	18	
City of Portland, Family Shelter (4 Buildings)	Portland	ESHAP, GA, Grants, TCM	Sober Only	Families	151	
City of Portand, Oxford Street Shelter	Portland	ESHAP, GA, Grants, TCM, CDBG	None	Single Adults	229	
Families And Children Together	Bangor	ESHAP, Private Funding, Grants	Sober Only	Families	8?	
Through These Doors	Portland	ESHAP, Private Funding, Grants, GA, TCM	Sober Only, Fleeing DV	DV	16	
Family Violence Project, Kennebec DV Shelter	Kennebec & Somerset Counties	ESHAP, Private Funding, Grants, TCM	Sober Only, Fleeing DV	DV	16	
Family Violence Project, Somerset DV Shelter	Kennebec & Somerset Counties	ESHAP, Private Funding, Grants	Sober Only, Fleeing DV	DV	14	
HOME, Inc., Emmaus Homeless Shelter	Ellsworth	ESHAP, Private Funding, Co-Op, Grants	Sober Only	General	25	
HOME, Inc., Sister Marie Ahern House	Ellsworth	ESHAP, Private Funding, Co-Op, Grants	Sober Only	General	12	
HOME, Inc., St Francis Inn	East Orland	ESHAP, Private Funding, Co-Op, Grants	Sober Only	General	11	
HOME, Inc., Dorr House Shelter	Orland	ESHAP, Private Funding, Co-Op, Grants	Sober Ony	General	7	
Homeless Services of Aroostook, Sister Mary O'Donnell Shelter	Presque Isle	ESHAP, TCM, Private Funding, Grants	Sober Only	General	49	
Hope and Justice Project, Houlton DV Shelter	Houlton	ESHAP, Private Funding, Grants	Sober Only, Fleeing DV	DV	14	
Hope and Justice Project, Caribou DV Shelter	Caribou	ESHAP, Private Funding, Grants, TCM	Sober Only, Fleeing DV	DV	12	
Hope and Justice Project, Fort Kent DV Shelter (St John Valley)	Fort Kent	ESHAP, Private Funding, Grants	Sober Only, Fleeing DV	DV	8	
Knox County Homeless Coalition, Hospitality House	Rockport	ESHAP, Private Funding, Grants, TCM	Sober Only	General	26	
Mid-Maine Homeless Shelter	Augusta	ESHAP, Private Funding, Grants, TCM, GA	Sober Only	General	65	
Milestone Recovery, Emergency Shelter	Portland	ESHAP, Private Funding, MaineCare, OSA, GA, CDBG	Must be intoxicated	Single Men	41	
New Beginnings, Emergency Shelter	Lewiston	ESHAP, RHY, Private Funding	Youth only services	Teens	12	
Next Step, DV Shelter	Ellsworth	ESHAP, Private Funding, Grants, TCM	Sober Only, Fleeing DV	DV	12	
Partners for Peace, DV Shelter	Bangor	ESHAP, Private Funding, Grants	Sober Only, Fleeing DV	DV	17	
Penobscot Community Health Center, Hope House Shelter	Bangor	ESHAP, TCM, GA, Private Funding, FQHC, OSA. Grants	Campus Limitations	Single Adults	76	
Preble Street, Joe Kreisler Teen Shelter	Portland	ESHAP, RHY, Private Funding, GA	Teens only, shelter cap	Teens	24	
Preble Street, Florence House Women's Shelter	Portland	ESHAP, TCM, GA, Private Funding, Grants	Only serves women, shelter cap	Women	25	
Rural Community Action Ministries, Family Shelter	Leeds	ESHAP, TCM, GA, Private Funding, Grants	Sober Only	Families	10	
Rumford Group Homes, Norway Homeless Shelter	Norway	ESHAP, TCM, GA, Private Funding, Grants	Sober Only	Women & Children	15	
Rumford Group Homes, Rumford Family Center Shelter	Rumford	ESHAP, TCM, GA, Private Funding, Grants	Sober Only	Families	17	
Rumford Group Homes, Monier Family Center	Rumford	ESHAP, TCM, GA, Private Funding, Grants	Sober Only	General	14	
Safe Voices, Annie Pearl Shelter	Auburn	ESHAP, Private Funding, Grants	Sober Only, Fleeing DV	DV	17	

Shaw House Emergency Youth Shelter	Bangor	ESHAP, RHY, Private Funding, GA	Teens only, shelter cap	Youth		16
Tedford Housing, Federal St. Family Shelter	Brunswick	ESHAP, TCM, Private Funding, Grants	Sober Only	Families		29
Tedford Housing, Cumberland St. Adult Shelter	Brunswick	ESHAP, TCM, Private Funding, Grants	Sober Only	General		16
Western Maine Homeless Outreach	Farmington	ESHAP, TCM, Private Funding, Grants	Sober Only	Families		16
York County Shelter Programs, Inc., Adult Emergency Shelter	Alfred	ESHAP, TCM, Private Funding, Grants	Sober Only	Single Adults		37
York County Shelter Programs, Inc., Family Emergency Shelter	Alfred	ESHAP, TCM, Private Funding, Grants	Sober Only	Families		18
Hope Haven Gospel Mission	Lewiston	Privately Funded	Sober Only, Religious	General		32
Saint Martin de Porres Residence	Lewiston	Privately Funded	Sober Only, Religious	Single Adults		10
Maliseet DV and Sexual Assault Program	Houlton	Privately Funded	Sober Only, Fleeing DV	DV		10
New Hope for Women	Rockland	Privately Funded	Sober Only, Fleeing DV	DV	?	
The Shephard Godparent Home	Bangor	Privately Funded	Sober Only, Religious	Pregant Women	?	
New Hope Shelter	Solon	Privately Funded	Sober Only, Religious	Women		20
Trinity Shelter	Skowhegan	Privately Funded	Sober Only, Religious	Single Men		85
Passamuoquoddy Peaceful Relations	Pleasant Point	Privately Funded	Sober Only, Fleeing DV	DV	?	

	Thames Street Parking Lot	1386 Riverside Street	1819 Westbrook St.	Riverside Industrial Park	622 Auburn Street	County Way	Warren Ave Realty Site
Is site large enough for 150 bed facility?							
On/near METRO line with reasonable frequency (or reasonable frequency soon)?							
Is site accessible by multiple modes of transportation?							
Is site accessible for people with mobility challenges? Or could it be made so with relative ease?							
Are current uses of site/owners' requirements prohibitive?							
Is site secure? Adequate space to build for indoor intake, day facilities and services, screened/ private outdoor space, adequate buffer from nearby neighbors.							
Are there any environmental concerns? Noise, pollution, nearby industrial uses, etc.							
Do we have service provider buy-in for this location? Do our most relied upon partners agree this is a decent location?							
Financial considerations: Can we afford to acquire (if necessary) and build at this site? Consider capital and operating expenses.							
Are there safe outdoor spaces nearby?							
Will the zoning have to be changed?							
HVJ feedback							

	3 Hutchins Drive	Franklin Preserve/Boyd St. Gardens	Angelo's Acre	33 Portland Street	83 Middle Street
Is site large enough for 150 bed facility?					
On/near METRO line with reasonable frequency (or reasonable frequency soon)?					
Is site accessible by multiple modes of transportation?					
Is site accessible for people with mobility challenges? Or could it be made so with relative ease?					
Are current uses of site/owners' requirements prohibitive?					
Is site secure? Adequate space to build for indoor intake, day facilities and services, screened/ private outdoor space, adequate buffer from nearby neighbors.					
Are there any environmental concerns? Noise, pollution, nearby industrial uses, etc.					
Do we have service provider buy-in for this location? Do our most relied upon partners agree this is a decent location?					
Financial considerations: Can we afford to acquire (if necessary) and build at this site? Consider capital and operating expenses.					
Are there safe outdoor spaces nearby?					
Will the zoning have to be changed?					
HVJ feedback					



Adam Harr <ash@portlandmaine.gov>

Fwd: [External Sender]Spurwink Further Location Feedback

1 message

Aaron Geyer <aeg@portlandmaine.gov>
To: "Harr, Adam" <ash@portlandmaine.gov>

Mon, Mar 11, 2019 at 4:30 PM

----- Forwarded message -----

From: **Ben Strick** <bstrick@spurwink.org>
Date: Thu, Mar 7, 2019 at 7:11 PM
Subject: RE: [External Sender]Spurwink Further Location Feedback
To: Sara Fleurant <skf@portlandmaine.gov>
Cc: Aaron Geyer <aeg@portlandmaine.gov>

Hi Sarah,

My apologies for the delayed reply. We will work with the city to deliver services wherever the new shelter is located. With that said, County Way or Angelo's Acre would be markedly better for us. Having the shelter located within walking distance of Spurwink Adult Behavioral Health would make it much easier to collaborate and help coordinate care. I think this will be especially true for our MAT program. One of the strengths of our program will be the ability to directly administer medication on a daily basis if needed. While our substance abuse counselors can meet with clients anywhere, it will be hard for the program to routinely administer Suboxone outside of an secure office setting. The closer we can be to the shelter the easier it will be for clients to successfully engage in treatment. I suspect a daily bus ride to/from Riverside Industrial Parkway would create a significant barrier for many individuals.

Please let me know if there is anything else we can do to help.

Thanks so much,

---Ben

BENJAMIN STRICK, LCSW**Director of Adult Behavioral Health**

207.871.1200 x 2149 | 207.615.2146 (c) | 207.871.1232 (f)

901 Washington Ave, Suite 100

Portland, Maine 04103

www.spurwink.org

From: Sara Fleurant <skf@portlandmaine.gov>
Sent: Wednesday, February 27, 2019 5:06 PM
To: Ben Strick <bstrick@spurwink.org>
Cc: Aaron Geyer <aeg@portlandmaine.gov>
Subject: [External Sender]Spurwink Further Location Feedback

Hi Ben,

We wanted to reach out and thank each of you for recently providing feedback on our site location surveys. As you may be aware coming out of last night's Health and Human Service Committee Meeting the site list was reduced to three locations. We have been asked to produce a deeper dive on these three locations and a large part of that is receiving more feedback from our valued community partners. We are asking you to provide any comments or feedback on the attached document, including any onsite or outreach services you think you may be able to provide at any of the locations. We understand at this time these are projections and not actual services to be delivered. We again want to thank so many of you who said they would partner with the City no matter where the new services center will eventually go. We are hoping to have these returned by next Friday so that this data can be compiled for the council.

Please feel free to contact either Aaron or myself with any questions.

Thank you,

Sara

--

Sara Fleurant
Assistant Director of Housing Services

Oxford Street Shelter

207-482-5224

fax- 207-761-0536

skf@portlandmaine.gov

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--

Aaron Geyer
City of Portland

Health & Human Services Department

[196 Lancaster Street](#)

[Portland, ME 04101](#)

(207) 482-5131

aeg@portlandmaine.gov

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Adam Harr <ash@portlandmaine.gov>

Fwd: Amistad Further Location Feedback

2 messages

Aaron Geyer <aeg@portlandmaine.gov>
To: "Harr, Adam" <ash@portlandmaine.gov>

Thu, Mar 7, 2019 at 4:38 PM

----- Forwarded message -----

From: **Sara Fleurant** <skf@portlandmaine.gov>
Date: Thu, Feb 28, 2019 at 4:09 PM
Subject: Fwd: Amistad Further Location Feedback
To: Aaron Geyer <aeg@portlandmaine.gov>

----- Forwarded message -----

From: **Brian Townsend** <briant@amistadinc.com>
Date: Thu, Feb 28, 2019 at 12:44 PM
Subject: RE: Amistad Further Location Feedback
To: Meredith Pesce <meredithp@amistadinc.com>, Sara Fleurant <skf@portlandmaine.gov>

Hi Sara,

Amistad would be able and willing to provide services onsite and through outreach at any of the three identified options.

Our feedback on the three site options:

With the disclaimer that no site can be perfect, we are inclined to see the County Way location as the best of the three. The most significant positive is the location relative to other services and resources. We do not have the same broad negative feelings about the proximity to the jail that some others seem to have. We agree that the optics aren't great, but we suspect that the people who will have the strongest negative reaction to those optics are not the actual people who will be seeking emergency shelter and services there. The jail does not have negative socio-environmental factors along its periphery, so any downside about being next door is conceptual. If Amistad were looking to purchase land and build a program somewhere, and prioritized accessibility (as we do) above most factors, we would absolutely consider this lot.

Angelo's Acre may have some positive aspects, but our immediate reaction has to do with safety, given the nearness of the harbor. Our community has had enough tragedy associated with accidental drownings; it is hard to overlook this when considering that spot. It also seems like a spot that would be exposed to significant wind and cold, in addition to the noise of the bridge, and we wonder about these factors as being additional existence burdens on the people seeking shelter and support there.

The third option, on Riverside, feels like the least optimal due to its distance from the service center. If all three options were similarly distant, it might hold up by comparison with some other options, but, as one example, it would seem less viable as an option than the previously proposed Barron Center location.

If you would like us to flesh out any of these responses or offer thoughts on specific questions, please let us know!

Brian

From: Meredith Pesce
Sent: Wednesday, February 27, 2019 5:45 PM
To: Sara Fleurant <skf@portlandmaine.gov>; Brian Townsend <briant@amistadinc.com>
Subject: Re: Amistad Further Location Feedback

Thanks Sara, we'll dig into this and send it back over soon.

Meredith Pesce
Associate Director
Amistad
[66 State Street](#)
[Portland, Me 04101](#)

207-241-9141

From: Sara Fleurant <skf@portlandmaine.gov>
Sent: Wednesday, February 27, 2019 4:55 PM
To: Brian Townsend; Meredith Pesce
Subject: Amistad Further Location Feedback

Hi Brian and Meredith,

We wanted to reach out and thank each of you for recently providing feedback on our site location surveys. As you may be aware coming out of last night's Health and Human Service Committee Meeting the site list was reduced to three locations. We have been asked to produce a deeper dive on these three locations and a large part of that is receiving more feedback from our valued community partners. We are asking you to provide any comments or feedback on the attached document, including any onsite or outreach services you think you may be able to provide at any of the locations. We understand at this time these are projections and not actual services to be delivered. We again want to thank so many of you who said they would partner with the City no matter where the new services center will eventually go. We are hoping to have these returned by next Friday so that this data can be compiled for the council.

Please feel free to contact either Aaron or myself with any questions.

Thank you,

Sara

--

Sara Fleurant
Assistant Director of Housing Services

Oxford Street Shelter

207-482-5224

fax- 207-761-0536

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--

Sara Fleurant
Assistant Director of Housing Services

Oxford Street Shelter

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Aaron Geyer
City of Portland
Health & Human Services Department

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[Portland, ME 04101](#)

(207) 482-5131

aeg@portlandmaine.gov

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Aaron Geyer <aeg@portlandmaine.gov>
To: "Harr, Adam" <ash@portlandmaine.gov>

Mon, Mar 11, 2019 at 4:31 PM

[Quoted text hidden]



Adam Harr <ash@portlandmaine.gov>

Fwd: PPD Further Location Feedback

1 message

Aaron Geyer <aeg@portlandmaine.gov>
To: "Harr, Adam" <ash@portlandmaine.gov>

Mon, Mar 11, 2019 at 4:32 PM

----- Forwarded message -----

From: **Vernon Malloch** <vwm@portlandmaine.gov>
Date: Mon, Mar 4, 2019 at 12:35 PM
Subject: Re: PPD Further Location Feedback
To: Sara Fleurant <skf@portlandmaine.gov>
Cc: Aaron Geyer <aeg@portlandmaine.gov>

Hello Sara

The police department will provide all the same services indicated during the review of the Barron Center Site. I believe you have that information on file. If you cannot locate it I will search my old e-mails.

Specific to one site listed here I do have concerns about Angelo's Acre. It's proximity to the working waterfront is a public safety concern. Historically we have seen drowning deaths of homeless people and those who are impaired by alcohol or drugs. The department has worked hard over the years to partner with other providers to significantly reduce this occurrence. Locating a shelter so close to the waterfront has the potential to place an already at risk group in even more danger.

Thanks for soliciting feedback and please let me know if you need any other information.

Best, Vern

On Wed, Feb 27, 2019 at 5:03 PM Sara Fleurant <skf@portlandmaine.gov> wrote:

Hi Chief,

Hope all is well! We wanted to reach out and thank each of you for recently providing feedback on our site location surveys. As you may be aware coming out of last night's Health and Human Service Committee Meeting the site list was reduced to three locations. We have been asked to produce a deeper dive on these three locations and a large part of that is receiving more feedback from our valued community partners. We are asking you to provide any comments or feedback on the attached document, including any onsite or outreach services you think you may be able to provide at any of the locations. We understand at this time these are projections and not actual services to be delivered. We again want to thank so many of you who said they would partner with the City no matter where the new services center will eventually go. We are hoping to have these returned by next Friday so that this data can be compiled for the council.

Please feel free to contact either Aaron or myself with any questions.

Thank you,
Sara

--

Sara Fleurant
Assistant Director of Housing Services
Oxford Street Shelter
207-482-5224
fax- 207-761-0536
skf@portlandmaine.gov

--

Vern Malloch

Interim Chief
Portland Maine Police Department
[109 Middle Street](#)
[Portland, ME 04101](#)
207-874-8600
email: vwm@portlandmaine.gov
Our Core Values
Leadership - Integrity - Service

--

Aaron Geyer
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***Homeless Voices for Justice Comment on Three Potential Sites for the Homeless Services Center
March 15, 2019***



To esteemed Councilors of the Health and Human Services Subcommittee:

Homeless Voices for Justice appreciates the opportunity to provide feedback to the HHS Committee on this step of the relocation process.

Based on community outreaches and careful analysis, Homeless Voices for Justice's main points of concern remain: accessibility, eligibility and bed numbers, and community inclusion.

We do have specific feedback on the three sites in particular, and then other points to consider:

Riverside Industrial Park

HVJ is concerned about the accessibility of Riverside Industrial Park as a location for a new Homeless Services Center. The area is somewhere between a four and six mile walk away from the current Oxford Street Location. While there has been much welcome discussion about proximity to METRO, we hope the public and the City understands the accessibility challenges posed by placing a shelter so far away from current services. Many people staying at shelters in Portland have persistent medical conditions that make it impossible to walk much of a distance. Many lack storage space and have to carry bags and belongings around. And many people are in wheelchairs, use walkers, or canes. Complicating this is the fact that few can afford bus passes, and free bus passes supplied by some service providers are incredibly hard to come by. One of the most frequently sought resources by those who are homeless are monthly passes.

When the State moved its DHHS building from Bayside to South Portland, many people who needed support lost services, or the opportunity to more frequently access services, because of the distance created. At the time of that move, HVJ advocated against it for accessibility reasons. Other concerns about this location include sidewalk accessibility and whether there are food stores close by. In addition to services, many people access employment through agencies such as Labor Ready, which involves lining up early in the morning. The distance created by placing the shelter at Riverside, combined with bus schedules, would make it much harder, if not impossible, for many people staying in the shelter to access employment.

County Way

HVJ is concerned about locating a new Homeless Services Center near the County Jail. While the location is closer to many current services than Riverside is, we fear that placing a shelter near the jail will increase the stigma, discrimination, violence and criminalization that people experiencing homelessness already face. Specifically, we are concerned about the association

implicitly made by locating a Homeless Service Center next to a jail. People who are homeless often struggle with barriers that result from disproportionate enforcement of certain laws, such as loitering or trespassing laws to name just two. Our research and experience as those who have been, or are, homeless shows us that the stigma and criminalization of those who are homeless makes basic life-sustaining activities much more difficult. People who are homeless do not have the privacy of a home to conduct their lives. They are disproportionately asked to “move along” in public space; their activities are more frequently and heavily scrutinized by the public and governing institutions. We believe the close proximity to the County Jail may increase these barriers rather than strive to resolve them. We strongly encourage the Health and Human Services Subcommittee to discuss this aspect of the location.

Angelo’s Acre

Of all three potential sites, Angelo’s Acre is the closest to many available services on the peninsula for those who are homeless. By staying on the peninsula, it is not far from the current shelter and a number of service providers and resources that people who are homeless access in downtown Portland. That said, HVJ does recognize other accessibility aspects that make this site challenging. Namely, the fact that it is quite close to water, a frequently busy street and bridge ramp, and the Port Authority.

Other Points to Consider

First, HVJ encourages the HHS Committee to carefully consider the question of residential zones, which has created much discussion among the councilors. A new Homeless Services Center in any location will no doubt be located close to, or in, a given neighborhood, and we would encourage the councilors to consider that guests at the new Center will be neighbors and residents, the same as anyone else. These guests should not be tucked away, out of sight, due to concern that their presence would pose a challenge to their neighbors. To include and integrate people who are homeless in Portland is one way in which our city can better address the need for shelter services, which has become more severe over the years as other shelters have closed down. To this end, we have heard over and over again from our community a concern and strong appeal for people experiencing homelessness to not be hidden. We recognize the City’s emphasis on *not intending* to hide the homeless. However, we believe that in considering whether current residential zones are appropriate, consideration must be given to how Portland, as a community, cares for its most disenfranchised, oppressed, and stigmatized residents.

Secondly, we are concerned about the prospect of opening up a 150 bed facility while the current shelter chronically exceeds its capacity of 154 people, resulting in the use of overflow and sometimes triple overflow on a nightly basis. In December of 2018, 537 people were served by homeless shelters in Portland. Based on current trends, HVJ does not believe the predictions for reduced numbers are realistic. We are encouraging the Councilors to afford for space and capacity such that the new Homeless Services Center does not need overflow in the first place.

Connected to this is the question of guest eligibility and policies governing the new Homeless Services Center. To us, it is crucial that the City keeps to its long-standing commitment to provide emergency shelter services to anyone who needs it and that the policies governing the new Homeless Service Center are the least restrictive they can possibly be, to ensure that the City's goals for rapidly connecting people to resources and housing can be met.

Third, the HHS Committee has moved recently to narrow down sites from 11 to 3. While we welcome the sense of urgency to address the life-threatening problem of homelessness in Portland, we will continue to encourage the HHS committee to work more systematically on including the input of those who are homeless as this process moves forward. Homeless Voices for Justice seeks to empower those who live in poverty and homeless – people whose perspectives are often absent from the development of policies and programs that directly impact their social and economic well-being. To this end, we are working in conjunction with City Management on convening a community forum for people who are homeless so their input can be heard. While those plans continue to move forward, we advise that the City take steps to ensure that the pace of the relocation process does not move so fast as to exclude the concerns and feedback of the community they seek to help.

As our most relied upon partners, we appreciate your feedback on the following potential locations for a Homeless Services Center. Please indicate any onsite services you may be able to provide. Thank you!

Riverside Industrial Park:

Goodwill's Workforce programs can provide onsite services to homeless individuals at this location if there are significant barriers to clients accessing services at our primary local program office, 190 Lancaster Street.

This includes access to:

- Job Connection programming
- Workforce Innovation and Opportunity Act (WIOA) Youth, Adult and Dislocated Worker programming through Workforce Solutions, and
- Employment Services (job coaching and/or job development through Vocational Rehabilitation)

County Way:

Goodwill's Workforce programs can provide onsite services to homeless individuals at this location if there are significant barriers to clients accessing services at our primary local program office, 190 Lancaster Street.

This includes access to:

- Job Connection programming
- Workforce Innovation and Opportunity Act (WIOA) Youth, Adult and Dislocated Worker programming through Workforce Solutions, and
- Employment Services (job coaching and/or job development through Vocational Rehabilitation)

Angelo's Acre:

Goodwill's Workforce programs can provide onsite services to homeless individuals at this location if there are significant barriers to clients accessing services at our primary local program office, 190 Lancaster Street.

This includes access to:

- Job Connection programming
- Workforce Innovation and Opportunity Act (WIOA) Youth, Adult and Dislocated Worker programming through Workforce Solutions, and
- Employment Services (job coaching and/or job development through Vocational Rehabilitation)

Agency: Goodwill Northern New England

Representative: Dave Wurm, Senior Director, Workforce Services

As our most relied upon partners, we appreciate your feedback on the following potential locations for a Homeless Services Center. Please indicate any onsite services you may be able to provide. Thank you!

In considering these locations, the Library evaluates how we could provide service through our existing locations and how we could add a site onto our outreach agenda. We recognize that the Library's collections are helpful as research tools as well as much-needed entertainment for people experiencing homelessness, and that library spaces are welcoming and safe which can be reassuring and provide a positive sense of community for someone experiencing disruption and anxiety due to homelessness. Of the Library's locations, the Main Library on Monument Square is best equipped to provide the variety of information resources, the technology tools, security staffing, and seating to accommodate.

Riverside Industrial Park:

Being the location farthest from any of our branches, especially the Main Library, this location would be most challenging to provide our strongest service. Based on current models and funding, we would anticipate providing bookmobile or pop-up service once per week, and the possibility of providing donated collections for free use (similar to Florence House). It seems critical that the location be on a bus line.

County Way:

The proximity to the peninsula and both major hospitals, as well as to the Police Headquarters (if it moved there), add value to this location. As stated above, the Library can provide our best service through our Main Library location, and this would still require a bus or a solid walk from County Way. As with any location chosen, the Library would provide outreach and pop-up service to the extent we can as described above.

Angelo's Acre:

This is geographically nearest to the Main Library and is, therefore, the most beneficial site for access to full Library services. As with any location chosen, the Library would provide outreach and pop-up service to the extent we can as described above.

Agency: Portland Public Library

Representative: Sarah Campbell

Service Provider Information Sheet

Service Provider: Preble Street

Point Person: Fiona Mason

Services List: Targeted outreach, engagement and case management services for clients who are homeless and who meet program requirements for Veterans Housing Services, Anti-Trafficking Services and the Medication Assisted Recovery Program (MARF) within Health Services.

Target Demographic:

- Veterans
- Survivors of Human Trafficking that meet the federal definition of Human Trafficking
- Uninsured and high risk individuals with Substance Use Disorder that are participants in the Medication Assisted Recovery Program (MARF)
- Youth age 18 through 20

Days /Hours: TBD

Space /Office requirements: TBD

What else is needed?

All the of the services outlined are provided through and dependent on grant funding. Historically, funding and needs have changed over time which results in fluctuating service delivery. For example, we apply for and have received awards annually for our Veterans Housing Services program through the federal Specialized Services for Veterans and Families (SSVF) program. After receiving the award for this next grant period starting October 1, 2018, we were notified they may be reducing all SSVF grants for the next grant period. This reduction in funding will result in reduced service delivery.

Anti-Trafficking Services (ATS) is also dependent on federal funds. The current award cycle was for a three-year period and we anticipate receiving funds for another grant period starting 10/1/18. Our ATS team has fluctuated within and across grant funding cycle based on several factors; these changes in team configuration and number of caseworkers affect our ability to provide services.

The Health Services intensive case management services offered to MARF clients is also dependent on grant funding. We are currently participating in the MARF pilot project which ends in March 2019. We are hopeful there will be an opportunity to apply for another grant period through a subcontract with Greater Portland Health however we have no definitive information at this time.

Teen Services provides day services, case management and overnight shelter to youth age 12-20. We do not allow youth age 18-20 to access services at our Resource Center and instead encourage them to access services through our Teen Services. This aids in their ability to seek age and developmentally appropriate services that supports them in moving from homelessness to housing stability. Currently Teen Services works collaboratively with Oxford Street Shelter to encourage 18-20-year-old youth to access services through Teen Services. We would like to continue this practice with the new Homeless Services Center going forward.

Expected Outcomes: Access to specialized services as able.

March 6, 2019 - Shelter Locations Questionnaire

As our most relied upon partners, we appreciate your feedback on the following potential locations for a Homeless Services Center. Please indicate any onsite services you may be able to provide. Thank you!

Riverside Industrial Park: ***DEFINITE NO*** Yes/**No**/ Maybe ?

Pluses

- Receptivity by residential and business neighbors- likely somewhat low opposition

Minuses

- Public visibility- hiding homeless guests on outskirts of town...
- Access to other services and amenities – too remote; not within walking distance to much of anything...; longish bus ride
- Neighborhood- industrial
- Transportation- where's the nearest bus stop?

County Way ***NOT A PREFERRED SITE*** Yes/No/**Maybe** ?

Pluses

- Transportation- near bus lines
- Access to other services and amenities – within walking distance or short bus ride

Minuses

- Receptivity by residential and business neighbors- likely high opposition, by businesses who might not see a Homeless Services Center as good for business and by residential neighbors
- Public visibility- hiding homeless guests from public view
- Neighborhood- industrial feel; next to jail, may be seen by some as equating homelessness with criminality

Angelo's Acre ***PREFERRED SITE*** **Yes**/No/ Maybe ?

Pluses

- Public visibility- definitely not hiding homeless guests
- Transportation- near bus lines
- Access to other services and amenities – within walking distance or short bus ride

Minuses

- Receptivity by residential and business neighbors- likely opposition by both; may be manageable though...

Shalom remains committed to providing mental health case management to support mutual clients in need of such services wherever they are, including the new Homeless Services Center. The new configuration will make it easier to meet with shelter guests at the Center. In addition, Shalom will continue to meet with guests to assess eligibility for Section 17 adult mental health case management and/or eligibility for Shalom group homes or Community Rehabilitation Services.

Shalom staff will also continue to award as many eligible shelter guests as program resources allow with one of the rental subsidies we administer so that guests can better afford available housing in the area. We will also set up mutually agreeable times to meet with guests in need of rental vouchers and schedule regular weekly hours at the new Homeless Services Center to answer questions / assist guests and their housing counselors with rental assistance applications.

Agency: Shalom House, Inc.

Representative: Norm Maze, Deputy Director

As our most relied upon partners, we appreciate your feedback on the following potential locations for a Homeless Services Center. Please indicate any onsite services you may be able to provide. Thank you!

Riverside Industrial Park :

We are concerned that this location is too far removed from services. While the City seems committed to having a transportation plan in place, we feel that our clients benefit from being able to walk to access needed resources, services, and work. The team also has concerns that the segment of the population with significant behavioral challenges will struggle to be able to maintain access to transportation services whether it be city - provided or through the bus line.

County Way:

While the proximity to the jail is problematic optics and messaging wise, we feel that it is located close enough to town that folks will still have ease of access to essential services and its proximity to MMC is particularly positive.

Angelo's Acre:

Pros for this location include that it is centrally located and would provide ease of access to services. It is also the most publicly visible of the 3 remaining locations.

We have some concerns about clients who are under the influence wandering into traffic or down some of the wharfs in that area. It's worth noting that when people are restricted or CTO'd from the shelter some are likely to sleep rough around the city and shifting this population closer to the water could be dangerous, particularly for those who may be under the influence. There have been many instances of people who are homeless drowning in Portland and anything that puts people closer to the waterfront could be a concern.

Agency: The PATH Program at The Opportunity Alliance

Representative: Christina Cook

As our most relied upon partners, we appreciate your feedback on the following potential locations for a Homeless Services Center. Please indicate any onsite services you may be able to provide. Thank you!

Riverside Industrial Park:

This location seems too far and would seem to not help folks get the services they need, but instead might hinder them even more. SARSSM does not promote this location.

County Way: **County way is a great solution. It is close to the hospital and sticks to the bus route. It does not create any more barriers to the homeless population.**

Angelo's Acre: **Angelo's Acre is a great second choice.**

Agency: Sexual Assault Response Services of Southern Maine (SARSSM)

Representative: Whitney Adell, Program Manager of Advocate and Outreach Services

What the agency can provide:

- **On-site one on one support for folks that have been sexually harmed**
- **On-site outreach by consistently showing up on a specific day to table and create awareness about surveys**
- **Possibility of an on-site support group once outreach as been established**



Adam Harr <ash@portlandmaine.gov>

Fwd: Location feedback

1 message

Robert Parritt <rup@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Tue, Mar 12, 2019 at 1:05 PM

Through These Doors Feedback

----- Forwarded message -----

From: **Sara Fleurant** <skf@portlandmaine.gov>
Date: Fri, Mar 8, 2019 at 6:04 AM
Subject: Fwd: Location feedback
To: Robert Parritt <rup@portlandmaine.gov>

----- Forwarded message -----

From: **Jennifer S** <jennys@throughthesedoors.org>
Date: Thu, Mar 7, 2019 at 3:14 PM
Subject: Location feedback
To: Sara Fleurant <skf@portlandmaine.gov>
CC: Kelley W <kellyw@throughthesedoors.org>, Rebecca H <rebeccah@throughthesedoors.org>

Hi Sara,

Thanks for reaching out to Kelley with regards to our feedback on the shelter locations being proposed and the services we could provide. We had a discussion about what our involvement could be as a whole. The location of the shelter doesn't have an impact on the services that we could provide onsite.

Given the intersection of homelessness and domestic violence, what will be needed and what we could provide is a full-time domestic violence advocate (if funding permits) located on site to provide advocacy and support to victims and survivors of domestic violence, stalking, human trafficking and dating abuse.

Let me know if you have any questions.

Thanks.
Jenny

Jenny Stasio, Director of Operations

she/her/hers

Through These Doors *(formerly Family Crisis Services)*

Office: 207-874-1196

Mobile: 207-712-8274

24-hour Helpline: 800-537-6066



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Sara Fleurant
Assistant Director of Housing Services
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fax- 207-761-0536
skf@portlandmaine.gov

--

Rob Parritt
Homeless Services Consultant
City of Portland
rwp@portlandmaine.gov

As our most relied upon partners, we appreciate your feedback on the following potential locations for a Homeless Services Center. Please indicate any onsite services you may be able to provide. Thank you!

Riverside Industrial Park: Community Housing of Maine (CHOM) does not provide direct services, however we would be happy to continue our collaborative relationship with the City at any of the three potential locations for a Homeless Services Center, including the Riverside Industrial Park site.

County Way: CHOM does not provide direct services, however we would be happy to continue our collaborative relationship with the City at any of the three potential locations for a Homeless Services Center, including the County Way site.

Angelo's Acre: CHOM does not provide direct services, however we would be happy to continue our collaborative relationship with the City at any of the three potential locations for a Homeless Services Center, including the Angelo's Acre site.

Agency: Community Housing of Maine

Representative: Cullen Ryan, Executive Director

Feedback from community members experiencing homelessness, gathered from Homeless Voices for Justice outreaches and community meeting.

Homeless Voices for Justice gathered feedback from people experiencing homelessness in Portland on the three proposed sites for the city of Portland's proposed Homeless Services Center. HVJ collected 44 survey responses (combined with 88 general comments from surveys we utilized in previous community outreach) and held a community meeting in the Preble Street Resource Center with roughly 30 people, all of whom provided extremely diverse feedback and responses.



Significantly, HVJ has also spoken with a number of other community members who use the Oxford Street Shelter that opted *not* to fill out a survey, due to concerns that their voices and concerns would not be heard. This is why we feel it is important to continue working with City Management to arrange a community forum on this topic, specifically for those who are homeless and utilize shelter services in Portland.

Feedback on sites:

Riverside Industrial Zone

The majority of responses were opposed to this site for accessibility and location reasons. The frequency and price of public transportation would make moving between this location and other sites in the city very difficult or prohibitive. There was also concern from people who have to carry their belongings, have mobility challenges, and who need to access employment services/opportunities closer to the center of the city. Example of the responses not in favor of this site:

"This site would take someone without mobility issues at least two hours to get to from the center of town."

"I believe the reasons for this site are to hide the homeless community. It needs to remain fairly close and easily accessible to resources."

There were, however, some people who favored the Riverside site *because* of its distance from the rest of Portland. For example, one respondent said:

"[Riverside Industrial Site is] Choice 1. Out of town! Further away would be less stereotypes."

County Way

A sizeable number of responses from the community opposed this location due to its proximity to the Cumberland County Jail. People raised concerns about the impact of this location on increasing the stigmatization and criminalization of those who are homeless. Example of the responses not in favor of this site:

“This is not a good idea. Many homeless people have a negative association with police and the county jail.”

“They should absolutely NOT move it next to the jail... there is already a harsh stigma against the homeless and throwing us at the jail is wrong AND offensive.”

On the other hand, a sizeable number of responses from the community favored this location, noting that the location might help increase security and has close proximity to existing grocery stores, job opportunities, emergency and/or medical services, public transportation, etc.

Angelo’s Acre

Its closeness to existing, frequently utilized resources and social services in Downtown Portland (particularly the Bayside Neighborhood) was frequently referenced as a strength. In addition to facilitating access to important services, the central location was favored by some for keeping the issue of homelessness visible (as an important issue) in the city.

Responses opposed to this location were concerned about pedestrian safety, due to proximity to Commercial Street and the Casco Bay Bridge.

Overall, the responses to **Angelo’s Acre** and **County Way** were more mixed and positive as both remain closer to available resources downtown than does the Riverside site.

Other comments:

1. *What about other locations that the City has already moved on from?* The Douglass Street site came up several times. It was also clear that people who are homeless aren’t fully informed of the range of potential sites that had existed before there were three.
2. *What will happen to policies and procedures that govern the new Homeless Services Center?* Many people are concerned about policies and procedures and *who* can access services at the current shelter. Because Oxford Street Shelter cannot adequately accommodate those with high medical, disability, or related needs, those who are homeless in these categories are disproportionately affected by an outdated system. Many people are concerned whether the new Homeless Services Center will be more adequately set up to address guests with relatively higher needs, specifically medical needs.
3. *What about other resources?* People’s core concerns are around access to resources, including transportation. If the current density of resources and social services in the Bayside Area are broken up, people are concerned about how the City will help shelter guests access those vital services? Even if the new Homeless Services Center provides a number of services on-site, guests will still have to navigate the rest of the City for services and resources.
4. *How many beds?* People are concerned that 150 beds are inadequate to address the current need. People experiencing homelessness in Portland see that the current shelter is 154 beds, with frequently used overflow of 77 beds. The community is concerned how the City is going to address this need with a smaller shelter.

5. *Current conditions.* Overcrowding, pests, not feeling heard, not having adequate access to vital services such as casework, and opportunities to exit homelessness are few among the many indignities those who are homeless face in Portland on a daily basis. Often, people in the community want to discuss these conditions, what it's like from their perspective to experience them, and what needs to be different. People experiencing homelessness want to know how the new Homeless Services Center will address these issues.



Executive Department
Michael Sauschuck, Assistant City Manager

To: Jon Jennings, City Manager

From: Mike Sauschuck, Asst. City Manager and Jeff Levine, Director of Planning and Urban Development

Date: 8/30/18

Re: Explanatories for HSC Site Assessment Matrix

Below please find the explanatories for the “HSC Site Assessment Matrix” spreadsheet dated 8/30/18 for public release in anticipation of the September 8th Public Forum. Together the Site Assessment Matrix and this Explanatories document are a summary of the site selection analysis that was undertaken as part of the selection process for the new Homeless Service Center. This document provides further explanations of that went into the scoring incorporated in the site selection matrix.

A. Presumpscot Street Vicinity-

1. **Site Control and Acquisition Cost- 3-**The City controls land in this area but it is currently fully programmed for other purposes. The State of Maine also owns land in this area. However, practically speaking any potential shelter would likely require land to be acquired or leased from a third party or require existing uses shifted be elsewhere.
2. **Physical Site Characteristics- 3-** No identified issues.
3. **Zoning- 4-** Zoning for land currently in the area would generally support the siting of the HSC although land in governmental control may need to be rezoned to match the abutting IM zone.
4. **Council Policy Consistency- 4-** The area generally meets all the standards set by the council for shelter location. The area does not have a lot of services and amenities but is not inconveniently located.
5. **Transportation- 4-** The area is not directly on a transit line but a site could be found within ¼ mile of transit.
6. **Infrastructure- 5-** There are no known infrastructure limitations in this area.
7. **Adjacent Land Use and Context- 4-** Context is a mix of industrial, institutional, commercial and residential.
8. **Co-location Advantages- 3-** Some services are located in the area.
9. **Other Regulatory Considerations - 5 -** No significant issues identified, but no significant opportunities either.

B. Bishop St Area-

1. **Site Control and Acquisition Cost- 2-**The City does not control any land in this area so any potential shelter would need to be acquired from a third party and there does not immediately appear to be an opportune site.
2. **Physical Site Characteristics- 4-** The area borders on an impaired watershed to the south but has several parcels large enough for the purposes of the HSC.
3. **Zoning- 5-** Zoning designations in the area support the location of the HSC as a conditional use.
4. **Council Policy Consistency- 5-** The area meets all the standards set by the council for shelter location.
5. **Transportation- 2-** Although the site is within $\frac{1}{4}$ mile of transit and has had some sidewalks recently installed, the traffic management issues in adjacent Morrills Corner are a significant impediment to mobility.
6. **Infrastructure- 5-** There are no known infrastructure limitations in this area.
7. **Adjacent Land Use and Context- 4-**Context is a mix of industrial, commercial, residential and institutional.
8. **Co-location advantages- 3 -**Located near a Housing First facility but no other relevant services.
9. **Other Regulatory Considerations - 5 -** Proximate to a resource protection area and impaired stream.

C. Washington Ave/Canco Road-

1. **Site Control and Acquisition Cost- 2-**The City controls land in this area but it is currently mostly programed for DPW purposes after the result of a multi-year move. Other land controlled by the City has limited access and contamination issues.
2. **Physical Site Characteristics- 4-** No identified issues.
3. **Zoning- 3-** Zoning for land currently being utilized would support the siting of the HSC (IM) but land likely to be available for the development of the HSC would need to be rezoned to match abutting designations (like R3 to IM.)
4. **Council Policy Consistency- 4-** The area generally meets all the standard set by the council for shelter location. Though it is off of a transit corridor a location could potentially be found within a quarter mile. The area does not have a great deal of services and amenities but is not inconveniently located.
5. **Transportation- 4-** The site is within $\frac{1}{4}$ mile of transit near to a stop and proximate to a major arterial but is not on a transit line.
6. **Infrastructure- 5-** There are no known infrastructure limitations in this area.
7. **Adjacent Land Use and Context- 3-** Context is a mix of industrial, institutional and residential.
8. **Co-location advantages- 3-** No immediate opportunities other than proximity to City facilities on Canco Road.
9. **Other Regulatory Considerations - 5 -** No significant issues identified but no significant opportunities either.

D. County Way-

1. **Site Control and Acquisition Cost- 3-**The City controls land in this area, as do the County and State. The City does not control a large enough area to site the HSC.
2. **Physical Site Characteristics- 5-** No identified issues.
3. **Zoning- 5-** Zoning for land currently being utilized would support the siting of the HSC (IM) but land likely to be available for the development of the HSC would need to be rezoned to match abutting designations (like R3 to IM.) Since the abutting land is an already identified zone the zoning rating is neutral.
4. **Council Policy Consistency- 2-** The area generally meets all the standards set by the council for HSC location. Though it is off of a transit corridor a location could be within a quarter mile. However, the location next to a jail is not appropriate from a public policy standpoint.
5. **Transportation- 4-** The site is within $\frac{1}{4}$ mile of transit near to a stop and proximate to a major arterial.
6. **Infrastructure- 3-** There are no known infrastructure limitations in this area. However, ; there is not a good amount of infrastructure in the area where a building would likely be located. Therefore, this site would require costs to be incurred to extend services and infrastructure.
7. **Adjacent Land Use and Context- 2-** Context is a mix of industrial, institutional and residential. Location and proximity near to the Cumberland County Jail is viewed by staff to be very problematic, and may advance many detrimental and negative stereotypes about housing insecurity and criminality.
8. **Co-location advantages- 3-** Site has few advantages but also few disadvantages.
9. **Other Regulatory Considerations - 3 -** Significant portion of this area is contaminated and could present costs and issues related to necessary cleanup and amended Activity and Use Limitations.

E. District Road-

1. **Site Control and Acquisition Cost- 5-** Controlled by the City, although the developed portion of the site is needed for Water Resources activities.
2. **Physical Site Characteristics- 5-** No identified issues although the likely development site represents a greenfield and may have some resource protection and DEP issues.
3. **Zoning- 5-** The HSC is permitted in this zone.
4. **Council Policy Consistency- 1-** This area is not consistent with current Council guidance. Of all sites examined it would seem to most represent the problem of “warehousing” the homeless.
5. **Transportation- 2-** The site is within 1/4 mile of transit but would require better access to be constructed for clients to access the metro line. The headways are also more infrequent than the other sites for this route. The area is also approximate to a major arterial but is the most inconvenient and remote of the locations examined.
6. **Infrastructure- 3-** Utilities would likely need to be extended to service the area and the condition of existing services has not been determined. Sidewalks in the area are very limited.
7. **Adjacent Land Use and Context- 3-** Context is industrial and forest.
8. **Co-location advantages- 3-** Site is remote but located relatively close to the HHS building. The location would be unlikely to benefit from any economy of scale from other city services or other providers.
9. **Other Regulatory Considerations - 1 -**The area is predominantly greenfield and the acquisition of this land by the Jetport, which has indicated an ongoing need for this land for future growth, presents significant issues to using the land for the HSC.

F. Forest Avenue in vicinity of Read Street-

1. **Site Control and Acquisition Cost- 2-** No site has been identified despite effort. There is no significant land under city control in the area. Conversations with nearby property owners with suitable property were unsuccessful.
2. **Physical Site Characteristics- 3-** No identified issues nor viable sites.
3. **Zoning- 3-** The area closest to Forest is not zoned for HSC but it abuts zones that are.
4. **Council Policy Consistency- 5-** This area is consistent with current Council guidance.
5. **Transportation- 5-** Site is located along a major arterial with very good multi-modal access.
6. **Infrastructure- 5-** Utilities are in place.
7. **Adjacent Land Use and Context- 4-** Context is industrial, institutional, commercial and residential located along a major arterial with a large variety of disparate uses.
8. **Co-location advantages- 5-** Site is well situated.
9. **Historic Preservation and Environment - 5-** No identified issues although individual sites may have challenges.

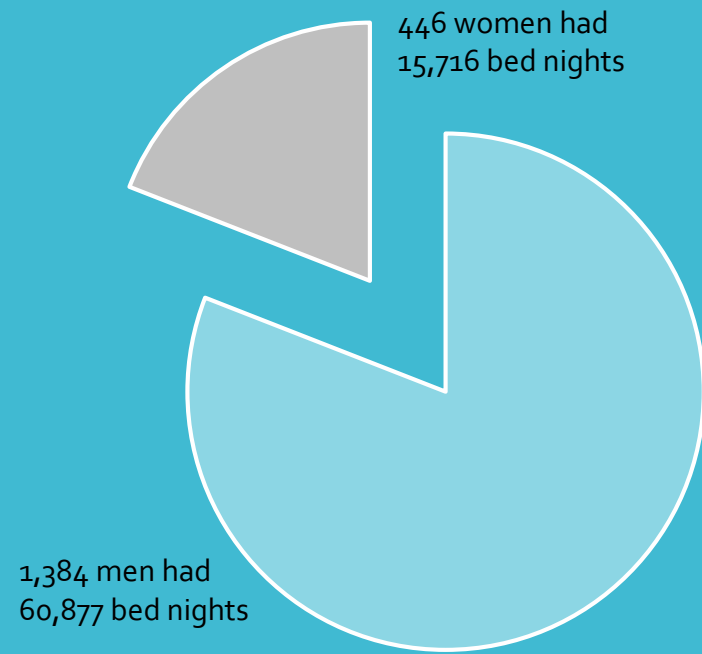
G. Barron Center-

1. **Site Control and Acquisition Cost- 5-** City controls site and has available space for an HSC.
2. **Physical Site Characteristics- 5-** Redevelopment of existing surface parking lot with proper dimensions and buffering from abutting uses is a viable option. Site is flat.
3. **Zoning- 3-** The area closest to Brighton is not zoned for HSC but abuts the B-4 zone that would permit an HSC. Site is a stand-alone R-5 zone so a rezoning that brings it into conformance with abutting properties would reduce the piecemeal zoning in the area.
4. **Council Policy Consistency- 5-** This area is consistent with current Council guidance.
5. **Transportation- 5-** Site is located along one of the major arterials with very good multi-modal access. Corridor will see significant transit and multi-modal infrastructure improvements in near term unrelated to project.
6. **Infrastructure- 5-** Utilities are in place.
7. **Adjacent Land Use and Context- 4-** Context is commercial, institutional and residential located along a major arterial with a large variety of disparate uses. Nearest residential structures other than Loring House are between 300 and 500 feet away.
8. **Co-location advantages- 5-** Site is well situated. Colocation for maintenance and support services with Barron Center are excellent and will create significant economies of scale. Beneficial partnership opportunities have been identified.
9. **Historic Preservation and Environment - 3-** Site is adjacent to a historic landmark but also an underutilized open space.

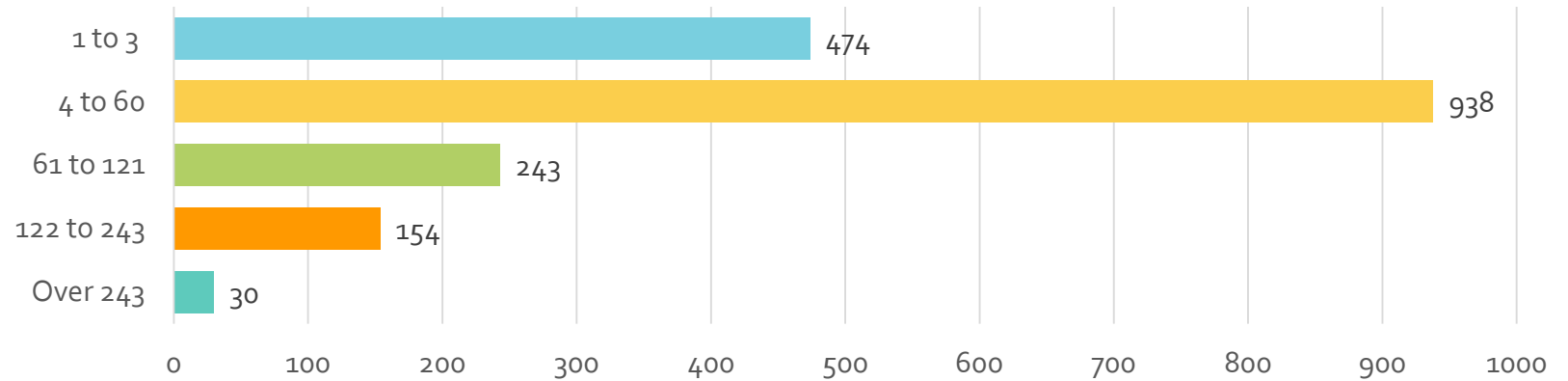
Staying at OSS

Average Monthly Bed Nights and Length of Stay Across Age and Gender at the City Operated Low-Barrier Emergency Shelter

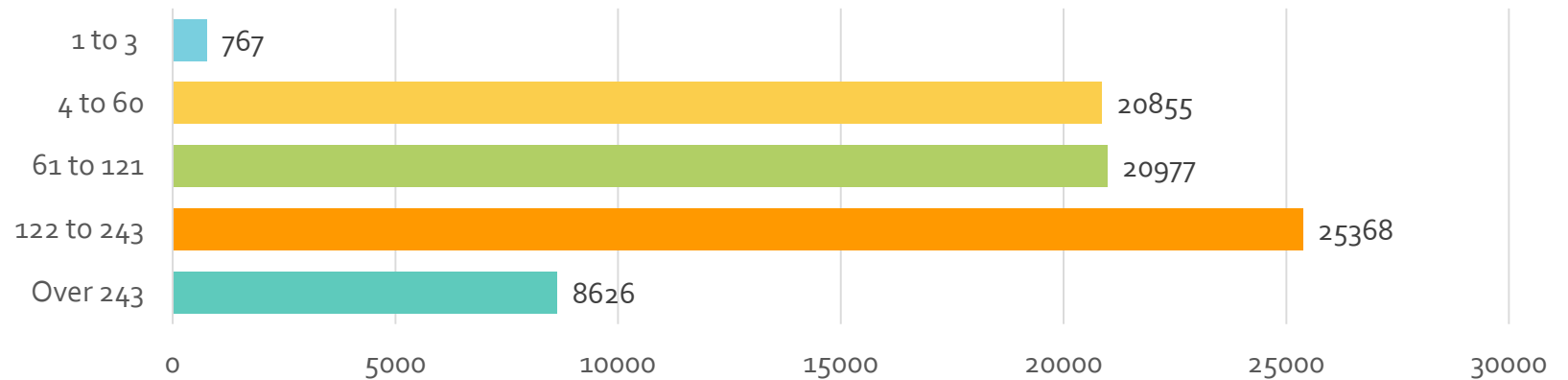
Total 2018 Bed Nights: by Gender



Shelter Stays: 1,839 Unduplicated Individuals



Total Bed Nights: 76,983



Staying at OSS

Stayed 1 to 3 nights

Stayed 4 to 60 nights

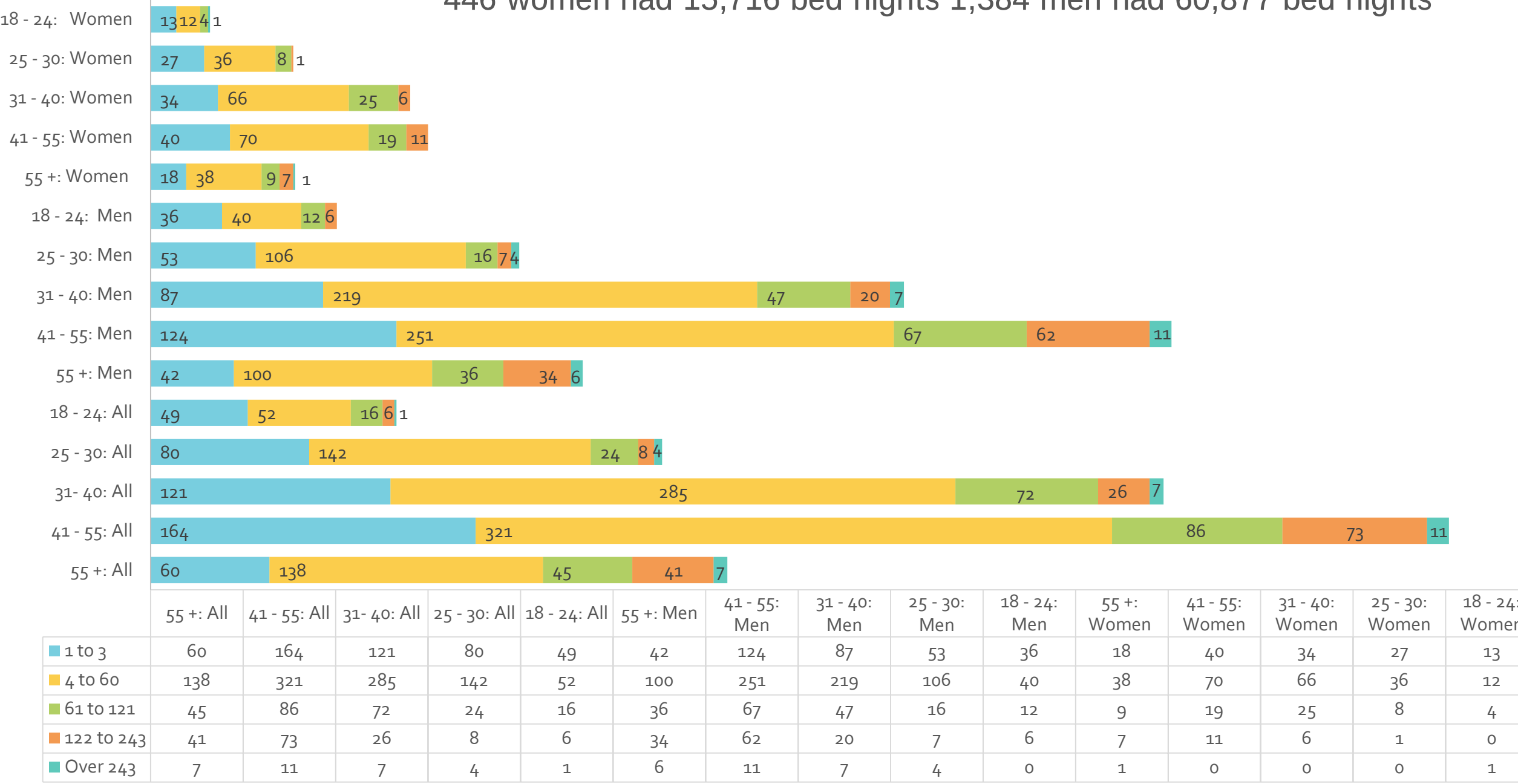
Stayed 61 to 121 nights

Stayed 122 to 243 nights

Stayed over 243 nights

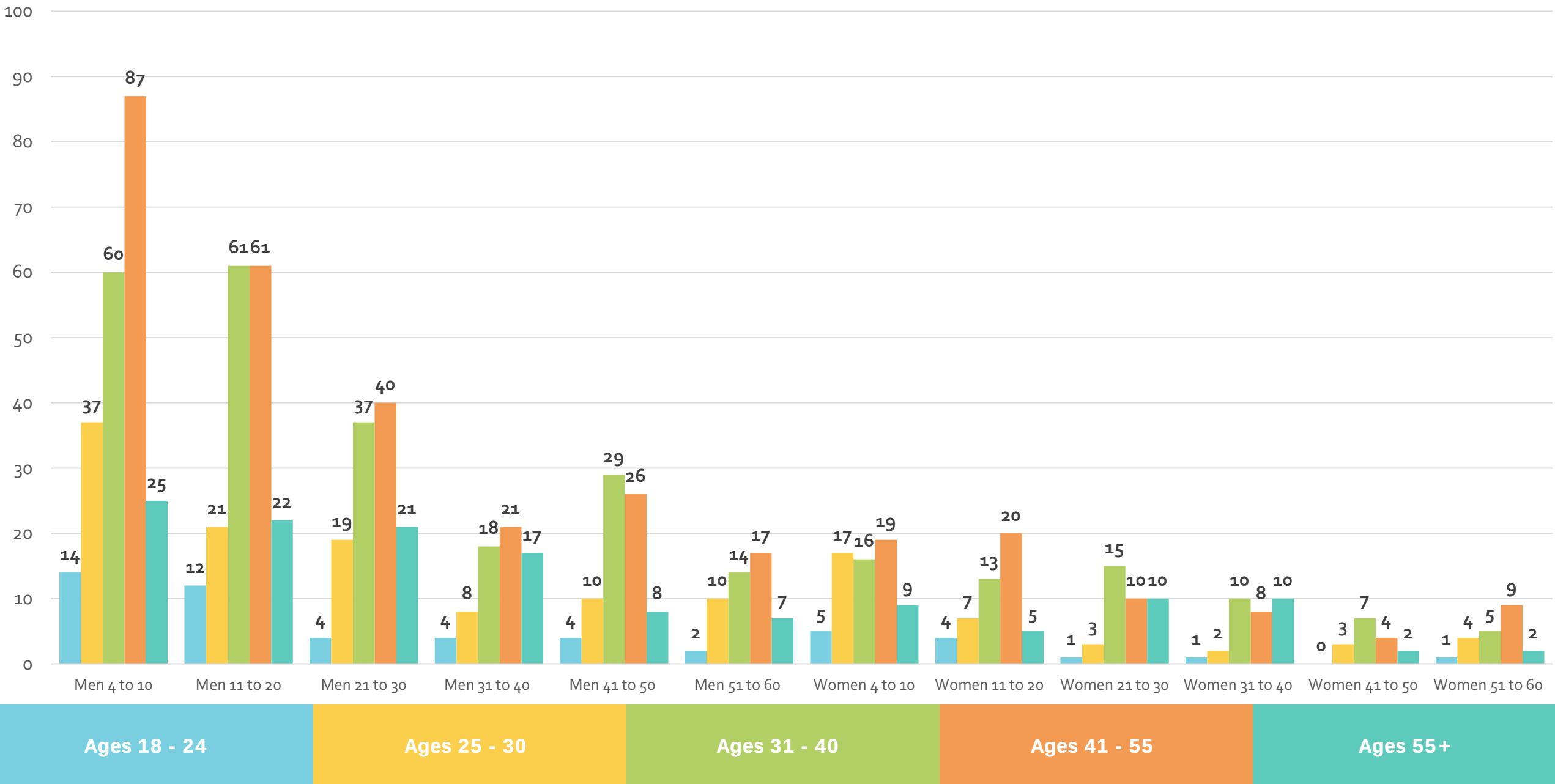
Length of Stay in 2018: 1,839 Unduplicated Individuals by Age and Gender

446 women had 15,716 bed nights 1,384 men had 60,877 bed nights



STAYED 4 – 60 DAYS AT OSS: 938 UNDUPLICATED INDIVIDUALS

716 MEN HAD 15,929 BED NIGHTS; 222 WOMEN HAD 5,103 BED NIGHTS

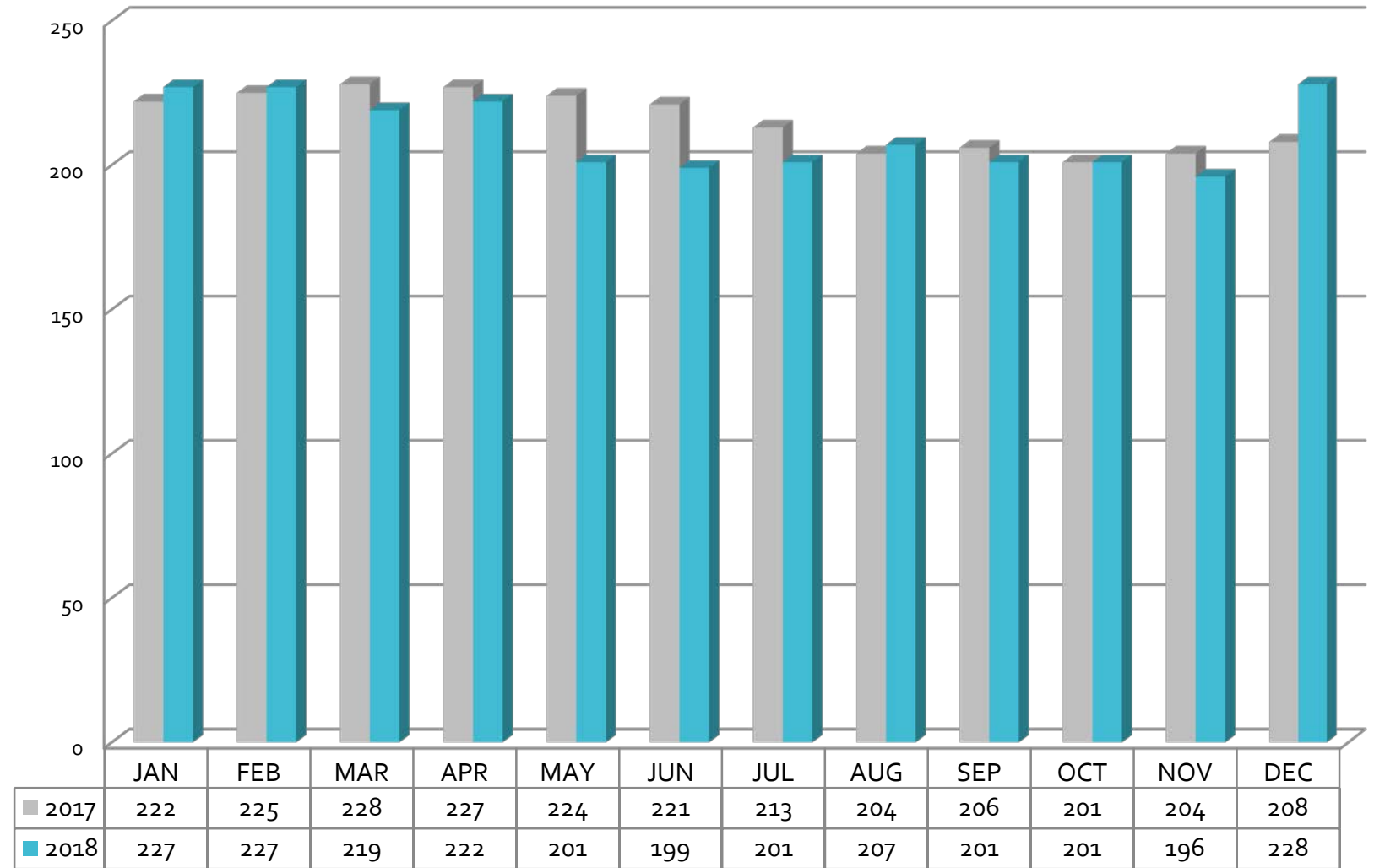


Oxford Street Shelter Bed Nights

2018

- On 1/28/2019 270 individuals slept at the shelter
- On Average, 211 people stayed at OSS per night
- An individual stayed an average of 42 nights
- The median length of stay was 17 days

Average Bed Night: average number of people at OSS on any given night in a month



Staff recommendation for a new Homeless Services Center



Presented by: Rob Parritt,
Oxford Street Shelter Director
City of Portland

History of Emergency Services for Homeless Individuals in Portland

Summer – Tent City in Lincoln Park
September – City opens first emergency shelter with a 20 bed capacity

1987

October 1994 - Oxford St capacity rises to 62 beds.

1992-94

1996 - Capacity rises to 80 beds.
1998 - Community asks City to provide temporary services for guests with substance use issues.
1998 - Capacity expands to 108 beds.

1996-98

1988-89

May, 1988 - City moves shelter to Alder Street, increases beds to 25.
December 1989 - Oxford Street Shelter opens with 50 beds

1995

1995 - City leases 197 Oxford St adjacent to main building. Day room & support services open due to increase in numbers

1999-2000

1999 - Capacity expands to 127 beds.
2000 - Capacity expands to 154 beds.

History of Emergency Services for Homeless Individuals in Portland

March 2004 - Salvation Army (SA) overflow used regularly. Reach record high of 199: 154 at OSS & 44 at SA.

2004

2010 - Florence House opens; overflow for women opens at GA office. 2011 - OSS becomes co-ed again. 2012 - Warming centers open at GA for 1st time.

2010-12

Long-Term Stayers Initiative begins.

2015

2005-07

March 2005 - Record number of 51 women sleep at OSS.
2007- Preble Street opens Women's Shelter.

2014

Warming centers phased out
October - Heroin epidemic mentioned in ESAC minutes for 1st time.

2017

City changes zoning ordinances to allow for additional locations in search for modern shelter facility.
City expands OSS to 24-hours.

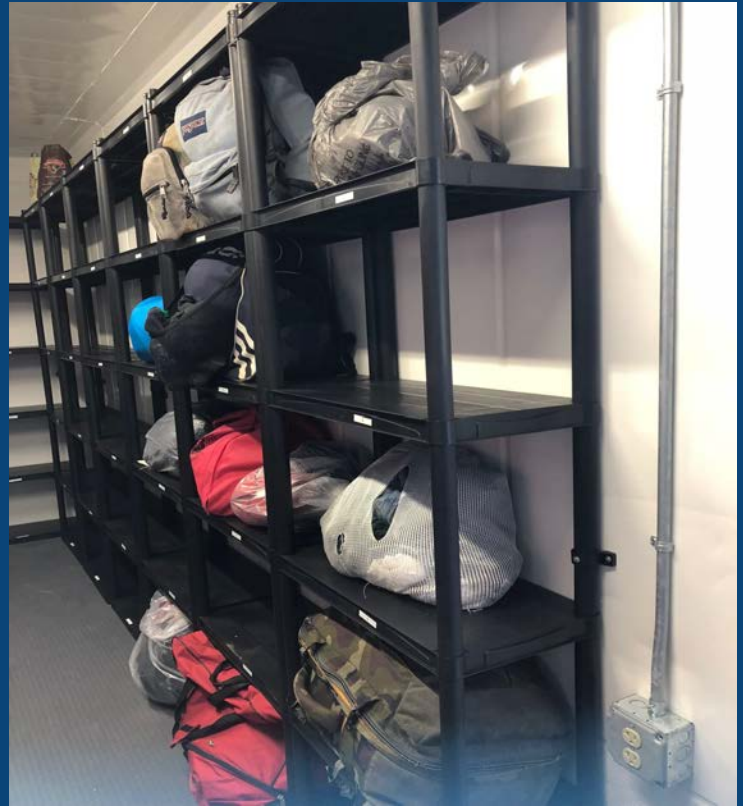
Current Shelter

- Oxford Street Shelter includes two adjacent properties
- Poorly configured with three floors that requires double the staff
- Cramped sleeping space with mats rather than cots
- No space for meals



Current Shelter

- Lockers and bathrooms are outside for day use
- Inadequate welcome area which limits staff ability to welcome guests
- Current design leads to long lines and large crowds



A New Model for Services

- City announces goal to create a new state-of-the-art adult service center to replace Oxford Street Shelter.
 - 24 hours a day, 7 days a week
 - On-site meals
 - On-site health, mental health, substance use treatment & dental services
 - Housing assistance, peer support, case management
 - Employment assistance (HIRE)
 - Modern design that will limit long lines and crowding



Example of modern integrated shelter design in Lewisham, UK (for illustrative purposes only)

The Search for a New Service Center

- Examination of open concept shelter models in Boston as well as in Maine to view current best practices
- New zoning allowed for expanded search
- City scouted potential locations for service center. Seriously evaluated several opportunities that could match staff recommendations
- Better part of a year searching for sites

Community Response and Feedback

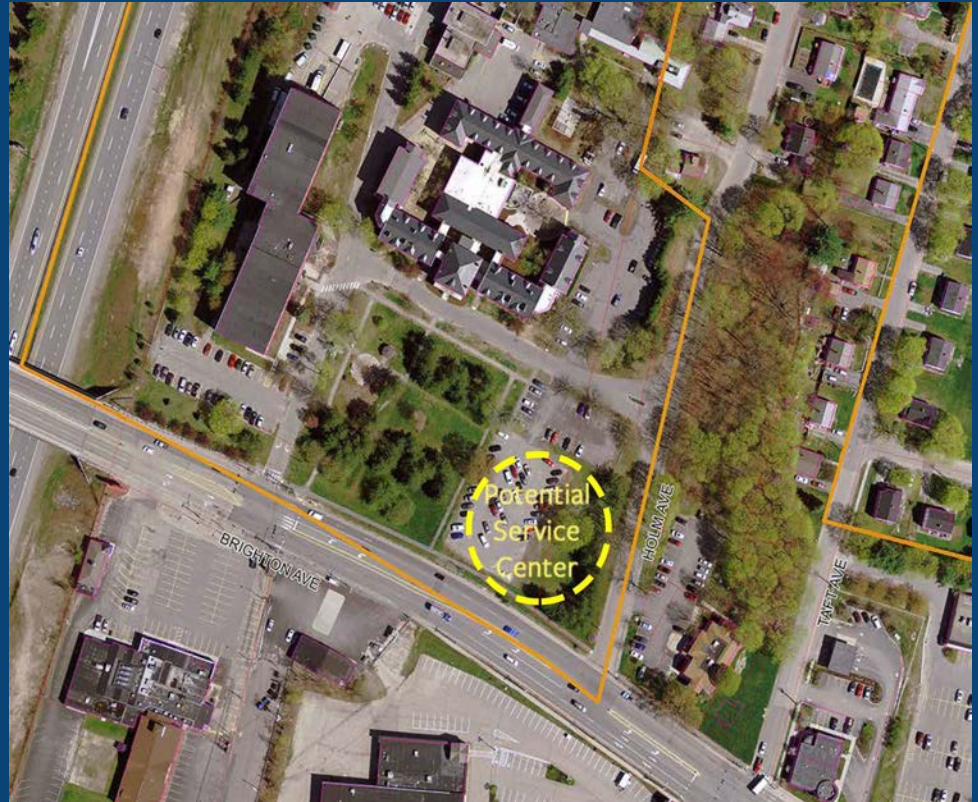
- City staff presented initial concepts to the Health and Human Services Committee as well as the Emergency Shelter Assessment Committee last year
- Overall support that a new facility is needed
- Concerns about transportation
- Concerns about putting the new facility in a hard to get to or industrial site
- Concerns about access to services
- Various suggestions about layout/design



New Location: Vicinity of The Barron Center

Key Attributes of the new location:

- Continued Access to Existing Services
- Enhanced Services On-Site
- Connectivity
- Build to Suit



Access to Services : Current and Future

Existing Services

- Emergency Shelter
- Day Shelter Services
- Housing Services
- Outside Storage & Bathrooms
- Paramedicine
- Mental Health Outreach
- Various other outreach programs

Enhanced Services

- Meals and Laundry services
- More comfortable 24-hour facility
- Public Safety
- On-site health care clinic
 - Mental health care
 - Substance use treatment
 - Dentist services
- Peer services
- Inside Storage & Bathrooms for day use
- Case management
- Employment
- Increased access to public transportation
 - Husky line
 - City of Portland shuttle

Connectivity: Visible and Accessible

Visible

- Located on main artery into Portland downtown
- Convenient location and easy to find
- Modern design that will be an asset to any neighborhood
- Parking and space available for volunteers and community initiatives

Accessible

- Public transportation - buses running every 15 minutes
- Staff assisted accessibility through coordinated entry system
- More space to properly assess and welcome guests at entry
- Improved infrastructure features such as crosswalks, sidewalks and bus shelters
- Accessible on-site services through community partners

Build to Suit: A modern facility

- A day space large enough to serve meals, host community meetings without overcrowding
- Storage so guests don't have to carry their belongings everywhere
- Private, secure patio area where guests can relax
- Enough community space/meeting rooms for community partners to deliver services
- Space for a satellite Community Policing Office
- Potential for sustainable programs such as a community garden

Wrap-Around Services Available at Proposed Site

- Increased access to healthcare via attached health clinic
- Pantry on site. Meals and Laundry
- Volunteer opportunities for the public as well as guests
- Opportunities for employment driven programs such as HIRE and POC to thrive
- City staff will continue award winning housing services
- Functional space for partner case management and service agencies to have a more visible presence
- Portland Public Library programming

The Campus

Modern Design:

- Two floor design with open sight lines and proper beds on first floor + related services, administrative staff, and a medical clinic attached on second floor
- Kitchen and serving area where guests can comfortably access meals
- Designed with a concept for raised beds, no more mats on the floor
- Efficient layout allowing for increased comfort for our guests

Advantages of using City-owned land

- City-owned parcel reduces development costs
- Interested developer to construct building with lease-back option
- Consolidation of City services - more efficient laundry, food and healthcare

Resources Not Only Available in Bayside

- Milestone, India Street
- Amistad, West End
- Florence House, St. John Valley
- USCIS, South Portland
- Day One, South Portland
- CAP Quality Care, Westbrook
- Goodwill, South Portland
- ACT Program, West End
- ACCESS Program, St. John's St.
- Discovery House, South Portland
- Key Three West, Lewiston
- Opportunity Alliance, South Portland
- SMCC, South Portland
- Maine Medical Center, West End
- McGeachy Hall, West End

Current Transportation Access

- On average, we're making transportation arrangements for guests about 40 times per week.
- We use single ride metro passes, taxi vouchers and make use of the City SUV. Ranging from Portland to surrounding communities.
- Folks have to get to doctor's appointments, job interviews, apartment showings, immigration, DHHS etc.

Transportation is Important

- New facility will include a van for shuttle services throughout the day to stop at service centers for appointments as well as getting back to the facility
- New center will be about 4 miles from most services/agencies which will be approximately 10-15 minutes on the shuttle
- Clients will still easily visit Preble St., Amistad, Milestone, Florence House, Career Center and other important sites



Advantages of Co-Locating at an Existing City Site

- Increased opportunity for collaboration between City Programs
- INCREASED access to public transportation and amenities - Husky Line, access to USM, more employers
- More options for employment with employers with track records of hiring new or disabled workers (Lowe's, Home Depot, Shaw's etc.)

Advantages of Co-Locating at Existing City Site

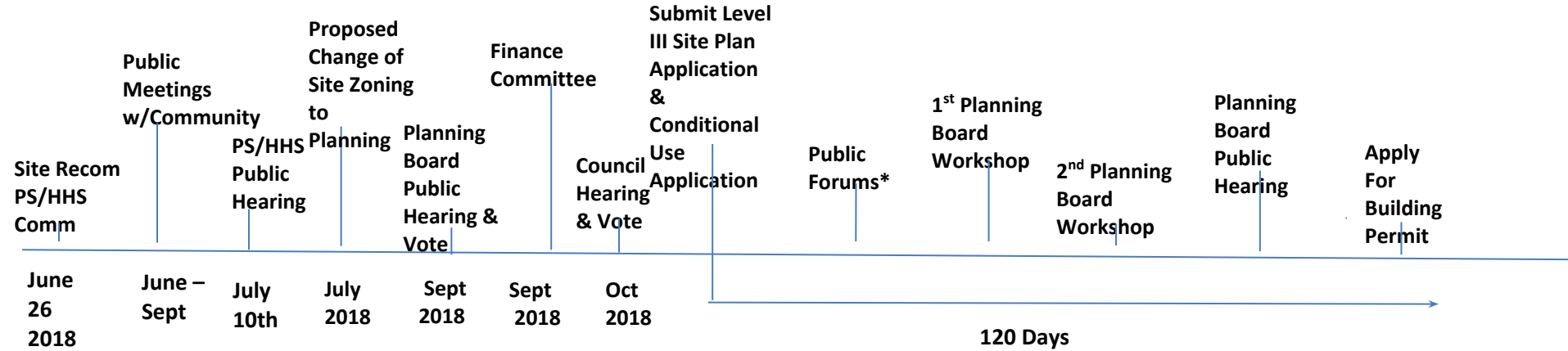
- Parking - Enough secure parking for staff and providers
- Consistent with Portland's Comprehensive Plan because it provides for services along key transit corridors, modernizes our public facilities in a cost-effective way
- Infrastructure improvements coming to Brighton Ave corridor thanks to nearby development projects

Portland's Comp Plan Supports New Shelter at this Location

- Equitable city
- Contemporary homeless services facility
- Embrace innovation & best practices toward ending homelessness
- “One Portland”
 - The whole City shares in providing the services and amenities, and shares in the benefits and challenges that come with that sharing



New Shelter Timeline



***Public Forums to be held at HHS Committee Meetings or specifically scheduled**



Adam Harr <ash@portlandmaine.gov>

Fwd: Moving homeless shelter

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Tue, Jul 3, 2018 at 10:30 AM

Director, Health & Human Services
[City of Portland](#)
[389 Congress Street](#)
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Jon Jennings** <jpj@portlandmaine.gov>
Date: Mon, Jul 2, 2018 at 8:34 AM
Subject: Fwd: Moving homeless shelter
To: Dawn Stiles <dcs@portlandmaine.gov>

----- Forwarded message -----

From: **Janine Spindler** <beaney820@yahoo.com>
Date: Mon, Jul 2, 2018 at 2:42 AM
Subject: Moving homeless shelter
To: jpj@portlandmaine.gov

I have no idea who decided that it might be a good idea to relocate a city homeless shelter to the Barron center area, which abutts a heavily residential area.. near a newly constructed elementary school in a largely quiet ,safe area of Portland. As a lifetime resident of Portland in the very piece of the city in which this absurd plan has been proposed, I would seriously question the reasoning behind this idea. The Nason's Corner area of the city has always been a safe, quiet area to live., Portland Trails runs through it, there are regular runs organized by Hall School, it is a desirable residential location, that will be unfavorably affected if homeless populations swarm the area and bring with it, drug issues, violence and an increased instability to the safety of the locals...the services provided to homeless are far better served in the inner city, where transportation and emergency services are more readily available.... and in view of the most recent shootings in Portland in the area of one of its homeless shelters., the last thing residents of this suggested relocation area need is a fear of gun violence on the street... and all the unsavory behavior that so often occurs in a homeless population..You and your cronies need to think on this whole situation a bit more seriously and work to stabilize the areas in which the shelters already exit... bringing this problem to the outlying suburbs gets it out of your backyard maybe... but it won't work to bring it to the backyards of your suburbs! Think this through again.... the solution is not what you propose!

Sent from my iPhone

--
Jon P. Jennings
City Manager
[City of Portland](#)
[389 Congress Street](#)
Portland, ME 04101
(207) 874-8689 Office
(207) 874-8669 Fax
jpj@portlandmaine.gov
www.portlandmaine.gov

7/8/2018

City of Portland Mail - Fwd: Moving homeless shelter

@portlandmanager



Adam Harr <ash@portlandmaine.gov>

Fwd: homeless

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Tue, Jul 3, 2018 at 10:30 AM

Director, Health & Human Services
[City of Portland](#)
[389 Congress Street](#)
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Jon Jennings** <jjj@portlandmaine.gov>
Date: Mon, Jul 2, 2018 at 8:00 AM
Subject: Fwd: homeless
To: Dawn Stiles <dcs@portlandmaine.gov>

----- Forwarded message -----

From: **Nick Mavodones** <nmm@portlandmaine.gov>
Date: Sun, Jul 1, 2018 at 5:11 PM
Subject: Fwd: homeless
To: Jon Jennings <jjj@portlandmaine.gov>

----- Forwarded message -----

From: **Frank Coyne** <slanta4298@hotmail.com>
Date: Sunday, July 1, 2018
Subject: homeless
To: "nmm@portlandmaine.gov" <nmm@portlandmaine.gov>

Nick I write to express my objection on the Homeless plan for Brighton Ave.

I think the City should let a sleeping dog lie and keep the Homeless center where it is in the center of Portland.

This allows the Homeless to be close to facility needed.

The city could build bedding in attached buildings or just build a new building in its current spot.

Already the Insurance building on Brightonn and Holmens has gone up for Sale as will others and this will destroy a solid Home owners and commercial area to continue to flourish.

Please ,Please consider this. It will be better for all.

Francis Coyne [320 Capisic St Portland, Maine 04102](#)

Sent from [Mail](#) for Windows 10

--

Nick Mavodones
City Council At-Large
[389 Congress Street](#)
[Portland ME 04101](#)
(207) 874-8685
nmm@portlandmaine.gov

Sent from Gmail Mobile

--

Jon P. Jennings
City Manager
[City of Portland](#)
[389 Congress Street](#)
Portland, ME 04101
(207) 874-8689 Office
(207) 874-8669 Fax
jpj@portlandmaine.gov
www.portlandmaine.gov
[@portlandmanager](#)



Adam Harr <ash@portlandmaine.gov>

Fwd: Proposed new 200 bed shelter in Nason's Corner

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Tue, Jul 3, 2018 at 10:31 AM

Director, Health & Human Services
[City of Portland](#)
[389 Congress Street](#)
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Jon Jennings** <jpj@portlandmaine.gov>
Date: Sat, Jun 30, 2018 at 6:08 AM
Subject: Fwd: Proposed new 200 bed shelter in Nason's Corner
To: Dawn Stiles <dcs@portlandmaine.gov>

Jon P. Jennings
City Manager
[City of Portland](#)
[389 Congress Street](#)
Portland, ME 04101
(207) 874-8689 Office
jpj@portlandmaine.gov
www.portlandmaine.gov
[@portlandmanager](#)

Begin forwarded message:

From: Jill Duson <jduson@portlandmaine.gov>
Date: June 29, 2018 at 7:56:26 PM EDT
To: Jessica Kane <jessicakane@gmail.com>
Cc: Belinda Ray <bsr@portlandmaine.gov>, Jon Jennings <jpj@portlandmaine.gov>
Subject: Re: Proposed new 200 bed shelter in Nason's Corner

Hello Jessica

Thank you for your note. I have forwarded it the committee so it can become part of the public record.

City staff and councilors have invited to the Nason's Corner aNeighborhood Assn meeting on July 5th at Breakwater School. I plan to be there for that meeting.

On Fri, Jun 29, 2018, 3:11 PM Jessica Kane <jessicakane@gmail.com> wrote:
Good afternoon,

I sent the below message to my representative on Monday, but haven't received any response yet. I was able to stream the meeting on Tuesday, but didn't feel like the questions I have were answered (if anything, it raised more!). I am planning to attend upcoming meetings to gather more information, but I wanted to reach out to you all to share my thoughts, as a Portland resident living in the Nason's Corner

neighborhood. I really hope you are all open to hearing from your constituents, and are responsive to what is a very big issue for our neighborhood, and our city.

Jessica Kane

----- Forwarded message -----

From: **Jessica Kane** <jessicakane@gmail.com>
Date: Mon, Jun 25, 2018 at 3:49 PM
Subject: Proposed new 200 bed shelter in Nason's Corner
To: bbatson@portlandmaine.gov

Hi Brian,

I'm a constituent in your district. I've been a homeowner in Nason's Corner for 9 years now. I have two children who just finished their year at Hall. I was born and raised in Portland, as was my husband, my parents, my grandparents. I was the third generation in my family to graduate from Portland High. I know and love this city. I did leave for a while, but came back to raise my children. I want them to grow up here. But man, the city is sure making it hard to stay here these days.

One of the things I really love about my neighborhood is the diversity. We have it all - market rate housing - both single family and apartment homes. Condos, low income housing in Sagamore Village, elderly in the Barron Center and a newly proposed Avesta housing complex on its way.

But this most recent proposal, for a 200 bed shelter? I can't get behind this. Not because I don't think we should have homeless in our midst, but because the model of having that many homeless citizens in one place has proven to be anything but successful in this city. What I see right now is a bunch of developers buying up land around Preble Street in the hopes that it would gentrify... and now here we go - shift all the homeless out to the edge of town! Make it our "problem", not theirs. What we *should* have is a series of smaller shelters spread throughout the city, integrated into their neighborhoods, giving the guests and their neighbors the opportunity to become successful neighbors, and preventing the clustering of those who prey on the poor and bring in nasty stuff.

I have a number of concerns. 1. How are the actual issues going to be addressed? Moving the shelter to our neighborhood without addressing the root causes of homelessness will do nothing but spread the issues we've seen downtown to our corner of Portland. There are a lot of woods near there - are we looking for more encampments? 2. Hall is about to be the largest elementary in Portland. Perfect place to plunk down a new shelter and all those who prey on the homeless! 3. How is this serving the shelter guests? Having to take the bus all the way intown, then back out to the DHHS office by the Jetport? Taking them away from many of the support services centered downtown?

Another HUGE issue that needs to be addressed is the fact that the surrounding towns and cities need to be chipping in more for funding. These people are not all from Portland. The cost of social services is a regional issue and I am TIRED of hearing that we don't have money for our schools because we are shouldering so much of the burden. So aside from my opposition to the shelter, I need to see some real movement on the city council to make everyone pitch in, lest we become a city of the very wealthy and the very poor - because everyone else will be taxed out.

I know I'm not alone in my opposition to the shelter. I suspect you'll be hearing from A LOT of us. I would encourage you to listen and fight for us, as our representative.

Sincerely,
Jessica Kane
Raymond Rd.



Adam Harr <ash@portlandmaine.gov>

Fwd: Hi Nick,

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Tue, Jul 3, 2018 at 10:31 AM

Director, Health & Human Services
[City of Portland](#)
[389 Congress Street](#)
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Jon Jennings** <jpj@portlandmaine.gov>
Date: Sat, Jun 30, 2018 at 6:07 AM
Subject: Fwd: Hi Nick,
To: Dawn Stiles <dcs@portlandmaine.gov>

Jon P. Jennings
City Manager
[City of Portland](#)
[389 Congress Street](#)
Portland, ME 04101
(207) 874-8689 Office
jpj@portlandmaine.gov
www.portlandmaine.gov
[@portlandmanager](#)

Begin forwarded message:

From: Nick Mavodones <nmm@portlandmaine.gov>
Date: June 29, 2018 at 1:03:23 PM EDT
To: Jon Jennings <jpj@portlandmaine.gov>
Subject: Fwd: Hi Nick,

----- Forwarded message -----

From: **Kevin Costello** <mec259@yahoo.com>
Date: Friday, June 29, 2018
Subject: Hi Nick,
To: nmm@portlandmaine.gov

I'm contacting you with regards to the City's considering of establishing a housing unit for the homeless and services on the Barron Center site. As a home owner at Celebration Court, I'm concerned about the effect it will have on our neighborhood. Please understand that I'm not against this type of facility, but to have it placed in a residential neighborhood is not a good idea and I'm sure there are other areas in the city that such a facility could be located.

There are apparently two scheduled meetings, one at the Breakwater School on July 5th and one at City Hall on July 11th which I plan on attending both.

7/8/2018

City of Portland Mail - Fwd: Hi Nick,

I would appreciate it if we could talk about this, as I'm truly concerned about the potential outcome if this facility is built on this site. My phone number is 232-3019.

Thank you,
Kevin Costello

Sent from my iPad

--

Nick Mavodones
City Council At-Large
[389 Congress Street](#)
[Portland ME 04101](#)
[\(207\) 874-8685](#)
nmm@portlandmaine.gov

Sent from Gmail Mobile



Adam Harr <ash@portlandmaine.gov>

Fwd: Proposed homeless shelter relocation

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Tue, Jul 3, 2018 at 10:31 AM

Director, Health & Human Services
[City of Portland](#)
[389 Congress Street](#)
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Jon Jennings** <jjp@portlandmaine.gov>
Date: Sat, Jun 30, 2018 at 6:01 AM
Subject: Fwd: Proposed homeless shelter relocation
To: Dawn Stiles <dcs@portlandmaine.gov>

For the record

Jon P. Jennings
City Manager
[City of Portland](#)
[389 Congress Street](#)
Portland, ME 04101
(207) 874-8689 Office
jjp@portlandmaine.gov
www.portlandmaine.gov
[@portlandmanager](#)

Begin forwarded message:

From: Nick Mavodones <nmm@portlandmaine.gov>
Date: June 29, 2018 at 10:58:36 AM EDT
To: Jon Jennings <jjp@portlandmaine.gov>
Subject: Fwd: Proposed homeless shelter relocation

----- Forwarded message -----

From: **Pierre Morneault** <mornep@mmc.org>
Date: Friday, June 29, 2018
Subject: Proposed homeless shelter relocation
To: "estrimling@portlandmaine.gov" <estrimling@portlandmaine.gov>, "Belinda Ray (bsr@portlandmaine.gov)" <bsr@portlandmaine.gov>, "nmm@portlandmaine.gov" <nmm@portlandmaine.gov>, "kcook@portlandmaine.gov" <kcook@portlandmaine.gov>

Mayor Stimling and city council members,

Has the city considered the close proximity of the proposed homeless shelter to the Sagamore Village playground and to Hall School?

Please advise.

Thank you.

Pierre Morneau

[54 Hale St](#)

[Portland](#)

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--

Nick Mavodones
City Council At-Large
[389 Congress Street](#)
[Portland ME 04101](#)
(207) 874-8685
nmm@portlandmaine.gov

Sent from Gmail Mobile



Adam Harr <ash@portlandmaine.gov>

Fwd: Proposal for Oxford Shelter-Holm Avenue Portland

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Tue, Jul 3, 2018 at 10:32 AM

Director, Health & Human Services
[City of Portland](#)
[389 Congress Street](#)
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Jon Jennings** <jpj@portlandmaine.gov>
Date: Fri, Jun 29, 2018 at 5:49 AM
Subject: Fwd: Proposal for Oxford Shelter-Holm Avenue Portland
To: Dawn Stiles <dcs@portlandmaine.gov>

For the record.

Jon P. Jennings
City Manager
[City of Portland](#)
[389 Congress Street](#)
Portland, ME 04101
(207) 874-8689 Office
jpj@portlandmaine.gov
www.portlandmaine.gov
[@portlandmanager](#)

Begin forwarded message:

From: Andrea Cesario <AndreaCesario@msn.com>
Date: June 28, 2018 at 4:35:56 PM EDT
To: "jpj@portlandmaine.gov" <jpj@portlandmaine.gov>
Subject: Proposal for Oxford Shelter-Holm Avenue Portland

Good afternoon, City Manager Jennings:

As a past landlord of two owner occupied duplexes and for the past 19 years a single family homeowner in Portland, Maine (Mechanic St, Kenilworth St, and Holm Ave) a total of more than 42+ years, I would like to let you know that I **100% OPPOSE** the City's proposal to build a new shelter on my street.

I consider this a severe and destructive safety issue for myself, my family, my home, and my neighbors.

Under no circumstances will this proposition be a good choice for those of us who are diligently working to maintain a safe, law abiding, crime free neighborhood.

ANDREA CESARIO, RC
Registered Counselor, Certified Mediator, Notary
Open Door Counseling Services
[69 Holm Avenue Portland, Maine 04102](#)
(207) 772-3522
Email: andreacesario@msn.com



Adam Harr <ash@portlandmaine.gov>

Fwd: relocation of Homeless Shelter

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Tue, Jul 3, 2018 at 10:32 AM

Director, Health & Human Services
[City of Portland](#)
[389 Congress Street](#)
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Jon Jennings** <jpj@portlandmaine.gov>
Date: Fri, Jun 29, 2018 at 5:39 AM
Subject: Fwd: relocation of Homeless Shelter
To: Dawn Stiles <dcs@portlandmaine.gov>

For the public record.

Jon P. Jennings
City Manager
[City of Portland](#)
[389 Congress Street](#)
Portland, ME 04101
(207) 874-8689 Office
jpj@portlandmaine.gov
www.portlandmaine.gov
[@portlandmanager](#)

Begin forwarded message:

From: Nick Mavodones <nmm@portlandmaine.gov>
Date: June 28, 2018 at 7:15:00 PM EDT
To: Jon Jennings <jpj@portlandmaine.gov>
Subject: Fwd: relocation of Homeless Shelter

----- Forwarded message -----

From: **Niles, Richard M** <niles@marshall.edu>
Date: Thursday, June 28, 2018
Subject: relocation of Homeless Shelter
To: "nmm@portlandmaine.gov" <nmm@portlandmaine.gov>

Dear Councilor Mavodones Jr.: I am writing to you in your capacity as Councilor At Large for the [City of Portland](#) concerning the plan to build a new Homeless Shelter on the campus of the Barron Center. My name is Richard Niles and I live at [33 Celebration Court](#) in the Holm Place Condo Development (District 3). I have owned the property since 2004 and after my retirement from Marshall University School of Medicine in Huntington WV, in 2014 my wife and I permanently moved to Portland Maine and settled into our condo in which I have invested close to \$50,000 in renovation improvements over the years. I was dismayed to

learn through the Portland Press Herald that the Health and Human Services committee of the Portland City Council has recommended that the Adult Homeless Shelter be moved to the Barron Center campus on the corner of Brighton Ave and Holm Ave. I was very upset to learn that this committee did not seek any input from district 3 constituents regarding the impact of the recommendation on our Nason's Corner neighborhood.

>>

>> I have read the report generated by the committee and consultants to the committee. I have also read the report in the Maine Sunday Telegram of May 6 of the devastating effect that the Oxford Street Homeless Shelter has had on that neighborhood. Therefore I do not understand how this committee could think that moving the Shelter to the Barron Center in our neighborhood is a good idea. Below I have listed my concerns.

>>

>> - I understand that the report suggests a new model for Sheltering the homeless with decent beds and available services located in a new building. However, this is an experiment and no one can predict if it will work. Further "guests" are not required to participate in drug treatment or city work programs in order to remain in the Shelter.

>>

>> - The idea that local businesses such as Lowe's (Pine Tree Plaza) and Shaws (in the Westbrook Plaza) will readily employ these "guests" is wishful thinking. These firms require drug testing and background checks, conditions not likely to be passed by most of the guests. The committee report states that these companies can waive these requirements. Since this would place them in legal jeopardy if this employee does something to a customer, I think it is unlikely they would waive these requirements

>>

>> - Back in the late 60s early 70s, the subsidized housing development, Sagamore Village in the Nason's Corner neighborhood was rampant with crime and even the police were afraid to go into the area. This has been turned around with better policing, structural improvements, shift of the population to Oriental and African immigrants, scenic improvements and a gradual expansion of mostly retail businesses. This progress can all be lost with the experiment of the Homeless Shelter at the Barron Center. The Sagamore Village area contains many teenage youth, a likely target of the drug dealers that will be drawn into the area as happened to the Bayside area around the current Homeless Shelter.

>>

>> - The report on Bayside in the May 6th edition of the Maine Sunday Telegram suggested that the influx of drug addicts and drug dealers into the Homeless Shelter was the major factor for the sad condition of the Bayside neighborhood. What makes the committee think this is going to change with the move to the Barron Center? Also our neighborhood has the new Hall Elementary School and the private Breakwater school within 1/2 mile of the Barron Center. Given the drug problem associated with the Shelter, how can the committee possibly condone this move? How would it affect the children if on their way to or from school they encounter an overdosed guest lying in the many semi-wooded areas between the Barron Center and the schools I mentioned.

>>

>> - I have a realtor friend and she told me just the announcement about the plan to move the Shelter to the Barron Center likely caused a 10% decrease in the value of my condo. If the planned building actually gets built, she estimates a 20% drop in the condo value and if the area around the Shelter deteriorates to the current level of Bayside near their Shelter, my property would almost be unsellable. Is the City of Portland going to reduce my Real estate taxes accordingly? I think not!

>>

>> - The businesses in the Nason's Corner neighborhood are mostly retail. My intuition is that if this moving of a 200 bed Shelter comes to fruition, people will do their shopping elsewhere, putting the entire Pine Tree Shopping Center in jeopardy. It's potential closure would decrease property tax revenue and result in loss of jobs. Also within short walking distance are established shopping plazas or planned major developments in Westbrook. I am sure you will shortly hear the significant concerns about the relocation move of the Shelter from our close by Westbrook officials.

>>

>>

>> By now you are probably think that I have no empathy for homeless people and don't want anything like this in my back yard. However, I do have sympathy for some (but not all) homeless people, ie those that are destructive to property and other persons. Also I don't think that Homeless Shelters should be located in ANY residential area. The City of Portland owns a significant amount of property off of Rand Road not far from the I-95 interchange. The Shelter and its associated services could be built there in this industrial area. Guests could then be transported by van when additional services on the Barron Center campus are required. The City bus route could be adjusted to offer a stop at this Rand Road location. This location would be far enough away from the schools and retail establishments so that the impact of 200 + city guests on all of the issues I raised above could be lessened. The committee's report states that industrial sites were examined but concerns were raised. The report did not list these concerns.

Lastly a few other points. The current population of Nason's Corner neighborhood is ~ 3,500. Thus 200 Portland guests will equal 5.5% of the total population!! Second, 80% of residences in the neighborhood are owner occupied, the highest percentage for the City of Portland. Approximately 1/3 of our neighborhood households have children under the age of 18, again the highest percentage in the City of Portland. Thus the potential negative effects of the homeless shelter on our neighborhood will be magnified relative to any other areas of the City.

>>

>> I look forward to attending the public session on July 10 and hope to meet you in person.

>>

>> Sincerely,

>>

>> Dick Niles

Richard M Niles, PhD
Emeritus Professor/ Chair of Biochemistry & Microbiology
Joan C Edwards School of Medicine
Marshall University, WV
email: niles@marshall.edu

--

Nick Mavodones
City Council At-Large
[389 Congress Street](#)
[Portland ME 04101](#)
(207) 874-8685
nmm@portlandmaine.gov

Sent from Gmail Mobile



Adam Harr <ash@portlandmaine.gov>

Fwd: Please vote NO on the rezoning/Barron Center proposal

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Tue, Jul 3, 2018 at 2:05 PM

Director, Health & Human Services
[City of Portland](#)
[389 Congress Street](#)
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Jon Jennings** <jpj@portlandmaine.gov>
Date: Tue, Jul 3, 2018 at 1:56 PM
Subject: Fwd: Please vote NO on the rezoning/Barron Center proposal
To: Dawn Stiles <dcs@portlandmaine.gov>

Jon P. Jennings
City Manager
[City of Portland](#)
[389 Congress Street](#)
Portland, ME 04101
(207) 874-8689 Office
jpj@portlandmaine.gov
www.portlandmaine.gov
[@portlandmanager](#)

Begin forwarded message:

From: Nick Mavodones <nmm@portlandmaine.gov>
Date: July 3, 2018 at 12:52:06 PM EDT
To: Jon Jennings <jpj@portlandmaine.gov>
Subject: Fwd: Please vote NO on the rezoning/Barron Center proposal

----- Forwarded message -----

From: <gliddentrac@aol.com>
Date: Tuesday, July 3, 2018
Subject: Please vote NO on the rezoning/Barron Center proposal
To: nmm@portlandmaine.gov

Dear Mr. Mavodones,

Please take the time to read my concerns about the proposal for rezoning and for constructing a new homeless shelter on the Barron Center campus. My husband and I purchased our home at [927 Brighton Avenue](#) just a year ago, in June 2017. Our address is about a half mile from the

proposed site. We do not have a lot of money and we were happy to find a small house in what we believe is currently a safe, friendly neighborhood. But now we fear for the safety of our neighborhood. In a June 22 article in the Portland Press Herald, one of the main reasons cited for the increase in usage of the homeless shelter was the opioid crisis. More and more people are abusing drugs and are bringing them into the shelter. Moving the homeless shelter to the Barron Center would without a doubt greatly increase the presence of drugs in the surrounding neighborhoods, and we fear that this would come without the increased police presence to help keep it under control. With all due respect, we believe that the police chief's assertion that most of the "bad elements" would stay downtown or be more easily hunted out in our neighborhood is a bit short-sighted and simplistic.

We are also concerned about the safety of our greater community. Constructing the homeless shelter on the site of the Barron Center would endanger the center's current residents, many of whom are physically frail and vulnerable, and proximity to two elementary schools (the future Rowe School and Breakwater School) is also a huge concern.

If the rezoning/Barron Center proposal is approved, my husband and I are not confident that we would feel safe enough to remain in our home. We would likely sell our property and move to a different community. Please consider the long-term effects that this would cause in the Nasson's Corner neighborhoods and vote no on the rezoning/Barron Center proposal.

Sincerely,
Tracy O'Brien

--

Nick Mavodones
City Council At-Large
[389 Congress Street](#)
[Portland ME 04101](#)
(207) 874-8685
nmm@portlandmaine.gov

Sent from Gmail Mobile



Adam Harr <ash@portlandmaine.gov>

Fwd: Vote no on Proposed rezoning Barron Center Proposal

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Tue, Jul 3, 2018 at 2:12 PM

Director, Health & Human Services
City of Portland
389 Congress Street
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Jon Jennings** <jpj@portlandmaine.gov>
Date: Tue, Jul 3, 2018 at 1:56 PM
Subject: Fwd: Vote no on Proposed rezoning Barron Center Proposal
To: Dawn Stiles <dcs@portlandmaine.gov>

Jon P. Jennings
City Manager
City of Portland
389 Congress Street
Portland, ME 04101
(207) 874-8689 Office
jpj@portlandmaine.gov
www.portlandmaine.gov
[@portlandmanager](https://twitter.com/portlandmanager)

Begin forwarded message:

From: Nick Mavodones <nmm@portlandmaine.gov>
Date: July 3, 2018 at 12:51:37 PM EDT
To: Jon Jennings <jpj@portlandmaine.gov>
Subject: Fwd: Vote no on Proposed rezoning Barron Center Proposal

----- Forwarded message -----

From: **Howard O'Brien** <howard.obrieniv@yahoo.com>
Date: Tuesday, July 3, 2018
Subject: Vote no on Proposed rezoning Barron Center Proposal
To: "estrimling@portlandmaine.gov" <estrimling@portlandmaine.gov>, "sthibodeau@portlandmaine.gov" <sthibodeau@portlandmaine.gov>, "bbatson@portlandmaine.gov" <bbatson@portlandmaine.gov>, "jcosta@portlandmaine.gov" <jcosta@portlandmaine.gov>, "kcook@portlandmaine.gov" <kcook@portlandmaine.gov>, "pali@portlandmaine.gov" <pali@portlandmaine.gov>, "nmm@portlandmaine.gov" <nmm@portlandmaine.gov>, "jduson@portlandmaine.gov" <jduson@portlandmaine.gov>

Hello Mr. Mayor and city council members,

I'm writing today regarding the proposed movement of the Oxford Street Shelter to the Baron Center on Brighton Ave. After attending the town meeeting on June 26th I still have concerns regarding the proposed rezoning that were not addressed and frankly are unsettling. Last Saturday I took the opportunity to take a walk to Westbrook and passed the proposed sight for the new shelter. As I was passing the Baron Center I saw the trees which currently occupy the location which the new building would occupy. Additionally I saw residents of the Baron Center enjoying the summer day in their wheelchairs and the assistance of their walkers. I worry that, should the rezoning be approved this move would negatively impact those most vulnerable in our district. Recently the newspapers affirmed that a disproportionately large portion of the police resources go towards policing the shelters. While I understand that the homeless population has been victimized by these predators I worry that should the shelter be moved, when these predators inevitably follow their victims they will have new and much more vulnerable victims, simply in a different neighborhood. It is for this reason I respectfully request you vote in opposition of rezoning our neighborhood.

Thank you for your time and consideration,

Howard O'Brien of Brighton Ave.

--

Nick Mavodones
City Council At-Large
[389 Congress Street](#)
[Portland ME 04101](#)
(207) 874-8685
nmm@portlandmaine.gov

Sent from Gmail Mobile



Adam Harr <ash@portlandmaine.gov>

Fwd: Oxford /Baron

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Wed, Jul 4, 2018 at 8:36 PM

----- Forwarded message -----

From: Ann Eagan <fosterapet104@yahoo.com>

Date: Wed, Jul 4, 2018 at 3:57 PM

Subject: Oxford /Baron

To: Brian Batson <bbatson@portlandmaine.gov>, pali@portlandmaine.gov <pali@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>, estrimling@portlandmaine.gov <estrimling@portlandmaine.gov>

Hello All,

I hope to see you at Breakwater School tomorrow.

I am writing as I don't believe we will all have time to speak tomorrow.

After the presentation at City Hall, I am more opposed to the Bayside problems being relocated to our neighborhood.

The Barron Center is already overwhelmed trying to care for our he elderly population. The staff is amazing but they are not able to get hot meals to them before getting cold. The beds are old and they desperately need an update of paint as well as services. When residents come down for activities they have to wait for long periods of time for two small elevators to take them both up and down. If they ever have a fire they will be in trouble. They could use some of that 10 million for updates. They also deserve a quiet place to live out their lives and so do the neighbors.

If there are lines of people for 157 mats there will be many more waiting for 200 beds. The number of troublemakers will also increase as well as folks from other areas when they hear about the free services.

The director stated in his presentation that breaking up services and adding services to neighborhoods like India Street has worked by not totally changing the area and forcing the nature of the area to change.

He also stated as a matter of fact or a good thing would be transporting intoxicated individuals in the city car when they are too inebriated for public transportation.

Why not consider the Western Prom? Is it even closer to services and hospitals? Even better break it up.

Please do not turn our neighborhood into a hell. Work with the city for the homeless who deserve better than being grouped with the addicts and bums and the neighbors who have worked hard to buy our homes and deserve a safe place to live as well.

Respectfully,

Ann Eagan

104 Holm Avenue

Portland, Maine

--

Director, Health & Human Services

City of Portland

389 Congress Street

Portland, Maine 04101

o 207.874.8775

c 207.956.3262

dcs@portlandmaine.gov



Adam Harr <ash@portlandmaine.gov>

Fwd: New homeless shelter

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Thu, Jul 5, 2018 at 12:28 PM

Director, Health & Human Services
[City of Portland](#)
[389 Congress Street](#)
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **City Clerk** <cityclerk@portlandmaine.gov>
Date: Thu, Jul 5, 2018 at 11:30 AM
Subject: Fwd: New homeless shelter
To: Dawn Stiles <dcs@portlandmaine.gov>

City Clerk's Office
[389 Congress St. Rm. 203](#)
[Portland, ME 04101](#)
P: 207-874-8610
F: 207-874-8612

----- Forwarded message -----

From: **Karen Middleton** <karen.middleton310@gmail.com>
Date: Mon, Jun 25, 2018 at 2:36 PM
Subject: New homeless shelter
To: cityclerk@portlandmaine.gov

So I live right behind the dementia wards on Holm Ave. I hear the Barron center is considering being a homeless shelter. I already have a problem with the homeless doing drugs in my backyard behind my garage and you want to funnel more into the area.

I work in this neighborhood and the homeless never seem to have valid ID and want to fight over alcohol sales. You are driving good taxpayers out of our neighborhood with this proposal and making me consider looking for new employment if this deal goes through.

I realize the need for homeless shelters but feel they should not be where the elderly and mentally disabled are going to end up being victims to these people. I work with the public and know the homeless around here. None of which are trying to better their lives. Most just fly a sign and then come into the store for alcohol afterwards. I've heard how much they make and they make more than I do as an Assistant Manager and it's tax free.



Adam Harr <ash@portlandmaine.gov>

Fwd: Homeless shelter

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Fri, Jul 6, 2018 at 9:50 AM

Director, Health & Human Services
[City of Portland](#)
[389 Congress Street](#)
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Jon Jennings** <jpj@portlandmaine.gov>
Date: Fri, Jul 6, 2018 at 8:16 AM
Subject: Fwd: Homeless shelter
To: Dawn Stiles <dcs@portlandmaine.gov>, Michael Sauschuck <mjs@portlandmaine.gov>

----- Forwarded message -----

From: **Nick Mavodones** <nmm@portlandmaine.gov>
Date: Fri, Jul 6, 2018 at 8:13 AM
Subject: Fwd: Homeless shelter
To: Jon Jennings <jpj@portlandmaine.gov>

----- Forwarded message -----

From: **Thomas Bradley** <thomas.1884@yahoo.com>
Date: Friday, July 6, 2018
Subject: Homeless shelter
To: "bsr@portlandmaine.gov" <bsr@portlandmaine.gov>, "pali@portlandmaine.gov" <pali@portlandmaine.gov>, "nmm@portlandmaine.gov" <nmm@portlandmaine.gov>, "judson@portlandmaine.gov" <judson@portlandmaine.gov>

Dear Councilors:

I live on Starbird Road, off Capisic Street, which is a fair distance from the Barron Center, but I shop in the commercial area near there. I did not attend the meeting regarding it last evening (July 5). I think that the proposal is a good one but does pose some risks. However, it appears that the city is trying to address those risks, and I appreciate that there is a difference in population between the homeless people and the people who cause a good deal of the problems in Bayside.

One concern I have is if there is an outdoor area that would be developed to be attractive to people. I understand that there is a screened-in area planned, but I would advocate for an additional area to be minimally developed if possible, even if the area consists of only park benches. I think people will naturally want to distance themselves from the regulation of the facility, and it would be helpful if there is an acceptable area for them to do that.

I do suspect that there is going to be some impact on the area if nothing else from foot traffic. The homeless are identifiable to a large degree. But I do not think the issues are serious enough that they should derail the city's effort to construct a building that can serve this population.

People are fearful, and their imagination entertains their worst fears. So the city has a significant task to calm people down. Is there another city that has a model that resembles what Portland is trying to do? Perhaps the newspaper

would be interested in accompanying several city councilors on a visit to that city and facility.

Thank you.

Tom Bradley
[122 Starbird Road](#)
[Portland](#)
807 5315

--

Nick Mavodones
City Council At-Large
[389 Congress Street](#)
[Portland ME 04101](#)
(207) 874-8685
nmm@portlandmaine.gov

Sent from Gmail Mobile

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Jon P. Jennings
City Manager
[City of Portland](#)
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(207) 874-8669 Fax
jpj@portlandmaine.gov
www.portlandmaine.gov
[@portlandmanager](#)



Adam Harr <ash@portlandmaine.gov>

Fwd: Support for Homeless Services Center

2 messages

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Thu, Jul 5, 2018 at 8:20 AM

Director, Health & Human Services
[City of Portland](#)
[389 Congress Street](#)
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Jon Jennings** <jpj@portlandmaine.gov>
Date: Thu, Jul 5, 2018 at 7:14 AM
Subject: Fwd: Support for Homeless Services Center
To: Dawn Stiles <dcs@portlandmaine.gov>

Jon P. Jennings
City Manager
[City of Portland](#)
[389 Congress Street](#)
Portland, ME 04101
(207) 874-8689 Office
jpj@portlandmaine.gov
www.portlandmaine.gov
[@portlandmanager](#)

Begin forwarded message:

From: Jim Hall <mtjimhall@gmail.com>
Date: July 4, 2018 at 11:30:10 PM EDT
To: Belinda Ray <bsr@portlandmaine.gov>, bbatson@portlandmaine.gov, pali@portlandmaine.gov
Cc: sthobodeau@portlandmaine.gov, jcosta@portlandmaine.gov, kcook@portlandmaine.gov,
nmm@portlandmaine.gov, jduson@portlandmaine.gov, estrimling@portlandmaine.gov,
jpj@portlandmaine.gov
Subject: Support for Homeless Services Center

Dear Councilors Batson, Ali and Ray,

I am strongly in favor of the proposed new services center.

As a resident of Bayside for over 20 years, I remember a time when the Oxford Street Shelter and its temporary residents were fine neighbors. Things have grown out of control in various ways I don't need to detail, but I know you can make things right again. I've seen it first hand.

I appreciate that various city representatives have been working hard to patch an untenable situation as best they can. New shelter security with better training and more active patrolling of the surrounding area (positions which I understand have recently been made permanent); meetings with abutters of OSS resulting in a single point of contact when we need to reach out; the expansion to round-the-clock open doors at OSS; the installation of bathrooms and lockers; general attention to infrastructure such as lighting, street cleaning

and crosswalks; professed attempts to increase citation of core offenders (which I understand we can't always know about in detail for the police to do their job) – all these and more are proof that things are headed in the right direction, both in terms of helping those most in need, and regarding community relations.

The proposed new site at the Barron Center is a next logical step. Building toward best practices such as architectural line-of-sight allows fewer paid staff to manage more adequate facilities for larger numbers. Being on city-owned property and situated near existing services (such as laundry which I understand is already in use by OSS) will save taxpayer funds in the long run. Planning for transportation and various wrap-around services – not to mention just providing the simple dignity of having one's meals in the same building as one's bed. These are just a few of the reasons to build a new center.

Some may say that placing a shelter outside the peninsula "hides" homelessness. I would just point out that anyone who currently drives up Preble Street sees a mix of vulnerable and predatory people "on display" – and the resentment this creates on both sides is palpable. People deserve a place out of the fray, away from these drug-soaked streets, a respite where they can focus on improving their situation. My hope is that a new campus will start fresh, and begin with improved policies and structures already in place.

I do want to point out that although this is a good step – it cannot be a final step – nor does it solve some more immediate problems that are still escalating (such as increased incidence of gun violence). Bayside in particular will continue to host many service-providers, and stands to lose recent security improvements when the OSS moves operations. In addition, neighbors of the new service center deserve new efforts so as not to disrupt their current lifestyles.

I hope you make the right decision and fully recommend this proposal to the council. I hope the city also has more immediate responses in mind in the interim while this goes through necessary processes. I hope you continue to advocate for those most in need, while also protecting neighbors like myself, and like those who happen to live near the new site. We are a compassionate city and we can do better than we have been, and I'm counting on you to be part of the solution.

Sincerely,
Jim Hall
47 Cedar Street
(207) 939 - 3741

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Fri, Jul 6, 2018 at 10:00 AM

Director, Health & Human Services
City of Portland
389 Congress Street
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Jon Jennings** <jjj@portlandmaine.gov>
Date: Fri, Jul 6, 2018 at 8:15 AM
Subject: Fwd: Support for Homeless Services Center
To: Dawn Stiles <dcs@portlandmaine.gov>, Michael Sauschuck <mjs@portlandmaine.gov>

----- Forwarded message -----

From: **Jim Hall** <mtjimhall@gmail.com>
Date: Fri, Jul 6, 2018 at 8:08 AM
Subject: Re: Support for Homeless Services Center
To: Belinda Ray <bsr@portlandmaine.gov>, bbatson@portlandmaine.gov, pali@portlandmaine.gov
Cc: sthibodeau@portlandmaine.gov, jcosta@portlandmaine.gov, kcook@portlandmaine.gov, nmm@portlandmaine.gov, jduson@portlandmaine.gov, estrimling@portlandmaine.gov, jjj@portlandmaine.gov

PS – I was not able to attend the Nason's Corner neighborhood meeting last night, but have just read (below) that this committee vote is being postponed. I'm *extremely* disappointed to learn we won't collectively be responding to this situation as the EMERGENCY that it is. I'm also ashamed of my fellow citizens who apparently booed and yelled and aren't prepared to discuss this in a civil way. I will be out of town for public comment on the 10th, so I ask you to please remember reasonable voices amongst nimby panic that's on display. And if you cannot recommend this particular location, you need to recommend a better one. The status quo is not an option.

<https://www.pressherald.com/2018/07/05/hostile-crowd-criticizes-city-proposal-to-build-emergency-shelter-at-barron-center/>

On Wed, Jul 4, 2018 at 11:30 PM, Jim Hall <mtjimhall@gmail.com> wrote:

Dear Councilors Batson, Ali and Ray,

I am strongly in favor of the proposed new services center.

As a resident of Bayside for over 20 years, I remember a time when the Oxford Street Shelter and its temporary residents were fine neighbors. Things have grown out of control in various ways I don't need to detail, but I know you can make things right again. I've seen it first hand.

I appreciate that various city representatives have been working hard to patch an untenable situation as best they can. New shelter security with better training and more active patrolling of the surrounding area (positions which I understand have recently been made permanent); meetings with abutters of OSS resulting in a single point of contact when we need to reach out; the expansion to round-the-clock open doors at OSS; the installation of bathrooms and lockers; general attention to infrastructure such as lighting, street cleaning and crosswalks; professed attempts to increase citation of core offenders (which I understand we can't always know about in detail for the police to do their job) – all these and more are proof that things are headed in the right direction, both in terms of helping those most in need, and regarding community relations.

The proposed new site at the Barron Center is a next logical step. Building toward best practices such as architectural line-of-sight allows fewer paid staff to manage more adequate facilities for larger numbers. Being on city-owned property and situated near existing services (such as laundry which I understand is already in use by OSS) will save taxpayer funds in the long run. Planning for transportation and various wrap-around services – not to mention just providing the simple dignity of having one's meals in the same building as one's bed. These are just a few of the reasons to build a new center.

Some may say that placing a shelter outside the peninsula "hides" homelessness. I would just point out that anyone who currently drives up Preble Street sees a mix of vulnerable and predatory people "on display" – and the resentment this creates on both sides is palpable. People deserve a place out of the fray, away from these drug-soaked streets, a respite where they can focus on improving their situation. My hope is that a new campus will start fresh, and begin with improved policies and structures already in place.

I do want to point out that although this is a good step – it cannot be a final step – nor does it solve some more immediate problems that are still escalating (such as increased incidence of gun violence). Bayside in particular will continue to host many service-providers, and stands to lose recent security improvements when the OSS moves operations. In addition, neighbors of the new service center deserve new efforts so as not to disrupt their current lifestyles.

I hope you make the right decision and fully recommend this proposal to the council. I hope the city also has more immediate responses in mind in the interim while this goes through necessary processes. I hope you continue to advocate for those most in need, while also protecting neighbors like myself, and like those who happen to live near the new site. We are a compassionate city and we can do better than we have been, and I'm counting on you to be part of the solution.

Sincerely,
Jim Hall
47 Cedar Street
(207) 939 - 3741

--

7/8/2018

City of Portland Mail - Fwd: Support for Homeless Services Center

Jon P. Jennings
City Manager
City of Portland
389 Congress Street
Portland, ME 04101
(207) 874-8689 Office
(207) 874-8669 Fax
jpj@portlandmaine.gov
www.portlandmaine.gov
[@portlandmanager](#)



Adam Harr <ash@portlandmaine.gov>

Fwd: Concerning the Proposed Shelter at the Barron Center

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Fri, Jul 6, 2018 at 10:01 AM

Director, Health & Human Services
[City of Portland](#)
[389 Congress Street](#)
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Jon Jennings** <jpj@portlandmaine.gov>
Date: Fri, Jul 6, 2018 at 8:04 AM
Subject: Fwd: Concerning the Proposed Shelter at the Barron Center
To: Dawn Stiles <dcs@portlandmaine.gov>, Michael Sauschuck <mjs@portlandmaine.gov>

----- Forwarded message -----

From: **Daisy Olden** <daisyolden79@gmail.com>
Date: Tue, Jul 3, 2018 at 4:03 PM
Subject: Concerning the Proposed Shelter at the Barron Center
To: jpj@portlandmaine.gov

Dear Mr Jennings

I have some serious concerns about the new homeless shelter's probable impact on Portland's limited public green space, as described below. I originally sent this email to Portland Trails, who responded by saying that they are not involved in City planning, and that I should write to someone at the City instead. Since you seem to be one of the relevant people at the heart of planning, I'm forwarding it to you. Thanks so much for your attention, and for your hard work helping our City move forward.

Dear Portland Trails,

I am writing as a Portland resident, concerned about the likely location of the new 24-hour expanded homeless shelter at the Barron Center, in Nason's Corner (for clarity: I live in Deering Center, not Nason's Corner itself, so I'm not involved with that neighborhood association etc. But I do make frequent use of Nason's Corner's trail systems).

I am very concerned that the City of Portland is overlooking some important facts about this site, in relation to several vulnerable natural resources. The City's description of the neighborhood is as follows:

"Nason's Corner Neighborhood includes the areas on both sides of outer Brighton Avenue starting at Wayside Road out to Westbrook, including the Capisic Street area, the Hall School area, and Sagamore Village. The area is sandwiched by the two largest green spaces in the city, Evergreen Cemetery and the Fore River Sanctuary, and also contains Capisic Brook and the Capisic Pond trail."

To me, this paragraph describes the issue quite well. I am worried about the continued integrity of the City's "two largest green spaces", Evergreen Woods & Cemetery and the Fore River Sanctuary, as well as Jewell Falls and the Capisic Brook & Pond area. As a former resident of an apartment on East Oxford St, I know that the population accessing the shelter will also look for less-official shelter elsewhere. I have lived in Portland for many years, and remember the East End tent villages that used to spring up in the smallest possible open spots (along the Eastern Prom trail, the late Jack Path, in the

Eastern Cemetery, etc). Of course, many of these have been displaced by new development and rapid gentrification and the construction boom that goes along with it.

With a new, larger shelter located at the Barron Center, I have no doubt that the Evergreen Woods/Cemetery and the Fore River Sanctuary would be massively impacted by the transient population. The shelter residents are resourceful, flexible, and in search of freedom from systematic oppression and violence, as well as from personal and interpersonal troubles within their own social group. I hope you understand that I am sympathetic to the people involved. But I as a long-time Portland resident, I am also aware of how this resourcefulness can impact natural areas. The Evergreen Woods/Cemetery and Jewell Falls are obvious locations for tent settlements, being quiet, remote, peaceful, and secluded, but within easy walking distance of the Barron Center. The Fore River Preserve is the most direct path from the Barron Center to outer Congress Street, where the DHHS is located...one would walk down the train tracks from Rowe Ave. Robin Rage's fantastic 2014 article "Sherwood Forest" (published in *The Bollard*) provides great insight into the details of Portland's homeless encampments, and the motivations of their inhabitants:
<http://thebollard.com/2014/11/02/sherwood-forest/>

In conclusion, I'm attaching some images from a forest in France that until recently had a well-known tent village where many people lived. The photos remind me of the setups I've seen around Portland in the past (they also look like the photos in Robin Rage's *Bollard* article, as well as the recent encampment behind Lowes on Brighton). If one imagines what a secluded forest within a ten-minute walk of the current Oxford Street/Preble Street zone would look like, this is what comes to mind. And this is what might be reasonable to anticipate in the Evergreen Woods, Evergreen Cemetery, Jewell Falls, Capisic Brook, and Fore River Preserve...all very close to the Barron Center, which would provide a hub of resources for improvised satellite locations.

The desire for freedom, on the part of homeless people who have been through a lot, is very understandable. Still, the fact remains that, if the new shelter is built at the proposed Barron Center site, the City of Portland may quickly lose whatever degree of safety, peace, and sanctuary is currently to be found in the beautiful public forests of the Fore River Preserve, Jewell Falls, the Capisic Brook & Pond area, and the Evergreen Woods & Cemetery.

Thanks for your attention.







--

Jon P. Jennings
City Manager
[City of Portland](#)
[389 Congress Street](#)
Portland, ME 04101
(207) 874-8689 Office
(207) 874-8669 Fax
jpj@portlandmaine.gov
www.portlandmaine.gov
[@portlandmanager](#)



Adam Harr <ash@portlandmaine.gov>

Fwd: In support of the shelter re-location

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Fri, Jul 6, 2018 at 10:03 AM

Director, Health & Human Services
[City of Portland](#)
[389 Congress Street](#)
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Jon Jennings** <jpj@portlandmaine.gov>
Date: Fri, Jul 6, 2018 at 6:46 AM
Subject: Fwd: In support of the shelter re-location
To: Dawn Stiles <dcs@portlandmaine.gov>

Jon P. Jennings
City Manager
[City of Portland](#)
[389 Congress Street](#)
Portland, ME 04101
(207) 874-8689 Office
jpj@portlandmaine.gov
www.portlandmaine.gov
[@portlandmanager](#)

Begin forwarded message:

From: Debra Rothenberg <drdar58@icloud.com>
Date: July 5, 2018 at 11:01:30 PM EDT
To: bbatson@portlandmaine.gov, pali@portlandmaine.gov, nmm@portlandmaine.gov,
judson@portlandmaine.gov, bsr@portlandmaine.gov, sthobodeau@portlandmaine.gov,
jcosta@portlandmaine.gov, kcook@portlandmaine.gov
Cc: jpj@portlandmaine.gov, estrimling@portlandmaine.gov, mjs@portlandmaine.gov
Subject: In support of the shelter re-location

Dear City Council Members,

I am writing as a resident of District 3, as a service provider in the Bayside Community, as an involved citizen in the [City of Portland](#) and as a physician lead of the Maine Medical Center-Preble Street Learning Collaborative. My views are my own, however, and do not necessarily represent Maine Medical Center.

I understand the complexity of the problem that the City is addressing by proposing to relocate and re-imagine the services provided at the currently outdated and unsafe Oxford Street Shelter. I understand the neighborhood concerns and fears expressed by the residents of Nason's Corner, fears that have been stoked by the recent stories of crime in the Bayside neighborhood.

I cannot express strongly enough how important it is to separate the issue of homelessness and violence. The people who stay on the cots and overflow mats at the Oxford Street Shelter deserve better. They are

victims of the crime in Bayside as much as the rest of the neighborhood and need a safer place to stay, to begin to access the services that can help them take the steps needed to turn their lives around. As a City, we need to reframe this issue as one that impacts all of us, is grounded in wider systems that do not address needs of the poor adequately and will not go away no matter what neighborhood the shelter ends up in.

As a resident of Nason's Corner, I think we need to embrace the opportunity to be part of the solution to de-clustering the homeless and coordinating the multiple services involved in addressing this issue. I commend the City for being committed to providing a new, safe, state-of-the-art homeless shelter as well as transportation from that shelter to the service providers who remain in Bayside. I strongly urge the Council to take steps to help our neighbors in Nason's Corner understand the complexity of this issue as well as the plans the City is making to safeguard both the shelter residents and the neighborhood.

In sum, I am in full support of the difficult and yet thoughtful decision that the City of Portland is making in proposing to relocate the unsafe Oxford Street Shelter to the Barron Center campus.

I will continue to make efforts to participate in this process by both talking to my neighbors in District 3 and working with fellow service providers in my role at the Learning Collaborative as we strive to integrate the new shelter with existing services.

We need to work together to make our City a better place for all.

Thank you for all you do as part of that effort.

Sincerely,

Debra Rothenberg, MD, PhD
home address: [93 Winding Way, Portland ME 04102](#)



Adam Harr <ash@portlandmaine.gov>

Fwd: Comment on New Homeless Services Center

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Fri, Jul 6, 2018 at 10:05 AM

Director, Health & Human Services
[City of Portland](#)
[389 Congress Street](#)
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Jon Jennings** <jpj@portlandmaine.gov>
Date: Fri, Jul 6, 2018 at 6:45 AM
Subject: Fwd: Comment on New Homeless Services Center
To: Dawn Stiles <dcs@portlandmaine.gov>

Jon P. Jennings
City Manager
[City of Portland](#)
[389 Congress Street](#)
Portland, ME 04101
(207) 874-8689 Office
jpj@portlandmaine.gov
www.portlandmaine.gov
[@portlandmanager](#)

Begin forwarded message:

From: Nick Mavodones <nmm@portlandmaine.gov>
Date: July 5, 2018 at 10:42:46 PM EDT
To: Jon Jennings <jpj@portlandmaine.gov>
Subject: Fwd: Comment on New Homeless Services Center

----- Forwarded message -----

From: **Laura S. Underkuffler** <lu27@cornell.edu>
Date: Thursday, July 5, 2018
Subject: Comment on New Homeless Services Center
To: Brian Batson <bbatson@portlandmaine.gov>, "bsr@portlandmaine.gov" <bsr@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>
Cc: Spencer Thibodeau <sthibodeau@portlandmaine.gov>, jduson <jduson@portlandmaine.gov>, "jcosta@portlandmaine.gov" <jcosta@portlandmaine.gov>, "kcook@portlandmaine.gov" <kcook@portlandmaine.gov>, "kcook@portlandmaine.gov", Nicholas Mavodones <nmm@portlandmaine.gov>, "estrimling@portlandmaine.gov" <estrimling@portlandmaine.gov>

Dear Councilors Batson, Ali, and Ray:

My husband and I are writing in regard to the proposed new Homeless Services Center, which is before the Health and Human Services Committee next week.

There are probably few people in the city who have experienced the homeless crisis, as neighbors, as we have. Our house, which we have owned for 11 years, is located at [215 Oxford Street](#), across the street from the Oxford Street Shelter and between the shelter and the Preble Street meals two blocks away. As long as we have lived here, we have experienced the homeless crisis more immediately than anything else in our environment. Conditions have gradually deteriorated to the point that despite the best efforts of everyone, the conditions are terrible for the homeless people and for shelter staff and neighbors who have tried their best to make this location work.

The most fundamental problem is that the current shelter is located in one of the most if not *the* most dense residential areas of the city. The front of our house is 11 feet from the sidewalk, and the sidewalk runs to the street curb. There are ugly, crumbling parking lots (baking hot in the summer and open and freezing cold in the winter) that are the "open space" that is afforded to homeless people who are forced to come here. People are relegated to sitting on metal parking lot bumpers, and leaning on our cars as a place to "be".

In the summer and the winter, people will be sleeping on blankets in the parking lot next our fence (about 7 feet from our front door) and on the sidewalk in front of our house. We will have to step over them to get to our cars or out of the driveway. Last winter, at about midnight, a man was coughing so badly wrapped up in a blanket in front of our house that I finally could not take it and called the shelter to see if something could be done. The temperature outside was 21 degrees and there was snow on the ground. The staff member tried to be helpful but I was told that the only thing that could be done was to call the police and they would come and tell him to "move along." The problem was -- move along to where?

The people who exist here have no physical place to be, no place to store their possessions, no place for private conversations or accessing help. We see people standing out in the rain and snow and trying to navigate wheelchairs up Oxford Street in the snow to Preble Street for meals. People store their possessions under our porch for lack of a safe place to do so. There is no place of safety or security.

This situation is inhumane and unworkable for everyone involved. It is unworkable for shelter staff, who make every effort within the existing and severe physical limitations to serve people who arrive, but who cannot create the space and resources necessary to make it happen. It is unworkable for neighbors who are unable to do anything to make the situation better. It is most unworkable for the homeless people themselves, the vast majority of whom just want a place to be and some help to overcome the problems that face them.

Over the years, we have become acquainted with some of the people who have been here. There was a sea captain, now in his seventies. There was a former member of the Special Ops who was involved in the battle in Somalia that was portrayed in the movie "Black Hawk Down." There was a man from northern Maine who told us what it was like to grow up in East Millinocket. There was the mother of one of my daughter's Portland High friends, who was kicked out of the trailer where she had been living about 20 miles from here and dropped off at the Oxford Street Shelter.

The proposed new Homeless Services Center will be a giant step forward. Please vote to make it happen.

Sincerely, Laura Underkuffler (and David Nowlin)
[215 Oxford Street, Portland](#)

--

Nick Mavodones
City Council At-Large
[389 Congress Street](#)
[Portland ME 04101](#)
(207) 874-8685
nmm@portlandmaine.gov

Sent from Gmail Mobile



Adam Harr <ash@portlandmaine.gov>

Fwd: Emergency Shelter Placement in District 3

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Fri, Jul 6, 2018 at 1:09 PM

Director, Health & Human Services
[City of Portland](#)
[389 Congress Street](#)
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Jon Jennings** <jjp@portlandmaine.gov>
Date: Fri, Jul 6, 2018 at 12:53 PM
Subject: Fwd: Emergency Shelter Placement in District 3
To: Dawn Stiles <dcs@portlandmaine.gov>, Michael Sauschuck <mjs@portlandmaine.gov>

----- Forwarded message -----

From: **andrew graham** <agraham43@mac.com>
Date: Fri, Jul 6, 2018 at 12:44 PM
Subject: Emergency Shelter Placement in District 3
To: bbatson@portlandmaine.gov
Cc: Belinda Ray <bray0002@maine.rr.com>, Jon Jennings <jjp@portlandmaine.gov>

Dear Mr. Batson-

I am a District 3 resident, living at [43 Macy St](#) (off Capisic Street by Capisic Pond. I've resided here since 1978, and both of my children attended Hall School - so I am familiar with the neighborhood. I want to express my support for the plan to site a new emergency shelter adjacent the Barron Center.

It fits so many of the criteria one would want in a location for a shelter - isolated but not hidden, on public transportation, already city property, near a similar facility (Motel 6), accessible to shopping (Westbrook Shaws and the soon to be built Market Basket), and close to existing homeless encampments. It is relatively isolated from residential neighborhoods. I do not believe there is a better place that could have been chosen in the city.

The country has grown increasingly fearful, and NIMBYism seems at an all-time high in Portland. Please believe that there is a silent majority in your district that understands that difficult choices must be made, and that this is the best choice that can be made for the city as a whole. Do what is best for the city as a whole, and accept the criticism you will receive from folks who view the world only through a zero-sum lens. Too long has the city bent to the loudest voices; please understand that those who show up at meetings are typically the ones with a personal ax to grind.

Kindly,
Andy

Mobile 207.650.5535
agraham43@mac.com

--

Jon P. Jennings
City Manager
[City of Portland](#)
[389 Congress Street](#)
Portland, ME 04101
(207) 874-8689 Office
(207) 874-8669 Fax
jpj@portlandmaine.gov
www.portlandmaine.gov
[@portlandmanager](#)



Adam Harr <ash@portlandmaine.gov>

Fwd: Shelter Relocation

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Fri, Jul 6, 2018 at 1:12 PM

Director, Health & Human Services
[City of Portland](#)
[389 Congress Street](#)
Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcs@portlandmaine.gov

----- Forwarded message -----

From: **Jon Jennings** <jpj@portlandmaine.gov>
Date: Fri, Jul 6, 2018 at 12:45 PM
Subject: Fwd: Shelter Relocation
To: Michael Sauschuck <mjs@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>

----- Forwarded message -----

From: **Tom Gangewer** <tom@accountingsolutions4me.com>
Date: Fri, Jul 6, 2018 at 11:24 AM
Subject: Shelter Relocation
To: bbatson@portlandmaine.gov, bsr@portlandmaine.gov, pali@portlandmaine.gov
Cc: Ethan Strimling <estrimling@portlandmaine.gov>, jpj@portlandmaine.gov

Members of the Health and Human Services Committee,

Thank-you for coming to the Nason's Corner Neighborhood Association meeting last night.

If you learned anything at our meeting last night, I hope that you came away with an awareness that a solution requiring a single neighborhood to host the city's homeless shelter is going to divide our city. Already my neighbors and I are being referred to as NIMBYs in comments on the article in the Press Herald. Yet, the fact is that no neighborhood in this city would welcome such a change.

I have tried to think of at least one benefit that our neighborhood could derive from allowing this city to move the shelter to the Baron Center, but I cannot come up with a single one. The fact is, the city is asking us to be okay with turning our neighborhood one of the highest crime areas in the State of Maine and having Nason's Corner become synonymous with crime and homelessness just as Bayside is today. The suggestion is offensive to all who live in the area.

I am writing to ask you to please call an end to this divisive process before it goes any further. Yes, there must be changes made to help the citizens in Bayside, but a single location is not the answer. The only way that citizens in this city are going to feel okay about hosting a shelter is to know that we are sharing the burden, not bearing it. It doesn't matter if it costs more to administer a system of multiple shelters. It doesn't matter if it's less convenient for the shelter staff. What matters is that our city must work together as a team to protect our less fortunate and solve this problem rather than pushing it off on one neighborhood alone.

Please. Admit that a single shelter was a bad idea for our city and start the work to create a solution that all of us can live with. A solution that will unite us rather than divide us.

Admitting you were wrong is a courageous thing to do. Please show that courage.

Tom Gangewer
[11 Sandy Terrace](#)

[Portland, ME 04102](#)

--

Tom Gangewer

Local Economy, LLC
[52 Center Street](#), First Floor
Portland, ME 04101
(207) 653-1960

Please be advised that, unless otherwise stated by the sender, any tax advice contained in this e-mail message and its attachments is not intended or written to be used, and cannot be used, by the recipient to avoid any federal tax penalty that may be imposed on the recipient, or to promote, market or recommend to another any referenced entity, investment plan or arrangement.

--

Jon P. Jennings
City Manager
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(207) 874-8689 Office
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jpj@portlandmaine.gov
www.portlandmaine.gov
[@portlandmanager](#)



Adam Harr <ash@portlandmaine.gov>

Fwd: Holm Ave and Brighton.

1 message

Dawn Stiles <dcs@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Fri, Jul 6, 2018 at 3:50 PM

----- Forwarded message -----
From: jmy <jmy@portlandmaine.gov>
Date: Fri, Jul 6, 2018 at 3:36 PM
Subject: Fwd: Holm Ave and Brighton.
To: Dawn Stiles <dcs@portlandmaine.gov>

Dawn,

We received this public comment today regarding the homeless shelter and was asked to forward it to you.

Thanks.

Jennifer Munson, Office Manager

Department of Planning and Urban Development

City Hall, 4th Floor, 389 Congress Street, Portland ME 04101

(207) 874-8719

planning@portlandmaine.govwww.portlandmaine.gov

Office Hours are Monday - Friday 8:00 a.m. - 4:30 p.m.

On Friday, July 6, 2018 at 12:41:32 PM UTC-4, daniel lentz wrote:

I live on Holm Ave. I have some suggestions about the plan to build homeless shelter on the corner of Holm and Brighton Aves.

So I read that there will be a security office in the building. Is this occupied by the Portland police?- I suggest that it be. The clients you are bringing to this area will need police and not some security rent a guard. We want to see armed police securing such a violent crowd.

How about a local janitor also- to go up and down the roads in the neighborhoods. so when this crowd throws their garbage , trash, needles and also pukes on on my front lawn there can be a janitor to pick up the filth.

How about not just a medical health office but a med cue base. A medcue van on the site would be an asset to the area. That would be a very good and caring thing to do for the community.

How about educating the families of this area about what to do if we find someone has moved into the garden shed. My first response would be to show anger and aggression. No one will get a welcome wagon if they try that at my place. I may arm myself also. I am sincerely thinking of training and gun ownership. I protect myself and my family...and the family next door too if it comes to that. As a man of the household it is one of my tasks. This big shelter project is making a lot of normally peaceful folks very nervous. First reaction is to fiercely protect what is ours. This I think is a new door you all are opening for district three....the proverbial "can of worms". It will be an issue.

How about we scale the bed numbers back a bit. How about a max count of 35 beds. This will calm a lot of families in the area. We have worked very hard on our clean streets and it shows when you visit here. This area is not a homeless drug infested prostitute rat hole. Lets keep it that way.

How sad that I have to write you with all these concerns. I know it isn't all of your clients that are like this. Somewhere I heard that 20 percent of the clients are the real problem. 20 percent of what #? Just how many homeless are there in Portland? I bet you a donut that if we just stop giving freely to these types that they will just leave. They want to be pampered and it seems like the Portland maine gov is really trying to pamper and protect these 20 % of odd ducks. Did you ever think about totally shutting off the help for this 20% with that type of behavior? I wonder if they would move on and leave town.??

Does it seem that I am overthinking the issues? I don't think so. The people of this area will be heard. This is your job to listen and respond. Do not just sweep it under the carpet because it will fester there.

Daniel Lentz [202 Holm Ave.](#)

Director, Health & Human Services
[City of Portland](#)
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Portland, Maine 04101
o 207.874.8775
c 207.956.3262
dcsc@portlandmaine.gov

The Future of Homeless Services in Portland



September 8, 2018



Welcome



Jon Jennings,
City Manager



Mike Sauschuck,
Assistant City
Manager



Rob Parritt,
Oxford St Shelter
Director

Overview

11:00 AM - 11:45 AM

- Presentation - Hannaford Hall

11:50 AM - 12:10 PM

- Breakout Session # 1 - 1st floor & 2nd floor classrooms

12:15 PM - 12:35 PM

- Breakout Session # 2 - 1st floor & 2nd floor classrooms

12:40 PM - 1:00 PM

- Breakout Session # 3 - 1st floor & 2nd floor classrooms

1. **Safety & Security with Mike Sauschuck - Room 109**
2. **Safety & Security with Interim Chief Vern Malloch - Room 110**
3. **Regional Services - Understanding our Role with Dave MacLean - Room 212**
4. **The Future of Homeless Services with Rob Parritt - Room 213**

Breakout Session Topics

5. **A Full Service City with Jon Jennings - Room 214**
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Who we serve

- State of Maine
- Greater Portland
- Portland
- Clients/Guests

1,833 UNDUPLICATED CLIENTS

Aug 2017-Aug 2018

- Serving an average of 200 a night
- 27.8% of clients stayed 1 to 3 nights
- 48.3% of clients stayed 4 to 60 nights
- 84.4% of clients stayed 1 to 90 nights
- 257 Total Housing Placements
 - 187 men
 - 70 women
 - 14 veterans

Aug 2017- Aug 2018

Why are we here? Root causes of homelessness

1 | Lack of affordable housing

- There is a lack of affordable housing options in Portland and the Greater Portland area.
- Several Housing 1st projects have helped, as well as Avesta developments.

2 | Untreated behavioral health issues

- Mental illness and lack of needed services
- Substance abuse and lack of treatment services.

3 | Unemployment & poverty

- Our HIRE and Opportunity Crew programs work with individuals to help them attain the necessary skills needed to regain employment and ultimately housing.

Why are we here? Local Factors

1 | Current shelter model

- Inefficient use of space which increases staffing costs
- Must leave for meals
- No private outdoor space
- Difficult to safely monitor due to outward facing model

2 | Ineffective Bayside model

- Guests must “run the gauntlet” each day
- Easily preyed upon
- Too many co-located services in one area

3 | Capacity

- Maine Housing rules prohibit residency restrictions
- Longstanding City guidelines preclude instituting a cap on shelter service

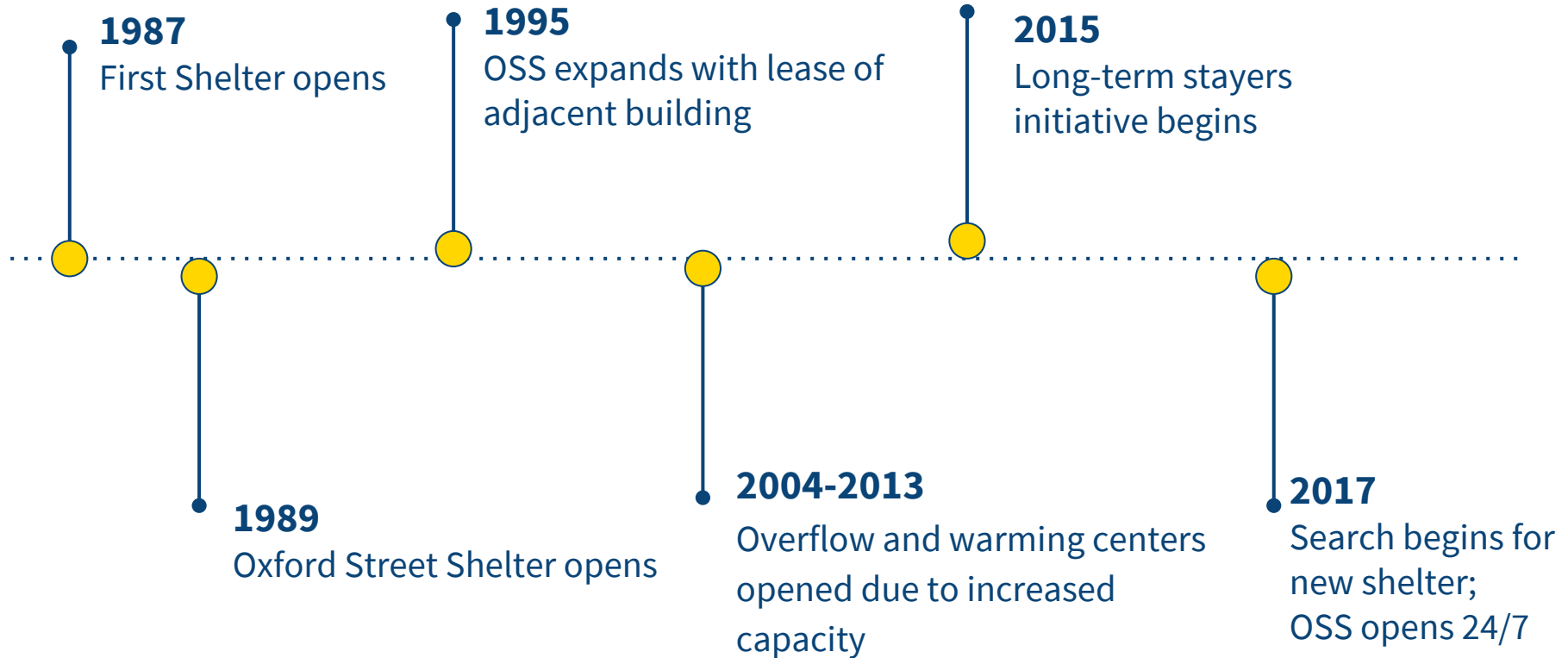
Current Model

- Oxford Street Shelter includes two adjacent three-story residential properties
- Poorly configured with three floors that requires double the staff
- Cramped sleeping space with mats rather than cots
- No space for meals



- Lockers and bathrooms are outside for day use
- Inadequate welcome area which limits staff ability to welcome guests
- Current design leads to long lines and large crowds

Shelter history



Understanding the Journey

Task Force to End Homelessness

The 2012 task force report called for:

- Retooling the emergency shelter system
- Rapid rehousing
- Increased case management

Long-Term Stayer Initiative

Not only do we provide emergency shelter, but since 2015 we've secured permanent housing solutions for 222 long-term stayers.

- **95.1% success rate**
- **45 LTS'ers left to house**

HHS Public Safety Committee

- Visited other area shelters to learn best practices
- Updated zoning to expand potential sites for new shelter
- Identified key traits for new shelter model concept

Council Guidelines

Deliverable 1

- Visible location

Deliverable 2

- Access to transportation

National Best Practices

Effective Emergency Shelters:

- Promote Dignity & Respect 
- Divert people from homelessness service system when possible 
- Adopt a Housing First Approach & Create Low-Barrier Access to Emergency Shelter 
- Use Emergency Shelter Stays as Platform for Housing Access 

According to the National Alliance to End Homelessness and the US Inter-Agency Council on Homelessness

Best Practices for Scattered Sites

Scattered shelter sites are best done for specialty services.
In Portland, we already have this model in place.

- Kreisler Teen Shelter - Bayside
- Through These Doors - (Unnamed location due to domestic violence services)
- Milestone - India Street Neighborhood
- City of Portland Family Shelter - Bayside
- Florence House - St. John Valley
- Amistad Peer Program - day services - West End

Shelters Explored & Researched

- Pine Street Inn - Boston
- Caspar Inc - Cambridge, MA
- Hope House - Bangor
- Father Bill's Place & MainSpring - Quincy, MA
- Poverello Center - Missoula, MT

City staff has toured and been in contact with several local and national shelters in order to learn best practices.

We've shared these examples to provide context only. Many have key differences from the model we are proposing for Portland.

One site vs Scattered Sites

Logistics

- Logistical challenge for staff & clients
 - Coordinating guest transportation
 - Planning for overflow
- Logistically impossible for service partners

Costs

- Staff costs - Providing coverage at numerous sites would require cross training & extra supervisory resources
- Food Costs - Food preparation, delivery, storage and serving would be 20% higher than at one site.
- Operational Costs - Scattered sites would result in more than two times the overhead cost yet our reimbursement rates would stay the same.
- Site acquisition costs

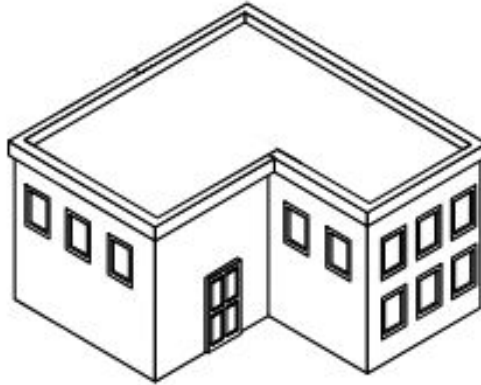
Annual Operating Costs for One-Site vs Scattered Sites

Current Shelter



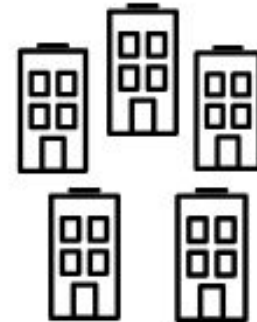
\$3.8 Million

One New Site



\$4.7 Million

Scattered Sites



\$10.2 Million

A New Service Center Model

- Open 24 hours a day, 7 days a week
- Modern facility with beds, on-site meals and laundry, storage, bathrooms, and secure outdoor space
- Private and secure coordinated entry system
- On-site health and dental care
- On-site wrap-around services for jobs & housing
- Space for Community Policing
- Easy access to public transportation + shuttle service
- Near potential employment opportunities

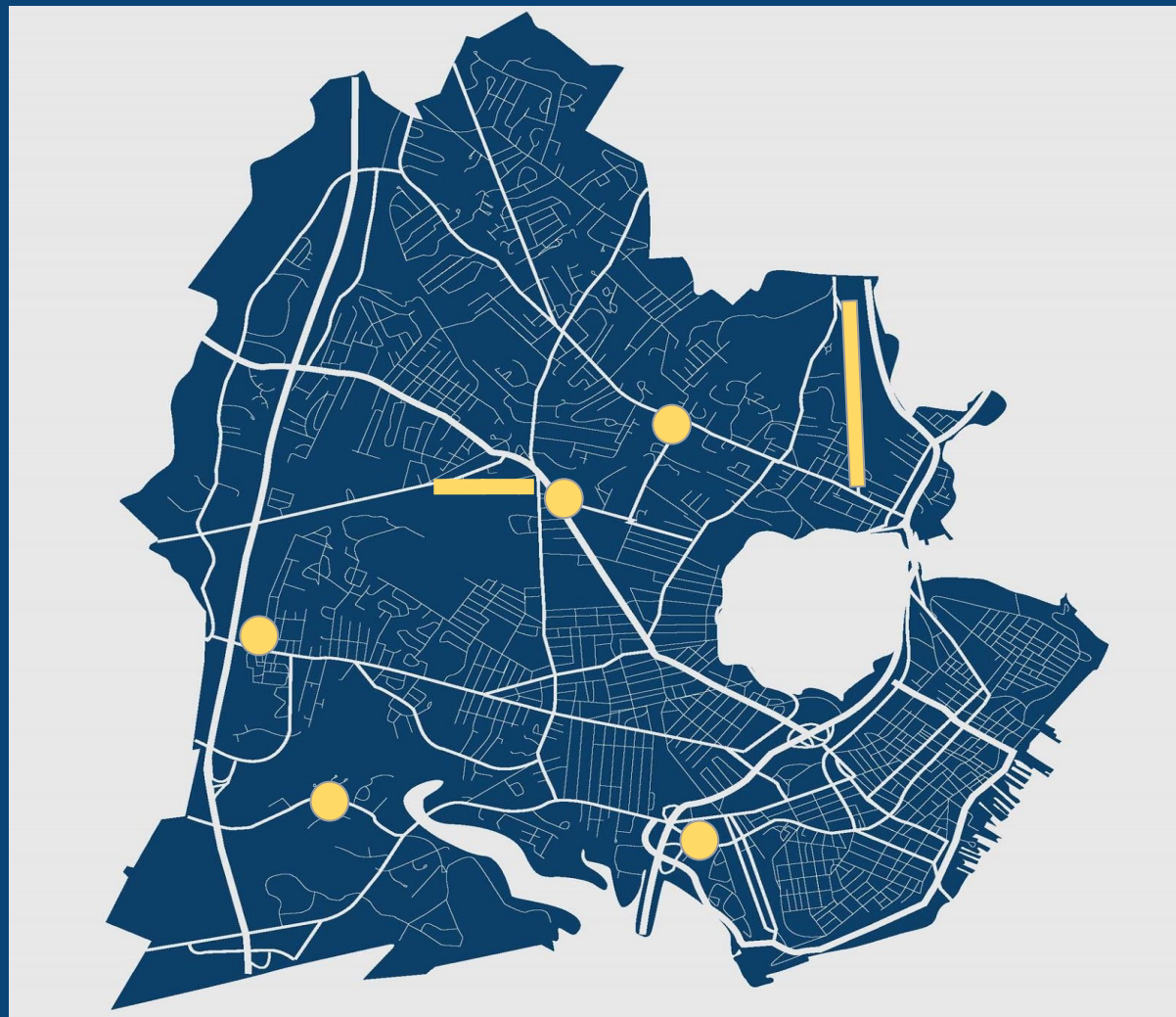


Example of modern integrated shelter design in Lewisham, UK (for illustrative purposes only)

Site Identification Process



Areas we explored

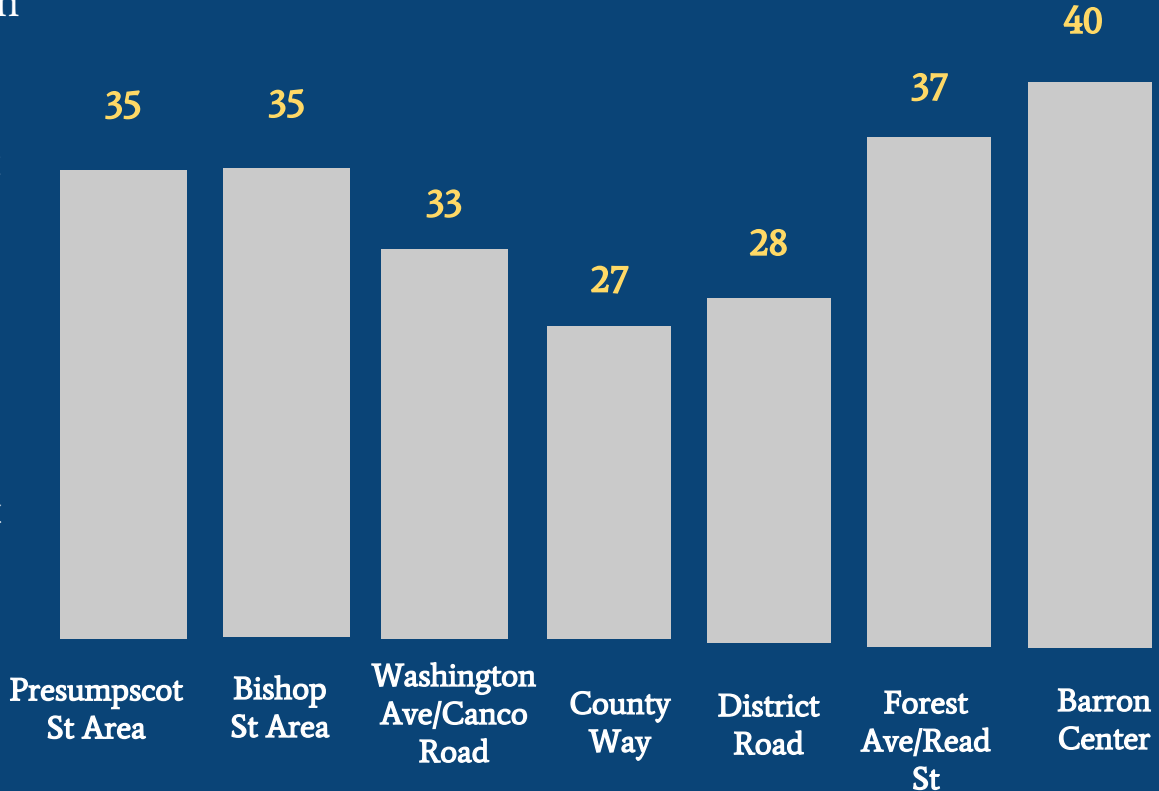


Site Analysis

Barron Center scored highest* when considering the following criteria:

- Site control & acquisition cost
- Physical site characteristics
- Zoning
- Council policy consistency
- Transportation
- Infrastructure
- Adjacent land use and context
- Co-location advantages
- Historic preservation and environment

*Out of a possible 45



Outreach - Service Partners



Outreach - Neighborhood Businesses

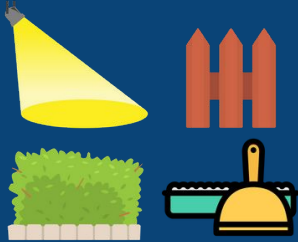
Cumberland Farms	Applebees	Shaws	The Animal House	Vapor Gurus
Lowe's	Aspen Dental	Cakes Extraordinaire	Supreme Hearing Aids	Northern Lights Smoke Shop
Bath Fitters	Casco Bay Vet Hospital	Euphoria Nail Salon	UPS Store	Republicash
Sullivan Tire	VIP Eyes	Dunkin Donuts	Panera Bread	Subway
JoAnn Fabric	Portland Eyecare	Pizza Hut	PayLess Shoes	Rosemont Market
Workout Anytime	Edward Jones	Ruby Tuesday	T-Mobile	
Dollar Tree	FedEx	Carter's	AT&T	
CVS	Kohl's	SuperCuts	Chipotle	
Big Lots	Bangor Savings	US Cellular	Kon Asian Bistro	

Public Process Going Forward



Safety & Security

Design



- Natural surveillance with lighting and landscaping
- Access control
- Ownership
- Pride in facility & grounds

Planning



- Controlled and private intake process to avoid loitering
- Clearly stated rules
- Monitored areas

Security Staffing & Policing



- Fully staffed with security personnel and police
- Community policing office
- Violations will result in arrest & removal
- Agreement w/ Portland Trails regarding security

Safety & Security



Community Feedback

- 24/7 Hotline available
- Anonymous tip program
- Create advisory group that meets monthly

Data Sharing & Tracking

- Use technology to track disorder and crime



Good Neighbor Agreement



Prohibited behaviors include:

- Public consumption of drugs/alcohol
- Vandalism
- Theft
- Trespassing
- Distribution of drugs
- Solicitation of any kind
- Excessive loitering
- Excessive littering

Comprehensive Efforts to End Homelessness



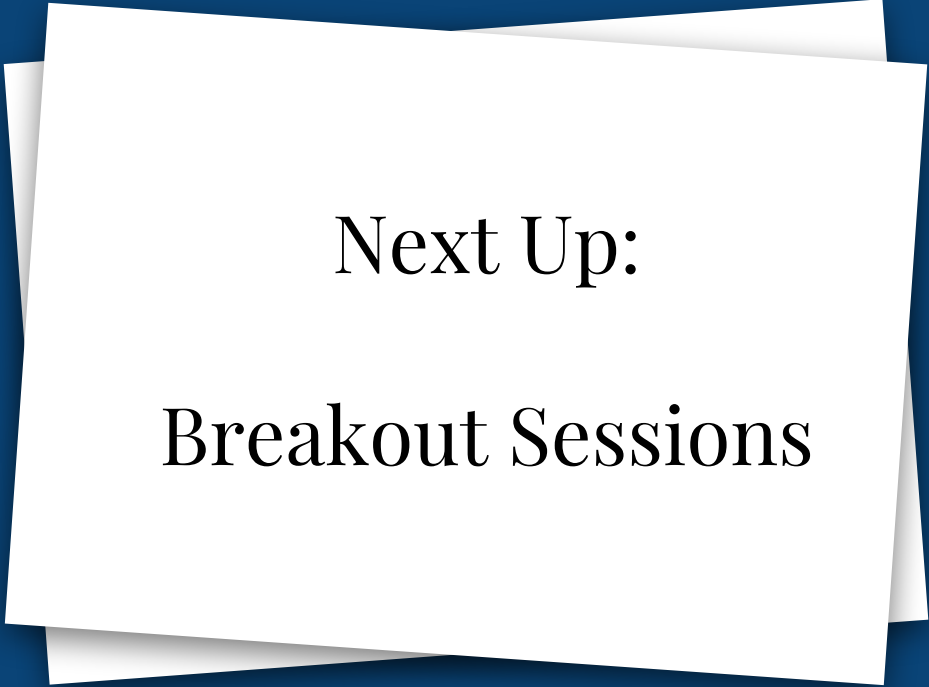
Emergency shelters are intended for temporary use



Current efforts include:

- Long-Term Stayer Initiative
- Housing First projects
- Housing Trust Fund for affordable housing projects
- Behavioral health services
- Housing navigators on-site
- Specialty shelters

Thank You!



Next Up:
Breakout Sessions

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Transient Drownings

ID	YEAR	LOCATION	CITY	STATE	CASE
1	2016	9 Custom House Wharf	Portland	ME	116005134
2	2013	9 Custom House Wharf	Portland	ME	113004874
3	2010	14 Ocean Gateway Pier	Portland	ME	110006918
4	2010	9 Custom House Wharf	Portland	ME	110003126
5	2009	58 Fore St	Portland	ME	109009685
6	2005	Casco Bay Bridge	Portland	ME	105009759
7	2005	405 Chandler's Wharf	Portland	ME	105003488
8	2005	75 West Commercial St	Portland	ME	105003088

Transient Water Deaths Since 2005



Update on the Long Term Stayer Strategy at Oxford Street Shelter – 9/26/17 Summary of Progress

The Long Term Stayer (LTS) Initiative is focused on housing the longest stayers in homelessness in Portland, focused primarily on the Oxford Street Shelter (OSS), but now including Milestone and people outside.

Snapshot

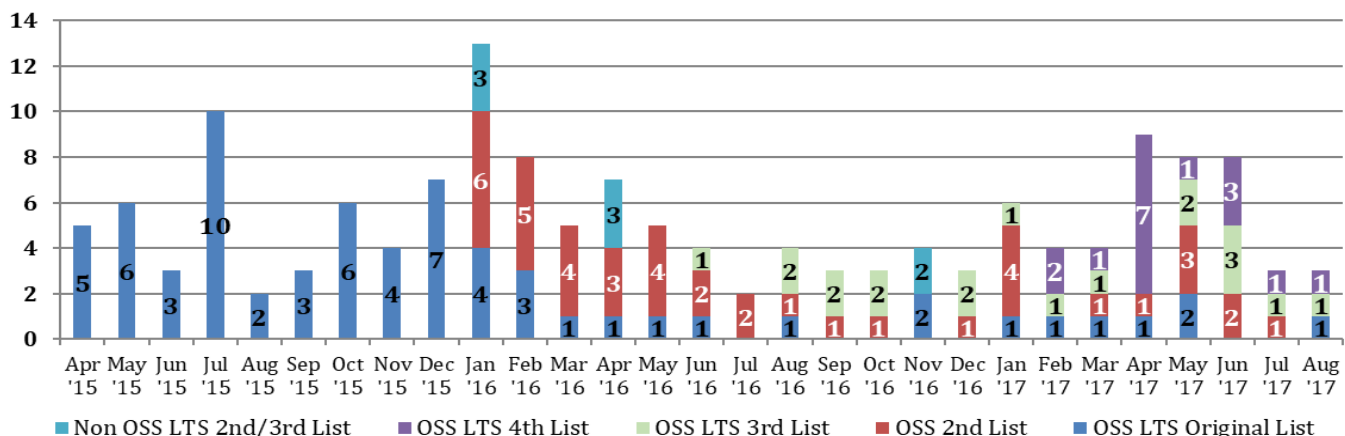
- Between April 2015 and September 2017, this initiative targeted 212 people.
- Shelter staff have made **152 Housing First placements**, mostly from OSS, housing a group that collectively had more than 200 years of homelessness.
- This effort has helped the average occupancy to decline – the nightly average occupancy was **258 in March 2015** (when the initiative began), and in **August 2017, it was 204 – a 21% decrease since the initiative's inception.**
- Milestone Recovery has seen an 88% reduction in LTS going from 16 LTS in January 2016 to 2 LTS currently.
- LTS placed in housing have had remarkable retention rates – approximately 95% of Long Term Stayers (LTS) have remained in their housing due to effective support services delivered by the City and other providers, twelve different agencies in all.

Status as of 9/26/2017

- Summary of remaining LTS:** The overall number of LTS remaining on all four By-Name lists is down to **35** (from 212).
 - Original List of 70 (initiated on 4/30/15):** The original list is down to **5**. The last five people have been the most challenging to place; remaining placements take extra time.
 - Second List of 72 (initiated on 1/7/16):** The second list included: The 39 remaining LTS at OSS, 16 LTS at Milestone, and 17 people staying outside. The second list is down to **11**. Of the 11 remaining on the list, only 5 are currently staying at OSS (the other 6 are either from Milestone or are staying outside).
 - Third List of 37 (initiated 6/2/16):** A third list included the remaining/emerging LTS at OSS, and those expected to become LTS (with < 180 bed nights). The third list is down to **7**.
 - Fourth List of 33 (initiated 1/19/17):** A fourth list included the remaining/emerging LTS at OSS, and those expected to become LTS (with < 180 bed nights). The fourth list is down to **12**.
- Returns to OSS by people placed:** Of the 152 housing placements, approximately **seven people have returned** to OSS. The seven returns represent a 4.6% return rate, or 95.4% success rate so far. Eleven people have died and a number of people from the lists have disappeared from OSS during this period.

2017 trends, challenges and strategic solutions:

LTS Housing Placement Rates by month – OSS, Milestone, people outside



2017 Trends as seen on the shelter matrix:

- Numbers increased throughout the first quarter of 2017, reaching the high of 234 in March, the third “annual” March spike. These increases coincided with a targeted effort at OSS to bring people into the shelter who had been sleeping outside in the elements.
- Since the spike ended in March, numbers have been declining steadily, to a low of 204 in August 2017 – lower than projections.
- Downward projections are based on an anticipated housing rate of 5 or 8 per month. If the housing rate were to remain at 2 to 3 per month, progress would stall.
- Section 8 rental subsidies, both VNEDS from Portland Housing Authority and HCVs from MaineHousing via the ESHAP program, have been frozen for the better part of 2017, affecting the rate of housing placement.
- Availability of housing in Portland has continued to be a challenge. The group has watched numerous placement options for housing disappear as buildings have been sold and the target occupancy has changed in the direction of gentrification.
- At the same time, the people placing LTS have found successful placements in more distant communities, as far away as Rumford and Waterville. Though housing is more available, securing that housing and providing adequate support to more remotely placed individuals incurs significant travel time, meaning availability to provide support services has been stretched.

Projections:

- We can expect one of two things to happen: Either the pace of housing placements will pick up and downward trends as in our projections will continue, or, housing placements will remain stagnant and our numbers will stall, or perhaps even creep up. We can expect a spike between January and March as has been typical over the last four years, due to people coming inside from outdoor campsites during the winter.

Recommendation:

- Continue this initiative with vigor and dedicate additional housing staff to solely work with this population. This initiative, when sufficient housing staff are dedicated, appears to be working remarkably well despite challenges encountered, and it is pulling twelve organizations together to permanently solve the issue of chronic homelessness in Portland. With only 35 LTS (some slightly less than LTS) remaining, the move to focus on people with lengths of stays significantly less than 180 days is quickly approaching. That next group of people should be comparatively easier to house, and the pace of reducing lengths of stays should accelerate resulting in an eventual equilibrium at OSS with everyone there less than 3 months, and average nightly numbers well below its capacity. Maine has the potential to become one of the first states to end chronic and long term homelessness in the country, in large part due to this initiative’s success, which is now being replicated as a best practice around the country.

CITY COUNCIL WORKSHOP PLANNING STAFF MEMORANDUM PORTLAND, MAINE



Division 18 Waterfront Central Zone Text Amendments
City of Portland, Applicant

Submitted to: Portland City Council
Meeting Date: May 13, 2019

Prepared by: Matthew Grooms, Planner
Date: May 9, 2019

I. INTRODUCTION

In December, 2018, the Portland City Council enacted a six-month moratorium on non-marine development within the Waterfront Central Zone (WCZ). The impetus for this moratorium was a proposed referendum on non-marine development within the zone, that if passed, would result in a five-year pause on such development, giving time for stakeholders to develop new thematic plans, financing strategies and regulations to protect the viability of water-dependent and marine uses along Portland's waterfront. Since the moratorium went into effect, the City has engaged with stakeholders to better understand and address perceived issues. This process is being undertaken through a series of bi-weekly meetings (meeting weekly since March 21st) between City officials, representatives of Portland's working waterfront, and members of the public, who compose the Waterfront Working Group (WWG), (see the link for more information <https://www.portlandmaine.gov/2411/Waterfront-Working-Group>).



Figure 1: WCZ Zone Boundaries in Context

The draft amendments being proposed are based upon an intensive, months-long discussion and analysis of the WCZ zoning standards, and translate as general recommendations from the WWG. Where complete consensus was not possible, amendments were based upon the group's majority position (discussed in greater detail under Section IV of this memo). The goal of this process has been to identify and facilitate the appropriate balance between marine and non-marine uses, accounting for their respective operational needs so that they may successfully coexist and contribute to Portland's working waterfront.

Two Planning Board workshops have been held on this proposed text amendment, the first on January 22nd, to discuss elimination of contract and conditional rezoning, and the second, on April 23rd to discuss a comprehensive

suite of changes to the zone.

II. BACKGROUND

The Waterfront Central Zone (WCZ), perhaps the most iconic area of Portland's working waterfront, was created to protect and nurture water-dependent and marine-related uses while leveraging certain compatible non-marine uses for necessary investment of marine infrastructure. This hierarchy, implemented through a variety of land-use control measures, translates into a highly unique mixture of complementary though disparate uses within a small geographic area, transitioning from predominantly commercial and marine-related uses along the norther edge (landward side) of the zone, to predominantly water-dependent uses along the southern edge (seaward side), with some exceptions. Extending from Deake's Wharf in the west to just past Maine Wharf in the east, the zone consists of 13 separate, mostly privately-owned wharves, with an extensive array of uses including; retail and restaurants, marine-related tourism, residential, marine and non-marine offices, institutional, berthing for both recreational and commercial fishing and lobstering vessels and seafood processing. While not an exhaustive list, these uses demonstrate the unique challenges faced by users of this zone, in that all such uses are competing for adequate water access (either direct or visual) and vying for limited real-estate opportunities. This challenge is exacerbated by the different market realities for these industries, especially so as tourism in Portland continues to grow and with it, demand for recreational waterfront access.

A. Description of Existing Zoning

As currently written, the WCZ establishes a regulatory balance between such uses through an array of development standards including performance and more specific non-marine use standards. Performance standards, which apply to all uses, are intended to limit nuisance/negative externalities among uses, and range from general performance standards such as lighting, odor and noise, to more marine-specific standards, such as filling in of berthing areas and utility of piers. In all, the WCZ contains seventeen (17) performance standards, listed under Section 14-311(d).

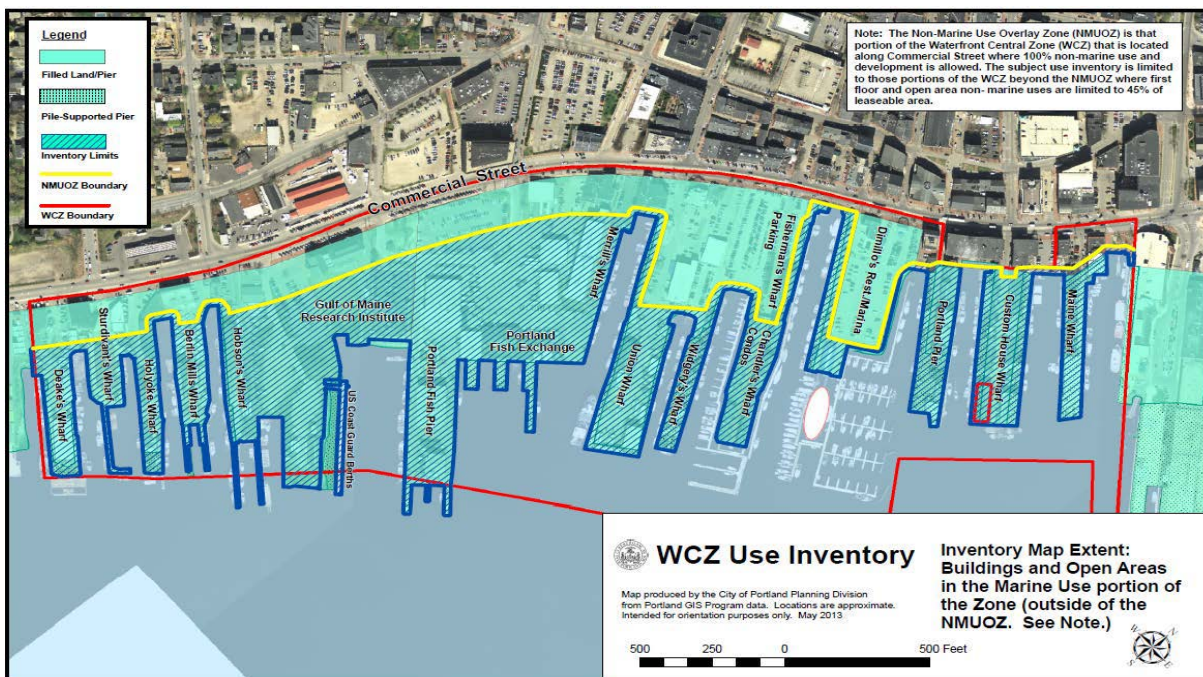


Figure 2: Zone boundaries, with NMUOZ shown on landward side of yellow line.

Non-Marine use standards, as their name would suggest, only apply to non-marine uses (identified as such in the permitted use section, 14-307(b)) and are dependent upon the location of that use within the zone. Regarding non-marine uses, the zone is geographically split into two parts, the first, being the Non-Marine Use Overlay Zone

(NMUOZ), which spans the width of the zone and occupies the landward side of the zone along Commercial Street, as well as some larger surface parking areas extending into Union Wharf, Widgery Wharf, Chandler's Wharf and Dimillo's Pier. Generally, the NMUOZ extends one hundred fifty (150) feet south of the Commercial Street right-of-way though no closer than twenty-five (25) feet from the average high tide line. Between Union Wharf and Dimillo's Pier, the zone extends five hundred (500) feet south of the Commercial Street right-of-way. When the zone was amended in 2010, it was well-understood that the Old Port district (which consists largely of retail and restaurants popular among tourists) extended across Commercial Street and occupied significant real-estate within the northern edge of the zone. To reconcile this fact, and leverage the investment potential of such users, the City adopted the NMUOZ as part of the 2010 zoning amendment, which includes three standards aimed at facilitating an effective transition from non-marine to marine use within the zone.

Development Standards: Non-Marine Use Overlay Zone (NMUOZ)		
Vessel Access	Development Disposition	Marine Infrastructure Investment
Non-marine uses not to disrupt or block access to vessel berthing	- Lots with 75 feet of frontage or more along Commercial Street: Front façade of building must be no more than 35 feet from ROW, and front façade and pedestrian entrance oriented towards Commercial Street - Exemptions: - Frontage less than 75 feet - Change of use within existing building - Building addition of less than 5,000 square feet.	- Non-marine development valued at > \$250,000 required to provide marine investment totaling no less than 5% of total project cost. - Improvement may be direct, meaning; dredging, pile replacement, replacement decking, etc... - Financial contribution to City's Waterfront Loan and Investment Fund

Non-marine uses proposed outside of the NMUOZ are subject to a separate set of standards, targeted towards maintaining a majority of the available ground-floor leasable space and undeveloped land area for marine uses, with a minimum requirement of 55% marine. This section of the ordinance also requires that property owners prioritize the leasing of vacant ground-floor space for marine users while reserving property immediate adjacent to piers and bulkheads for marine uses.

Unusual within the City of Portland's zoning code, the WCZ contains a list of standards to be met for development proposals in order to be considered eligible for a contract or conditional rezoning. Across Portland, property owners are entitled to seek either a map amendment for their property (changing their property from one established zone to another), a text amendment to a particular zone (to alter regulations governing a zone) or a contract/conditional rezoning agreement, which is an individualized agreement between the City and property owner, wherein a new zone is created with its own list of regulations and geographic boundary. At present, more than 60 such zones are in existence.

Contract or conditional rezonings are not typically regulated via the base zoning district, meaning that were a property owner in the R-3 Residential zone for example to seek a conditional or contract rezoning for their property, they would not in any way be impeded by language found within the R-3 zone. In the WCZ however, a property owner seeking a contract or conditional rezoning must first demonstrate compliance with the contract or

conditional rezoning standards. In essence, these standards represent an additional obstacle not typically seen in other zones.

This section contains nine (9) standards geared specifically towards proposals deviating from the dimensional standards for the zone, listed under Section 14-310, and/or permitted uses list, Section 14-307 and 14-308. These standards share many similarities with the non-marine and performance standards, and are largely concerned with maintaining water access for water-dependent users, ensuring that requisite marine investment by non-marine users is not avoided, and ensuring contextuality of a proposed project with permitted uses as it relates to traffic impacts and protection of water-dependent uses.

Difference Between Contract/Conditional Rezoning and Conditional Uses	
Contract/Conditional Rezoning	Conditional Use
- Time intensive negotiation process wherein a new 'site specific' zoning district is agreed to between Property Owner and City - WCZ is unique in that it provides an extra step in the process, a requirement that certain standards be met before a proposal is considered eligible - City Council must find the proposed contract/conditional rezoning to be consistent with the Comprehensive Plan	- A conditional use is a use that is permitted by-right so long as zone-specific and general conditional use standards are being met. - A conditional use is reviewed by either the Planning Board or ZBA and is not considered by City Council.

B. Waterfront Working Group

Just prior to imposition of the moratorium on non-marine development within the WCZ, the City Manager convened the Waterfront Working Group (WWG), a focus group consisting of ten (10) waterfront stakeholders was convened by the City Manager to discuss critical issues related to waterfront development and concerns of fishing interests in Portland Harbor. As of the May 14th Planning Board public hearing, the group has met eleven (11) times and has provided feedback on the following topic areas:

- WCZ Marine Use Inventory Update
- Effectiveness of the WCZ Zoning
- Recommendation on prioritization of short-term Waterfront TIF funding allocations.
- Ongoing Commercial Street Operations and Master Plan process.
- Berthing and marine access conditions.

This process has been highly informative for City staff in understanding the needs of our working waterfront, and feedback from this group has served as the basis for the proposed text amendments now before the Planning Board. For more information on this process, please see the attached memo from the City's Economic Development Office (Attachment 1).

III. PLANNING BOARD WORKSHOPS

A. January 22, 2019

On January 22, 2019, the Planning Board held a workshop to consider a limited set of text amendments that would prohibit contract and conditional rezonings within the WCZ. The WWG had articulated a concern that this section of the ordinance effectively permitted uses to locate within the zone that were expressly prohibited. For example, the Fisherman's Wharf hotel project was proposed as a conditional rezoning. As a response to this concern, the staff suggested prohibiting contract and conditional rezonings, and drafted language to that effect based upon the Comprehensive Plan.

At the workshop, members of the public were generally opposed to the elimination of contract and conditional rezonings, and instead recommended that the contract and conditional rezoning prohibited uses list be broadened to include other incompatible uses such as hotels. The Board recommended that staff continue to work with the WWG to resolve this issue, and further asked that staff complete the zoning discussion with the WWG and draft a comprehensive set of amendments based upon that discussion before holding a second workshop with the Planning Board.

B. April 23, 2019

The Planning Board held a second workshop on April 23, 2019 to consider a broader suite of suggested amendments to the Waterfront Central Zone, which largely have not changed in the currently proposed iteration.

At this workshop, the Board heard testimony from a range of waterfront stakeholders, including pier owners, business owners and members of the fishing community, along with other interested parties. The public comment provided at this workshop was not universally supportive of the text amendments, with some raising concern that the reduced overlay zone would eliminate necessary investment by non-marine uses (as required by non-marine uses in the overlay zone), or that the changes were not necessary given the relative effectiveness of the existing zoning in achieving an appropriate balance between marine and non-marine uses. Meanwhile, other public comment supported the proposed amendments and the Waterfront Working Group process, claiming that development pressures were once again impacting the zone and therefore the zoning should be changed to reflect those conditions.

In response to the public comment, the Board questioned whether or not the zoning was responsible for any decline in marine activity within the waterfront, and should therefore be revised. One Board member asked that information be compiled to describe the projected loss in tax revenue that would result from changes to the overlay zone. A general sentiment expressed was that the proposed changes should be better justified by the City as an appropriate response to perceived concerns. The Board also advised that staff continue to work with the WWG to address any outstanding zoning concerns, particularly with the performance standards, before holding the public hearing.

C. Response to Planning Board Feedback

To follow-up on the feedback received at the April 23rd workshop, staff would first highlight the concerns that have come to light through the Waterfront Working Group process, which include; incompatibility of certain non-marine uses, maintenance and upkeep of marine infrastructure, enforcement of existing zoning, lack of available parking for marine uses, traffic congestion along Commercial Street, extent of the non-marine use overlay zone and both general and functional access to vessel berthing.

City staff have developed a series of approaches to address those concerns, many of which are not zoning focused. For example, two meetings of the group were dedicated to the discussion of Tax Increment Financing (TIF) allocations for the financing of private marine infrastructure improvements. A separate meeting was held to discuss opportunities for providing reasonable parking accommodation for marine uses, through dedication of parking spaces or a hang-tag system to occupy certain on-street spaces. These efforts are on-going.

The City is also working with MaineDOT and the Portland Area Comprehensive Transportation System (PACTS) on the development of a Commercial Street Operations and Master Plan, aimed at improving the functionality of Commercial Street as a major multi-modal streetscape (for more information, please see <https://www.portlandmaine.gov/2081/15594/Transportation-Master-Plan>). A primary goal of this plan is to improve access to the city's wharves and piers, which would directly benefit members of the working waterfront.

At the April 23rd workshop, one member of the Board asked that staff assess the impact to property tax valuation resulting from the proposed change to the overlay zone. In response to this question, staff have consulted with the City Assessor and multiple property owners to compile relevant information, and respond to this request. A full discussion of this response can be found in the attached memo from Economic Development (Attachment 1).

While zoning amendments are a critical component of the City's approach, they are by no means the only tool being utilized to respond to these concerns. The City continues to support and recommend the proposed amendments as shown below, as an effective and appropriate response to many of the issues identified by the Waterfront Working Group. We feel strongly that the amendments are consistent with and supportive of the Comprehensive Plan, which calls for a balanced approach to waterfront development policy, wherein water-dependent, marine-related and compatible non-marine uses may coexist and mutually support one another. The proposed zoning maintains the existing hierarchy of uses, more clearly defines appropriate locations for non-marine uses and strengthens provisions intended to ensure that water dependent uses shall have priority of functional access to the water's edge.

IV. PROPOSED TEXT AMENDMENTS

As seen in the table below, a broad range of amendments are being proposed, although many are very minor in nature. The most substantive changes include reducing the area of the Non-Marine Use Overlay Zone (now proposed as the Commercial Street Overlay Zone (CSOZ)), eliminating certain non-marine uses such as restaurants and retail establishments from areas outside the CSOZ, increasing the pier edge setback from five (5) feet to ten (10) feet, eliminating contract and conditional rezonings and both streamlining and strengthening the performance standards to ensure compatibility between marine and non-marine uses. The full text is attached to this report (Attachment 2).

Waterfront Central Zone – Summary of Proposed Text Amendments	
Zoning Ordinance Sec.	Changes drafted for May 14, 2019 Planning Board Public Hearing
<i>Purpose (14-305)</i>	Purpose statement expanded so as to account for future functionality of working waterfront.
<i>Definitions (14-306)</i>	- Change 'Non-Marine Use Overlay Zone' to 'Commercial Street Overlay Zone'. - Reduce overlay dimensions from 150' to 125' feet, and 500' to 300' feet for Long Wharf only, with language to describe where line cuts through or around existing buildings (see map).

<i>Permitted Uses (14-307)</i>	• Create new sub-category of uses permitted only within Commercial Street Overlay District (restaurants, retail, museums, galleries, banking, street vendors, street vendors, medical offices and personal services) • Add new uses, “Commercial Parking for Water Dependent Uses” (defined under 14-47), commercial kitchen and seafood retailing (in conjunction with seafood processing) • Eliminate laundry as permitted use.
<i>Conditional Uses (14-308)</i>	• Eliminate residential use for Marine Business Owner
<i>Prohibited Uses (14-309)</i>	• Prohibit following uses; laundry and dry-cleaning, service stations, convenience stores, commercial parking for non-marine uses. • Expand hotel prohibition to include additional forms and short-term rentals • Expand drinking establishment prohibition to include private/social clubs and recreational facilities.
<i>Dimensional Standards (14-310)</i>	• Prohibit non-marine off-street parking within pier setback requirement and better define pier edge. • Permit structural posts and deck/building mounted equipment for vessel loading and unloading. • Increase pier setback requirement from 5 feet to 10 feet at first floor level
<i>Standards for Non-Marine Uses Outside Commercial St. Overlay (14-311(a))</i>	• Marketing Requirement – Change from 60 days to 180 days similar to PAD requirements and strengthen language for ‘targeted media’. • Remove inventory requirement from zoning, with goal of having Council mandate through Council Order “State of the Marine Economy” Report and annual report of significant waterfront development.
<i>Commercial Street Overlay Standards (14-311(b))</i>	No changes proposed
<i>Contract and Conditional Rezoning (14-311(c))</i>	• Prohibit contract and conditional rezoning.
<i>Performance Standards (14-311(d))</i>	• Condense Parking, non-marine compatibility and functional utility of piers performance standards into new ‘Operations and Access Management Plan’ standard, with specific parameters for locating parking, structures, equipment, access-ways and sidewalks, so that access to berthed vessels and marine uses is accounted for. • Remove unnecessary standards: Shoreland Zone, Signs, State and Federal Environmental Regs.

A. Discussion of Draft Text

The broad aim of the proposed amendments is to reaffirm the WCZ’s purpose statement, which is to protect and nurture marine development within the zone, and better define where and under what circumstances non-marine development is appropriate and harmonious. The WWG, with select representation from the fishing industry, pier proprietors, waterfront business owners and invested members of the waterfront community has provided insight on various concerns related to pier access and management, parking and traffic conditions, compatibility of uses and the effectiveness of existing marketing requirements. Based upon that feedback, staff developed a set of suggested approaches that were further refined through discussions with the WWG, with finalized approaches

serving as the basis for the draft amendments now before the Board.

B. Commercial Street Overlay Zone (CSOZ)

a. Non-Marine Use Overlay to Commercial Street Overlay

Staff suggest changing the name of the 'Non-Marine Use Overlay Zone' to the 'Commercial Street Overlay Zone' as a way of better defining the purpose of this geography. The east side of Commercial Street has more limited value for water-dependent uses given its lack of direct waterfront access and traditionally, has been a mixed-use environment with not only restaurant and non-marine retail establishments (tied closely with the Old Port Commercial District), but also a variety of marine uses, for example the Gulf of Maine Research Institute, Maine Marine Supply Company, as well as several seafood markets and processing centers. The suggested name change deemphasizes non-marine uses and instead reflects the broader range of uses being promoted within the overlay zone.

b. Change to Zone Extent

Under this proposal, the extent of the overlay zone would be reduced considerably, as can be seen in the map above. For context, the dimensions of the overlay zone were expanded in 2010 as a means of encouraging additional development (from 35 feet to 150 feet, and up to 500 feet in certain locations). Members of the fishing industry articulated that this increase was too significant, given that traditional commercial development along Commercial Street did not extend to that depth, and that at 150 feet from Commercial Street, there are opportunities for direct water access.

The concern was that the overlay zone, as currently established, would permit large-scale, incompatible non-marine uses that would generate significant vehicle and pedestrian traffic along the wharves that would effectively impede access and operations of marine uses. To compensate, members of the fishing industry suggested eliminating the overlay zone altogether. This proposal was met with limited support from the pier owners, given that they rely upon investments required of non-marine users within the overlay zone to maintain their wharves. The proposed reduction represents a compromise between these two groups, and while the majority of WWG members support this recommended change, there is not complete consensus.

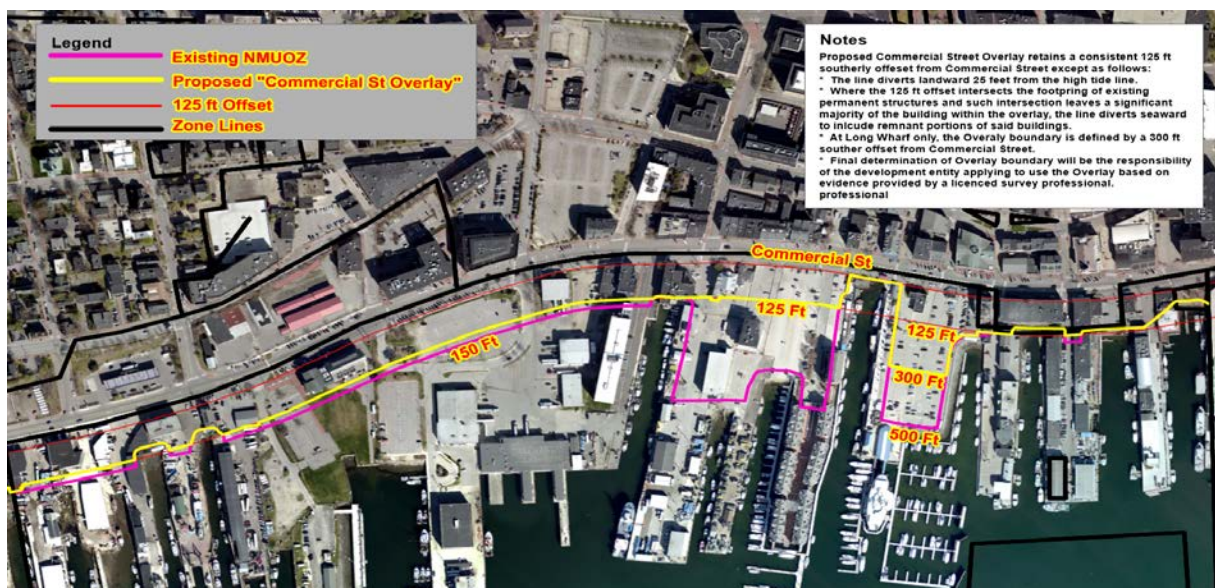


Figure 3: Proposed shift in CSOZ boundary

C. Permitted Uses**a. Permitted Uses for Commercial Street Overlay Zone**

Under the permitted uses section, staff recommend adding a new category of permitted uses, 'Uses permitted only within the Commercial Street Overlay Zone (CSOZ)', and eliminating high traffic generating uses such as restaurants and retail establishments from elsewhere within the zone. Members of the WWG have consistently raised the concern that such uses are incompatible with water-dependent uses and that there would be conflict related to traffic, noise and hours of operation. Many of the wharves in their existing condition cannot accommodate significantly more vehicle or pedestrian traffic. The idea behind this amendment is to shift all such high impact, non-marine uses towards Commercial Street, so that they are more easily accessed by patrons not as familiar with the wharves and their operations.

b. New Permitted Uses

Commercial parking for water-dependent uses, commercial kitchens and seafood retail are proposed as permitted uses.

Parking has repeatedly been raised as a concern, as many feel that sufficient parking is not available for water-dependent uses. Meanwhile, non-conforming parking lots within the zone provide significant parking supply for visitors to the area, which adds to the area-wide traffic impacts. By permitting commercial-use parking for water-dependent uses, the City would provide an avenue by which non-conforming uses could become conforming, and also alleviate parking constraints for marine uses.

Regarding commercial kitchens and seafood retail, members of the WWG raised these uses as either a compatible non-marine use (commercial kitchen), or a marine-related use (seafood retailing) currently not permitted. These uses have limited impacts that would benefit from proximity to seafood processors.

D. Conditional Uses**a. Eliminate Residential Uses – Marine Business Owner**

At present, the zone permits marine business owners to live above their place of business, provided that the unit be of a certain size, that there is a compelling reason for living on-site, and that the unit be for year-round use. Given that no business owners are currently taking advantage of this allowance, and that there is a general interest in eliminating residential uses from the central waterfront, staff suggest eliminating this conditional use.

E. Prohibited Uses

Based upon feedback from the WWG, staff are recommending that laundry and dry-cleaning, service station and commercial parking for non-marine uses be eliminated, and that the prohibition on hotels and drinking establishment be expanded and strengthened to include other like categories; bed and breakfasts, hostels, short-term rentals, and then private clubs and non-profit social and recreational facilities respectively.

F. Dimensional Requirements**a. Pier Edge Setback Increase**

Vessel operators have indicated that the existing setback requirement does not provide sufficient space for maneuvering and/or the loading and unloading of goods from vessels. In response, staff suggest

increasing the pier edge setback from five (5) feet to ten (10) feet at the first-floor level. Due to the first-floor ceiling height requirement of fifteen (15) feet, this would provide operators with approximately fifteen (15) of clear overhead space. The setback would not apply to structural building supports such as posts or beams, and would similarly not apply to deck or building mounted equipment for the loading and unloading of vessels. These exceptions support the operational functionality of the pier for water dependent uses.

As part of this amendment, staff are also strengthening the definition of the pier edge, stating that floats, rafts and barges not structurally integral to the pier are not counted as part of that requirement.

G. Standards for Non-Marine Uses Outside of the Commercial Street Overlay Zone

a. Marketing Requirement

Initially staff had suggested removing the marketing requirement from the zone, having not identified an example where it was successful in securing a lease for a marine use. Members of the WWG universally supported the marketing requirement and asked that the noticing period be lengthened, and that the media requirement be strengthened. Based upon that feedback, staff are suggesting that the marketing period be increased from 60 days to 180 days (same as is required within the Pedestrian Activities District (PAD)) and have provided additional guidance on appropriate forms of media within which to advertise.

Language regarding the trigger for this requirement (14-311(a)(3)(c)) is also revised within the draft amendment. The current trigger is either a site plan application or change of use application, which conflicts with language found in 14-311(a)(3)(a), which indicates that the threshold is change of occupancy. A change of occupancy does not technically trigger either of the two aforementioned applications, and so, for consistency, the language now would read, "Prior to changes of occupancy and/or as part of applications for new development".

b. Waterfront Inventory Requirement

The WCZ requires that an inventory of all uses within the zone be carried out on an annual basis, and that that inventory identify whether or not the marine/non-marine land use requirements (where the maximum first-floor and exterior area permitted for use by non-marine uses is 45% per pier outside of the NMUOZ) are being met.

In discussions with the group, staff indicated that the report was not particularly useful for users of the zone and that it was time and energy intensive to produce. Instead, staff suggest that a less frequent 'state of the marine economy' report be drafted, that would highlight the competitiveness of the local marine economy and provide guidance on goals and objectives for improvement. Staff would also present to City Council an annual summary of major development within the zone.

H. Contract and Conditional Rezoning

Staff continue to support the elimination of the contract and conditional rezoning provisions for the WCZ, replacing it with a short excerpt from the Comprehensive Plan that identifies key goals related to Portland's working waterfront as justification for prohibition of this zoning tool within the zone. In initial discussions, staff had considered adding a larger subset of uses, including hotels, to the list of uses not eligible for a conditional or contract rezoning. This approach was determined to be ineffective for two main reasons. First, given the open-ended nature of contract and conditional rezoning, it provides less certainty as to what can happen in the future in the zone.

The second reason is that the WCZ, as currently written, is the product of a robust, decades long dialogue between highly disparate stakeholders, informed by industry best practices and numerous studies. As evidenced by the most recent WCZ waterfront inventory, released in early January 2019, the zone operates largely as it was intended, with a vast majority of available space (81%), either being occupied by or available to marine uses. Remaining non-marine uses subsidize vitally necessary infrastructure that is key to the success of Portland's working waterfront. This framework may require minor amendments as we move forward to accommodate changing needs, but it is important to recognize the fine balance that has been struck through such a lengthy and well-informed series of negotiations. A contract or conditional rezoning would undermine that framework, remove many key stakeholders from the negotiation process and create a new set of rules for a particular property that would still need to function cohesively with other properties and uses found within the WCZ. As Portland grows and its waterfront continues to experience changes, it is likely that new uses (perhaps not yet identified), may serve as catalysts to reopen this conversation as to how best balance the needs between marine and non-marine uses within the WCZ, and they could be considered as part of a public process for potential amendments if ever needed.

For these reasons, the staff support prohibition of contract and conditional rezoning within the WCZ, relying instead on the myriad of use and development standards that are consistent with facilitative of the goals found within the Comprehensive Plan. The proposed prohibition is generally supported by the WWG, though there is not complete consensus on this approach.

I. Performance Standards

a. Operations and Access Management Plan

In a letter provided by members of the fishing industry, staff were asked to assess whether or not the performance standards as written, guaranteed adequate access for the loading and unloading of goods and materials between land-bound vehicles and vessels, and whether it ensured effective compatibility between marine and non-marine users. This assessment found that several of the standards, notably the 'parking', 'compatibility of non-marine uses with marine uses', and 'functional utility of the piers' standards were largely redundant and difficult to interpret. Staff's suggested approach is to maintain the intent of those standards, but streamline as one new standard that would be a requirement for a physical plan to be called an 'Operations and Access Management Plan'. For new development, including changes of use or expansion of existing uses, a plan and accompanying narrative would need to be provided for review by the Planning Authority, that would clearly indicate the location of structures, activities, parking, circulation and loading facilities. This plan could then be used to confirm that non-marine uses are sited appropriately, and that no use impedes waterfront access by water-dependent uses.

b. Elimination of Redundant Standards

Staff suggest elimination of the 'shoreland zone', 'signs' and 'state and federal regulations' standards as these standards are not substantive. For example, the 'signs' standard, requires compliance with the City's sign ordinance, which is a requirement regardless of whether or not it is listed as a performance standard. The same concept applies to the other two standards listed.

V. COMPREHENSIVE PLAN

The City's ordinance states that any rezoning must be consistent with the City's Comprehensive Plan. In forming its recommendation to the City Council, the Board will need to make a finding on whether the proposal is consistent with the Comprehensive Plan. As seen below, the staff have identified below a number of the specific Comprehensive Plan goals and policies which are suggested as being relevant to the proposed text amendments

to the WCZ.

The central vision of Portland's Plan 2030 is represented by the venn diagram demonstrating the integral interrelation of the community's core belief that Portland is equitable, sustainable, connected, dynamic, authentic and secure. The vision conveys the message of the City's need to balance many competing needs to assure the advance of the vision as a unified concept. In this instance, that the City's goals for maintaining a working waterfront and transforming Portland through orderly growth and development be balanced with needs for connectivity of residents and visitors to the waterfront, sustainability of marine-dependent infrastructure and the ability to maintain that infrastructure, and authentic as a defining characteristic Portland's image and economy.



As currently written, the WCZ promotes a mixture of marine and non-marine uses in accordance with the Waterfront Use Hierarchy pyramid. This pyramid acknowledges that water-dependent uses (ex. fishery berthing) cannot successfully exist or sustain maintenance of necessary infrastructure (ex. dredging, pier maintenance, fendering etc..) without investment by both marine-related industries (ex. marine product retail) and compatible non-marine uses (ex. offices or restaurants). The zoning provides mechanisms that both limit the total percentage of available land and floor area that may be occupied by a non-marine use, and exacts actual investment from non-marine users. Meanwhile the permitted, conditional and prohibited use list precludes many non-marine uses out right, notably residential, hotel and drinking establishment uses, which are considered incompatible. Those non-marine uses that are permitted, are required to comply with numerous performance and specific non-marine development standards that ensure compatibility of non-marine uses with integral uses of the working waterfront.

The City has engaged extensively with stakeholders of this zone in order to understand their concerns and operational needs. We are recommending a comprehensive suite of amendments that are in line with the goals of the City's Comprehensive Plan and that reprioritize the WCZ as a catalyst and incubator for a successful working waterfront

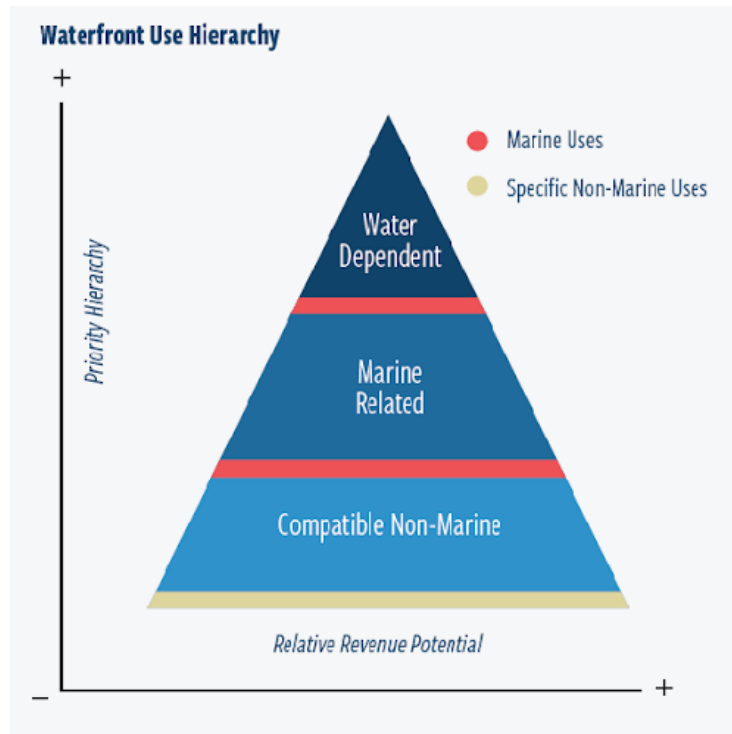
Development Goals:

- Prioritize and promote Portland's unique mix of water-dependent, marine-related and compatible non-marine uses.
- Recognize and reinforce the respective roles of the Eastern, Central, and Western Waterfronts.
- Celebrate, promote and protect Portland's lobster and fishing industry as a foundation of the region's economy and a feature of civic pride.
- Ensure the future of the marine economy through support for emerging marine industries and mitigation of market trends that could compromise the balance between marine industries and competing development.
- Recognize and reinforce waterborne transport of goods and people as foundational to our community.

- Develop effective public and private partnerships to promote the Port of Portland as an economic engine for the State of Maine.

The WCZ ordinance is the result of an iterative, decades long negotiation process that has been tested and revamped over the years to regulate and maintain the many nuances of this highly unique working waterfront, and has been shown, as seen in the Waterfront Inventory, to be largely effective in achieving that balance. The Comprehensive Plan identifies that policy shifts are critical to the success of Portland's working waterfront, and that we as a City need to be responsive to evolving and cyclical market conditions that place considerable development pressure on this zone.

The City of Portland values a strong working waterfront that prioritizes water-dependent and marine-related uses over compatible non-marine uses. That said, we understand that compatible non-marine uses are key to the success of our working waterfront, providing invaluable investment to marine infrastructure and in part, subsidizing other marine uses.



The proposed amendments represent the next step in that iterative process and are a direct response to today's market pressures, where non-marine businesses are competing for space deemed valuable to the marine economy. The City favors an incremental approach as opposed to sweeping changes, where the general structure of the ordinance would remain as is. Within that framework, we suggest further restricting non-marine uses though still maintaining adequate opportunity for them where appropriate. This restriction provides increased opportunity for marine uses, which are further supported by the greater predictability achieved through removal of contract and conditional rezoning, and streamlining of the performance standards so as to be easier to interpret and administer.

VI. PUBLIC COMMENT

A. Feedback from Fishing Community Representatives of the WWG (Attachment 3)

Two (2) public comments were provided by the attorney representing the Working Waterfront Group, a subset of the Waterfront Working Group composed of members of the fishing community, which provide direct feedback on draft zoning language as it relates to discussions held between staff and the Waterfront Working Group.

Where possible, staff have revised the zoning in response to this feedback. This includes significant changes to the draft performance standards, specifically the Operations and Access Management Plan, which now clearly identifies submission requirements and standards, requirements for the compatibility of non-marine uses, opportunities for shared parking and stronger provisions for the establishment and maintenance of vehicle/vessel loading areas. Aside from changes to the performance standards, a number of uses have been added to the permitted and prohibited use list, and the purpose statement has been revised to reflect the need to account for future needs of the zone

and potential development.

Suggested language as presented in these letters has at times been directly incorporated into the draft text, or otherwise, rewritten so as to preserve the intent of their suggestion, while changing the exact language to streamline the text, increase clarity, or cut out redundancy.

Staff are unable to recommend one suggested change, recommended by this group for 14-311(a), standards for non-marine uses outside of the overlay zone. This request would have changed the calculation of ground floor non-marine space from, which at present only includes leasable areas, to include common or non-leasable areas such as lobbies, stairwells and mechanical rooms. The difference between these two calculations is likely marginal, though would be significantly more difficult to administer. The Waterfront Working Group did not reach a consensus on changing the existing permissible split between marine and non-marine uses (55/45%), and the proposed change was not vetted by the entire group. For this reason, staff suggest maintaining the existing requirement, which is based upon leasable area.

B. Other Public Comment (Attachment 3)

Aside from specific feedback from certain members of the Waterfront Working Group, staff received five (5) additional written comments, one from Bateman Partners, LLC, describing the proposed development scheme for Fisherman's Wharf and a concern that changes to the overlay zone would result in less direct marine investment by non-marine uses, and then three additional comments, which generally stressed the need to protect the working waterfront through restrictions to non-marine uses. One additional public comment was submitted by several of the pier owners, with information on property valuation, in response to feedback from one of the Planning Board members.

VII. STAFF RECOMMENDATION

The Staff is recommending that the Planning Board find the proposed text amendments to be consistent with the Comprehensive Plan and recommend to the City Council adoption of the proposed text amendments.

VIII. ATTACHMENTS

1. Needelman Memo on WWG Process, Economic Development Office
2. Division 18, Draft Amendments to WCZ
3. Public Comment
 - a. Joel Richardson (4.17.19)
 - b. Working Waterfront Group (4.23.19)
 - c. Bateman Partners, LLC (4.23.19)
 - d. Orlando Delogu (4.29.19)
 - e. Orlando Delogu (5.7.19)
 - f. Waterfront Working Group (5.7.19)
 - g. Pier Owner Tax/Financial Information (5.9.19)
4. Response Letter to Pier Owners – Jeff Levine, Director of Planning and Urban Development
5. Addendum 1 – History of Non-Marine Use Overlay Zone
6. Addendum 2 – Staff Recommendation for Changes to Non-Marine Use Overlay Zone



CITY OF PORTLAND
Economic Development
Gregory A. Mitchell, Director

MEMORANDUM

TO: Chair Dundan and Members of the Planning Board

FROM: Bill Needelman, Waterfront Coordinator

DATE: April 11, 2019
Updated, May 9, 2019

SUBJECT: Review of Zoning Amendments to the Waterfront Central Zone and results of the City Manager's Waterfront Working Group

CC: Jon P. Jennings, City Manager
Greg Mitchell, Economic Development Director
Jeff Levine, Planning and Urban Development Director
Christine Grimando, Planning Director
Matt Grooms, Planner
John Peverada, Parking Manager
Jennifer Thompson, Associate Corporation Counsel

Background

The following memo was originally prepared for the Planning Board's April 23 workshop. Economic Development staff has updated material as appropriate and provided additional information answering Board questions raised at the workshop. All new information is provided below in Italics.

Beginning in January of 2019, the City Manager convened a Waterfront Working Group (WWG) to discuss critical issues related to waterfront development and concerns of fishing interests in Portland Harbor. The process was prompted by recent activism by the fishing community responding to development pressures on the waterfront. Recognizing these concerns, the City Council has imposed a 180-day moratorium, Order 119-18/19, restricting non-marine development in the WCZ. The moratorium provided an alternative to a citizen referendum that would have potentially imposed highly restrictive zoning over the entire waterfront.

The WWG began their work just prior to the City Council's passage of the moratorium and

the group and has met nine times since January. *(The WWG has met an additional two times since the April 23, 2019 Planning Board Meeting with Zoning being a significant topic of discussion.)*

Membership of the working group includes:

Willis Spear, Lobsterman, F/V Providence
Keith Lane, Lobsterman, F/V Kestrel
Bill Coppersmith, Lobsterman, MLU Vice President,
Charlie Poole, Proprietors of Union Wharf, Custom Float
Steve DiMillo, Proprietors of Long Wharf, DiMillo's Restaurant and Marina
Mike Alfiero, Proprietors of Holyoke Wharf, Harbor Fish Market
Togue Brawn, Downeast Dayboat Scallops
Rebecca Rand, Becky's Diner
Cyrus Hagge, Community Member
Dory Waxman, Community Member

Invited directly by the City Manager, the WWG has acted as a focus group to inform staff on issues of concern and to provide feedback on approaches to address problems. The WWG has been supported by Economic Development and Planning staff and has been chaired by the City Manager. Additional support has been supplied by Corporation Counsel and the City Parking Manager.

Staff has relied heavily on the combined experience and expertise of the group in crafting zoning amendments provided for the Board's consideration. To date, the WWG has spent the majority of their efforts on zoning issues and made significant progress. Most significantly, the conversation and exchange generated between members has provided an invaluable insight into the function of the WCZ, the complexity of the working waterfront, and potential improvements to the zone. The group was not asked to draft language for the Board's consideration but Planning and Economic Development staffs have relied heavily on the conversations to date and the language developed is a good faith attempt to reflect the learning and feedback generated.

Most zoning issues addressed, and translated into amendments, reflect a general consensus of the WWG. Where consensus was not achieved, staff has used our best judgement to forward recommendations that will most effectively address the issues identified. Staff will inform the Board on issues of disagreement within the process and WWG members have been encouraged to contribute to the Board's public comments as individuals to promote specific ideas in support for or contrary to the staff recommendations herein.

In addition to land use regulations, the WWG held productive sessions discussing priorities for use of Waterfront TIF funds and waterfront parking issues. Some parking issues are reflected in the resulting zoning recommendations.

City Staff and the entire community owe a tremendous debt of gratitude to the WWG members for their contribution and commitment to the Portland waterfront.

The WWG process has been well documented on the City's website at <https://www.portlandmaine.gov/2411/Waterfront-Working-Group>

Planning Board members are encouraged to review the process to date to better understand the context of the recommended amendments.

Issues Under Discussion

The WWG agreed to limit their discussions geographically to the Waterfront Central Zone and to concentrate on the following issues:

- Evaluate the current physical, functional, and business conditions, including the 2018 WCZ Marine Use Inventory Update.
- Provide recommendations on Zoning.
- Make recommendations on prioritization of short-term Waterfront TIF funding allocations
- Provide formative contribution to the ongoing Commercial Street Operations and Master Plan process.
- Evaluate berthing and marine access conditions.

WWG Zoning Discussion

Waterfront zoning, the Waterfront Central Zone (WCZ) in particular, is notoriously complex. The WCZ prioritizes and protects water-dependent and marine uses, such as fishing, but allows limited non-marine development to provide needed revenues to pier owners. The longstanding goal, recently restated and adopted in the *Portland's Plan 2030* Comprehensive Plan, promotes *balance* between potentially competing uses. Marine uses are given space and protections, while the pier owner is given sufficient opportunity to generate revenues for maintenance and a return on investment.

Within the context of the moratorium and the potential citizen's initiative referendum, the WWG has spent considerable time rethinking the *balance* of uses. Looking toward an April submission to the Planning Board, the WWG has discussed the following:

- Contract and Conditional Rezoning: Should this tool be available within the WCZ?

Staff is recommending eliminating the contract and conditional rezoning tool for the WCZ. The WWG did not achieve consensus on this issue, with some members voicing support for the flexibility offered. However, most members with Staff agreement believe that the zone is specifically and carefully crafted to address the complex policies of the Comprehensive Plan for the Central Waterfront. The potential for contract and conditional rezoning in the WCZ has generated uncertainty, speculative development pressure, and unpredictability within the zone.

Eliminating site specific rezoning essentially shuts the door on applications for hotel use within the zone – a primary cause of concern leading to this process.

- Non-Marine Use Overlay Zone, the area where marine use is *not* required: Should the overlay be eliminated, contracted, or left in its current location?

The recommended amendments suggest shrinking the extent of the overlay zone and renaming it the Commercial Street Overlay Zone. The recommended

amendment is marginally smaller (125 feet deep from 150 feet currently) in most areas and significantly smaller in the areas nearest the Old Port (from 500 feet deep to 125 feet except Long Wharf, which would shrink to 300 feet deep.)

As with contract and conditional rezoning, the WWG did not achieve complete consensus on reducing the size of the overlay. While most members saw the reduction as a reasonable compromise to limit the extent and impact of non-marine development, some members did not see a compelling case for the reduction.

A review of the map (see the Planning Staff submission) shows that there is only a marginal impact to the potential use of existing buildings with the reduction, but the fishing community expressed a desire to reduce the overall scale of non-marine development and to concentrate such development toward Commercial Street. Staff is in agreement that a smaller overlay is a reasonable compromise consistent with the Comprehensive Plan. *The largest impact of reducing the overlay are found in the areas between Union Wharf and Long Wharf. Please see the Response to Planning Board questions below.*

- Percentage of space required for marine use, outside of the Overlay: Should more space be allocated to marine use?

After significant discussion, there was no strong support for changing the percentage of space allocated for marine use outside of the overlay – as amended. This apparent consensus relied on the reduction in the mapped extent of the overlay described above, and the *Marketing* and *Permitted Use* amendments described below.

- Marketing requirement for marine use: Should space be required to be marketed to marine use prior to seeking a non-marine tenant? (outside of the overlay)

The marketing requirement for marine use is comparable to similar provisions for pedestrian oriented uses in the Pedestrian Activities Districts (PAD) of the Downtown B-3 zone. Currently the provision requires a 60 day marketing period for marine use prior to offering space to a non-marine use. The WWG provided strong support for extending the marketing period to 180 days, consistent with the B-3 PAD requirements. Other clarifying language has been added.

- Marine Use Inventory: What is the best way to track and monitor the success of the Zone and state of marine economy?

Staff has recommended, and the WWG agrees (though without apparent enthusiasm) to remove the inventory requirement from zoning. Staff recommends a standalone City Council order to replace the existing requirement with an annual report of significant waterfront development. The City should also commit to conduct a periodic assessment of the state of the Marine Economy for the entire waterfront as a better measure of the waterfront's health than provided by the extremely limited inventory currently described in the WCZ.

- Permitted Uses: Should uses allowed in the overlay, such as restaurants, be allowed outside of the overlay?

With strong support from the WWG, staff is recommending that non-marine retail, all restaurants (excepting accessory uses) and other retail-like uses should be limited to the Commercial Street Overlay Zone. The expansion of such uses was seen as an erosion of marine use potential, undue pressure on pier parking, and provided too much traffic and potential conflict with higher priority marine use. Staff agrees that the Comprehensive Plan is better implemented by concentrating high parking and traffic generating uses toward Commercial Street.

- Performance Standards: Are the current development standards adequately protecting marine use access and ability to function efficiently?

Staff recommends, with the general agreement of the WWG, streamlining redundancies within the current WCZ performance standards. Existing protections are retained or strengthened; while language and submission requirements are clarified.

The above bullets are a summary of the most important recommended changes. Please refer to the Planning memo for the complete narrative, policy review, and the redline amendment for text.

Summary

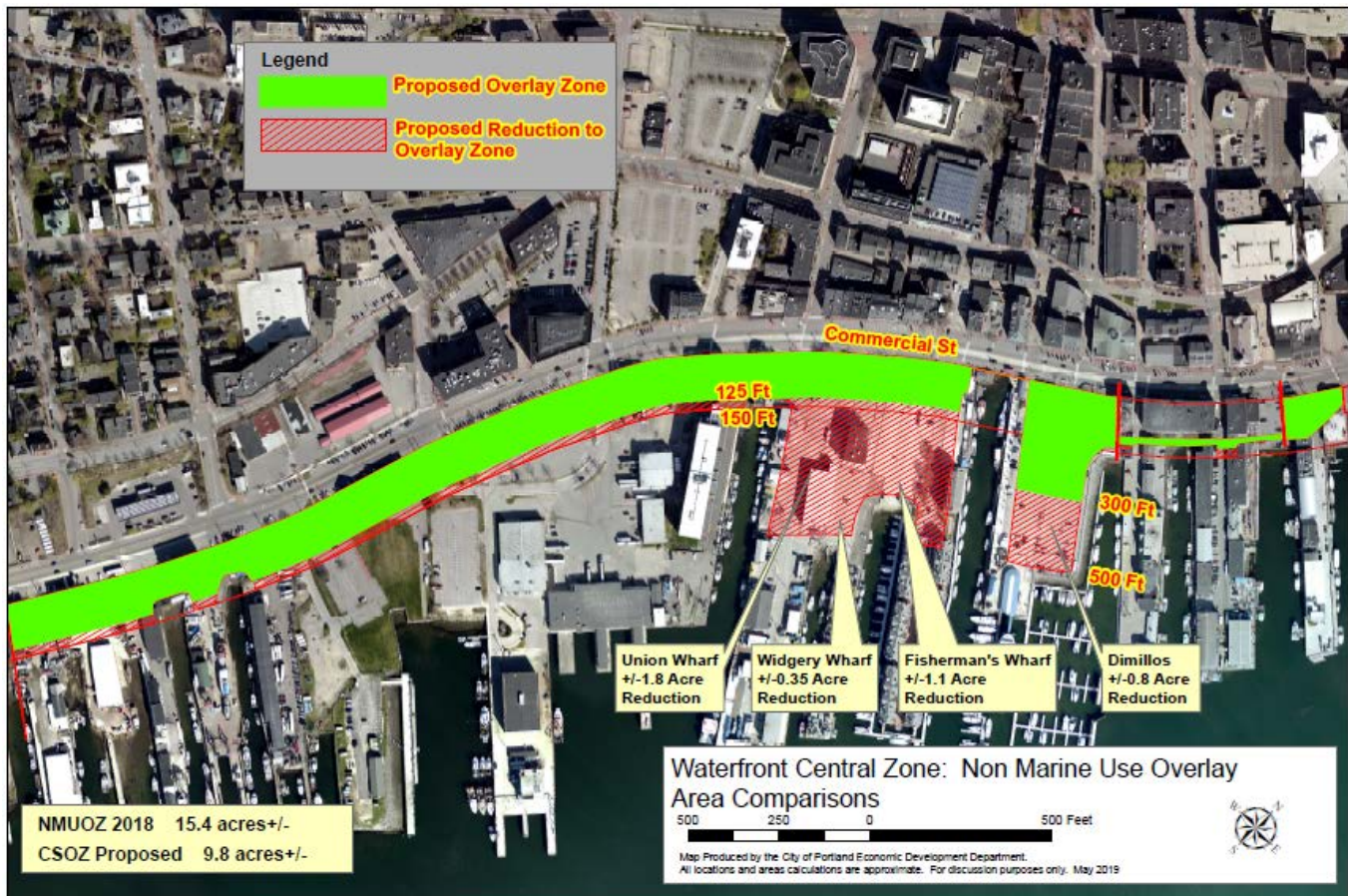
The Planning Board is requested to hold a *public hearing* on the above amendments, with the hope of moving directly to Public Hearing in May. City staff asks that the Board refer to the materials provided at the WWG website to understand the depth and extent of background work that has led to these recommendations. Rarely do zoning issues benefit from such an extensive discussion by such an informed and committed group. As stated in the introduction of this memo, the WWG has met nine times. Zoning has been a primary topic at eight of these meetings. The discussions have generated significant mutual learning between parties and fostered a far better understanding of tradeoffs by all parties. That learning is reflected in these recommended amendments to the WCZ. Based on the excellent and thorough input by the WWG, staff has sufficient feedback to provide the Planning Board and City Council with a set of recommended zoning amendments that are informed, reasonable, and consistent with the Comprehensive Plan.

In addition to the quality of the feedback provided, the Board is asked to recognize the time constraints created by the current non-marine development moratorium. By completing this important work within the limits of the moratorium, development interests for both marine and non-marine investments will have ability and certainty needed to move forward. It is our strong hope to conclude the current process within the timeframe described.

Response to Planning Board questions regarding reduction to the NMUOZ (CSOZ)

At the April 23 workshop, Board members asked questions regarding the potential impacts from reducing the Non-Marine Use Overlay Zone (NMUOZ, renamed Commercial Street Overlay Zone, herein referred to as the “Overlay.”) Board members questioned impacts to taxable value, development potential, and investment in marine infrastructure.

To respond to the Board's questions, Economic Development staff measured the approximate area of the current NMUOZ, the area of the reduced CSOZ, with specific area calculations provided in the areas around Union Wharf, Widgery Wharf, Fisherman's Wharf, and Long Wharf.



The City's Assessor provided guidance to staff based on current and revalued tax assessment to assist with the response to the Board's inquiries.

Taxable Value: Taxable value is based on current use. Given the anticipated flux in zoning and land use regulation implicit in the ongoing Re-code process, simultaneous with the current revaluation, develop-able potential premised on zoning will not be considered in the revaluation results. The short-term taxation impact of changing the overlay will be zero.

Potential Development: Development potential will be impacted (which could have an effect on future taxation.) Currently, and under the proposed language, four habitable floors are allowed within the overlay and only three floors are allowed outside of the overlay. With the reduction in the overlay, +/-5.6 acres of land (including built area) would see this loss of one floor of potential space, with +/-4 of those acres sited between Union Wharf and Long Wharf. Within these +/-4 impacted acres, nearly half is located on Union Wharf. This portion of Union Wharf already houses the new Putnam Office Building and the MSRC warehouse, greatly limiting the future development potential of the site assuming that these buildings remain.

Marine Investment: Board members also questioned the potential reduction of reinvestment in marine infrastructure resulting in loss of land within the overlay. Fewer high value structures in the overlay (a speculative assumption) would result in fewer investment dollars required to satisfy the overlay standard for 5% of project costs dedicated to marine infrastructure. Board members should note that coincident with these zoning amendments, the City has been expanding the Waterfront TIF program, which captures new tax value from both sides of Commercial Street and the Eastern Waterfront. Waterfront TIF dollars may be used toward waterfront infrastructure, such as dredging."

NOTE: As of the writing of this memo, proprietors of three wharfs within the WCZ provided specific analysis on the impacts of reducing the NMUOZ. Staff will review this material and may provide additional comments to the Board at the Public Hearing.

Respectfully submitted, wbn

DRAFT AMENDMENTS TO DIV. 18, WATERFRONT CENTRAL ZONE

DIVISION 18. WATERFRONT CENTRAL ZONE – DRAFT AMENDMENTS*

*Editor's note—Ord. No. 168-93, § 2, adopted Jan. 4, 1993, repealed former Divs. 18, 18.5 and 18.7, §§ 14-306–14-320.2, which pertained to waterfront zones, and enacted new provisions as Divs. 18, 18.5 and 18.7 to read as herein set out. Formerly, such provisions derived from Ord. No. 426-83, § 1, adopted Apr. 25, 1983; Ord. No. 427-83, § 1, adopted Apr. 25, 1983; Ord. No. 355-85, § 1, adopted Jan. 7, 1985; Ord. No. 438-86, § 1, adopted Apr. 7, 1986; Ord. No. 189-87, § 3, adopted Feb. 7, 1987; Ord. No. 174-87, 's; 1, 2, adopted Mar. 4, 1987; Ref. of May 5, 1987; Ord. No. 385-87, adopted Apr. 6, 1987; Ord. No. 36-89, §§ 1, 2, adopted June 28, 1989; and Ord. No. 15-92, §§ 22, 23, adopted June 15, 1992.

Order 184-14/15 repealed Division 18.7 on 6-1-2015.

Sec. 14-305. Purpose.

The ~~W~~aterfront ~~C~~entral ~~Z~~one was created to protect and nurture water-dependent and marine-related support uses so that they may grow and prosper in the present and into the future in an environment and area dedicated to this purpose. The following priority of uses is recognized:

- (a) The first priority of this zone is to protect and nurture existing and potential water-dependent uses in a setting that enforces their continued economic viability;
- (b) The second priority is to encourage other marine and marine-related support uses so long as they do not interfere with water-dependent uses, either directly by displacement or indirectly by placing incompatible demands on the zone's infrastructure;
- (c) Non-marine uses are encouraged provided that they do not interfere with and are not incompatible with first and second priority uses. Non-marine uses are beneficial to the waterfront economy because they provide the financial return to property owners necessary for the maintenance and improvement of the marine infrastructure.

Water-dependent and marine-related support uses by their

nature have activities and operational needs that are unique to this area and are not shared by other commercial and industrial uses in the city. These first and second priority uses and related activities may result in noise, odor, dust, hours of operation, parking and traffic patterns and traffic control needs that are necessary for the convenient and successful conduct of such uses. Other uses may not be compatible with these types of effects. Other specified uses are permitted in the waterfront central zone, provided that they do not significantly interfere with the activities and operation of water-dependent and marine-related support uses. Such uses must be, and are assumed to be, aware of the impacts associated with marine uses and therefore must accept and be tolerant of them. Other specified uses in the zone shall accommodate to those patterns and needs of the higher priority uses so long as those higher priority uses are not detrimental to public health and safety and the higher priority activities are conducted in accordance with sound practices or practices customary in the trade.

Commercial Street is recognized as an important economic center for the city and region. Marine compatible uses are encouraged to locate and grow along Commercial Street while higher priority marine uses are protected on the waterfront.

(Ord. No. 168-93, § 2, 1-4-93; Ord. No. 193-05/06, 4-19-06; Ord.No. 103-10/11, 12-20-10)

***Editor's Note**—Pursuant to Council Order 103-10/11 passed on 12/20/10 Section 14-306 *No adverse impact on marine uses* was repealed in it's entirety and remaining sections were re-numbered accordingly.

Sec. 14-306. Definitions.

For the purposes of the ~~W~~waterfront ~~C~~central ~~Z~~zone only the following terms shall have the following definitions:

Common circulation drives: private driveways, roadways and circulation areas accessible to all on-site tenants and/or occupants of a lot within the waterfront central zone providing access from/to the public street network.

Lot: any abutting property under common ownership.

~~Commercial Street Non-Marine Use Overlay Zone (CSOZ NMUOZ)~~: The ~~Commercial Street non-marine Overlay Zone (CSOZ NMUOZ)~~ is a portion of the ~~Waterfront Central Zone~~, as described below, where new and existing development may be occupied with 100% non-marine use tenants listed under 14-307(b), subject to the standards and use limitations provided in section 14-311(b).

The geographic limits of the ~~CSOZ NMUOZ~~ are defined by parcels of land and piers within the ~~Waterfront Central Zone~~ located on the landward side of a line established one hundred ~~twenty-five~~ ~~fifty~~ (12550) feet ~~southerly~~ of the southerly sideline of Commercial Street and modified as follows: the seaward limit of the ~~CSOZ NMUOZ~~ extends to a line ~~three hundred~~ (3500) feet ~~southerly of from~~ the southerly sideline of Commercial Street in the area between the easterly and ~~westerly~~ sideline of Long Wharf ~~to the westerly sideline of Union Wharf~~. Additionally, all areas subject to this provision are set back landward at least twenty-five (25) feet from the average high tide line of Portland Harbor and associated coastal wetlands. Where the one hundred twenty-five (125) foot offset intersects with the footprint of a building existing as of May 2019 and such intersection leaves 75% or more of the building within the CSOZ, the entire building shall be considered included in the CSOZ. All offset distances are measured horizontally.

All applicants for development within the ~~CSOZ NMUOZ~~ are responsible for demonstrating their location within the ~~CSOZ NMUOZ~~ according to the findings of a site-specific land survey conducted by a professional land surveyor licensed by the State of Maine. The limits of the ~~CSOZ NMUOZ~~ shall be shown on all site plans and subdivision plats for proposed development within the ~~CSOZ NMUOZ~~. ~~A map showing the presumed boundaries of the NMUOZ is on file with the Department of Planning and Urban Development. Said map is for illustrative purposes only and shall not be relied upon in determining whether a proposed development is located within the NMUOZ.~~

On-Site shall mean that portion of any lot included within or directly impacted by a proposed development.

(Ord. No. 193-05/06, 4-19-06; Ord. No. 103-10/11, 12-20-10)

Sec. 14-307. Permitted uses.

Subject to a determination that the proposed use meets the standards of section 14-311, as applicable, the following uses listed under 14-307 (a), (b), (c) and (d) are permitted anywhere in the Waterfront Central Zone. Uses listed under 14-307(e) are only permitted in the CSOZ.

(a) Marine:

1. Marine products wholesaling, distribution and retailing;
2. Marine repair services and machine shops;
3. Tugboat, fireboat, pilot boat and similar services;
4. Harbor and marine supplies and services, chandleries, and ship supply such as fueling and bunkering of vessels;
5. Marine industrial welding and fabricating;
6. Shipbuilding and facilities for construction, maintenance and repair of vessels;
7. Commercial marine transport and excursion services, including ferries, captained charter services, sport fishing and water taxis;
8. Cargo handling facilities, including docking, loading and related storage;
9. Boat repair yards;
10. Boat storage facilities, excluding rack storage facilities; (Boat rack storage facilities are included in conditional use, section 14-308(b)(3) below);
11. Seafood processing and retailing;
12. Seafood packing and packaging;
13. Seafood loading and seafood distribution;

14. Fabrication, storage and repair of fishing equipment;
15. Ice-making services;
16. Facilities for marine construction and salvage;
17. Facilities for marine pollution control, oil spill cleanup, and servicing of marine sanitation devices;
18. Fabrication of marine-related goods;
19. Fishing and commercial vessel berthing;
20. Non-commercial berthing of a maximum of fifty (50) linear feet per pier. A non-commercial berth may not displace a commercial berth.

Parking for any non-commercial berthing is subject to the provisions of section 14-311(d)8.
21. Marine office, including but not limited to offices of owners of wharves or their agents, and naval architects, and seafood brokers;
22. Public landings;
23. Marine research, education, and laboratory facilities;
24. Bait sales and processing;
25. Harbor security and emergency response services including but not limited to Harbor Master, Marine Patrol and Coast Guard.

26. Commercial parking for water-dependent use
business owners and employees.

- (b) Non-marine commercial and industrial uses: Non-marine uses permitted by this section are subject to the standards listed in section 14-311.
1. Professional, business, government, and general offices, except for offices for health care practitioners or health clinics which are only permitted in the CSOZ;

~~2. Retail and service establishments, including craft and specialty shops. Convenience stores with gas pumps shall be permitted under this section;~~

~~3. Restaurants provided that full course meal food service and consumption shall be the primary function of the restaurant, and full course meal service shall be continued up until the hours of closing;~~

~~4. Banking services without drive up services~~

~~5. Laundry and dry cleaning services;~~

2. Cabinet and carpentry shops, studios for artists and crafts people;

3. Intermodal transportation facilities;

4. Cold storage facilities;

~~5. Museums and art galleries; and~~ Commercial kitchens; and,

6. Outside accessory activities.

(c) Public:

1. Landscaped pedestrian parks, plazas and other similar outdoor pedestrian spaces, including without limitation pedestrian and/or bicycle trails;

(d) Other:

1. Accessory uses:

a. Interior accessory uses customarily incidental and subordinate to the location, function and operation of permitted uses. Food service establishments, newsstands and other similar retail and service support uses shall only be permitted as accessory uses if they are part of and located within the lot lines of a use set forth in section 14-307(a)(1), (a)(7), (a)(11), or (a)(22); that

such uses do not exceed two-thousand (2,000) square feet in total floor area of the building, or twenty-five percent (25%) of the total floor area of the building, whichever is less, and that each individual accessory use does not exceed one-thousand (1,000) square feet in total floor area of the building; and further provided that such accessory uses provide goods or services that are supportive of the principal use and its clientele. Exterior accessory uses shall be otherwise subject to the provision of 14-311(a); and

- b. Interior meeting or classroom space accessory to uses permitted in section 14-307(a)(23) (marine research, education, and laboratory facilities) may be rented out for meeting use by marine-related or non-marine related groups or organizations, or the general public, and such accessory uses shall not be subject to the limitations contained in paragraph b, but shall only be permitted as accessory uses if the total of all support uses, including interior meeting or classroom space, does not exceed three-thousand (3,000) square feet in total floor area per building, or fifteen percent (15%) of the total floor area per building, whichever is less.

2. ~~Street vendors licensed pursuant to Chapter 19.~~

3. Wind energy systems, as defined and allowed in Article X, Alternative Energy.

(e) Uses permitted only within the Commercial Street Overlay Zone. Uses permitted by this section are subject to the standards listed in section 14-311(b).

1. Retail and service establishments, including craft and specialty shops;

2. Restaurants provided that full course meal food service and consumption shall be the primary function of the restaurant, and full course meal service shall be continued up until the hours of closing;

3. Banking services without drive-up services;
4. Museums and art galleries;
5. Street vendors licensed pursuant to chapter 19.
6. Offices of health care practitioners or health care clinics.
7. Personal service establishments.

(Ord. No. 168-93, § 2, 1-4-93; Ord. No. 131-01/02, § 1, 1-23-02; Ord. No. 309-01/02, § 1, 7-15-02; Ord. No. 38-02/03, § 1, 9-4-02; Ord. No. 193-05/06, 4-19-06; Ord. No. 103-10/11, 12-20-10; Ord. No. 33-11/12, 1-18-12)

Sec. 14-308. Conditional use.

The uses listed herein shall be permitted as conditional uses in the waterfront central zone, provided that, notwithstanding section 14-471 and section 14-474(a), or any other provision of this code, the planning board shall be substituted for the board of appeals as the reviewing authority, and further provided that in addition to the provisions of section 14-474(c)(2), they shall also meet the applicable ~~W~~waterfront ~~C~~central ~~Z~~zone development standards in section 14-311:

(a) Commercial marine conditional uses:

1. Fish by-products processing, provided that:
 - a. Any fish by-products processing facility has a valid rendering facility license under chapter 12;
 - b. Any existing fish by-products facility shall employ current and appropriate odor control technology (and any new fish by-product use shall employ current, available odor control technology) to eliminate or minimize detectable odors from such a process, and in no case shall odors exceed the odor limitation performance standards of the I-M zone; and
 - c. The processing of other material wastes or by-products shall not be deemed a lawful

accessory use under any other provision of this article.

2. Boat rack storage facilities, provided that:

- a. Parking shall be provided for one-hundred percent (100%) of the demand generated by the use (notwithstanding 14-311(d)7, performance standard for parking), and such parking shall be provided off-site, in another zone permitting such use.
- b. Boat rack structures shall not exceed ten thousand (10,000) square feet of building footprint.

~~(b) Residential: The primary owner of a marine business listed under section 14-307(a) located on the same site may occupy upper floor space with a residential use, provided the following conditions are met:~~

- ~~1. The applicant demonstrates a compelling business related need for living on-site that cannot otherwise be accomplished;~~
- ~~2. The residential living space shall not exceed one thousand (1,000) square feet, inclusive of all exterior porches and decks;~~
- ~~3. The occupancy of said space shall be limited to the primary owner of the marine related business. The residential use is not transferable to friends, family or anyone other than the primary business owner. No such residential space shall be leased out by or allowed to be used for occupancy by other than the primary owner of the marine related business;~~
- ~~4. The residential use shall be limited to one unit per wharf;~~
- ~~5. The residential use shall be year round use only, and shall not be used on a seasonal basis; and~~
- ~~6. Upon the vacancy in excess of three (3) months of the residential living space by the primary owner of the marine related business, the residential use~~

~~shall automatically terminate and shall not be continued without new conditional use approval under this subsection.~~

~~For purposes of this subsection, "primary owner of the marine related business" shall mean a person who legally owns fifty percent (50%) or more of the marine business listed under section 14-307(a), permitted marine uses.~~

- (b) Utility substations: Public utility substations, including but not limited to electrical transformers, sewage and stormwater pumps, and telecommunication switching stations, are permitted under the following conditions:
1. The facility is located more than one-hundred (100) feet from the water's edge;
 2. The facility occupies no more than fifty (50) square feet of structure above ground;
 3. The facility provides no dedicated on-site parking and all subsurface elements of the facility are installed and operated such that land occupied by the facility is otherwise usable and made available for marine uses, including but not limited to parking, travel ways, and/or storage; and
 4. The facility shall be sized, sited and screened to minimize visual impact and prominence from public ways.
- (c) Temporary wind anemometer towers, as defined in Sec 14-47, are permitted provided the following standards are met in addition to Sec 14-430:
1. Towers may be installed for the purpose of wind data collection for no more than two (2) years after the issuance of a Certificate of Occupancy for the tower. At the conclusion of the aforementioned two (2) years, the tower must be dismantled and removed from the site within sixty (60) days; and
 2. Towers shall be constructed according to plans and specifications stamped by a licensed professional engineer, which shall be provided to the Board of Appeals with the application; and

3. Towers shall be set back from habitable buildings by a distance equal to 1.1 times the tower height; and
4. The applicant shall provide a safety report prepared and stamped by a licensed professional engineer to the Board of Appeals with their application for conditional use, which demonstrates how the proposed temporary wind anemometer tower is safe in terms of strength, stability, security, grounding, icing impacts and maintenance; and
5. The applicant shall provide evidence of commercial general liability insurance, such insurance to be satisfactory to Corporation Counsel and cover damage or injury resulting from construction, operation or dismantling of any part of the temporary wind anemometer tower; and
6. Towers and associated guy wires shall be sited to minimize their prominence from and impacts on public ways (including pedestrian ways); and
7. Towers shall be used for installing anemometers and similar devices at a range of heights from the ground to measure wind characteristics (speed, direction, frequency) and related meteorological data, but shall not be used for any other purpose; and
8. A performance guarantee shall be required for the cost of removal of the tower, guy wires and anchors. This requirement may be satisfied by surety bond, letter of credit, escrow account or by evidence, acceptable to the City, or the financial and technical ability and commitment of the applicant or its agents to remove the facility at the end of the use period.

(d) Wind energy systems, as defined and allowed in Article X, Alternative Energy.

(Ord. No. 168-93, § 2, 1-4-93; Substitute Ord. No. 00-42, 8-7-00; Ord. No. 73-01/02, § 1, 10-15-01, Ord. No. 131-01/02, § 2, 1-23-02; Ord. No. 193-05/06, 4-19-06; Ord. No. 29-09/10, 8-3-09, emergency passage; Ord. No. 240-09/10, 6-21-10; Ord. No. 278-09/10, 7-19-10; Ord. No. 103-10/11, 12-20-10; Ord. No. 33-11/12, 1-18-12)

Section 14-309. Prohibited uses.

Uses which are not enumerated in either section 14-307 or 14-308 as permitted or conditional uses are prohibited. Uses enumerated in section 14-307(e) shall be considered prohibited uses outside of the CSOZ. Those uses that are prohibited shall include, without limitation:

- (a) Residential Uses Except as provided in section 14-308, residential uses (not in existence on May 5, 1987);
- (b) Hotels, motels, hostels, bed and breakfasts, inns, lodging houses, tourist homes, short-term rentals or boatels;
- (c) Auditoriums, civic centers, convention centers, or other meeting facilities not accessory to an otherwise permitted use;
- (d) Drinking establishments, private clubs, or non-profit social and recreational facilities;
- (e) Ground mounted telecommunication towers, antennas, and/or disks; and
- (f) Drive-up services for any use other than a permitted use listed under 14-307(a) or 14-308(a)(1).
- (g) Major and minor auto service stations.
- (h) Laundry and dry-cleaning services.
- (i) Convenience stores with gas pumps.
- (j) Commercial parking for non-marine uses.

(Ord. No. 168-93, § 2, 1-4-93; Ord. No. 73-01/02 § 2, 10-15-01; Ord. No. 193-05/06, 4-19-06; Ord. No. 103-10/11, 12-20-10)

Sec. 14-310. Dimensional requirements.

In addition to the provisions of division 25 of this article, lots in the Waterfront Central Zone shall be subject to the following requirements:

- (a) Minimum lot size: None.

- (b) Minimum frontage along Commercial Street: Seventy-five (75) feet.
- (c) Minimum lot width within the ~~CSOZ~~ ~~NMUOZ~~: Fifty (50) feet measured parallel with Commercial Street and such lot width shall be continuous for the full depth of the lot located within the ~~CSOZ~~ ~~NUMOZ~~.
- (d) Minimum yard dimensions:
 - 1. Front setback: None.
 - 2. Side setback: None
 - 3. Rear setback: None.
 - 4. Setback from pier edge: Notwithstanding the above requirements, a minimum ~~first-floor~~ setback of ~~ten~~ ~~five~~(105)feet from the edge of any pier, wharf or bulkhead shall be required for any structure, exclusive of structurally necessary posts supporting upper floors, and deck mounted equipment for loading and unloading vessels. The edge of any pier, wharf or bulkhead shall include any attached apron(s). Floats, rafts, and or barges not structurally integral to the pier, wharf or bulkhead may not be used to exempt portions of structures from the required first-floor setback. Parking for non-marine uses shall not occupy the 10-foot setback.
- (e) Maximum lot coverage: One-hundred (100) percent.
- (f) Maximum building height: Fifty (50) feet. Except as provided in (h) below, a structure in the ~~W~~waterfront ~~Ce~~entral ~~Z~~zone shall provide no more than three habitable floors; however, typical rooftop appurtenances and/or enclosed or open mechanical installations shall be allowed over the third floor.
- (g) Minimum ground floor clearance: Any new building proposed to be larger than three-hundred (300) square feet, and located more than 35 feet from the southerly sideline of Commercial Street, shall provide no less than fifteen (15) feet of first floor to ceiling vertical clearance to promote marine industrial use potential.

New buildings less than three-hundred (300) square feet or additions to existing multistory buildings are exempt from this provision but shall provide the maximum ground floor clearance practicable.

- (h) New non-marine use building exception for usable floors and minimum ground floor clearance: Notwithstanding provisions (f) and (g) above, for new non-marine use buildings permitted within the CSOZ NMUOZ, four (4) usable floors are allowed and ground floor clearance minimums do not apply.

(Ord. No. 168-93, §2, 1-4-93; Ord. No. 309-01/02, § 2, 7-15-02; Ord. No. 193-05/06, 4-19-06, Ord. No. 103-10/11, 12-20-10)

Sec. 14-311. Development standards.

- (a) Standards for non-marine uses located outside of the CSOZ NMUOZ: Non-marine uses listed above in Sec. 14-307(b) and 14-308(b) that are located outside of the CSOZ NMUOZ shall be subject to the performance standards listed in 14-311(d) as well as the following standards:

1. 55% marine use required on ground floors: At least 55% of the leasable ground floor area of all ~~of the~~ buildings on ~~a the~~ lot (defined in 14-306 above), ~~when calculated using the aggregate of all such ground floors~~, shall be occupied by marine uses, as listed under 14-307(a) or 14-308(a)(1).
2. 55% marine use required for all open areas: After subtracting areas used for common circulation drives (defined in 14-306 above), at least 55% of un-built area (meaning area not occupied by a building) on the lot, when calculated using the aggregate of all such un-built areas, shall be occupied by marine uses, as listed under 14-307(a) or 14-308 (a)1.
3. Ground floor vacancies and change of occupancy offered to water dependent/marine uses: Ground floor vacant space and areas proposed for a change of occupant outside of the CSOZ NMUOZ shall not be filled with any non-marine use without adequate opportunity for marine uses to occupy the space.
 - a. *Ground floor vacancy and change of occupant outside of the CSOZ NMUOZ advertised to marine*

users: In any lot or portion of lot outside of the CSOZ NMUOZ, each time a ground floor occupant departs or gives notice to depart from the lot, the space, along with any associated parking spaces to be vacated, must be made available to new marine occupants.

Prior to renting to a non-marine user the property owner shall advertise for a new marine occupant for not less than a one hundred eighty(180~~60~~) day period in targeted media and by other means reasonably calculated to reach marine users (e.g. local marine trade publications, marine trade websites, waterfront bulletins .) Should one or more marine users apply, the property owner shall make the space available to a marine occupant, in accordance with terms and rates generally consistent with comparable space in the 55% marine use portion of the zone(outside of the CSOZ NMUOZ.)The property owner may stop advertising sooner than the end of the 180~~60~~ - day period if a lease is signed with a marine user. Should no marine user apply by the end of the 180~~60~~-day period, the owner may fill the space with a non-marine user provided that the new non-marine occupant will not cause the lot to exceed the non-marine use occupancy maximum of 45% of the ground floor area or open area.

b. Uses inventoried: To demonstrate adherence to the 55% marine use requirement, the applicant shall submit to the planning authority, upon request, an inventory which lists each occupant (tenant or otherwise), as well as a map which depicts the location of each occupant. The map shall show all ground level space, including buildings, parking, open areas and submerged lands associated with the subject lot. For each occupant, the property owner must indicate the square footage of area occupied and whether the occupant is a marine use as defined herein. For vacant space, the last previous occupant shall be listed, along with the date of departure.

c. Prior to changes of occupancy and/or as part

~~of applications for new development Applicants for site plan review or a change of use permit~~ outside of the CSOZ NMUOZ, the property owner or applicant shall provide the ~~planning authority with~~ proof of compliance with the requirements of this section as a condition of approval.

~~d. The city planning authority shall compile and report inventories of ground level uses, as reported under (b) above, into an annual report of ground level uses and investment in the Central Waterfront. The report shall include an aggregated assessment of ground floor marine and non-marine use occupancy and a catalogue of marine infrastructure investment for the reporting period. The report shall be submitted to the City Council as a communication not less than once every calendar year.~~

4. Pier or bulkhead edge reserved for marine uses: Notwithstanding ~~anything contained in 14-311(c) Contract or conditional rezoning, or any other~~ any provision of this ordinance to the contrary, excepting only the portion of any pier which might be used for non-commercial berthing pursuant to 14-307(a)(20), all berthing and/or dockage space and associated floats plus the entire linear edge of that portion of every pier or bulkhead which is adjacent to greater than zero feet of water depth at mean low water, to a minimum setback line of at least tenfive (10) feet from the edge of the pier, bulkhead, or engineered shoreline may only be used or occupied by one or more marine uses as defined in 14-307(a)) or 14-308(ab). Said edge shall be the seaward extent of any engineered shoreline or working deck of any pier or wharf.

(b) CSOZ NMUOZ standards: Non-marine uses listed under 14-307(b), 14-307(e) and 14-308 located within the CSOZ NMUOZ, as defined in 14-306, shall be subject to the performance standards listed in 14-311(d) as well as the following standards:

1. Vessel access: Non-marine uses allowed under this provision shall not disrupt or block access to

vessel berthing and shall otherwise adhere to the performance standards of this zone described in Sec. 14-311(d).

2. *Maximum setback for new development on lots with seventy-five (75) or more feet of Commercial Street frontage:* Any new non-marine development constructed subject to this provision which is located on a lot with seventy-five (75) or more feet of frontage along the Commercial Street right of way shall be located with its front façade no further than thirty-five feet (35) from the southerly sideline of the Commercial Street right of way. Furthermore, any such development shall orient its front façade and its primary pedestrian entrance toward Commercial Street and no vehicular circulation or parking may occupy the land or pier area between the front façade of the building and Commercial Street.

Non-marine development subject to this provision on lots with fewer than seventy-five (75) feet of frontage along the Commercial Street right-of-way, changes of use within existing buildings, and/or building additions of less than 5,000 square feet of new development to existing buildings are exempt from the maximum setback provisions established herein.

3. *Investment in marine infrastructure:* All applicants for site plan review or a change of use permit for non-marine development in the CSOZ ~~NMUOZ~~ are required to invest in marine infrastructure as a condition of development, provided that the total project costs exceed \$250,000. The value of the investment shall be not less than five percent (5%) of total project costs over \$250,000 for constructing non-marine space and associated site improvements in the CSOZ ~~NMUOZ~~.

Required investment may occur by one or both the following methods:

- a. *Direct investment in marine infrastructure* located on the same lot: Investment shall be for the benefit of marine uses listed in 14-307(a) within the same lot as the proposed non-

marine development. Investment may include dredging, pile replacement, new or replaced structural decking (but not pavement resurfacing), new or replaced fendering systems, new or replaced floats, pier expansions, permanent conversions of recreational berthing to commercial berthing, bulkhead or seawall repair or improvements, or any combination of similar improvements. Plans for the marine infrastructure investment shall be submitted to the planning authority with the application for site plan review or change of use permit and shall include details and a commitment as to how the marine infrastructure will be utilized by marine users. The marine infrastructure improvements shall be completed prior to the issuance of a certificate of occupancy for the non-marine development project.

- b. Financial contribution: If direct investment in marine infrastructure is not made, the developer shall make a financial contribution to the city's waterfront loan and investment fund.*

(c) No Contract or Conditional Rezoning Permitted

This section is intended to accomplish goals from Portland's Plan 2030. Specifically, these changes will:

Prioritize and promote Portland's unique mix of water-dependent, marine-related uses and compatible non-marine uses;

Recognize and reinforce the respective roles of the Eastern, Central and Western Waterfronts; and

Celebrate, promote and protect Portland's lobster and fishing industry as a foundation of the region's economy and a feature of civic pride.

1. In light of these goals and the significance of the central waterfront to the City's future, no contract or conditional rezoning applications may be approved in the Waterfront Central Zone.

~~(c) Contract or conditional rezoning standards: Applications for proposals deviating from any dimensional requirements under section 14-310 and/or including uses not listed under sections 14-307 and 14-308 may only be considered if the reviewing body finds the applicant has met the performance standards listed under 14-311(d) and the following standards:~~

- ~~1. Conditional or contract rezoning located outside of the NMUOZ: The ground level floor area of any building, existing or proposed, on the subject lot and the un-built area of the subject lot and the un-built area of the subject lot shall be subject to and meet the requirements of section 14-311(a) of this code.~~
- ~~2. Conditional or contract rezoning located within the NMUOZ: Conditional or contract rezoning applications located within the NMUOZ are subject to the provisions of 14-311(b)(3) (Investment in marine infrastructure).~~
- ~~3. Residential dwellings are prohibited.~~
- ~~4. The development is consistent with the comprehensive plan and without the development the site could not otherwise support an economically viable water-dependent use.~~
- ~~5. Any physical or legal impediments which preclude or impede functional access from the site of the development to any portion of the water's edge are not the result of action taken by the current owner, the applicant for rezoning, or any prior owner after January 4, 1993.~~
- ~~6. The project's public benefits outweigh its potential negative impacts, taking into consideration as public benefits: protection of existing water-dependent uses, preservation of future water-dependent use development opportunities, contribution to the development of and/or on-going maintenance of the marine infrastructure for commercial vessels, and visual and physical access to the waterfront for the general public.~~

- ~~7. The development responds to any unique physical conditions and development opportunities along the shoreline in a manner that is consistent with section 14-305 (purpose).~~
- ~~8. The non-marine portion of the proposed development will not adversely affect the efficient operation of marine uses, such as producing less efficient traffic, parking or circulation patterns. Parking for the non-marine portion of the proposed development shall be subject to review under section 14-311(d)(8).~~
- ~~9. The rezoning contains adequate provisions and/or conditions to ensure that any associated water-dependent infrastructure remains occupied by any commercial marine use as listed in 14-307(a) and that said use is not abandoned after the project is developed.~~

(d) Performance standards: All uses in the waterfront central zone shall comply with the following standards. The Operations and Access Management Plan (standard 13) ~~Standards 8, 10, 13, 14, 15, 16, and 17 below~~ shall be reviewed by the planning authority:

1. Outdoor storage of materials: Outdoor storage of commodities and materials accessory to normal conduct of business, except pilings and/or cranes, shall be permitted to a maximum height of forty-five (45) feet, and such materials shall be entirely contained, including runoff contaminants and residual material, within a designated area within the lot boundaries.
2. Noise: The level of sound, measured by a sound level meter with frequency weighting network (manufactured according to standards prescribed by the American National Standards Institute, Inc.), inherently and recurrently generated within the waterfront central zone shall not exceed seventy-five (75) decibels on the A scale at the boundaries of any lot, except for sound from construction activities, sound from traffic on public streets, sound from temporary activities such as festivals, and sound created as a result of, or relating to, an emergency, including sound

from emergency warning signal devices. In measuring sound levels under this section, sounds with a continuous duration of less than sixty (60) seconds shall be measured by the maximum reading on a sound level meter set to the A weighted scale and the fast meter response (L maxfast). Sounds with a continuous duration of sixty (60) seconds or more shall be measured on the basis of the energy average sound level over a period of sixty (60) seconds (LEQ1).

3. Vibration: Vibration inherently and recurrently generated shall be imperceptible without instruments at lot boundaries. This shall not apply to vibration resulting from activities aboard a vessel or from railroad vehicle activities, or from activities on a pile supported pier.
- ~~4. Federal and state environmental regulations: All uses shall comply with federal and state environmental statutes and regulations regarding emissions into the air, except where provisions of this Code are more stringent.~~
4. Discharges into harbor areas: No discharge into harbor water areas shall be permitted, unless permitted by the Maine Department of Environmental Protection under a waste discharge license and as approved by the department of public works in accordance with chapter 24, article III of this code. All private sewage disposal or private wastewater treatment facilities shall comply with the provisions of chapter 24, article II of this code and federal and state environmental statutes and regulations regarding wastewater discharges.
5. Storage of vehicles: Storage of any unregistered automotive vehicle on the premises for more than sixty (60) days shall not be permitted.
6. Landfill of docking and berthing areas: Landfill of docking and berthing areas shall be governed by 38 M.R.S.A. sections 480-A through 480-HH, and permitted only if the landfill does not reduce the amount of linear berthing areas or space, or berthing capacity. If approved, construction shall be undertaken using methods approved by the

department of public works and shall be accomplished in accordance with the provisions of division 25 of this article and in a manner so as to ensure that a stable and impermeable wall of acceptable materials will completely contain the fill material and will not permit any fill material to leach into docking areas or navigable waters.

7. Off-street parking and loading: Division 20 (off-street parking) and division 21 (off-street loading) of this article shall not apply.

~~The planning authority shall review applications for non-marine use parking against the following standards:~~

- ~~a. Applicants for non-marine parking in the waterfront central zone shall submit a parking and traffic circulation plan showing the location of all existing and proposed structures, travel ways and parking on the subject lot.~~
- ~~b. Outside of the NMUOZ, non-marine use parking is subject to the limitations described in 14-311(a) ("55% rule").~~
- ~~c. Non-marine use parking shall only be located on a lot where, based on the parking and traffic circulation plan and a parking analysis to be submitted for planning authority review, the marine use parking supply is reasonably sufficient to serve marine use space located on the subject lot.~~
- ~~d. Water-dependent use parking spaces shall be located as close as reasonably possible to associated vessels and/or ground floor lease areas.~~

8. ~~Shoreland and flood plain management regulations: Any lot or portion of a lot located in a shoreland zone as identified on the city shoreland zoning map or in a flood hazard zone shall be subject to the requirements of division 26 and/or division 26.5 of this article.~~

8. Lighting: All lighting on the site shall be shielded such that direct light sources shall not unreasonably interfere with vessels transiting the harbor nor have an unreasonable adverse impact on adjacent residential zones.
- ~~9. Signs: Signs shall be permitted as set forth in division 22 of this article.~~
9. Storage of pollutants and oily wastes: On-premises storage of pollutants and oily wastes shall not be permitted for more than forty-five (45) days.
10. Urban design: Construction of new structures located within thirty-five (35) feet of the southerly edge of Commercial Street between Maine Wharf and the easterly property line of the city fish pier shall conform to the guidelines set forth in the downtown urban design guidelines, unless such structures are also located within one-hundred (100) feet of the water. Such structures that are also located within one-hundred (100) feet of the water shall conform to the extent practicable to the downtown urban design guidelines.
11. Pier and wharf expansions: In addition to meeting Harbor Commission and Coast Guard requirements for navigation, any expansion or extension of a pier and or wharf in the waterfront central zone shall demonstrate its compatibility with fixed route ferry service and emergency vessel operations.
- ~~12. Compatibility of non-marine uses with marine uses: Non-marine uses, structures and activities, including but not limited to access, circulation, parking, dumpsters, exterior storage and loading facilities or other structures shall neither interfere with the existence or operation of marine uses nor impede access to vessel berthing or other access to the water by existing or potential marine uses. Siting of a use not set forth in section 14-307(a) shall not substantially reduce or inhibit existing public access to marine or tidal waters.~~

~~13. Functional utility of piers and access to the water's edge: All new development, whether for marine or non-marine uses, should anticipate current and future functional and operational needs of water dependent pier tenants to access the water's edge for the transfer of goods and materials between berthed vessels and land bound vehicles, and shall demonstrate adherence to the following provisions:~~

~~a. Provisions for the storage and movement of goods and materials must be designed into all waterside development and internal circulation routes must be maintained or otherwise provided as an element of any development. The siting, design, and circulation of non-marine uses, particularly those allowed on first floors, shall adjust if needed to accommodate reasonable access for pedestrians, vehicles, and freight transfer to and from berthed vessels.~~

~~b. Any development that proposes to site a building within ten (10) feet of a pier edge (thus precluding vehicle use of the pier edge) should provide openings and circulation through or around the building to allow the transfer of goods and materials to trucks and circulation routes within the interior of the pier.~~

~~c. With the exception of non-commercial berthing allowed under section 14-307(a)(20), there is to be no other non-commercial berthing.~~

~~d. Except for common circulation drives as defined in 14-306, access ways, parking and loading areas designated for marine uses shall be exclusively for marine uses and shall not be shared with non-marine uses.~~

12. Public view protection: Any new development in the waterfront central zone shall perform a public view impact analysis for review and approval by the planning board or planning authority as a condition of site plan approval. The analysis shall: (a) demonstrate the project's adherence to

the Portland View Corridor Protection Plan (City of Portland Comprehensive Plan, 2002) to the extent practicable; and (b) promote the public's visual access to the water through sensitive building placement.

The planning board or planning authority shall find at a minimum that the proposed development (a) retains street corridor views as extended across Commercial Street from the Portland peninsula; (b) retains panoramic views of the water from Commercial Street to the extent practicable; and (c) where loss of existing public views to the water is shown to be necessary for the reasonable development of the site, the developer provides alternative public views to the water through newly established view corridors or publicly accessible pedestrian ways. Such pedestrian ways shall not interfere with existing or potential water-dependent uses, nor shall they endanger the public through uncontrolled proximity to industrial activity.

13. Operations and Access Management: Any new development, including changes of use or expansion of uses in the Waterfront Central Zone shall submit a scaled plan and accompanying narrative that demonstrates waterfront access and functional accommodation for water-dependent uses. In accordance with Portland's Plan 2030, the plan shall demonstrate consistency with the hierarchy of waterfront uses, as further detailed in Sec. 14-305 (Purpose), with non-marine and marine-related uses being subordinate in placement and disposition to water-dependent uses, and designed so as not to impede access to the pier edge and vessel berthing nor interfere with marine operations.

a. Submission Requirements. The plan shall, at a minimum, illustrate the following information:

i. Location of all existing and proposed structures, rights-of-way, common circulation drives as defined in Sec. 14-306, access-ways, sidewalks, pier edges,

floats and docks, showing the entire lot in the context of its respective pier.

- ii. Existing and proposed off-street parking, labeled with associated uses.
 - iii. Facilities for the loading and unloading of goods and materials.
 - iv. Regularly occurring exterior activities including but not limited to the storage of material, equipment and vehicles, yard area, outdoor seating and on-site waste management.
 - v. Signage showing parking use, wayfinding, and posted operational restrictions.
 - vi. Plan narrative detailing how the standards listed below are achieved, tenant/landlord communication protocols, private enforcement actions to be employed to ensure plan compliance, and the responsible parties representing the property owner.
- b. Review Standards. In addition to the information above, the plan shall demonstrate compliance with the following standards:
- i. Off-street parking is subject to the limitations described in Sec. 14-311(a) ("55% Rule"). Off-street parking spaces intended for use by water-dependent uses shall be sited as close as reasonably possible to associated vessels and/or ground-floor lease area.
 - ii. Proposals for new non-marine parking, accessory to an otherwise permitted use in the WCZ, shall submit a parking analysis for all uses on the subject lot, justifying the number of non-marine spaces based upon the proposed use and demonstrating sufficient parking supply for marine uses. If sufficient parking is

not available to marine uses, off-street parking for non-marine uses shall not be permitted.

- iii. Off-street parking, loading facilities and access ways designated for water-dependent uses shall be exclusive to such uses, except that, if not being occupied by water-dependent tenants, such parking may be made available to non-marine uses between the hours of 5:00 p.m. and 2:00 a.m. Any such shared use parking arrangements shall be documented in the Operations and Access Management narrative described above, and clearly signed on-site.
- iv. All properties providing commercial berthing shall demonstrate reasonable opportunities to load and unload vessels from the subject lot.
- v. Facilities for the loading and unloading of goods and materials shall account for the frequency of use and vehicle type and, to the extent possible, minimize impacts to pedestrian and vehicle circulation patterns.
- vi. Provisions for the storage and movement of goods and materials shall be designed into all pier edge development. Circulation routes must be maintained or otherwise provided as an element of all development. The siting, design, and circulation of non-marine uses, particularly those allowed on first floors, shall accommodate reasonable access for pedestrians, vehicles, and freight transfer to and from berthed vessels.
- vii. Non-marine uses shall provide a dedicated pedestrian route between the proposed use and Commercial Street, and shall seek to minimize conflict with vehicle traffic.



Matthew Grooms <mgrooms@portlandmaine.gov>

Fwd: Waterfront

jmy <jmy@portlandmaine.gov>

Wed, Apr 17, 2019 at 12:11 PM

To: Matthew Grooms <mgrooms@portlandmaine.gov>

Matt, I am going to ask you to save this to your WCZ folder as a public comment because I am unable to locate it. Can you let me know where you are keeping the pc for WCZ? Thanks.

On Tuesday, April 16, 2019 at 3:25:36 PM UTC-4, Joel Richardson wrote:

Please do not allow non marine related business to encroach on our gem of a waterfront. You will be responsible for loosing our charm and tourism business only to increase the tax base a tiny bit. Not worth it.
Joel Richardson

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SMITH & JACQUES, P.A.

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April 23, 2017

Via Email

Portland Planning Board
Sean Dundan, Chair
City of Portland
Planning Division
389 Congress Street
Portland, ME 04101

Re: Waterfront Central Zone
Draft Ordinance Amendments/Workshop April 23, 2019

Dear Mr. Dundan and Planning Board Members:

The purpose of the recent referendum efforts of the Portland Working Waterfront Group ("PWWG") was to protect both the present and future of the Portland working waterfront. The PWWG agreed not to submit its referendum, even though far more than the required number of signatures had been gathered from Portland citizens, so as to work with the City and other stakeholders in an effort to achieve this goal. While the PWWG appreciates the participation by the City and other stakeholders in these efforts and believes that some positive amendments are being proposed as a result, the PWWG's end goal (and I believe the efforts of the task force committee that has been formed to review the ordinance) was not to eliminate what the planning department apparently perceives as mere redundancies in the ordinance, but rather to strengthen the standards that already exist to protect the Waterfront Central Zone. While perhaps not intended, this is however precisely what the draft ordinance amendments do with respect to Sec. 14-311(d) "Performance Standards", by removing key substantive protections.

Portland Planning Board
Sean Dundan, Chair
April 23, 2019
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The issues are broken down below by subsection. Also, a suggested revised draft of Sec. 14-311(d)(13), reincorporating the deleted performance standards is attached to this letter as reference and to assist in your review.

Existing Standard (d)(8) “Off-street parking and loading” (shown as (7) on the City’s redline draft (“Draft”)):

The Draft takes out existing Performance Standard 8 which says that "non-marine use parking shall only be located on a lot where . . . the marine use parking supply is reasonably sufficient to serve marine use space located on the subject lot." The substitute standard calls for a detailed plan, but doesn't carry over this requirement for no non-marine parking unless marine is adequate requirement. This draft keeps the idea that Water Dependent Uses (“WDU”) parking spaces shall be located close to associated vessels and ground floor lease areas, *but weakens it* by switching from as close as "reasonably possible" to as close as "practicable".

Existing Standard (d)(15) “Compatibility of non-marine uses with marine uses” (shown as (12) on the Draft):

The Draft strikes existing Performance Standard (d)(15) “Compatibility of non-marine uses with marine uses” and rolls part of it into the new plan requirement ((d)(13)). But, the Draft (d)(13) omits the substantive standard that non-marine uses "shall neither interfere with the existence or operation of marine uses nor impede access to vessel berthing or other access to the water by existing or potential marine uses" (emphasis added). This needs to be put back in as a meaningful standard.

Existing Standard (d)(16) “Functional utility of piers and access to the water’s edge” (shown as #13 on the Draft):

The Draft strikes existing Performance Standard (d)(16) and reduces it to a requirement that buildings located within 10 feet of the pier edge "shall account" for the transfer of goods. This is a shadow of the existing requirement that "all new development, whether for marine or non-marine uses, should anticipate current and future functional and operational needs of water-dependent pier tenants to access the water's edge . . ." (emphasis added). There are also subparagraphs in the existing standard for design for

WOODMAN EDMANDS DANYLIK AUSTIN SMITH & JACQUES, P.A.

Portland Planning Board

Sean Dundan, Chair

April 23, 2019

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storage and movement of goods and materials, retention of internal circulation routes, need of non-marine uses to adjust to accommodate marine uses, alternative circulation if buildings are within 10 feet of pier edge, and a key provision that accessways, parking and loading areas designated for marine uses shall be exclusively for marine uses and shall not be shared with non-marine uses. Shadows of some of these issues come through in the City draft, but without the full protections of the existing language.

In summary, the new Standard (d) (13) "Operations and Access Management Plan" ("Plan") emphasizes form over substance -- it focuses on what is to be shown on a plan but not what needs to be accomplished if the plan is to be deemed sufficient. Instead of flagging the importance of marine uses, it features the plan as an end in itself. It deletes very specific operational language from the existing ordinance and substitutes only vague references requiring that it "demonstrates adequate waterfront access and logistical accommodation for water-dependent users" and that it "demonstrates consistency with the hierarchy of waterfront uses pyramid" in the City's Plan 2030.

The Waterfront Central Zone needs the existing enforceable standards language returned to the draft so it is clear how the Plan is to be judged rather than substituting that existing clarity with only vague goals. In addition, applicants must know when they read the ordinance what specific standards must be met in order to meet the ordinance's goals without arbitrary application or undue delay.

Further, the new Performance Standard (d) (13) seems to suggest it would apply only to new development and changes of use. The Plan should also be required for expansion of an *existing* non-marine use. Standard (d) (13) also limits the submission to showing a plan for a small area, "within one hundred feet of the project's limit of work boundary." **This is not sufficient.** Except in the CSOZ, the entire pier needs to be shown on the Plan and reviewed to fully analyze and make sure that there will not be adverse impacts on marine uses.

Once again, the PWWG appreciates and acknowledges the time and effort that has gone into working on draft amendments to date. The PWWG remains concerned however not only about the issues highlighted above, but also with regard to issues that have yet to be addressed by the task force and that are therefore not reflected in the Draft, including stronger enforcement standards.

WOODMAN EDMANDS DANYLIK AUSTIN SMITH & JACQUES, P.A.

Portland Planning Board

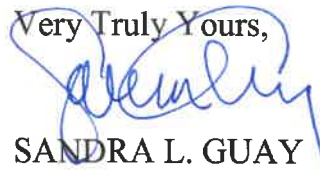
Sean Dundan, Chair

April 23, 2019

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In summary - it is imperative that as a result of the task force and City's efforts, the ordinance be amended so as to maintain the existing forward-focused standards that look not only at existing WDUs but cast an eye on preserving the functional utility for potential future WDUs. The importance of this frame of reference is *essential* in order to maintain the value of the harbor as an economic engine for future generations. The Draft performance standards as presented fail to accomplish this and instead only serves to weaken the performance standards that are already in place.

Thank you for your timely consideration of these important comments.

Very Truly Yours,

SANDRA L. GUAY

SLG/lb

Copy to: Willis Spear, PWWG

Bill Coppersmith, PWWG

Jon Jennings, City Manager

Bill Needelman, Waterfront Coordinator

shared with non-marine uses, except that, if strictly and effectively enforced and if not being occupied by marine uses, parking spaces for marine uses may be made available to non-marine uses between the hours of 5:00 pm and 2:00 am.

To successfully demonstrates that it meets each of these criteria, the Plan shall, at a minimum, incorporate the following information and address any restrictions:

- a. Location of all existing and proposed structures, rights-of-way, common circulation drives as defined in Sec. 14-306, accessways, sidewalks, pier edges, floats and docks showing the entire pier if not located in the CSOZ, or within one hundred feet of the project's limit of work boundary if located within the CSOZ ;
- b. If a Bbuilding shown on the Plan is already or is proposed to be located within ten (10) feet of the pier edge the Plan shall account for demonstrate how the transfer of goods and materials between berthed vessels and land-bound vehicles will be accomplished, such as by providing openings and circulation routes through or around buildings as necessary to accommodate water-dependent uses.
- c. Proposed off-street parking, labeled with associated uses and illustrating compliance withsubject to limitations as described in Sec. 14-311(a) ("55% Rule"), as applicable. Off-street parking spaces intended for use by water-dependent uses shall be sited as close as reasonably possiblepracticable to associated vessels and/or ground-floor lease area. Proposals for new non-marine parking shall require submission of a parking analysis justifying the number of non-marine spaces based upon the proposed use and the sufficiency of the marine use parking supply on the lot.
- d. Facilities for the loading and unloading of goods and materials. Facility design shall account for frequency of use and vehicle type and, to the extent possible, minimize impacts to pedestrian and vehicle circulation patterns.
- e. Non-marine uses outside of the CSOZ shall identify a dedicated pedestrian route between the proposed use and Commercial Street, and shall seek to minimize conflict with vehicle traffic.
- f. Regularly occurring exterior activities including but not limited to the storage of material, equipment and vehicles, yard area, outdoor seating and on-site waste management.
- g. Location of Off-street parking, loading facilities and access ways intended for use by water-dependent users, with a designation of whether they are intended to -shall be exclusive to water dependent uses only. All properties providing commercial berthing shall demonstrate reasonable opportunities to load and unload vessels from the subject lot.

14-311(d) Performance standards: All uses in the waterfront central zone shall comply with the following standards. . . .

13. No adverse impact on marine uses: Operations and Access Management Plan: No use, including new development, a change of use, or expansion of a non-marine use, shall be permitted, approved, or established in this zone if it will have an impermissible adverse impact on existing or potential marine uses. Any applicant for a proposed new development, including changes of use, or expansion of a non-marine use, in the waterfront central zone shall submit a scaled Operations and Access Management Plan and accompanying narrative for review by the Planning Authority that demonstrates compliance with this performance standard. To be in compliance, the Plan shall clearly demonstrate that it meets each of the following criteria:

A. The proposal retains adequate waterfront access and makes necessary logistical accommodation for water-dependent users.

B. In accordance with Portland's Plan 2030, as further detailed in 14-305 (Purpose), the proposal is ~~an~~ shall demonstrate consistency with the hierarchy of waterfront uses, giving highest priority to existing and potential water-dependent uses and second priority to marine-related support uses, pyramid, with non-marine and marine-related uses being allowed only if they do not interfere with and are not incompatible with water-dependent and marine-related subordinate in placement and disposition to water-dependent uses.

C. The parking and traffic circulation plan and analysis portion of the Operations and Access Management Plan demonstrates that any proposed non-marine use parking is only being located upon a lot where the marine use parking supply is reasonably sufficient to serve marine use space located on the subject lot and the parking spaces designated for water-dependent uses are located as close as reasonably possible to associated vessels and any water-dependent and/or marine use ground floor lease areas.

D. Any proposed non-marine use will be compatible with marine uses and will neither interfere with the existence or operation of marine uses nor impede access to vessel berthing or other access to the water by existing or potential marine uses.

E. The proposal, whether for marine or non-marine use, will adequately protect the functional utility of piers and access to the water's edge by appropriately anticipating current and future functional and operational needs of water-dependent uses to access the water's edge for the transfer of people, goods, and materials between vessels and land.

F. Provisions for the storage and movement of goods and materials must be designed into all waterside development and internal circulation routes must be maintained or otherwise provided as an element of any development. The siting, design, and circulation of non-marine uses, particularly those allowed on first floors, shall adjust if needed to accommodate reasonable access for pedestrians, vehicles, and freight transfer to and from berthed vessels.

G. Except for common circulation drives as defined in 14-306, access ways, parking and loading areas designated for marine uses shall be exclusively for marine uses and shall not be

BATEMAN PARTNERS, LLC (/)

HOME (/)

WHO WE ARE (/WHO-WE-ARE)

WHAT WE DO (/WHAT-WE-DO)

PROJECTS (/WHO-WE-ARE-1)

CONTACT (/CONTACT)

NEWS (/NEWS)

April 23, 2019 (/news/2019/4/22/do-you-really-know-what-was-proposed-at-fishermens-wharf)

Do you REALLY know what was proposed at Fishermen's Wharf? (/news/2019/4/22/do-you-really-know-what-was-proposed-at-fishermens-wharf)

Real estate development (/news/category/Real+estate+development)

Actually nobody knew — until today, April 23, 2019.

Well, one minor exception. About a dozen Portland residents knew. They participated in a focus group in December and we told them, to see what they thought. Before the publication of this post today, **nobody else knew**. No fishermen, no lobstermen, nobody on the Planning Board, no City Councilors, no reporters. The reason for that? We felt strongly that we needed to extend the courtesy of running these ideas by the fishing community first, face to face, before taking the more formal step of going to the Planning Board. A meeting with representatives of the fishing community hasn't happened yet.

We voluntarily withdrew our proposal

(<https://bangordailynews.com/2019/01/11/news/portland/developer-withdraws-plan-for-waterfront-hotel-in-portland-citing-concerns-by-fishermen/>) in January as the City formed a Waterfront Working Group, to allow that committee to do its work. Tonight, the Planning Board is considering more restrictive zoning (<http://www.theforecaster.net/portland-waterfront-zoning-gets-planning-board-review/>) along the waterfront. As the Board considers reducing the value of commercial properties, and thus reducing the tax revenue generated to help pay for the upkeep of the working waterfront's infrastructure, now seems like an appropriate time to outline what we had been thinking. If for no other reason than ideas like this --- in general -- - should be part of the discussion as the community plans the future of the working waterfront.

COLLABORATION



We had hoped to help Maine fishermen capitalize upon Portland's worldwide reputation as a "foodie" destination. The project we wanted to build would have encouraged collaboration among all working waterfront organizations, particularly among fishermen and restaurants, to transform Portland's working waterfront into a "must-see"

destination not only for Maine people, but also for children, tourists, chefs and journalists all over the world. Here are the benefits of the project we wanted to build, in more detail:

FOR FISHERMEN, HARD PHYSICAL BENEFITS

- Approximately \$2 million for dedicated infrastructure upgrades to the working waterfront, including commercial floats, gangways, pilings, etc.
- 7-9 free parking spaces.
- Wider lane from Commercial Street to Widgery Wharf, so that fishermen, bait trucks, etc. could access the wharf more easily.
- Private waterfront land between Widgery Wharf & Chandler's Wharf upgraded for use by fishermen, a viewing spot at the working waterfront so visitors could see what Maine fishermen and lobstermen do.
- The extension of services like electricity and water down to Widgery Wharf for use by the fishermen, services that do not exist now.
- A substantial financial contribution to a comprehensive, solutions-focused traffic study to improve conditions on Commercial Street.

FOR FISHERMEN, COOPERATIVE MARKETING ASSISTANCE



- New "Maine Sustainable Seafood Center" that would have included:
- Some processing of seafood landed by local fishermen.
- Some sales of seafood landed by local fishermen.

- A “Coastal Culinary Academy” and “R&D Kitchen” for culinary research & development focused on fresh Maine seafood.
- Direct & personalized promotion of Maine fishermen, their boats and their products to customers around the world.
- Direct personal access for visitors --- including schoolchildren --- to fishermen, boats, traps, nets and all aspects of the working wharves.
- “Maine Sustainable Seafood Raw Bar,” a restaurant serving innovative and traditional Maine seafood dishes, tracing each bite to Maine farmers and fishermen.
- We had hoped to work with our neighbors to establish an open-air fresh seafood and working waterfront market, in kiosks or under tents along on a Portland wharf.
- “International Maine Seafood Chef of the Year” contest, among others.
- “Maine Fisherman Hall of Fame” featuring storytelling, curated photographs, artifacts, etc.
- In summary, encourage collaboration among all working waterfront organizations to transform the waterfront into “must-see” destination for children, tourists, chefs and journalists all over the world.

FOR TOURISTS & PUBLIC

- New Marine Dispatch Center, central location and waiting area protected from the elements for all waiting for marine transportation out onto Casco Bay.
- Indoor bathrooms for tour boat and water taxi customers, instead of the status quo: porta-potties sitting in the hot sun.
- Private land converted to upgraded “public access point,” a new and prime viewing spot at the working waterfront.
- New 12,400 sq. ft. boardwalk & park along Fisherman’s Wharf, getting pedestrians off Commercial Street, allowing visitors to get right to water’s edge.

FOR PORTLAND TAXPAYERS

- Increase in tax revenue from \$28,000 annually that the Fisherman’s Wharf parking lot now generates, to an annual amount exponentially larger than that, after project competition.
- Another property generating robust funds for a TIF fund dedicated to current maintenance needs and future improvements to the infrastructure serving Portland’s working waterfront.

Just to be clear and avoid any confusion, the hotel proposal is withdrawn (<https://bangordailynews.com/2019/01/11/news/portland/developer-withdraws-plan-for-waterfront-hotel-in-portland-citing-concerns-by-fishermen/>). The Planning Board is meeting this afternoon, Tuesday April 23rd, in the City Council chambers at 4:30 p.m.

The zoning revisions are expected to face a Planning Board hearing and recommendation on May 14. A non-binding recommendation would be forwarded to the City Council, which needs to approve the zoning revisions. A first reading could be held May 20, with a public hearing and vote June 3. A 180-day moratorium on development within the Waterfront Central Zone expires June 15.

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MEMO

To: Portland Planning Board, Portland City Council
From: O. E. Delogu, Emeritus Professor of Law, Portland resident
Subject: Proposed Revisions to the Draft Amendments to City Code, Chapter 14, Land Use,
Division 18, Waterfront Central Zone (WCZ)
Date: April 29, 2019

Introduction:

I was one of the primary draftsmen of the Portland Waterfront Zoning Amendments Initiative presented to the City (by 10 residents, mostly fishermen) on October 30, 2018; the Initiative was withdrawn in early January, 2019 after over 2300 signatures had been gathered, more than enough to bring the Initiative to a city-wide vote. The withdrawal was agreed to by the signatories to the Initiative to allow a mid-December, 2018 six month Moratorium and Task Force (appointed by the City Manager) to seek a compromise between existing waterfront zoning which was seen as squeezing out traditional water-dependent uses, and the Initiative provisions which sought to more fully protect these water-dependent uses. The withdrawal was an act of good faith by Portland fisherman to arguments made by city officials that more could be accomplished by working together.

That said, it must be noted at the outset that the Moratorium and consequently the work of the Task Force (unlike the Initiative) did not encompass all of Portland's waterfront zones; the Eastern Waterfront Port Zone (EWPZ) and the Waterfront Port Development Zone (WPDZ) were omitted. **I view this failure to see the relatively small Portland waterfront (barely 2.6 miles in length) in a comprehensive manner as a mistake;** Portland's waterfront is in fact a single highly integrated whole, with Commercial Street (and its extensions) as the landward boundary of all three zones.

Given this limitation, the Task Force commenced its work in early January; it has been diligent; the meetings have been civil; the City Manager and city staff personnel by their presence at all meetings and by their pulling together of data have facilitated the Task Force's examination of a wide range of issues: problems with present zoning provisions, increased traffic along Commercial Street, parking problems in the WCZ and in all of the adjacent waterfront and non-waterfront zones, the use of the city's TIF funds, the role of non-water dependent uses within all waterfront zones, but particularly the WCZ. But reducing frank discussions to tangible Draft Amendments for zoning changes in the WCZ has taken time—the 26 page (unnumbered) document being examined was made available to the Initiators and the public on late Friday afternoon April 19, 2019 (the start of Easter weekend), four days before a scheduled April 23rd Planning Board Workshop at which proposed revisions and comments on these Draft Amendments was to be received. **This time frame is unfair on its face.**

Having now fully read the 26 page Draft Amendments and compared them to both the existing zoning and the 2018 Initiative provisions I would make two observations and then offer my Proposed Revisions. First, the Draft Amendments accept a number of the Initiative proposals—a good step forward. But in my view **the Draft could go further than it does to effect a more reasonable compromise.** Second, I have numbered the 26 pages; all of my revisions (except the last revision) reference the page number on which the change I would make is found.

Proposed Revisions:

Page 1—In §14-305 (c) I would drop the fourth word “ encouraged” and substitute the word “permitted”; I would also **delete the whole of the second sentence.** Non-marine uses to a limited degree are tolerated in the WCZ; whether they are essential to the economic survival of the piers and marine infrastructure has been asserted, but not proved by pier owners; what is clear is that Portland's

waterfront has existed for over 300 years without the wide range of non-marine uses put in place over the last 20-25 years.

Page 3—The §14-306 definition of the Non-Marine Use Overlay Zone (NMUOZ) is renamed the Commercial Street Overlay Zone (CSOZ)—fine. In the original 1987 Initiative the NMUOZ did not exist. What came to be called the NMUOZ crept in gradually (in a series of post 1987 zoning amendments) to the WCZ—first along Commercial street extending seaward for 25’, then 50’, then 150’ and up to 500’ along three of the central piers. The 2018 Initiative would have eliminated this zone altogether—it invited far too many non-water dependent uses (squeezing out water-dependent uses) into the heart of the WCZ. Elimination of NMUOZ, now CSOZ, was unacceptable to pier owners and a majority of Task Force members. Leaving the overly generous 500’ inroad onto 3 piers aside, the struggle for a compromise did not begin with some number between 0 and 150. The fisherman on the Task Force proposed a 75’ uniform seaward reach within the CSOZ, extended to 300’ for Long Wharf alone. The Draft Amendments accept the latter (still generous) provision, but establish the uniform seaward reach of the CSOZ at 125’. **This less than balanced compromise does not go far enough.** The obvious compromise between 0 and 150 feet was proposed by the fisherman; the fact that it was rejected by the Task Force does not prevent it from being accepted by the Planning Board and City Council as a true, a more realistic compromise aimed at avoiding a revived 2019 waterfront Initiative.

Page 6—§14-307 (b) deals with non-marine commercial and industrial uses: 2. dealing with cabinet and carpentry shops, studios for artists and crafts people **should be deleted**. There are an infinite number of locations in non-waterfront zones where these non-marine activities can be located.

Page 6—§14-307 (c) I would **put a period after the word spaces**. It seems inappropriate and unsafe to channel pedestrian and bicycle trails along commercial street which is already congested, and will become more congested with Eimskip 18-wheelers, fishing (and other) trucks, tourist buses and cars. Danforth Street and Fore Street offer safer options for these trails.

Pages 7-8—§14-307 (e) deals with uses permitted only within the CSOZ. **I would delete 4. Museums and art galleries, and 6. Offices for health care practitioners and clinics.** Both of these activities require user parking (already very scarce), are likely to attract higher volumes of people, and seem more suited to other Old Port, peninsula, and off-peninsula areas.

Page 8—§14-307 (e) 7. Personal service establishments **should be deleted**; it is too vague; or it should be defined more precisely—there are literally hundreds of possibilities.

Page 9— §14-308 dealing with Conditional uses: whether you add a sub-(b) or a part 3. Under sub (a) is a matter of indifference, but **I would add as a conditional use** “Structured parking facilities”; there are at least two areas in the CSOZ where this is possible, Long Wharf and the Fish Pier. This facilities are remunerative, and would help alleviate waterfront and island parking shortages.

Page 12—§14-309 dealing with Prohibited uses: retaining all of the Draft Amendment prohibited uses, **I would add the following** three contained in the withdrawn 2018 Initiative: (j) bulk freight or truck terminal facilities, (k) amusement theme parks or game rooms, and (l) gambling establishments/facilities, except those permitted by law on inter-port vessels.

Page 12—§14-310 (c) two references to NMUOZ should be changed to CSOZ.

Page 13—§14-310 (h) reference to NMUOZ should be changed to CSOZ.

Page 15—§14-311 (a) 3. c reference to NMUOZ should be changed to CSOZ.

Pages 18-20—the Draft Amendments total elimination of contract or conditional rezoning is an important step in the right direction (closing an abused loophole); however, **the Planning Board/City Council may want to consider retaining** (as did the withdrawn 2018 initiative) some limited capacity (other than a variance, not usually available when proposed projects seek PB approval) to permit **minor** deviations from otherwise applicable dimensional requirements in the zoning ordinance; for example, an otherwise permitted or conditional use should not be denied when it only has 9.5 feet of dock setback when 10 feet is required.

[This is the last revision—there is no page number reference]

It revises and applies the last amendment in the withdrawn 2018 Initiative that applied to all three waterfront zones. Obviously, here it would apply only to the WCZ. It reads as follows:

“Notwithstanding automatic lease renewal provisions, and/or more permissive non-conforming use provisions in other portions of the City Land Use Code, upon passage of these WCZ Draft Zoning Amendments, the parking of vehicles on ground-level spaces or in any structured parking facilities in the WCZ to meet the parking needs of uses permitted in non-waterfront zones landward of Commercial Street is prohibited when current leases (whether held by Unified Parking Partners or any other property owner in the WCZ) expire, or three years from the date of passage of these Draft Amendments, whichever is shorter.”

In the WCZ (including CSOZ) parking needs for fisherman, other marine uses, existing (and new) permitted and conditional non-marine uses, and year-round island residents are currently not being met. The Task Force has wrangled for hours over these issues in an effort to bring some degree of order to these legitimate parking needs. Permitted uses in non-waterfront zones throughout the peninsula must be made to meet their parking needs within the footprint of their own property and/or the zone in which they are located (or an adjacent non-waterfront zone). They cannot be allowed to exacerbate WCZ parking problems. The above provision is an important step; it will reduce the current WCZ parking space shortage, and allocate the current supply to those with the most legitimate claim/need for these spaces.

[Attached to this submission are two recent op-ed pieces written by the author.]

Portland's Working Waterfront — Under Siege Again

by Professor Emeritus of Law Orlando E. Delogu

In the early to mid-1980s Portland's waterfront was healthy and showed signs of getting healthier; BIW's dry dock facility was moving into the east end of the waterfront; P.D. Merrill's facility (now Sprague) was expanding its activities on the west end of the waterfront; the Fish Exchange and a growing ship-to-container business occupied centrally-located wharf areas, and nearly 200 working (mostly fishing) boats as well as ship chandlery / supply businesses occupied space along the 18 wharves that line the 2 1/2 -mile waterfront.

But Portland's development community and governmental leaders, with an eye to Boston's waterfront development, were caught up in the belief that upscale condominium development, high-end office space, and smart shops on Portland's piers and along our waterfront was the real key to economic growth. A small condominium project found its way onto Portland Pier; the massive Chandler's Wharf condominiums were built; still more condominium, office, restaurant, and shopping spaces were under discussion or in the early stages of planning board consideration. These projects were headed for fast-track city approval. The green light was on.

At this point, a diverse group of waterfront workers, fisherman, neighbors, and people with planning law background came together to head off this yuppie movement onto Portland's waterfront, and the loss of traditional marine commerce activities that would almost certainly follow. It would only be a matter of time before upscale condo and shop owners, office workers, and shoppers would tire of the smells, noise, long hours, and truck traffic that are the hallmark of a working waterfront. Seeing little chance that the city's power elite would put zoning provisions in place that would protect the working waterfront, these dissenters turned to the city's initiative process.

The initiated waterfront zone drew the line down the middle of Commercial Street; the water side and piers were included; it was roughly 2 1/2 miles in length; it left existing buildings and uses alone — they were treated as nonconforming uses; any and all forms of water dependent uses were permitted in the newly-created working waterfront zone.

The zone was rooted in two unassailable facts. First, marine commerce activity in Portland traced back over 350 years; the city was founded, and grew up, on the back of marine commerce; in the mid-1980s Portland was (and remains today) the leading marine commerce port in the state. These longstanding job-creating benefits should not be lost. The rallying cry of proponents of the initiative was "Don't take the Port out of Portland." This would shortly become the rallying cry of the whole city.

Second, marine commerce (unlike condos, offices, and shops) by its very nature, is water dependent. It can only be located on the waterside of Commercial Street. But Portland's waterfront (unlike waterfronts in Boston, New York and other east and gulf coast ports) is small — barely 2 1/2 miles from Sprague's facilities on one end to where the BIW dry dock was (and now Ocean

Gateway is) located. These areas represent less than 3% of developable land in the city. Condos, office blocks, restaurants, shops, industrial facilities are not water dependent — they can be placed anywhere in the city. In the mid-1980s, a great deal of unbuilt upon land existed even on the peninsula — some of it exists today.

These two realities drove the initiative. The signatures needed were readily gathered; the vote was held on May 5, 1987. In spite of Chamber of Commerce, development community, and nearly unanimous governmental opposition, the initiative passed overwhelmingly — by a 2 to 1 margin; it carried every voting precinct in the city. A legal challenge to the ordinance brought by disappointed developers was also unsuccessful. In early 1988, a unanimous Law Court sustained the ordinance. One would think that Portland's working waterfront would be safe for a generation or more, but one would be wrong.

Barely five years after passage of the ordinance, a group of pier owners and disappointed developers calling themselves the Waterfront Alliance sought amendments that undercut the fundamental premise of the ordinance, i.e., that non-water dependent uses (non-marine uses) should be kept out of the defined waterfront zone.

The Alliance, pleading economic ruin, but not wishing to tangle with the Maine State pier and BIW on the East end, or P.D. Merrill on the West End, focused their proposed changes on the Waterfront Central Zone (WCZ). They wanted office and other non-marine uses to be allowed along the water side of Commercial street and on 2nd and 3rd floors of existing buildings. They downplayed the fact that this zone encompassed 14 of the city's 18 piers, almost all of the fishing boat tie-ups, the Fish Exchange, and most of the working waterfront's support facilities. These activities then, and now, are the most economically fragile elements of any working waterfront. Moreover, as noted above, the parking needs, noise, smell, and hours of operation of these activities would directly clash with the proclivities of upscale office workers and shoppers.

The battle lines were drawn — Alliance views were supported by the planning board; many councilors supported their views. The proponents of the 1987 initiative conceded that some fine-tuning amendments were needed, but they saw these as narrow in scope.

They argued that the will of the voters should be respected — that the two fundamental premises of the ordinance remained indisputable. They argued that the protections provided by the ordinance were working — the working waterfront was healthy and the full economic potential of the waterfront had not yet been reached. After months of debate, a compromise was passed by the city council in January 1993.

The Alliance was not happy with the outcome, but the erosion of the distinction between water dependent marine uses and non-marine uses that could be put elsewhere in the city had begun — it would not end with the

1993 amendments to the initiated ordinance. The Alliance saw it could not kill the initiated zoning ordinance outright. Instead, it embarked on a longer run strategy, one that would allow more non-marine uses into the CWZ gradually over time.

For example, language was added to CWZ provisions allowing individual, otherwise prohibited, non-marine uses to gain access to the waterfront pursuant to conditional or contract zoning amendments if the planning board / council found that it met a vaguely worded "no adverse impact" standard. The council failed to recognize the fact that the very presence of non-marine uses shrinks and clashes with (is "adverse" to) marine uses that can exist only in the 3% of city land / pier area suitable for marine commerce.

Further, CWZ language was added that bluntly stated: "Non-marine uses are encouraged ... [they] are beneficial to the waterfront economy because they provide the financial return to property owners necessary for the maintenance and improvement of the marine infrastructure." Rubbish — this is a make-weight economic argument aimed at circumventing the purpose and intent of the initiated ordinance.

What many pier owners wanted was upscale profits from upscale development located on the waterfront and where it will squeeze out marine uses that have nowhere else to go. This language ignores the fact that the marine infrastructure expanded and improved for 350 years without these non-marine uses / activities.

Finally, the most egregious non-marine intrusion into the Central Waterfront Zone was the Non-Marine Use Overlay Zone (NMUOZ). This overlay (limited to the CWZ) allows new non-marine uses to be built on open land on the water side of Commercial street well back (150 feet) from the southerly side of the Street, and 500 feet out on Long, Chandler's, Widgery's, and Union Wharfs. Large prime waterfront areas / piers are opened up to non-marine development.

This overlay zone is contrary to the letter and spirit of the initiated waterfront zoning ordinance. It ignores the indisputable facts that led to passage of the initiated ordinance. It invites a massive expansion of non-marine uses onto the waterfront.

In all, smaller or larger loophole amendments weakening the water dependent focus of the initiated ordinance were enacted in 2002, 2006, 2009, 2010, 2011, 2012, 2014, 2015, 2016, and 2017 — "death by a thousand cuts." It would only be a matter of time before a developer puts a proposal on the table that fully exploits the largest loophole, the NMUOZ.

As I write, that time is at hand. The Bateman Corporation has put a massive hotel, parking garage and retail shops project, straddling Chandler's and

Widgery's wharfs, on the planning board's / city council table. This complex would extend non-marine Old Port-types of development directly onto Portland's waterfront / piers. Phase 2 office developments (also in the overlay zone) are briefly noted in the applicant's Phase 1 proposal.

If any version of the Bateman project is approved, the working waterfront in the CWZ will be hard put to survive. The Fish Exchange and the 90 or more fishing boats operating in the zone will be pariahs in the neighborhood they've been located in for decades; some water taxi and marina activities serving the very rich will be the last to go.

In sum, though aspects of the working waterfront have never been healthier, e.g., the cruise boat business, Eimskip, Sprague Inc.; we keep squeezing it, making its survival ever more difficult, narrowing its full potential by narrowing the space available for water dependent uses. Portland seems trapped in a penchant for short sightedness; it is more enamored with the immediate returns from non-marine uses on its waterfront — a hotel, parking garage, upscale shops, and offices than it is with the long run returns that a working waterfront committed to water dependent marine uses would provide. The city fails to grasp that with proper zoning it can have both.

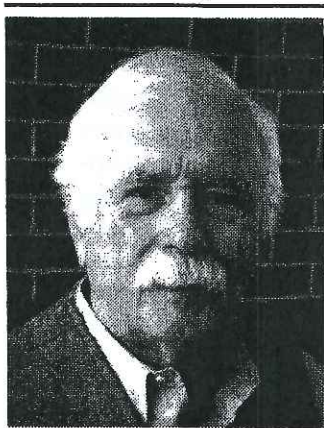
The city also fails to value the fact that Portland has one of the finest deep water harbors on the east coast. This won't change — we should build on it. This reality gave rise to the ship building, job creating, defense role the city played in World War II. It's a big factor in the cruise boat boom we're now enjoying.

Portland's prime location as the most northern and eastern major U.S. harbor also won't change. Again, we should build on it. Given the reality of global warming and the likely opening of a northern passage between the Atlantic and Pacific oceans, we should see what Eimskip saw, with its European roots, more vision, more experience; i.e., the economic advantage (boom) these locational factors portend. That's why they have expanded their waterfront land holdings in Portland and pressed for new rail and cold storage facility.

The long-term potential for Portland that a northern passage between oceans gives rise to boggles the mind. The last thing we need is waterfront zoning that kills this potential by putting massive non-marine uses where they do not belong. But that's exactly what we seem bent on doing. That's what the NMUOZ does. That's what the Bateman project is all about.

This zoning misallocation of scarce waterfront land / pier resources must surely give water-dependent developers pause: Will Portland be a reliable partner justifying future marine related capital investments? The degree to which the initiated 1987 waterfront zoning has been undercut over the years (especially by NMUOZ) suggests the answer to this question is "No."

This must change if Portland's working waterfront is to realize its full potential. The planning board and city council have the power to effectuate this change — to reaffirm the premises of the initiated 1987 waterfront zoning ordinance. If they cannot or will not act, a new citizen's initiative may well be in order.



Orlando Delogu

This overlay zone is contrary to the letter and spirit of the initiated waterfront zoning ordinance. It ignores the indisputable facts that led to passage of the initiated ordinance. It invites a massive expansion of non-marine uses onto the waterfront.

Orlando Delogu, one of the founders of the Maine Civil Liberties Union is professor emeritus at Maine Law, where he has taught for more than 50 years. He has been involved in policy issues, from local to the international level. In 2013, he was awarded the Justice Louis Scolnik Award by the ACLU of Maine.

MAINE VOICES

City waterfront task force lacking public input, sense of urgency

Last November, 10 Portland residents, mostly fishermen, filed a petition seeking a referendum to restore the concept of water dependency to the zoning provisions that control development along the seaward side of Commercial Street, including the 18 existing piers.

A similar initiative was adopted by city voters in 1987 but has been eroded to the point of non-existence by City Council-approved amendments. Offices, shops, restaurants, parking (all non-water dependent uses) are widely permitted. Hotel development was proposed. These uses have squeezed, and now threaten the continued existence of, Portland's fishing fleet as well as other water-dependent activities (Eimskip, Sprague, Vessel Services, ship supply and repair services, cruise, tugboat and ferry services) that all need water access.

The city bureaucracy – the Planning Board, the Economic Development Department, the

ABOUT THE AUTHOR

Orlando E. Delogu of Portland – an emeritus professor at the University of Maine School of Law – helped draft the recent working waterfront initiative.

city manager's office, the mayor and the City Council – that for years has championed unbridled growth on the waterfront and in nearby areas sat up and took notice of the new initiative. Long-ignored calls to discuss growing development pressures in surrounding neighborhoods and on water-dependent users of the waterfront were heeded, and meetings hastily organized.

City Manager Jon Jennings took the lead. Planning Board data on non-water dependent uses within waterfront zones were brought up to date. Several councilors proclaimed that a hotel would never be approved – that other loopholes in the present zoning

could and should be closed. The idea of a six-month moratorium surfaced. Would the initiators hold off on their signature-gathering effort in order to allow Portland to make zoning changes that would preclude the need for a new initiative?

By mid-December, the moratorium was passed as an emergency measure. Unfortunately it was limited to only the Waterfront Central Zone; it did, however, call for a task force (which the city manager quickly assembled) to begin putting some of the more obvious zoning changes in place.

A series of meetings beginning in January was scheduled. There was an abundance of hope. With over 2,300 signatures in hand – more than enough to put their proposed zoning changes to the voters – the initiators (mostly fishermen) accepted the city's olive branch. They withdrew their initiative days before the deadline for submitting the 1,500 required signatures.

They accepted the city's assertion that more could be accomplished by working cooperatively than by passing an initiative that many developers and pier owners saw as too blunt an instrument. Time will tell whether this cooperation will produce the zoning changes needed to preserve Portland's working waterfront. The early signs are not promising.

The Waterfront Working Group seems a fair-minded body, but it suffers from the absence of any critic of recent city zoning policies; from the absence of the initiators' lead counsel, Sandra Guay, who could clarify their position; from the absence of anyone with solid land use planning credentials. It suffers from the fact that all of its background information and the facilitation of the meetings are provided by the same city bureaucracy that gave rise to the present problems.

It suffers from the lack of opportunity for any public input into task force proceedings.

Each week a large and patient audience can only listen. Questionable bureaucratic statements go unchallenged. People can mail their comments in, but that's hardly an effective or timely mechanism. I suggest devoting the last half-hour of task force sessions to public input.

Finally, having sat through all of the task force meetings to date, I believe that what seems missing is any sense of urgency. The same zeal that created the moratorium as an emergency measure seems to have waned. I see the council extending the task force for an additional six months, but if we're still talking about continuing to allow parked cars, office blocks and restaurants that have fish on the menu as water-related uses in a non-marine use overlay zone in the heart of the Waterfront Central Zone, the woes of fishermen and the working waterfront will not have been fixed.

— Special to the Press Herald

MEMO

To: Bill Needelman, Matthew Grooms, Jon Jennings, Portland City Council, Portland Planning Board

From: Orlando E. Delogu, Emeritus Professor of Law, Portland Resident

Subject: Proposed Revisions to the second Draft Amendments to City Code, Chapter 14, Land Use, Division 18, Waterfront Central Zone (WCZ)

Date: May 7, 2019

Introduction:

On April 29, 2019 I hand delivered a memo laying out revisions I thought necessary to the first Draft Amendments provided by city staff to members of the Waterfront Task Force, interested parties and the general public. Proposed revisions were presumably examined, and if accepted by city staff, were incorporated into a second Draft Amendments that again were circulated for further comment and suggested revisions. These final suggested revisions (if accepted) will presumably lead to a final set of WCZ Amendments which will be presented to the Planning Board and City Council for action.

At this point I would note that none of the ten substantive revisions tendered in the April 29th memo were accepted by city staff. That is disappointing. And though §14-311 (d) performance standards are usefully retained in this second Draft, and refined to some extent, it leads me to reiterate with respect to these second Draft amendments that **they do not go far enough to effect a reasonable compromise between water-dependent uses/activities and pier owner interests.**

A last effort at substantive comment:

It serves no useful purpose to simply reiterate here the ten substantive points made in the April 29th memo. They are a matter of record and can be examined by members of the Planning Board and City Council as they see fit. I would, however, note three revisions that underscore the unacceptable degree of intrusion by non-water dependent activities into the water dependent working waterfront.

§14-306 renames the Non-Marine Use Overlay Zone (NMUOZ) to the Commercial Street Overlay Zone (CSOZ); this cosmetic change is intended to de-emphasize the non-marine use creep into the heart of the waterfront. But knowledgeable people will not be fooled. More importantly it must be noted that the 1987 waterfront initiative did not contain any non-marine use provision on the water side of Commercial Street. What came to be called NMUOZ extended non-marine uses seaward of Commercial Street by a series of amendments, first 25' then 50' then 150', with a provision for 500' encompassing three piers in the center of the WCZ. The fisherman on the Task Force proposed a CSOZ of 75' with a 300' seaward reach on Long Wharf. The Draft Amendments while accepting the Long Wharf proposal, hold out for a 125' seaward reach for non-marine uses across the full length of Commercial Street w/in the WCZ. A compromise between zero and 150 is not 125. The fishermen concede that a CSOZ is appropriate but a more reasonable balance must be struck.

§14-307 (e) 4, 6, and 7 allowing museums and art galleries, offices for health care practitioners or health care clinics, and personal service establishments (without defining the scope of the latter) seems to invite non-water dependent activities amply provided for in other non-waterfront zones, posing high foot, traffic, and parking problems into the heart of the working waterfront. Commercial Street traffic and parking are already a mess; we do not need to exacerbate the problem by inviting uses such as these into the CSOZ.

Finally, the unnumbered last provision in the April 29th memo dealing with the unmet parking needs of development taking place in nearby non-waterfront zones on the peninsula should not be ignored. These parking needs cannot continue to be met by cramming them into un-built areas w/in the WCZ. Language along the following lines should be adopted as part of the final Draft Amendments for the WCZ tendered to the Planning Board and Council.

“Notwithstanding automatic lease renewal provisions, and/or more permissive non-conforming use provisions in other portions of the City Land Use Code, upon passage of these WCZ Draft Zoning Amendments, the parking of vehicles on ground-level spaces or in any structured parking facilities in the WCZ to meet the parking needs of uses permitted in non-waterfront zones landward of Commercial Street is prohibited when current leases (whether held by Unified Parking Partners or any other property owner in the WCZ) expire, or three years from the date of passage of these Draft Amendments, whichever is shorter.”

The Task Force has wrangled for hours in an effort to bring some degree of order to legitimate parking needs within the WCZ. Permitted uses in non-waterfront zones throughout the peninsula must be made to meet their parking needs within the footprint of their own property and/or the zone in which they are located (or an adjacent non-waterfront zone). They cannot be allowed to exacerbate WCZ parking problems.

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PETER L. EDMANDS
(Retired)

May 7, 2019

Bill Needelman, Waterfront Coordinator
Matthew Grooms, Planner
City of Portland
389 Congress Street
Portland, ME 04101

Re: Waterfront Central Zone/Draft Ordinance Amendments

Dear Bill and Matt:

This letter provides comments on behalf of the Portland Working Waterfront Group (PWWG) to the revised draft amendments for the Waterfront Central Zone. While the PWWG appreciates the ongoing efforts by the City to complete the amendments within the moratorium timeframe, the group remains concerned about the removal of some of the existing standards which only serve to weaken the existing protections.

In addition to the critical need to remove the hastily added "leasable area" language in Section 14-311 (a)(1), the most significant comments are with respect to the performance standards which, despite prior comments from PWWG still leave out existing and substantive standards. This is so even with the attempts that have been made to combine and rework language into the new required Operations and Access Management Plan.

It is critical to maintain the existing zoning's forward-focused standards that look not only at existing WDUs but cast an eye on preserving the functional utility for potential future WDUs. This frame of reference is very important if the City is to maintain the value of the harbor as an economic engine for future generations.

WOODMAN EDMANDS DANYLIK AUSTIN SMITH & JACQUES, P.A.

Bill Needelman, Waterfront Coordinator

Matthew Grooms, Planner

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Comments on revised ordinance amendments:

14-307(a)(26): Change to: Commercial parking for individuals who work in or are employed by water-dependent uses.

14-307(b)(1): Add: except for offices of health care practitioners or health care clinics which are limited to the CSOZ after the word “offices”.

14-310(d)(4): Remove open parenthesis at start of fifth line.

14-311 (a)(1): The term “leaseable [sic – this should be leasable] area” must be removed. This term is too open for arbitrary decisions or misinterpretation and it has the potential of significantly reducing the 55% marine use area on the first floor.

Section 14-311(d)(13): First paragraph: (a) First line after Operations and Access Management Plan change to: No use, including new development, a change of use, or expansion of a non-marine use, shall be permitted, approved, or established in this zone unless the applicant meets all submission requirements and demonstrates that the proposed development, change of use or expansion of use meets each of the review standards and other requirements of the Performance Standards. (as now written, it sounds like this section applies only to new development); (b) Reinsert “for review by the Planning Authority” which has been deleted, so the next sentence reads: The applicant shall submit a scaled plan and accompanying narrative for review by the Planning Authority.

Section 14-311(d)(13): First paragraph, following sentence: The use of the word “pyramid” from the Comprehensive Plan is confusing in this section and should be deleted as it is sufficient and less confusing to simply refer to the hierarchy itself. Also confusing is the term “subordinate in placement and disposition” as the meaning of this term is unclear. It would be clearer to say as the third sentence in this paragraph:

In accordance with Portland’s Plan 2030, the plan shall demonstrate the proposal is consistent with the hierarchy of waterfront uses, as further detailed in Sec. 14-305 (Purpose), giving highest priority to existing and potential water-dependent uses and second priority to marine-related support uses, with non-marine uses being allowed only if they do not interfere with and are not incompatible with water-dependent and marine-

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related uses, and the proposal is designed so as not to impede access to the pier edge and vessel berthing nor interfere with marine operations.

14-311 (d)(13)(b)(ii): After the word “parking” in the first line add: for uses permitted in the WCZ and proposed to be located on the subject lot shall submit.....

Section 14-311(d)(13)(b)(iii): As written weakens the shared use concession and omits important qualifications. This could be corrected by adding the red, underlined language below:

Except for common circulation drives as defined in 14-306, off-street parking, loading facilities and access ways designated for water-dependent uses shall be exclusively for (not exclusive to) such uses and shall not be shared with non-marine uses, (current zoning, Performance Standard 16(d)) except that, if strictly and effectively enforced and if not being occupied by water-dependent tenants, such parking may be made available to non-marine uses between the hours of 5:00 p.m. and 2:00 a.m.

Section 14-311(d)(13)(b)(v): The current draft omits the concept that it is design of facilities that is the object, and “and materials” has been lost from the original phrase related to loading and unloading of “goods and materials.” The term “and materials” should be returned.

Existing performance standard **Section 14-311(d)(15)** “Compatibility of non-marine uses with marine uses” (shown as **Section 14-311(d)(12)** on the redline) is rolled in part into **Section 14-311(d)(13)**, but still omits the substantive standard that non-marine uses “shall neither interfere with the existence or operation of marine uses nor impede access to vessel berthing or other access to the water by existing or potential marine uses” (emphasis added). This language needs to be put back in as a meaningful standard as without it there could well be misinterpretation as to whether these standards apply to potential future marine uses, as well as existing marine uses.

The proposed amendment strikes out existing performance standard **Section 14-311(d)(16)** “Functional utility of piers and access to the water’s edge” (shown as **Section 14-311(d)(13)** on the redline). The earlier draft reduced it to a requirement that buildings located within 10 feet of the pier edge “shall account” for the transfer of goods. In the revised draft that is deleted as well. While the amendments do include some of the provisions, key language is missing from the existing requirement, specifically that “all

WOODMAN EDMANDS DANYLIK AUSTIN SMITH & JACQUES, P.A.

Bill Needelman, Waterfront Coordinator

Matthew Grooms, Planner

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new development, whether for marine or non-marine uses, should anticipate current and future functional and operational needs of water-dependent pier tenants to access the water's edge . . ." (emphasis added). This language needs to be put back in as a meaningful standard.

The PWWG notes that the revised draft of performance standard 13 for the Operations and Access Management Plan does add review standards, which is an improvement from the first draft. But it still leaves out some of the very specific operational requirements from the existing ordinance.

In summary, the following language is improperly omitted and should be inserted into the current draft so that these standards are maintained as substantive and forward-looking planning review standards. They could be added as Review Standards viii, ix:

Any proposed non-marine use will be compatible with marine uses and will neither interfere with the existence or operation of marine uses nor impede access to vessel berthing or other access to the water by existing or potential marine uses. (current zoning, Performance Standard #15)

The proposal, whether for marine or non-marine use, will adequately protect the functional utility of piers and access to the water's edge by appropriately anticipating current and future functional and operational needs of water-dependent uses to access the water's edge for the transfer of people, goods, and materials between vessels and land. (current zoning, Performance Standard #16)

Again, while appreciative of the effort that has gone into the redrafting of the proposed amendments, the PWWG sees these substantive standards as a crucial component of the current zoning, and cannot accept as sufficient an amended ordinance which omits them. I would be happy to meet with you and any other City representatives to discuss how this may be accomplished before the current draft is finalized for the Planning Board.

Thank you for your attention to this matter.

WOODMAN EDMANDS DANYLIK AUSTIN SMITH & JACQUES, P.A.

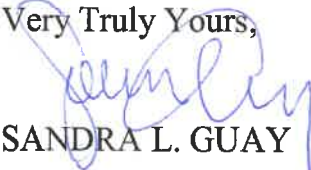
Bill Needelman, Waterfront Coordinator

Matthew Grooms, Planner

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Very Truly Yours,


SANDRA L. GUAY

SLG/lb

Copy to: PWWG

Jon Jennings, City Manager

**Owners and Representatives of
Long Wharf, Fisherman's Wharf, and Union Wharf**
Portland, Maine

May 9, 2019

Sean Dundon, Chair
Planning Board
City of Portland
389 Congress Street
4th Floor
Portland, ME 04101

Dear Chairman Dundon and Members of the Planning Board,

Re: Proposed Waterfront Central Zone (WCZ) Text Amendments / Financial Impact

During the workshop held April 23, 2019 to discuss proposed Waterfront Central Zone ("WCZ") text amendments, several Board members requested additional information regarding the financial impact of modifying the current Non-marine Use Overlay Zone ("NMUOZ") located within the WCZ boundary.

As proposed, the majority of properties in the NMUOZ would have the current depth of 150' from Commercial Street reduced to 125' or a net decrease of 25'.

The most significant proposed changes affect the three wharves which represent the greatest resource for future development that we believe will be necessary to maintain the working waterfront infrastructure for both public and private improvements. These are Long, Fisherman's, and Union, all lying next to each other in a central location directly adjacent the Old Port District.

As the owners and representatives of these three wharves, the following information has been compiled as a collaborative effort to provide the Planning Board with the financial impact analysis as requested.

As background, the NMUOZ boundary affecting these three wharves was delineated in terms of size (i.e. a depth of 500' from Commercial Street seawards) when the NMUOZ was originally created, specifically because they represented a significant resource for future, private development that could help the working waterfront. Both Long and Fisherman's consist mainly of open parking lots which provide access to Portland's tour boat fleet and commercial retail uses. The fishing community has not been located on either of these wharves in decades. This is not the case for the other wharves and piers in WCZ which were highly developed in terms of existing structures vs. open area and contained a mixture of marine and non-marine uses. Union Wharf has continued to develop since the

creation of the NMUOZ in a way which hosts a broad mixture of both marine and non-marine/marine compatible uses as a direct result of the ability to utilize the “zoning tools” provided by the current NMUOZ boundaries and text provisions. The attached financial analysis examines each wharf on an individual basis as follows:

- Current disposition (use).
- Future development potential based on current zoning and allowable uses.
- Future development potential based on the proposed zoning amendments.
- Presents the net difference in terms of lost revenue benefits to the City and working waterfront if the current NMUOZ is reduced as proposed by the current zoning amendment.

The underlying assumptions utilized for this analysis are as follows:

- Current property tax information as listed by the City of Portland for each affected parcel.
- Current use(s) and size of each parcel both currently in the NMUOZ and reduced as proposed.
- Development potential based on the highest and best use allowed under current zoning.
- Estimated development costs experienced by the owners based on similar projects both recently completed and/or currently under construction within the City.
- Estimated taxable project valuations based on guidance provided by the City’s Tax Assessor.

Each wharf contains a separate analysis which is followed by a summary economic impact comparison chart reflecting individual wharf impacts and a schedule showing the three wharves combined.

The schedule of all three wharves combined illustrates the following financial impacts created if the proposed modification of the current NMUOZ is enacted:

- Total annual real estate tax revenue potential created by new development would be **\$1,178,733 (55.64%) less per year.**
- Total annual revenue available to fund the Waterfront Capital Improvement Zone (T.I.F. District) would be **\$1,208,865 (65.2%) less per year.**
- Total funds required for marine infrastructure investment would be **\$3,418,194 (63.53%) less in total.**

Based on the economic impacts created by the proposed modifications to the current NMUOZ relating specifically to these three wharves, we urge the Planning Board NOT to recommend these zone changes to the City Council for approval.

We further encourage this Board to examine the information presented to date in support of radically modifying the current NMUOZ in light of the following facts:

Sean Dundon, Chair
City of Portland Planning Board
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- The current NMUOZ is and has been working effectively to preserve and enhance the working waterfront, as demonstrated by the ongoing development at Union Wharf and the very public process which has been a part of the proposed development at Fisherman's Wharf.
- The City of Portland's recent waterfront inventory shows little measurable change over the past ten years that the current NMUOZ has been in effect.

To be clear, this inventory does not support the claim some have made that "fishermen are being pushed out" or that berthing and parking for fishermen have been and is decreasing as a result of commercial development on the waterfront.

In fact, a recent poll of the thirteen wharf and pier owners which comprise Portland's working waterfront did not indicate any lack of berthing or parking for fishermen for those who have requested the same.

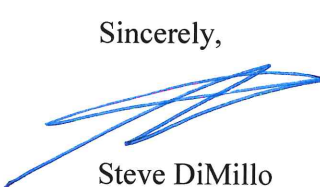
- Eliminating the provisions for contract zoning and condition use rezoning is unnecessary and short sighted. The working waterfront is an ever-changing part of the City, as the past 300+ years have shown. The current zoning provisions have worked as they were intended to. The recent City waterfront inventory and integrated commercial development to date reflects a balance between marine and non-marine uses, both of which are critical to maintaining the healthy and vibrant working waterfront we now enjoy.

It appears that the proposed amendments are being rushed to a decision before a thoughtful analysis and sorting fact from fiction on the issues have been fully vetted. In other words, these proposed amendments seem more like change simply for the sake of change and not reinforcement and support for the working waterfront's continued economic well-being.

The wharf and pier owners have supported and continue to support marine use and, particularly, the fishing community. The current NMUOZ allows us the financial ability to continue to support and subsidize berthing and parking for fishermen while creating additional commercial development in a responsible and balanced way, which in turn can fund much needed waterfront infrastructure improvements.

We hope the attached analyses will help with your deliberations. Thank you.

Sincerely,



Steve DiMillo
Long Wharf



David Bateman
Fisherman's Wharf



Charlie Poole
Union Wharf

cc: Jon Jennings, City Manager

Comparative Schedule Reflecting Combined Financial Impact to Three (3) Wharves
LONG WHARF, FISHERMAN'S WHARF & UNION WHARF

	Current NMUOZ Zoning	Proposed Revised NMUOZ Zoning	Net Difference
Total Annual Real Estate Tax Revenue Potential Created by New Development	\$2,118,238	\$939,505	(\$1,178,733) <i>Less Available Annually or 55.64% Loss</i>
Total Annual Revenue Available to Fund Waterfront Capital Improvement Zone (T.I.F. District)	\$1,853,038	\$644,173	(\$1,208,865) <i>Less Available Annually or 65.2% Loss</i>
Total Funds Required for Marine Infrastructure Improvement	\$5,383,317	\$1,962,123	(\$3,421,194) <i>Less Required Marine Investment or 63.55% Loss</i>

SUMMARY for LONG WHARF, FISHERMAN'S WHARF & UNION WHARF

Economic Impact Comparison Chart --- Existing Non-Marine Use Overlay Zone vs. Proposed Zoning Amendment

Wharf	Current Disposition	Development Potential Based on <u>Current</u> Zoning and Allowable Uses	Development Potential Based on <u>Proposed</u> Zoning Amendment	Net Difference / Lost Tax Revenue if Current "NMUOZ" Zone is Reduced as Proposed by Zoning Amendment
LONG WHARF				
-Total SF in NMUOZ Zone	199,914 SF	199,914 SF	65,514 SF	Reduction of 45.36% of NMUOZ Area
-Real Estate Tax	\$97,527	\$1,149,591	\$671,900	(\$477,691)
-Amount Available to Fund Waterfront Capital Improvement Zone (T.I.F. District)	\$0	\$1,052,064	\$574,373	(\$477,691)
-Required Marine Infrastructure Investment	\$0	\$3,144,586	\$1,716,790	(\$1,427,796)
FISHERMAN'S WHARF				
-Total SF in NMUOZ Zone	79,792 SF	79,792 SF	28,250 SF	Reduction of 64.5% of NMUOZ Area
-Real Estate Tax	\$30,132	\$652,775	\$30,132	(\$622,643)
-Amount Available to Fund Waterfront Capital Improvement Zone (T.I.F. District)	\$0	\$652,775	\$0	(\$652,775)
-Required Marine Infrastructure Investment	\$0	\$1,694,348	\$0	(\$1,694,348)
UNION WHARF				
-Total SF in NMUOZ Zone	114,850 SF	114,850 SF	32,142.5 SF	Reduction of 72% of NMUOZ Area
-Real Estate Tax	\$167,672	\$315,872	\$237,473	(\$78,399)
-Amount Available to Fund Waterfront Capital Improvement Zone (T.I.F. District)	\$0	\$148,199	\$69,800	(\$78,399)
-Required Marine Infrastructure Investment	\$0	\$544,383	\$245,333	(\$299,050)

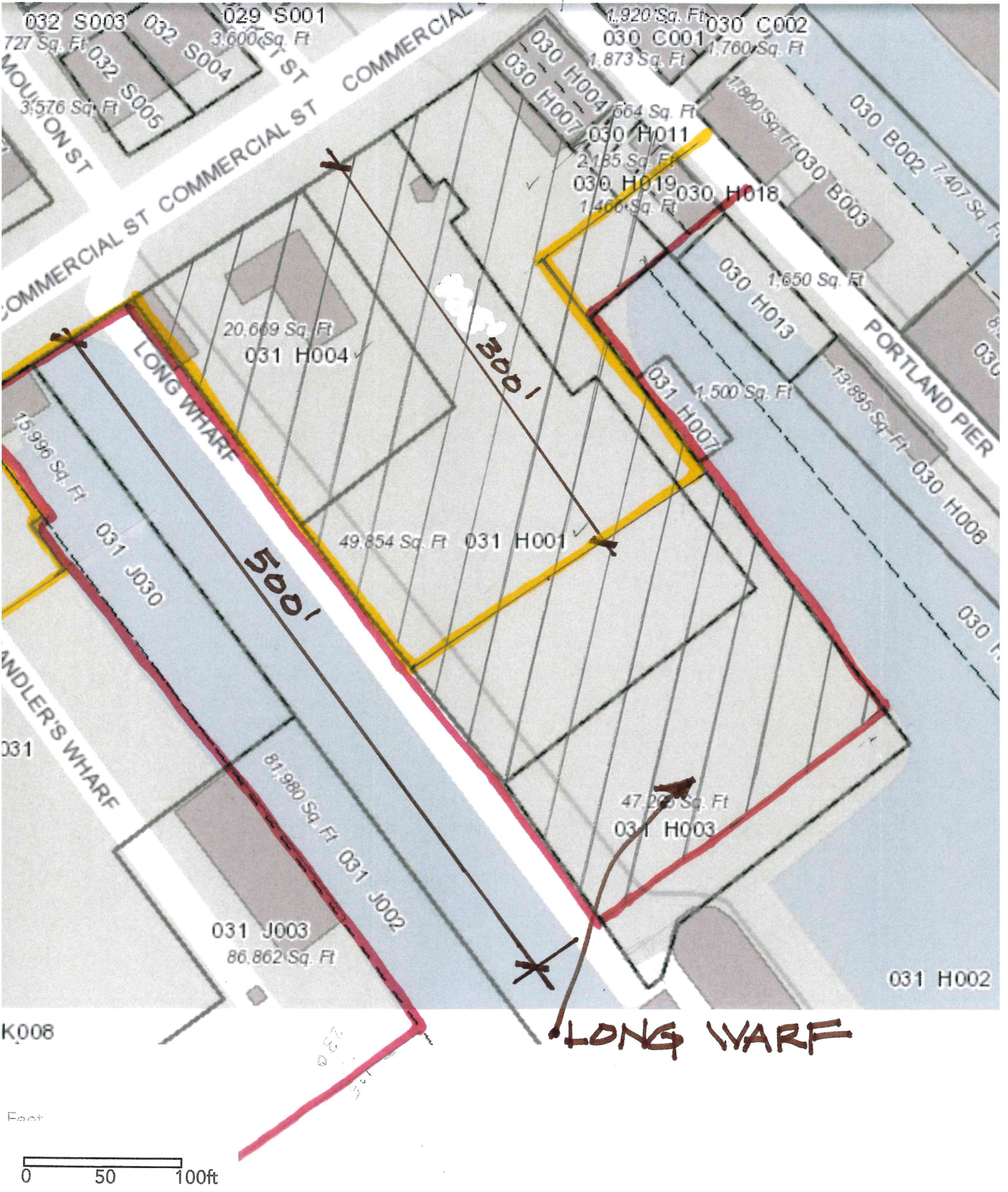
LONG WHARF

Current Disposition	Development Potential Based on Current Zoning and Allowable Uses	Development Potential Based on Proposed Zoning Amendment	Net Difference / Lost Tax Revenue if the Current “NMUOZ” Zone is Reduced as Proposed by the Current Zoning Amendment																									
Parcel(s) currently in “NMUOZ” zone: <table><tr><td>031-H004</td><td>20,669 SF</td><td>119,914 SF</td></tr><tr><td>031-H001</td><td>49,854 SF</td><td>Lot Area</td></tr><tr><td>031-H003</td><td>47,206 SF</td><td></td></tr><tr><td>030-H001</td><td><u>2,185 SF</u></td><td></td></tr><tr><td>Total in NMUOZ =</td><td>119,914 SF</td><td></td></tr></table> • Current Use(s) Retail, Restaurant, Marina, Parking Lot	031-H004	20,669 SF	119,914 SF	031-H001	49,854 SF	Lot Area	031-H003	47,206 SF		030-H001	<u>2,185 SF</u>		Total in NMUOZ =	119,914 SF		Parcel(s) currently in “NMUOZ” zone: • Project Description (Highest & Best Use) -Assume 65% first floor lot coverage for new structures. <u>First Floor Level:</u> Parking 28,800 SF = 24% Retail 20,000 SF = 17% Office <u>29,200 SF = 24%</u> 78,000 SF = 65% Coverage (78,000 ÷ 119,914) -Parking Structure / 564 Spaces – 4 Levels 115,200 SF -Retail/1st Floor Only 20,000 SF -Office / 4 Floors @ 29,200/FL 116,800 SF	Parcel(s) in proposed “NMUOZ” zone: <table><tr><td>031-H004</td><td>20,669 SF</td></tr><tr><td>031-H001</td><td>43,222.5 SF</td></tr><tr><td>031-H003</td><td>0 SF</td></tr><tr><td>030-H001</td><td><u>1,622.5 SF</u></td></tr><tr><td>Total in NMUOZ =</td><td>65,514 SF</td></tr></table> • Project Description (Highest & Best Use) -Assume 65% first floor lot coverage for new structures. <u>First Floor Level:</u> Parking 15,724 SF = 24% Retail 11,130 SF = 17% Office <u>15,730 SF = 24%</u> 42,584 SF = 65% Coverage (42,584 ÷ 65,514) -Parking Structure / 308 Spaces – 4 Levels 62,896 SF -Retail/1st Floor Only 11,130 SF -Office / 4 Floors @ 15,730/FL 62,920 SF	031-H004	20,669 SF	031-H001	43,222.5 SF	031-H003	0 SF	030-H001	<u>1,622.5 SF</u>	Total in NMUOZ =	65,514 SF	Reduction of 45.36% of “NMUOZ” Zone Lot Area
031-H004	20,669 SF	119,914 SF																										
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Total in NMUOZ =	65,514 SF																											

Current Disposition Continued:	Development Potential Based on Current Zoning and Allowable Uses Continued:	Development Potential Based on Proposed Zoning Amendment Continued:	Net Difference / Lost Tax Revenue if the Current "NMUOZ" Zone is Reduced as Proposed by the Current Zoning Amendment Continued:
	-Office above Retail / 20,000 SF x 3 <u>60,000 SF</u> Total Project SF = 312,000 SF Estimated Project Cost: Parking Structure = \$16,130,400 Retail = 4,682,926 Office = <u>42,078,400</u> Total Project Cost <u><u>\$62,891,726</u></u>	-Office above Retail / 3 Floors @ 11,130/FL <u>33,390 SF</u> Total Project SF = 170,336 SF Estimated Project Cost: Parking Structure = \$ 8,808,800 Retail = 2,606,000 Office = <u>22,921,000</u> Total Project Cost <u><u>\$34,335,800</u></u>	
Current Real Estate Tax 031-H004 \$22,812.70 031-H001 13,382.34 031-H003 12,764.14 030-H001 <u>48,568.04</u> Total = \$97,527.22	Estimated Real Estate Tax -Current Tax = \$ 97,527.22 -Additional Tax Generated = 1,052,064.00 (312,000 New SF x \$150/SF \$46,800,000 Valuation @ \$22.48 Mil Rate) _____ Total \$1,149,591.22	Estimated Real Estate Tax -Current Tax = \$ 97,527.22 -Additional Tax Generated = 574,373.00 (170,336 New SF x \$150/SF \$25,550,400 Valuation @ \$22.48 Mil Rate) _____ Total \$ 671,900.22	Real Estate Tax Reduction of \$477,691 of Annual Tax Revenue or 45.4% Less/YR <u>\$1,052,064</u> < <u>574,373</u>> \$ 477,691 <u>\$477,691 ÷ \$1,052,064 = 45.4%</u>
Amount Available to Fund Waterfront Capital Improvement Zone (T.I.F. District) \$0	Amount Available to Fund Waterfront Capital Improvement Zone (T.I.F. District) \$1,052,064	Amount Available to Fund Waterfront Capital Improvement Zone (T.I.F. District) \$574,373	Amount Available to Fund Waterfront Capital Improvement Zone (T.I.F. District) <u>\$477,691 Less/YR</u>

<i>Current Disposition Continued:</i>	<i>Development Potential Based on Current Zoning and Allowable Uses Continued:</i>	<i>Development Potential Based on Proposed Zoning Amendment Continued:</i>	<i>Net Difference / Lost Tax Revenue if the Current "NMUOZ" Zone is Reduced as Proposed by the Current Zoning Amendment Continued:</i>
	Required Marine Infrastructure Investment Project Cost = \$62,891,726 x .05 = \$3,144,586	Required Marine Infrastructure Investment Project Cost @ \$34,335,800 x .05 = \$1,716,790	Required Marine Infrastructure Investment <i>\$1,427,796 Less Available for Marine Infrastructure Improvements</i>

ver



FISHERMAN'S WHARF

<i>Current Disposition</i>	<i>Development Potential Based on Current Zoning and Allowable Uses</i>	<i>Development Potential Based on Proposed Zoning Amendment</i>	<i>Net Difference / Lost Tax Revenue if the Current "NMUOZ" Zone is Reduced as Proposed by the Current Zoning Amendment</i>
Parcel(s) currently in "NMUOZ" zone: 031-J03 79,792 SF	Parcel(s) currently in "NMUOZ" zone: 79,792 SF	Parcel(s) in proposed "NMUOZ" zone: 031-J03 79,792 SF Area Removed from NMUOZ <51,542> SF Revised NMUOZ Area = 28,250 SF	Reduction of 64.5% of "NMUOZ" Zone Lot Area
Current Use(s) Restaurant, Parking Lot, Berthing for Commercial Tour Boats and Ticket Sales	Project Description (Highest & Best Use) -Buildings and Parking Structure as currently designed and submitted to the Planning Board replacing the Hotel use with Commercial Office and Retail use. <u>First Floor Level:</u> Parking 29,848 SF = 37% Retail 16,612 SF = 21% Office <u>4,000</u> SF = <u>5%</u> 50,460 SF = 63% Coverage (50,460 ÷ 79,792) -Parking Structure / 501 Spaces – 4 Levels 102,204 SF -Retail/1st Floor Only 16,612 SF	Project Description (Highest & Best Use) -Based on net operating income after expense the current use as parking yields the highest return and lowest risk, therefore the current use will remain as surface parking.	

Current Disposition Continued:	Development Potential Based on Current Zoning and Allowable Uses Continued: -Office / In 3 Buildings <u>65,835 SF</u> Total Project SF = 184,651 SF Estimated Project Cost: Parking Structure = \$14,328,600 Retail = 3,889,639 Office = <u>15,668,730</u> Total Project Cost <u>\$33,886,969</u>	Development Potential Based on Proposed Zoning Amendment Continued:	Net Difference / Lost Tax Revenue if the Current "NMUOZ" Zone is Reduced as Proposed by the Current Zoning Amendment Continued:
Current Real Estate Tax 031-J03 \$30,131.52	Estimated Real Estate Tax -Current Tax = \$ 30,131.52 -Additional Tax Generated = 622,643.17 (184,651 New SF x \$150/SF \$27,697,650 Valuation @ \$22.48 Mil Rate) _____ Total \$652,774.69	Estimated Real Estate Tax -Current Tax = \$30,131.52 -Additional Tax Generated = <u>0.00</u> Total \$30,131.52	Real Estate Tax <i>Loss of \$622,643.17 of Annual Tax Revenue or 95.38% Less/YR than if developed.</i> <i>\$622,643.17 ÷ \$652,774.69 = 95.38%</i>
Amount Available to Fund Waterfront Capital Improvement Zone (T.I.F. District) \$0	Amount Available to Fund Waterfront Capital Improvement Zone (T.I.F. District) \$652,774.69	Amount Available to Fund Waterfront Capital Improvement Zone (T.I.F. District) \$0	Amount Available to Fund Waterfront Capital Improvement Zone (T.I.F. District) <i>\$652,774.69 Less/YR</i>

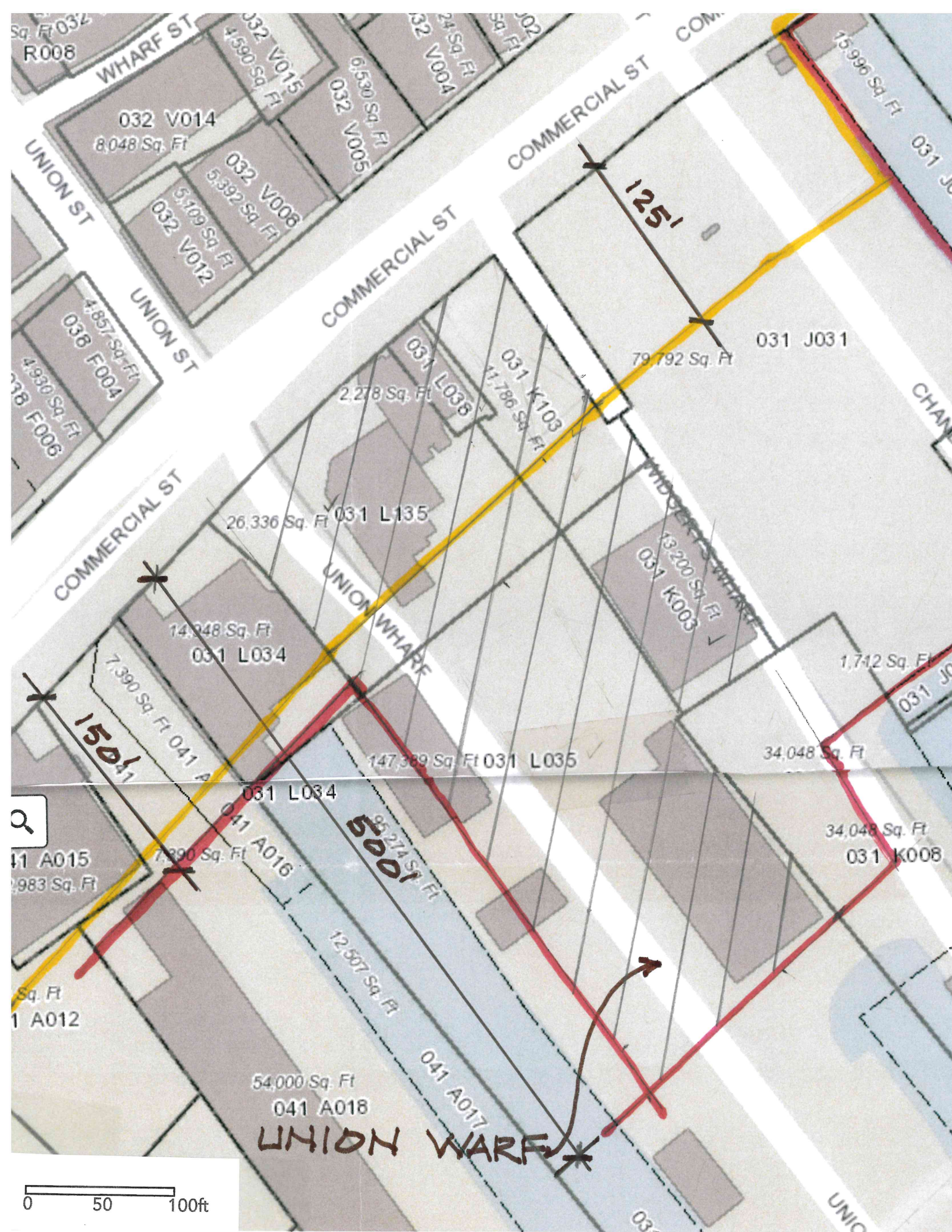
<i>Current Disposition Continued:</i>	<i>Development Potential Based on Current Zoning and Allowable Uses Continued:</i>	<i>Development Potential Based on Proposed Zoning Amendment Continued:</i>	<i>Net Difference / Lost Tax Revenue if the Current "NMUOZ" Zone is Reduced as Proposed by the Current Zoning Amendment Continued:</i>
	Required Marine Infrastructure Investment Project Cost = \$33,886,969 x .05 = \$1,694,348	Required Marine Infrastructure Investment \$0	Required Marine Infrastructure Investment <i>\$1,694,348 Less Available for Marine Infrastructure Improvements</i>



UNION WHARF

Current Disposition	Development Potential Based on Current Zoning and Allowable Uses	Development Potential Based on Proposed Zoning Amendment	Net Difference / Lost Tax Revenue if the Current “NMUOZ” Zone is Reduced as Proposed by the Current Zoning Amendment																																																		
Parcel(s) currently in “NMUOZ” zone: <table><tr><td>031-K103</td><td>11,786 SF</td><td>114,850 SF</td></tr><tr><td>031-L038</td><td>2,278 SF</td><td>Lot Area</td></tr><tr><td>031-L135</td><td>26,336 SF</td><td></td></tr><tr><td>013-L035*</td><td>61,250 SF</td><td></td></tr><tr><td colspan="3">*Portion of Total Lot</td></tr><tr><td>031-K003</td><td><u>13,200 SF</u></td><td></td></tr><tr><td>Total in NMUOZ =</td><td>114,850 SF</td><td></td></tr></table> • Current Use(s) Retail, Restaurant, Office, Parking Lot, Marine Product Production and Storage Facilities, Commercial Fishing and General Marine Berthing	031-K103	11,786 SF	114,850 SF	031-L038	2,278 SF	Lot Area	031-L135	26,336 SF		013-L035*	61,250 SF		*Portion of Total Lot			031-K003	<u>13,200 SF</u>		Total in NMUOZ =	114,850 SF		Parcel(s) currently in “NMUOZ” zone: <table><tr><td>031-K103</td><td>11,786 SF</td><td>114,850 SF</td></tr><tr><td>031-L038</td><td>2,278 SF</td><td>Lot Area</td></tr><tr><td>031-L135</td><td>26,336 SF</td><td></td></tr><tr><td>013-L035*</td><td>61,250 SF</td><td></td></tr><tr><td colspan="3">*Portion of Total Lot</td></tr><tr><td>031-K003</td><td><u>13,200 SF</u></td><td></td></tr><tr><td>Total in NMUOZ =</td><td>114,850 SF</td><td></td></tr></table> • Project Description (Highest & Best Use) -Retail at 1st Floor/ Office Above (5,175 SF x 4 Floors) 20,700 SF -Office Above 1st Floor Parking <u>23,250 SF</u> (7,750 SF x 3 Floors) Total Project SF = 43,950 SF Estimated Project Cost: Retail & Office Building = \$ 4,906,657 Office Building = <u>5,981,000</u> Total Project Cost <u>\$10,887,657</u>	031-K103	11,786 SF	114,850 SF	031-L038	2,278 SF	Lot Area	031-L135	26,336 SF		013-L035*	61,250 SF		*Portion of Total Lot			031-K003	<u>13,200 SF</u>		Total in NMUOZ =	114,850 SF		Parcel(s) in proposed “NMUOZ” zone: <table><tr><td>031-K103</td><td>11,403.5 SF</td></tr><tr><td>031-L038</td><td>2,278 SF</td></tr><tr><td>031-L135</td><td><u>18,461 SF</u></td></tr><tr><td>Total in NMUOZ =</td><td>32,142.5 SF</td></tr></table> • Project Description (Highest & Best Use) -Retail at 1st Floor/ Office Above (5,175 SF x 4 Floors of New Building) 20,700 SF Estimated Project Cost: Retail & Office Building, Total Project Cost = <u>\$4,906,657</u>	031-K103	11,403.5 SF	031-L038	2,278 SF	031-L135	<u>18,461 SF</u>	Total in NMUOZ =	32,142.5 SF	Reduction of 72% of “NMUOZ” Zone Lot Area
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<i>Current Disposition Continued:</i>	<i>Development Potential Based on Current Zoning and Allowable Uses Continued:</i>	<i>Development Potential Based on Proposed Zoning Amendment Continued:</i>	<i>Net Difference / Lost Tax Revenue if the Current “NMUOZ” Zone is Reduced as Proposed by the Current Zoning Amendment Continued:</i>																														
Current Real Estate Tax <table><tr><td>031-K103</td><td>\$ 5,374.52</td></tr><tr><td>031-L038</td><td>45,130.00</td></tr><tr><td>031-L135</td><td>30,372.73</td></tr><tr><td>031-L035*</td><td>67,725.18</td></tr><tr><td>*Portion of Total Lot</td><td></td></tr><tr><td>031-K003</td><td><u>19,069.78</u></td></tr><tr><td>Total =</td><td>\$167,672.21</td></tr></table>	031-K103	\$ 5,374.52	031-L038	45,130.00	031-L135	30,372.73	031-L035*	67,725.18	*Portion of Total Lot		031-K003	<u>19,069.78</u>	Total =	\$167,672.21	Estimated Real Estate Tax <table><tr><td>-Current Tax =</td><td>\$167,672.21</td></tr><tr><td>-Additional Tax Generated =</td><td>148,199.40</td></tr><tr><td>(43,950 New SF x \$150/SF \$6,592,500 Valuation @ \$22.48 Mil Rate)</td><td></td></tr><tr><td>Total</td><td><u>\$315,871.61</u></td></tr></table>	-Current Tax =	\$167,672.21	-Additional Tax Generated =	148,199.40	(43,950 New SF x \$150/SF \$6,592,500 Valuation @ \$22.48 Mil Rate)		Total	<u>\$315,871.61</u>	Estimated Real Estate Tax <table><tr><td>-Current Tax =</td><td>\$167,672.21</td></tr><tr><td>-Additional Tax Generated =</td><td>69,800.40</td></tr><tr><td>(20,700 SF x \$150/SF \$3,105,000 Valuation @ \$22.48 Mil Rate)</td><td></td></tr><tr><td>Total</td><td><u>\$237,472.61</u></td></tr></table>	-Current Tax =	\$167,672.21	-Additional Tax Generated =	69,800.40	(20,700 SF x \$150/SF \$3,105,000 Valuation @ \$22.48 Mil Rate)		Total	<u>\$237,472.61</u>	Real Estate Tax <i>Reduction of \$78,399 of Annual Tax Revenue or 52.9% Less/YR</i> <i>\$148,199 < 69,800> \$ 78,399</i> <i>\$78,399 ÷ \$148,199 = 52.9%</i>
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Amount Available to Fund Waterfront Capital Improvement Zone (T.I.F. District) \$0	Amount Available to Fund Waterfront Capital Improvement Zone (T.I.F. District) \$148,199	Amount Available to Fund Waterfront Capital Improvement Zone (T.I.F. District) \$69,800	Amount Available to Fund Waterfront Capital Improvement Zone (T.I.F. District) <i>\$78,399 Less/YR</i>																														
	Required Marine Infrastructure Investment Project Cost = \$10,887,657 x .05 = \$544,383	Required Marine Infrastructure Investment Project Cost @ \$4,906,657 x .05 = \$245,333	Required Marine Infrastructure Investment <i>\$299,050 Less Available for Marine Infrastructure Improvements</i>																														





CITY OF PORTLAND
Planning & Urban Development
Jeff Levine, AICP, Director

To: Portland Planning Board

From: Jeff Levine, AICP, Planning & Urban Development Director

Date: May 9, 2019

RE: Financial Impact Memo from Owners and Representatives of Three Wharves

This morning we received a memorandum from the owners and representatives of three wharves in the Waterfront Central Zone (WCZ) regarding their analysis of the fiscal impact of the currently proposed amendments. Their analysis outlines what they see as the direct fiscal impact to the City if these amendments were to pass.

I appreciate their effort to quantify these impacts and have found some very interesting data in their memorandum. However, I have significant questions about how their analysis would relate to the true impacts of the proposed amendment:

1. Their analysis is based on a full buildout of the Non Marine Use Overlay Zone (NMUOZ) under current zoning¹. There have been no massing or circulation studies submitted with their analysis to show that these developments would meet site plan standards or would even be buildable. In my experience here in Portland and in other cities, the full buildout allowed under zoning is often not feasible due to other standards, including site plan requirements, circulation needs, design standards, and other requirements coming out of the entitlement process;
2. Their analysis only examines the positive fiscal impacts of development in the NMUOZ. A net analysis that factored in the costs to the city of servicing new development would be more useful in determining these impacts;
3. Their analysis does not factor in any positive fiscal impact of development in the WCZ outside the NMUOZ. While it is fair to assume a lower positive fiscal impact for development outside the NMUOZ, there is no attempt to quantify that amount. Clearly taking property out of the NMUOZ does not eliminate all positive fiscal impacts to the City. In the recent past, we have seen non-marine uses proposed outside the NMUOZ and successfully built, providing positive fiscal impacts to the City. These include the office on Union Wharf (one of the three wharves in this analysis), the restaurant and building on Maine Wharf, and the Pierce Atwood adaptive reuse on Merrill's Wharf;

¹ See page 2 of the cover memo: "The underlying assumptions utilized for this analysis are as follows... Development potential based on the highest and best use allowed *under current zoning* [emphasis added]"

4. This analysis assumes that all current uses on these sites will be removed and replaced with non-marine uses. In reality, developments would be constructed around those existing uses and only incrementally be redeveloped, if at all;
5. This analysis assumes that the only funding required for marine investment comes from the financial contributions required in the Waterfront Central Zone code. As shown by the proposal recently outlined for the hotel on Fisherman's Wharf, other investments in the marine economy are expected and provided in any feasible project in the WCZ;
6. In the past history of Portland's waterfront, it is exactly the sort of buildout proposed in this analysis that has caused concern over the future of the Portland waterfront and, therefore, such buildout has rarely been allowed to go forward. The Chandler's Wharf project was the last major buildout effort of non-marine uses on the waterfront, and it resulted in a major change to waterfront zoning via a referendum.

Again, I appreciate the wharf owners' efforts to quantify this impact. In reality, the fiscal impact of these changes is virtually impossible to quantify accurately. The future of the Portland waterfront should be guided by public policy goals, as outlined in Portland's Plan and the work of the Working Waterfront Group over the past several months. The ordinance amendments under discussion are thoughtful and balanced, and will help preserve the balance of uses on the City's waterfront. In the long run, that balance is essential to Portland's fiscal health and vibrancy.