

Health & Human Services Committee Meeting
February 14, 2017
5:30 PM/ Room 24/ City Hall

AGENDA

1. 5:30 P.M. Health & Human Services Committee Agenda

Documents:

[FEBRUARY 14 2017 MEETING AGENDA.PDF](#)

2. 5:30 P.M. Meeting Back Up Material

Documents:

[SHELTER ZONING MEMO AND BACKUP \(1\).PDF](#)
[MAP OF PROPOSED ZONES TO PERMIT SHELTERS.PDF](#)

3. GPAC Update

Documents:

[GPAC UPDATE2.14.17.PDF](#)

Portland, Maine



Yes. Life's good here.

**Health & Human Services Committee
February 14, 2017
5:30 PM / Room 24/ City Hall**

MEETING AGENDA

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|---|---|
| 1. Meeting Called to Order and Minutes Reviewed | Committee Chair |
| 2. Shelter Zoning Update | Jeff Levine/Planning |
| 3. Gap Funding Update | Dawn Stiles/HHS |
| 4. Opioid Crisis | Melissa Skahan - GPAC
Chief Sauschuck & Oliver Bradeen - LEAAP
Chief Jackson – Narcan |
| 5. India Street Update | Dawn Stiles/HHS |



Jeff Levine, AICP
Director, Planning & Urban Development Department

Memorandum

To: HHS Committee
From: Jeff Levine, Director
Date: February 10, 2017
Re: Draft Map and Conditional Use Standards for Shelters

Attached are the following items:

- A revised map of zones proposed to permit emergency shelters. This map now includes the I-Lb zone that was not on the earlier map. It also adds the B-5 zone as a zone where shelters would be permitted – on the last draft that was listed as an option and we believe we heard that you would like to include it. It does not include the B-5b zone along West Commercial Street;
- A list of proposed conditions for shelters. As a conditional use, any shelter would have to be approved by the Planning Board or Board of Appeals as meeting these conditions, as well as the standard conditions for all conditional uses. I also include the current conditions for shelters as reference, though they would be superseded by this new list. Note that shelters are currently reviewed by the Planning Board or staff. In the proposed revisions shelters that are subject to Site Plan Review would be reviewed by the Planning Board and others would be reviewed by the Board of Appeals;
- Two reference maps showing ¼ mile and ½ mile buffers around existing transit lines. One proposed condition of permitting a shelter would be to require that the operators provide adequate access to transit. Generally, ¼ mile is the maximum distance that is considered reasonable for walking to transit. Given how much that might limit locational decisions, this draft provides for up to ½ mile distance if the shelter offers options for residents to stay on-site and implements a strategy to get residents to and from the shelter.

I hope these items are helpful as you discuss this issue.

DRAFT PROPOSED CONDITIONAL USE STANDARDS FOR SHELTERS

4. 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:
 - a. The facility shall provide adequate space for conducting security searches and other assessments;
 - b. The facility shall be designed with a centralized shelter operations office providing sight lines to sleeping areas;
 - c. 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.
 1. Adequate access to and from transit shall be provided. The facility shall be within a ¼ mile of a transit line, or shall be within ½ mile of a transit line and provide adequate indoor space to permit all shelter guests day shelter, as well as implement strategies to help residents utilize transit;
 2. 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.
 - d. Suitable laundry, kitchen, pantry, bicycle storage, and secure storage facilities shall be provided on-site;
 - e. An outdoor area for guest use shall be provided on-site with adequate screening to protect privacy of guests;

Existing Standards for all Conditional Uses (Section 14-474):

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.

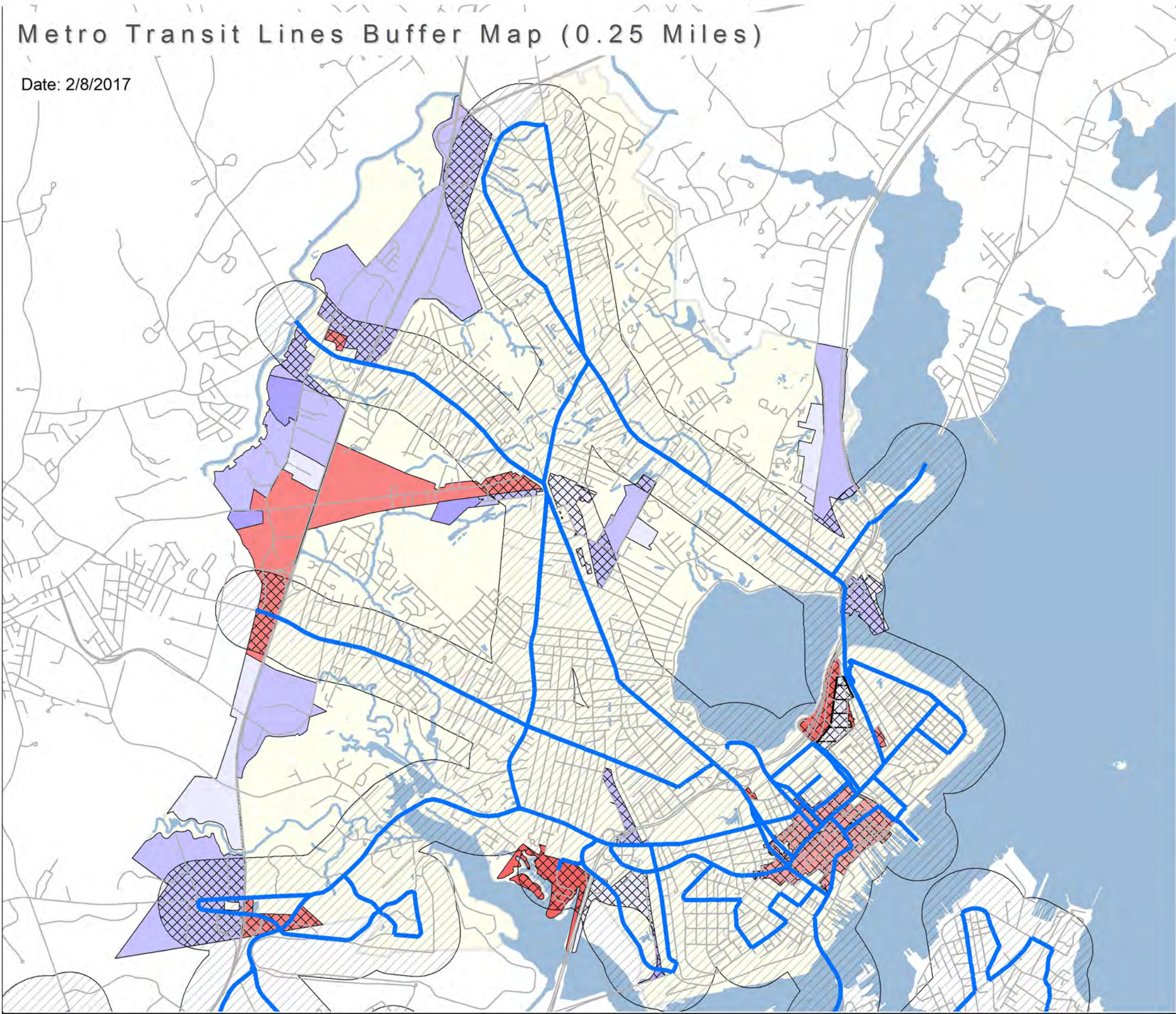
Existing Conditional Use Standards for Shelters

(a) The following use is 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 authority 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:
 - 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.

Metro Transit Lines Buffer Map (0.25 Miles)

Date: 2/8/2017

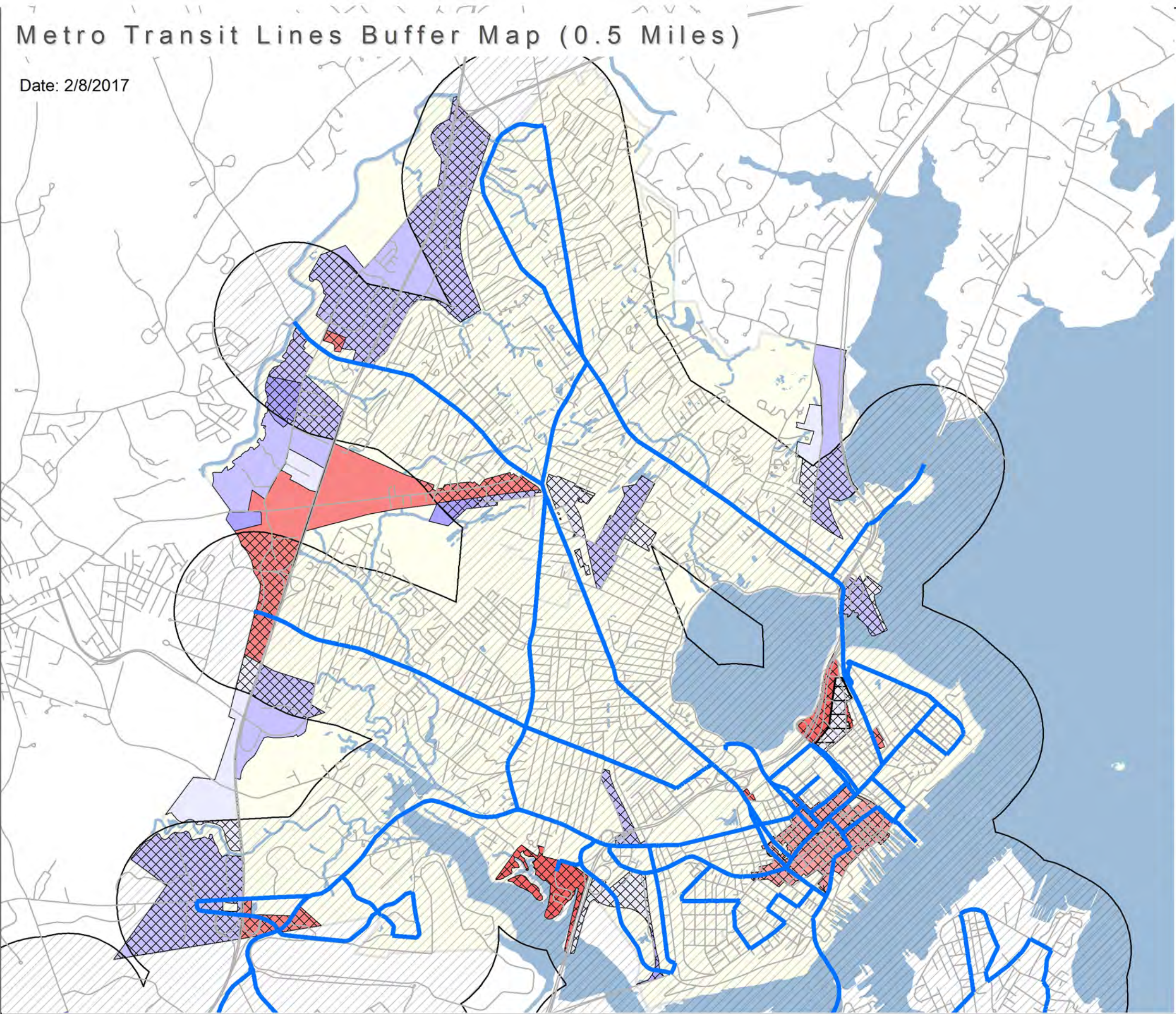


- Metro Transit Lines
- ▨ 1/4 Mile Applicable Buffer
- ▧ 1/4 Mile Buffer
- B3* Downtown Business
- B4 Commercial Business
- B5 Urban Commercial Business
- IL Industrial - Low Impact
- ILb Industrial - Low Impact
- IM Industrial - Moderate Impact
- IH Industrial - High Impact

1:40,000

Metro Transit Lines Buffer Map (0.5 Miles)

Date: 2/8/2017

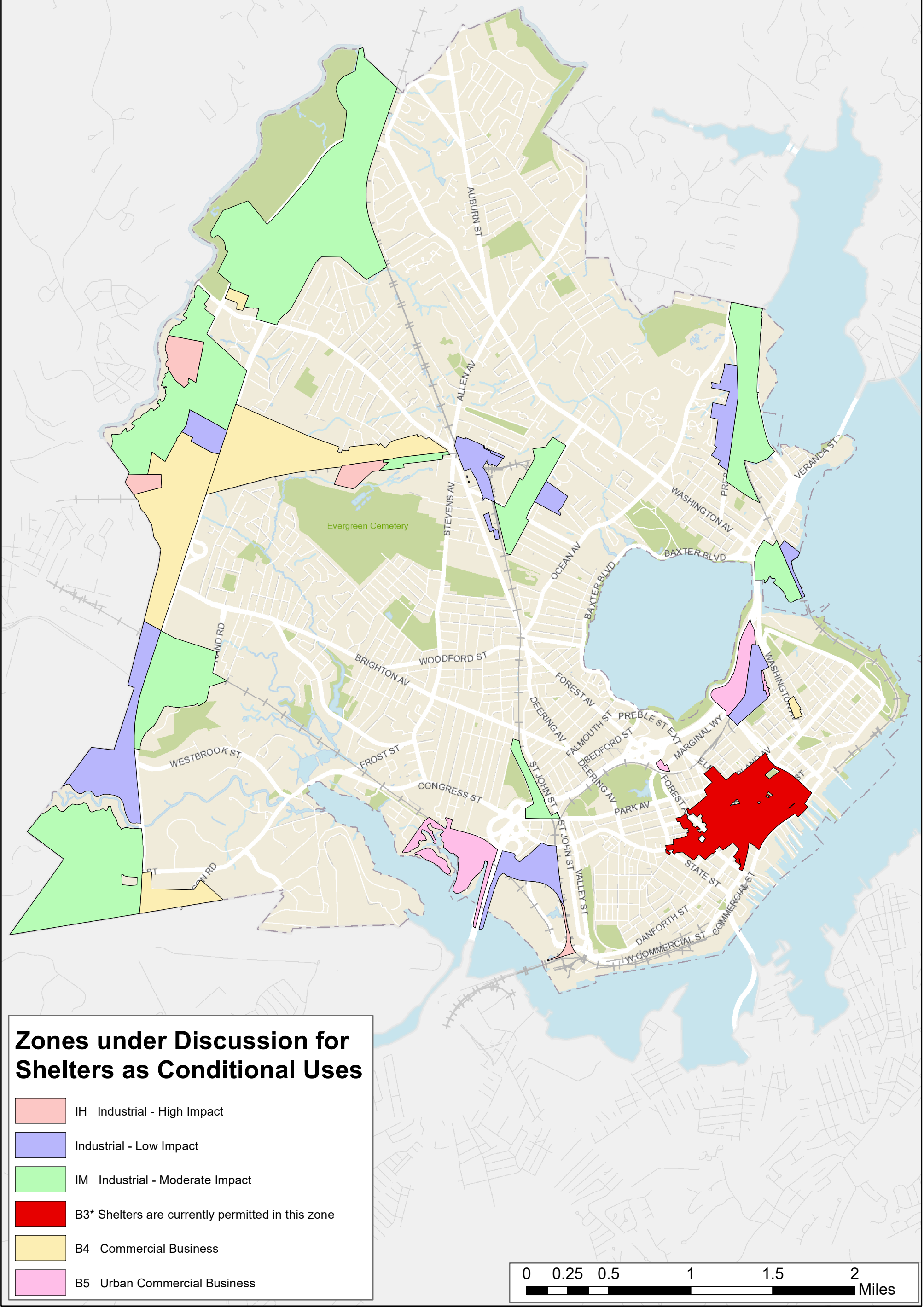


- Metro Transit Lines
- ▨ Applicable 1/2 Mile Buffer
- ▨ 1/2 Mile Buffer
- B3* Downtown Business
- B4 Commercial Business
- B5 Urban Commercial Business
- IL Industrial - Low Impact
- ILb Industrial - Low Impact
- IM Industrial - Moderate Impact
- IH Industrial - High Impact

1:40,000

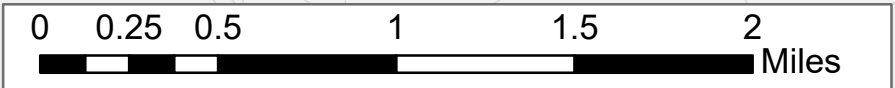
Shelter Zoning Discussion Map: Shelters Currently Only Permitted in the Red (B-3) Zone

DRAFT



Zones under Discussion for Shelters as Conditional Uses

- IH Industrial - High Impact
- IL Industrial - Low Impact
- IM Industrial - Moderate Impact
- B3* Shelters are currently permitted in this zone
- B4 Commercial Business
- B5 Urban Commercial Business



Greater Portland Addiction Collaborative (GPAC)

Update: HHS Committee Meeting

Date: February 14, 2017

In February 2017, Mercy Hospital convened the Greater Portland Addiction Collaborative (GPAC) to develop a comprehensive approach for treatment of uninsured persons with substance use disorder, recognizing that along with treatment, housing, employment, and seamless access to a variety of levels of other services such as behavioral health and primary care needed to be in place. Mercy hired a strategic planner with significant experience in developing multi-sector non-profit collaboratives. In three meetings, this team of senior executives developed both strategy and implementation plan to address unmet need for the uninsured.

GPAC brings together both local hospitals, the City of Portland, Portland Police Department, community detox center, SUDs treatment providers who currently contract with the state to serve uninsured in Portland, crisis providers, housing and employment providers, recovery community, and peer recovery center. The members aim to create an integrated and comprehensive treatment model, focusing on 4 key goals: the effective use of existing resources, lowering cost while increasing the availability of high quality treatment, filling the gaps by expanding the continuum, and ensuring accountability for services delivered.

The GPAC model introduces systemic accountability and develops capacity across the continuum by

- coordinating care at discharge,
- optimizing the detoxification center,
- building capacity for medication assisted treatment and counseling through integrated addiction services in primary care centers at Mercy, Maine Health and Greater Portland Health,
- and developing four structured sober living environments (48 beds) with recovery oriented supports including intentional peer support, process groups, concrete supports, and employment services on site.

We have had the opportunity to work closely with the White House Office of Social Innovation and SAMSHA executives. We continue to meet with Commissioner Mayhew and other state leaders in SAMHS, Governor LePage, and the state and federal delegation.

We continue to seek a variety funding sources to include state and federal grants and contracts, CDFI loans, and local, state, and national foundations to fully launch the GPAC model. The Office of Social Innovation released three funding streams and we

are pursuing these opportunities (LJAF, Urban Institute, and Corporation of Supportive Housing).

To date, we have received:

- \$400K from the Mercy Partnership Fund to launch the first 12 bed house for women, which will be owned by Community Housing of Maine and the house will be managed by Amistad.
- The Non Profit Finance Fund and the Kresge Foundation have committed to work closely with GPAC leadership to provide a data-driven framework to build an adaptable, collaborative business model.

We have several grant proposals pending:

- The Laura and John Arnold Foundation for data platform, housing, and feasibility study for Pay for Success transaction with national evaluator.
- Maine Health Access Foundation (MEHAF) and Office of Women's Health in Washington for a gender-specific approach.