

EMERGENCY SHELTER ASSESSMENT COMMITTEE

Remote Meeting

Thursday, May 19, 2022
8:30 AM

AGENDA

1. **Introductions**

- a. Topic: Remote Emergency Shelter Assessment Committee
Time: May 19, 2022 08:30 AM Eastern Time (US and Canada)

Join Zoom Meeting

<https://portlandmaine-gov.zoom.us/j/87432367702?pwd=UWxuckhqSkJNRmEzb0ljdWFKMEJmZz09>

Meeting ID: 874 3236 7702

Passcode: 005124

One tap mobile

+19292056099,,87432367702#,,, *005124# US (New York)

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Dial by your location

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+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

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- b. Review and Approval of Minutes from the April 21, 2022 Meeting

2. **Monthly Shelter Bed Usage Statistics**

- a. April Statistics

3. **Community Emergency Shelter Capacity for Families and Policy Changes Update and Discussion**

4. **Imminent Hotel Closures Update and Discussion**

5. **Shelter Licensing Update and Discussion**
6. **Cumberland County Service Hub Update**
7. **Federal, State and Local Legislation**
8. **Other Business**

- a. South Portland Eviction Moratorium Request

Next Meeting

June 16, 2022

Time: 8:30 AM - 10:00 AM

Location: Remote Meeting

If you should have any questions, please contact:

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Social Services Division
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Emergency Shelter Assessment Committee

Remote Meeting

Thursday, April 21, 2022

8:30 am – 10:00 am

Minutes

Name	Organization	Name	Organization
Adam Harr	City of Portland	Norm Maze	Shalom House
Jim Devine	HVJ	Ben Martineau	HVJ
Jenny Stasio	Through These Doors	Dan Coyne	United Way
Terence Miller	Preble Street	Ben Strick	Spurwink
Bill Higgins	HA4All	Anne Marie Brown	United Way
Johnathan Sarbeck	District Attorney	Mary Davis	CoP HCD
Sarah Michniewicz	BNA	Isabell McDevitt	Work Works America
Ginny Dill	Office of Behavioral Health	Cullen Ryan	CHOM
Heidi McCarthy	CoP	Anne Prinlge	
Suzanne Randal	HA4All	Ken Caprone	
George Rheault	Bayside resident	Harrison Deah	City of Westbrook Social Services
Meredith Pesce	Amistad	Joe McNally	Milestone
Wendy Harmon	Southern Maine Landlords Association	Sarah Austin	PTLA

Meeting Summary

First time homelessness saw an increase largely attributed to asylum seekers who are experiencing homelessness for the first time. 2019 will be added to our data to compare to pre-pandemic time. Isabelle McDevitt from Work Works presented on her program that seeks to inject new funding while providing temporary housing and employment to people experiencing homelessness. She is currently learning about our continuum of care to see where her resources could fit. The State is working on finding shelter for singles displaced from hotels at the end of May. Our HUB coordinator was hired. The South Portland City Council approved the license renewal of 4 hotels being used to shelter individuals and families.

Emergency Shelter Assessment Committee

- **March Meeting Minutes**

- Suzanne moved to approve the minutes, Terrence second and the minutes were approved with none opposed.

- **March Statistics**

- In the 2019 surge of people from the Southern Border, there was a discussion on families using Portland as a way station and try to head up to Canada. There was a suggestion there were a lot then. Are we seeing this now?
 - Some families are going to Canada, but it is not a large number.
- Intakes: add pre-pandemic data in a different color to compare to.
- How long do CTOs last?
 - 6 months for government owned buildings and 1 year for private addresses.
- First time homelessness saw a large jump. This is largely attributed to asylum seeking families who are typically experiencing homelessness for the first time; we will see a similar increase in April statistics.

- **Isabelle McDevitt from Work Works: presentation and group discussion**

- New nonprofit working with communities to address homelessness from an employment perspective.
 - Founded in NYC in the 90s.
- Provides TA and on the ground assistance on integrating the model local to meet the needs of people experiencing homelessness.
- Work Works invests in human capital in a transition opportunity for 1 year.
 - Paid work
 - Transitional housing
 - Supportive services
 - Access to SUD/behavioral healthcare
 - Medical care
 - Financial management.
- Leverages different funding sources.
 - New market tax credits
 - Workforce funding
- Formal affiliates
 - Philadelphia
 - Atlanta
 - Denver
 - Washington DC
- Problem it looks at
 - Rising homelessness
 - Lack of housing opportunities
 - Only 15 units of housing exist for every 100 unaccompanied adults on the street.
 - Racial injustice

Emergency Shelter Assessment Committee

- Economic exclusion
 - Lack of opportunity for formerly incarcerated people.
- Looking to see if the model could work in Portland.
 - Enhance local service continuum.
 - Complement HUB strategy
 - Target newly homeless individuals
 - Add social enterprise and transitional employment
 - Leverage additional funds
- Stakeholders include people experiencing homeless and reentering from incarceration, local government officials, local employers, permanent and transitional housing providers and public/private funders.
- Provides shelter providers an additional exit.
- Work Woks is for the 75% of people experiencing homeless who do not have serious disabilities or mental illness.
- 25% of the population have been unemployed for 5 or more years.
- Many people experiencing homelessness are working including day labor; this model helps secure stable employment.
- Model can be customized to any community. Examples:
 - Business improvement district proving supplemental sanitation.
 - Everyone in the program is paid over minimum wage and able to save a portion of their income.
 - Added housing by repurposing commercial buildings at 20% of average cost.
- Vocations allow for career tracks (CDL driving for example).
- Model enhances the local continuum.
- Next steps are:
 - To meet with providers and learn about what's working and where there are gaps;
 - Is there an opportunity to add an employment component?
 - Make actionable recommendations.
- Questions
 - Is the housing tied to the housing? If they lose the employment do they lose the housing?
 - It is a yearlong program. If it's housing first with the start of the program. The work is with the social enterprise with the goal of finding mainstream housing an employment.
 - Some stabilize and return to family or find market rate housing.
 - It is for people who will not qualify for other types of housing.
 - People are paid above minimum wage with a savings component. Some housing has subsidy but that will vary locally (such as 30% of income, etc)

Emergency Shelter Assessment Committee

- There is a lot of 62+ housing struggling for staffing.
 - Could this model be integrated to those sectors.
 - It could meet the janitorial and food service needs of housing providers. Some jobs help support the nonprofit offering services.
- How many people on GA are doing workfare.
 - It has been curtailed during the pandemic.
 - HIRE program helped people before the pandemic (as well as apply for state disability)
 - There is also the Portland opportunity Crew that helped panhandlers with day labor and connection to services.
- What are the next steps if someone finishes the program but has not found stable employment of housing.
 - The year is a guideline; some people can stabilize sooner or longer.
 - Follow up and aftercare are part of the services.
- Has the opportunity crew also been suspended
 - That was labor intensive, what will work be like?
 - What kind of staffing would there be for how many clients?
 - Adam will get the info for an update on the POC.
- **Group discussion: Hotel update, including assessment of the outcome of South Portland's city council vote on license renewals for shelters currently housing families (held on 4/19); relevant legislative information and updates (Cullen, others)**
 - The City has been meeting bi-weekly with DHHS Deputy Commissioner Hamm and Gagne-Holmes since October, we requested those meetings increase in frequency to weekly with the announcement of the hotel closure late February.
 - Meetings have included both Deputy Commissioners, Tony Pelotte and Ian Yaffe DHHS, Lauren Bustard MSHA.
 - Search of Greater Portland Area that could be used as a congregate shelter location for the nearly 300 individuals impacted by the South Portland hotel closure.
 - 25,000+ sq. ft
 - Single story
 - Single tenant occupant
 - Showers and bathrooms (if possible)
 - The South Portland City Council approved the license renewal of 4 hotels being used to shelter individuals and families. 3 were approved with conditions that include staffing and reducing calls for service with the 4th approved without conditions.
 - Noted: The City of Lewiston voted 4-3 to pass a temporary moratorium on new emergency shelter.
- **Update on Cumberland County Homeless Response Service Hub (Dan Coyne)**
 - HUB coordinator has been hired and starts May 2, 2022.

Emergency Shelter Assessment Committee

- o Cumberland County HUB selected to participate in the Built for Zero initiative form Community Solutions.
 - Goal is to achieve functional zero of people experiencing homelessness.
 - Learning session next month in Chicago.
- o
- **Federal, State, and Local Legislation update (Cullen Ryan, others); update on ESAC letter to Lewiston regarding proposed shelter moratorium**
 - o FEMA Hotels extended through July 1.
 - o ARPA Funding doesn't play well with local tax credits.
 - o FY23 Budget
 - \$32.1 billion for HCV
 - 3.6 billion increase to Homeless Assistance Grants.
 - HUD has been defunded in the past and this budget sees substantial increases.
 - o Housing for All Act
 - Increases funding across the board including the Housing Trust Fund.
 - o Flexibility in addressing rural homeless has McV funds to better serve those areas.
 - o Asylum Seeker Work Authorization Act.
 - Would reduce wait time from 1 year to 30 days.
 - o Supplemental budget was signed into law by the governor
 - 22 million in emergency housing relief
 - Small amount of money to fund other bills.
 - Surplus payments returned to tax payers instead of funding projects.
 - o 1871 extends the human rights commission was signed into law.
 - o 1968 would have targeted people touching emergency system
 - Stripped of everything but the 30 day window for people to get out of jail.
 - Does not have the housing portion.
 - 1822 improves health services.
 - o Recover residence sin rural areas was killed.
 - o Bill to improve intensive behavioral and case management passed by the senate.
 - o Zoning and Land use recommendations passed
 - Allows ADUs to be created anywhere.
 - Up to 4 units (duplexes) built anywhere.
 - o 1673 waiting in appropriations.
- **Other Items and Updates**
 - o How many EHV's have been given and do we need to give any back.
 - We know the number:
 - 60-70% are leased up.
 - We are spending faster than what will last through the end of the year as costs of hotels have dramatically increased.
 - We are doing better than NH and VT that had to hand back vouchers.
 - o HVJ

Emergency Shelter Assessment Committee

- Would like Works Works to join their Monday meeting.
 - Pilot bill on harassment, including employment.
- June 20th, Monday at Tommy's Park in the Old Port is the HVJ Solstice Longest Day of the Year event.
- o Evictions may ramp up with the pandemic waning. ESAC is the placer to talk about capacity issues. Are we thinking what the loss of OSS would look like and where that capacity would be restored somewhere else? It should be a standing agenda item.
- o Cooling Center for hot days.
 - Bill has a Parish connection for a location.
- o HOME Team has expanded services to 9am to 9PM 6 days a week soon to be 7 days a week.
 - Main line is the same: 207-838-8904
 - 114 contacts on 1 day last week with 20 transports.
- o Unsheltered numbers appear to be growing.
- o City of Biddeford sanctioned an encampment last year.
 - Made engagement difficult for outreach workers and a glut of people seeking housing when it got cold without there being housing lined up.
 - Can't set the bar low and say its ok for people to stay outside.
 - It increase isolation and disenfranchisement.

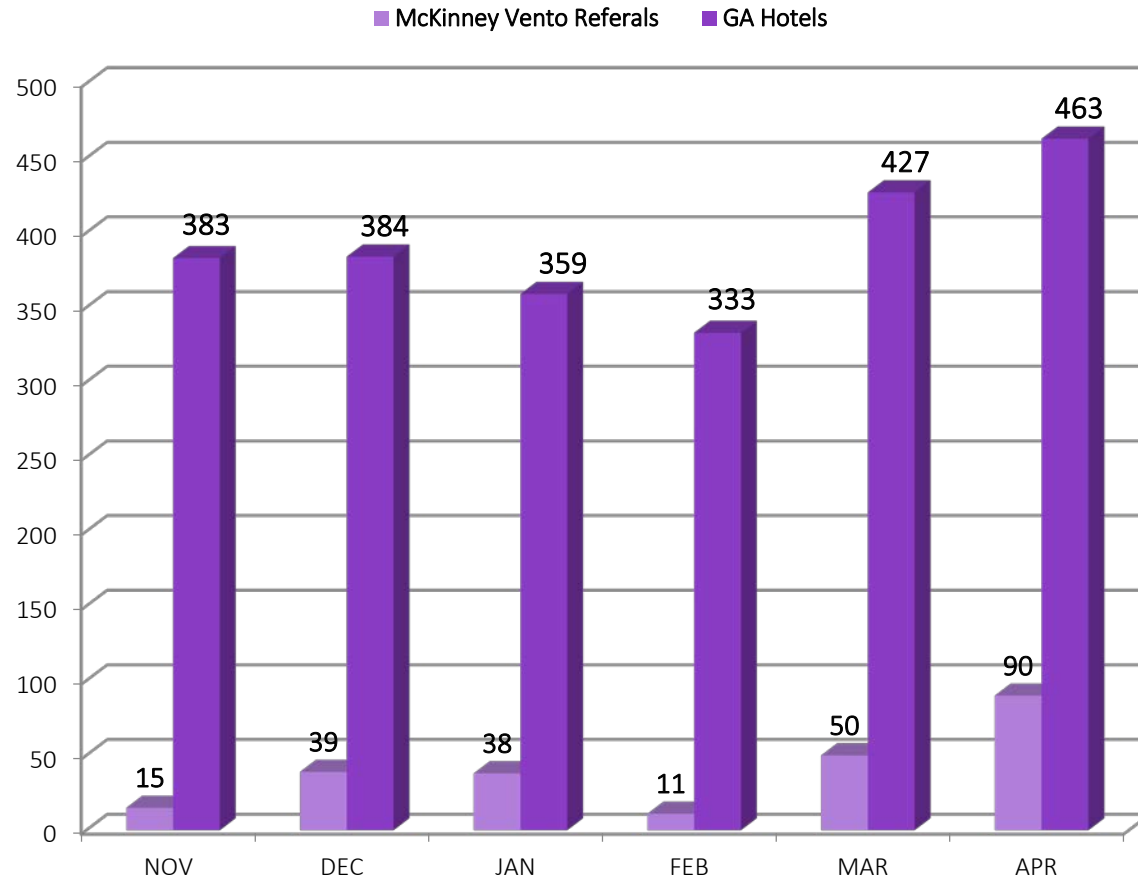
PORTLAND HOMELESS SHELTERS

Average Total Number of Individuals Residing in Shelters* per Night:

	April 2021	April 2022
ADOLESCENTS	10 Individuals	19 Individuals
FAMILIES	88 Individuals 31 Average Families	86 Individuals 35 Average Families
ADULTS	167 Individuals	290 Individuals
Total	265 Individuals	395 Individuals

*GA hotels are on the next slide.

PORTLAND, CITY-WIDE APRIL, 2022 General Assistance Hotels



	Month*	Total
Families with School Aged Children	90	389
Unduplicated GA Hotels	463	2,774

Total Unduplicated GA Hotels are the cases granted General Assistance hotel rooms from April, 2020 through the end of the month being reported.

*Started referral partnership with South Portland Schools in December, 2020.

OXFORD STREET SHELTER

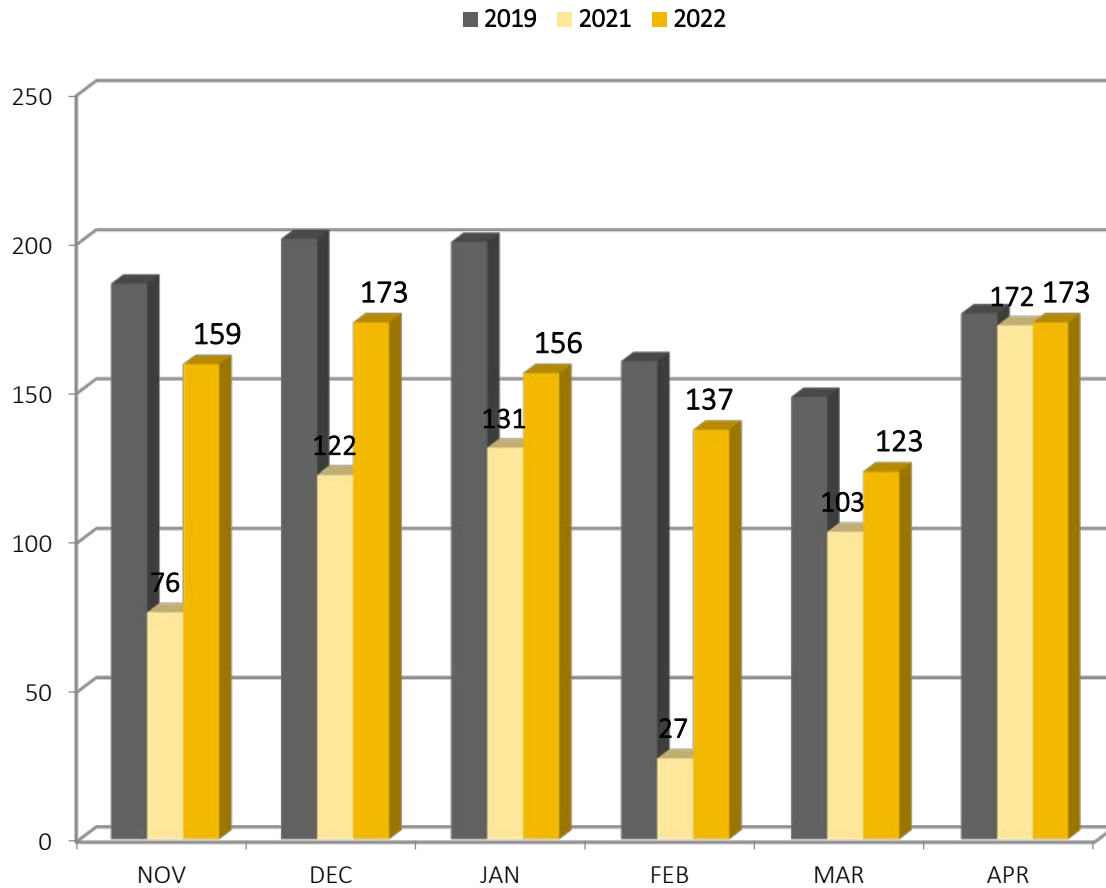
APRIL, 2022

Intakes by Residency

*22 out-of-state clients and 3 in-state reported coming to shelter for “refugee services” and are likely asylum seekers.

MAINE TOWN						OUT-OF-STATE						OUT-OF-COUNTRY*	
Alfred	1	Lewiston	3	Windham	1	CA	4	NH				Brazil	1
Arundel	1	Millbridge	1			CO	3	NJ					
Auburn	3	Newfield	1			CT		NY	8				
Augusta	2	Old Town	1			DC		SC	9				
Bangor	5	Rome	1			FL	2	TX					
Biddeford	7	Saco	3			IL	2						
Buxton	1	Sanford	1			KY							
Casco	1	Sebago	1			MA	2						
Cumberland	1	South Portland	9			MI							
Glenburn	1	Standish	1			MN	2						
Hiram	1	Westbrook	1			MT							
MAINE TOWN:	48	OUT-OF-STATE:	40	OUT-OF-COUNTRY:	1	PORTLAND:	39	Unknown:	2	TOTAL:	130		

PORTLAND, CITY-WIDE APRIL, 2022 SHELTER INTAKES BY MONTH

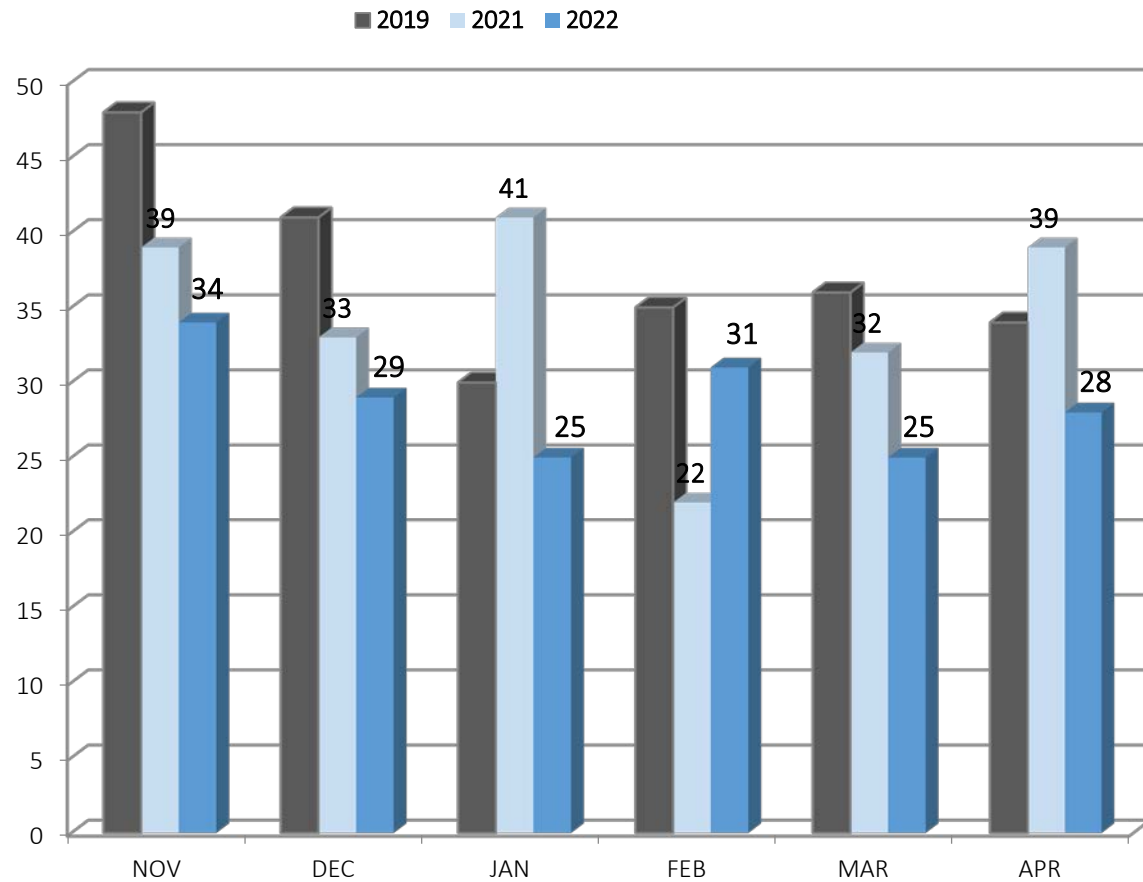


	INTAKES	Pre-COVID Bed Capacity	Current Bed Capacity
Through These Doors	6/7	16	16+ at shelter and hotel overflow
Family Shelter	3/8	146	136
Joe Kreisler	11	24	24
Milestone	4	41	34
Oxford Street (Men)	96	154 at OSS, 75 at PSRC overflow	75 at OSS, 149 at contracted hotel
Oxford Street (Women)	34		
Florence House	19	25 at Shelter, 15 at Safe Haven	25 at Shelter, 15 at Safe Haven
TOTAL	173	496	474+

PORTLAND, CITY-WIDE APRIL, 2022 HOUSING PLACEMENTS BY MONTH

*One family of 3 with 708 individual bed nights left for Canada.

**350 of these were in a GA hotel.



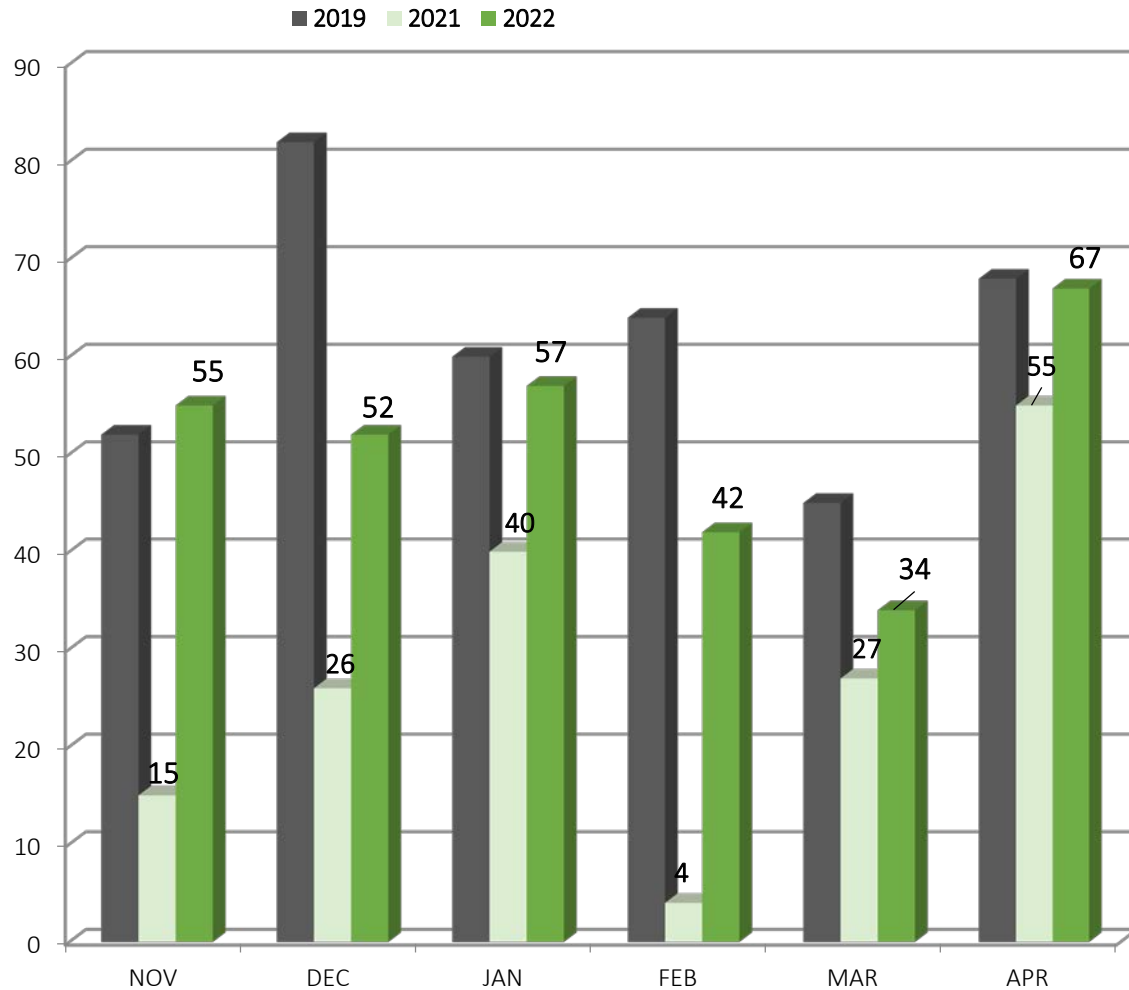
*Starting October, 2013, Oxford Street Shelter shifted prioritization of housing placements to their 30 longest-term stayers.

	TOTAL HOUSING PLACEMENTS	BED NIGHTS	TEMPORARY	PERMANENT
Through These Doors	8/13	372	3	5
Family Shelter	3/11*	1,044		3/11
Joe Kreisler	4	250		4
Milestone	2	638**		2
Oxford Street (Men)	3	207		3
Oxford Street (Women)	3	158		3
Florence House	5	1,032		5
TOTAL	28/41	3,701	3	25

PORTLAND, CITY-WIDE

APRIL, 2022

1st TIME HOMELESSNESS STATISTICS (BASED ON SELF-REPORTING)



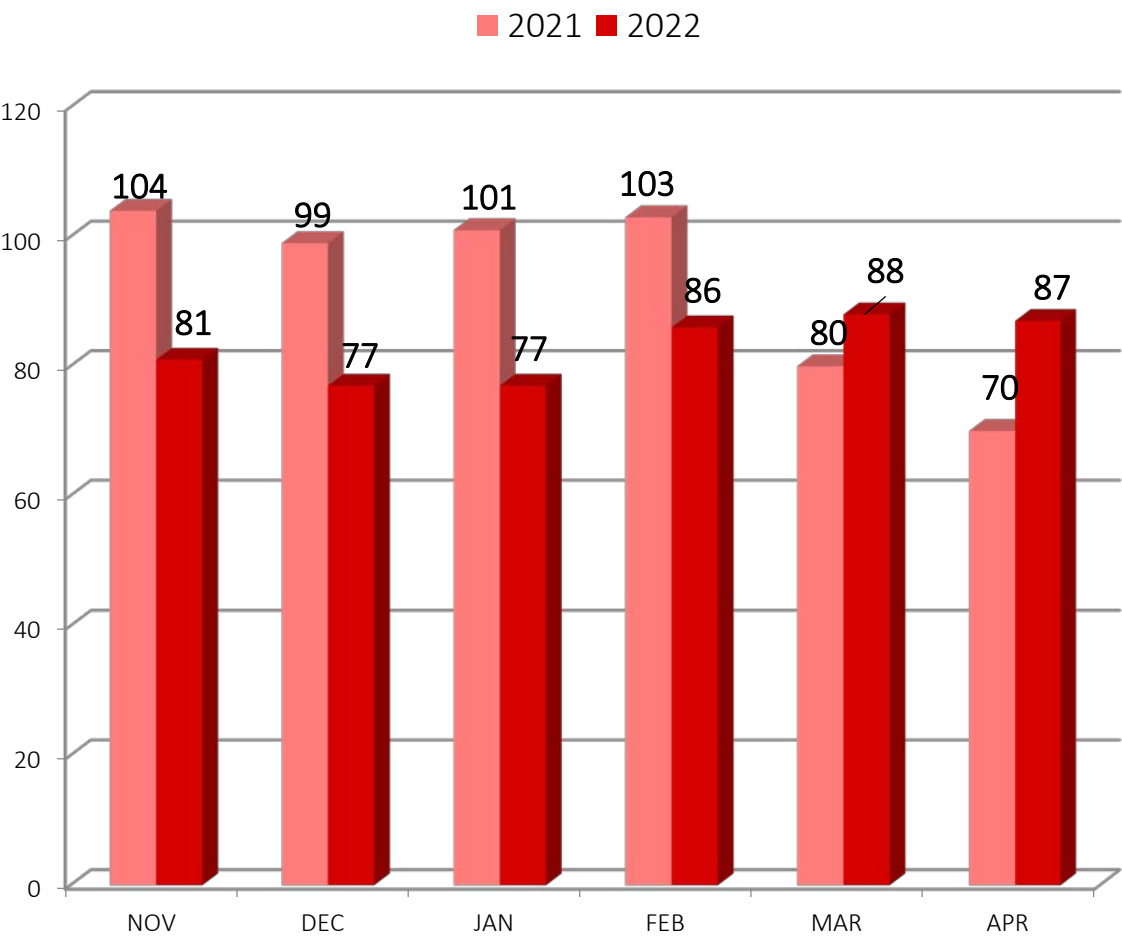
1 ST TIME HOMELESSNESS STATISTICS	All Intakes	1 st Time Homeless Intakes	% of the Shelter's Intakes	% of All Intake	% of Portland First Time Homeless Intakes
Through These Doors	6/7	1/1	17%	1%	1%
Family Shelter	3/8	0			
Joe Kreisler	11	5	45%	3%	7%
Milestone	4	1	25%	1%	1%
Oxford Street (Men)	96	39	41%	23%	58%
Oxford Street (Women)	34	19	56%	11%	28%
Florence House	19	2	11%	1%	3%
TOTAL	173	67		39%	100%

PORTLAND, CITY-WIDE

APRIL, 2022

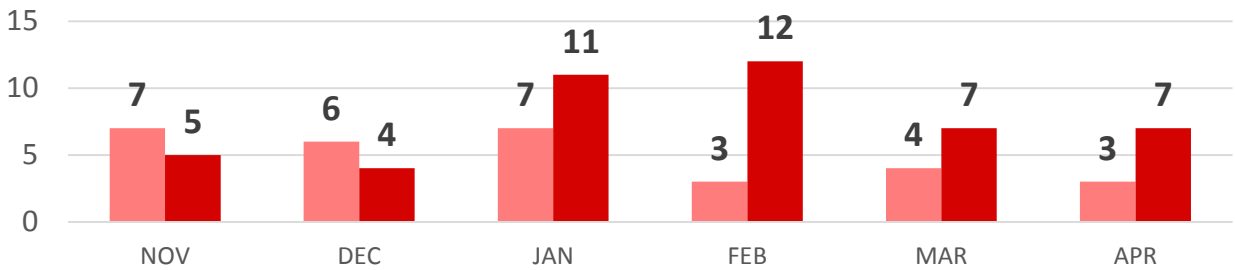
CTOs FROM SHELTER

Total Current CTOs



CTO STATISTICS	CTOs in the Month	Medical Restrictions in Month	Current CTOs
Family Shelter	0	0	0
Joe Kreisler	0	0	1
Milestone	2	0	18
Oxford Street Shelter	4	0	66
Florence House	1	0	2
TOTAL	7	0	87

CTOs Issued in the Month



PORTLAND, CITY-WIDE APRIL, 2022 HOUSING PLACEMENTS BY TYPE

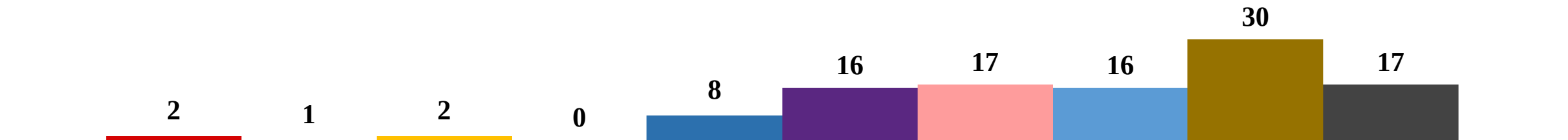
	S+C	BRAP	Recovery Home	Public Housing	STEP	Family Reunification	Sect. 8/ HCV	OTHER	GA	No Subsidy
Through These Doors					2			1*		5
Family Shelter									3	
Joe Kreisler						2	2			
Milestone					1*		1			
Oxford Street (Men)						1			1*	1
Oxford Street (Women)	1					2				
Florence House	1		1		1	1		1		
TOTAL	2		1		4	6	3	2	4	6

*RRH, Avesta paid by GA, assisted living,
TBRA used w/STEP

Distribution of Placements in the Month: 28



2022 Placements: 109

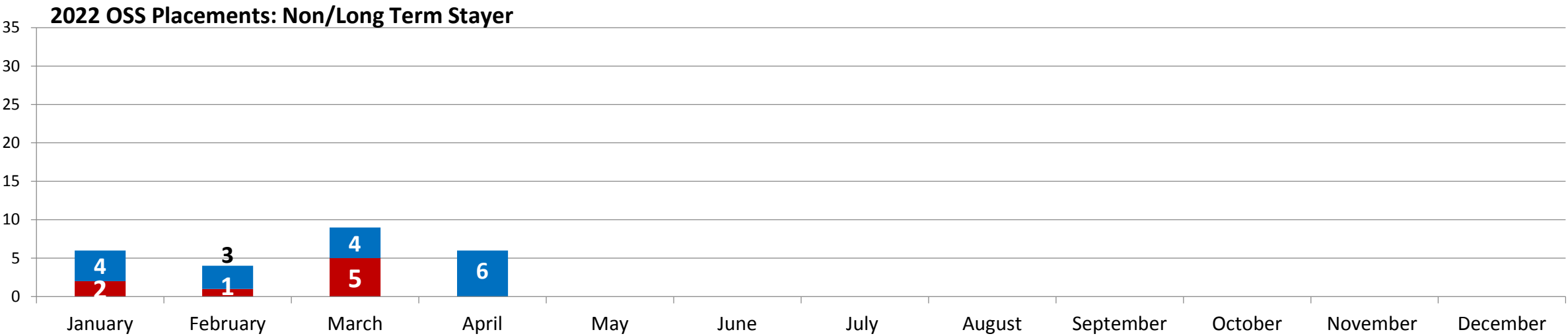
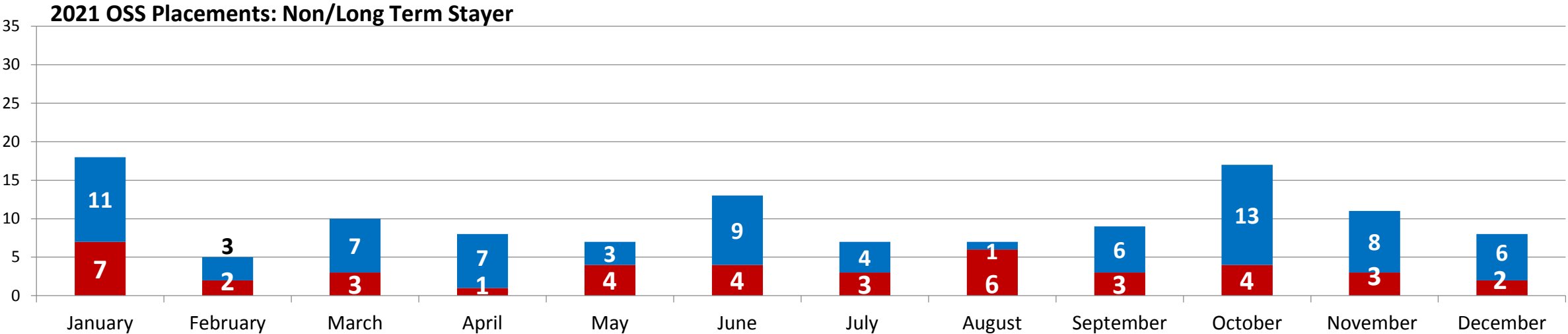
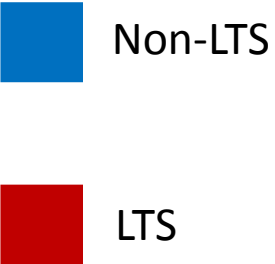


PORTLAND, CITY-WIDE APRIL, 2022 SHELTER COUNT BY NIGHT

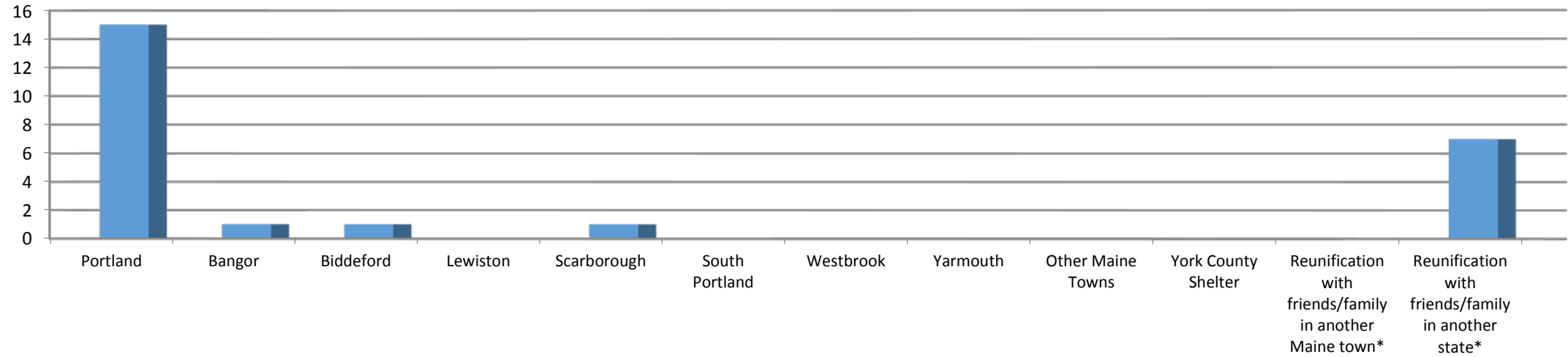
On April: 18
416 individuals
(including families)
were utilizing shelter services in
Portland

Calendar Day	Through These Doors	Family Shelter	Florence House	Joe Kreisler	Milestone	OSS Beds	OSS Chairs	Total Bed Nights
1	16	80	36	17	36	198	0	383
2	16	80	38	15	34	200	0	383
3	16	79	38	14	30	199	0	376
4	16	79	38	13	30	204	0	380
5	15	71	39	16	32	212	0	385
6	15	71	40	16	35	191	0	368
7	15	71	37	19	37	206	0	385
8	15	71	38	20	33	213	0	390
9	15	71	38	20	36	203	0	383
10	14	71	39	22	35	196	0	377
11	14	71	40	21	42	214	0	402
12	14	71	39	20	34	226	0	404
13	13	71	36	20	35	226	0	401
14	13	69	37	19	29	224	0	391
15	16	69	35	23	31	224	0	398
16	16	69	38	19	35	232	0	409
17	16	69	37	21	31	226	0	400
18	16	69	38	21	37	235	0	416
19	16	69	38	19	34	233	0	409
20	16	69	36	15	30	238	0	404
21	16	69	36	18	32	227	0	398
22	15	69	37	20	32	230	0	403
23	14	69	37	17	30	230	0	397
24	14	69	38	20	27	213	0	381
25	14	69	38	22	30	234	0	407
26	14	69	39	15	31	243	0	411
27	14	66	38	21	35	236	0	410
28	14	72	38	21	35	233	0	413
29	14	72	38	21	30	227	0	402
30	13	72	36	19	30	219	0	389
Total	445	2,136	1,130	564	988	6,592	0	11,855
Avg/night	15	71	38	19	33	220	0	395
Highest	16	80	40	23	42	243	0	416
Lowest	13	66	35	13	27	191	0	368

OXFORD STREET SHELTER & COMMUNITY OVERFLOW HOUSING PLACEMENT DATA



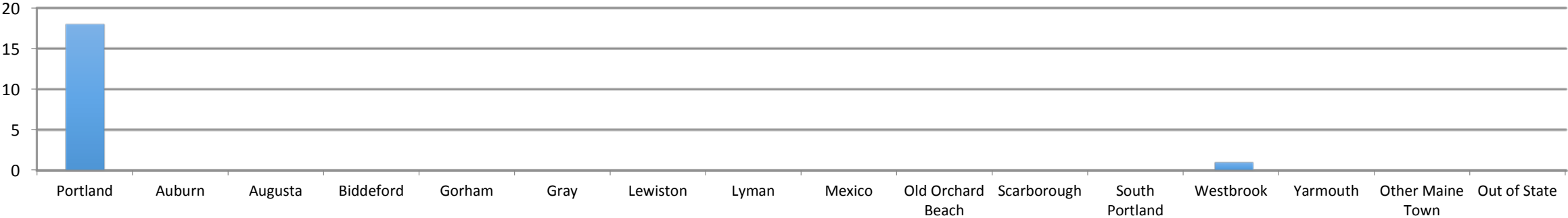
OXFORD STREET SHELTER & COMMUNITY OVERFLOW PERMANENT AND TRANSITIONAL 2022 HOUSING PLACEMENT DATA



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL	%
TOTAL HOUSING PLACEMENTS	6	4	9	6									25	100%
Portland	5	4	4	2									15	60.0%
Bangor			1										1	4.0%
Biddeford			1										1	4.0%
Lewiston														0.0%
Scarborough				1									1	4.0%
South Portland														0.0%
Westbrook														0.0%
Yarmouth														0.0%
Other Maine Towns														0.0%
York County Shelter														0.0%
Reunification with friends/family in another Maine town*														0.0%
Reunification with friends/family in another state*	1		3	3									7	28.0%

FAMILY SHELTER
PERMANENT AND TRANSITIONAL
HOUSING PLACEMENT DATA

■ 2022



	Jan	Feb	Mar	Apr	October	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL	100%
TOTAL HOUSING PLACEMENTS	3	10	3	3									3	
Portland	3	9	3	3									18	94.7%
Auburn														0.0%
Augusta														0.0%
Biddeford														0.0%
Gorham														0.0%
Gray														0.0%
Lewiston														0.0%
Lyman														0.0%
Mexico														0.0%
Old Orchard Beach														0.0%
Scarborough														0.0%
South Portland														0.0%
Westbrook		1											1	5.3%
Yarmouth														0.0%
Other Maine Town														0.0%
Out of State														0.0%

To the Honorable Members of the South Portland City Council:

We, members of the community and community organizations, out of concern for the thousands of individuals, seniors, and children who are unhoused and housing insecure, submit this request in response to the rent increases at Redbank Village Apartments.

Whereas, the City of South Portland is facing a housing crisis unparalleled in its history.

Whereas, of the 12,463 residences in South Portland, 6,836 are owner occupied, 5,003 are renter occupied, and 624 are vacant.¹

Whereas, a renter household must earn \$25.88/hr/\$53,830/yr to be able to afford median rent and not pay more than 30% of their income on rent.

Whereas, 85.1% of the 5,003 rentals in South Portland are NOT affordable for the 14.8% of households making \$29,180/yr or less (60% and below of Area Median Income).

Whereas, 14.7% of South Portland children experience poverty (family of 4 < \$25K/yr).

Whereas, Housing Choice Voucher rents, as determined by HUD, are as follows:

	SRO	1-bed	2-bed	3-bed	4-bed	
So. Portland, Portland, Westbrook		897	1196	1351	1750	2265

Whereas, the 48 households living in RedBank Village Apartments with Housing Choice Vouchers will no longer be able to live in their apartments due to the rent increases. These families include 96 individuals, 31 people with disabilities, and 39 children.

Whereas, stable and affordable homes are necessary determinants of health for children to succeed in school and workers and families to thrive.

Given the level of crisis that an eviction will cause these households, and the public health crisis should they become unhoused, we respectfully request as follows:

A. The immediate enactment of an Emergency 6-month Eviction Moratorium for nonpayment of rent for owners of more than 200 rental units in South Portland, excluding housing authorities and nonprofits bound by federal regulations to provide affordable housing; and

B. Public hearings to understand thoroughly why rents were raised so high, which tenants were subject to those increases, and how best the City can act to protect tenants.

Sincerely,

¹ Facts in each paragraph from the Housing Needs Assessment & Strategy for South Portland, DRAFT 4/26/2022, Crane Associates.

Victoria Morales
Executive Director, Quality Housing Coalition

Martha Stein
Executive Director, Hope Acts