



Health & Human Services and Public Safety Committee

**Tuesday, March 19, 2019, 3:30 PM
Room 24**

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 February 26, 2019
 - a. Review and approval of the February 26, 2019 meeting.
3. Homeless Services Center
 - a. Staff presentation on the possible HSC locations, including analysis from an operations perspective.
 - b. Committee questions and discussion.
4. Next Meeting: March 26, 2019
5. Reschedule April 9, 2019 Meeting

NOTE: Since there are no action items on the agenda, there will be no opportunity for public comment at this meeting. Please feel free to send comments to members of the committee on any issue at any time via email. Councilors email addresses are available on the city website: www.portlandmaine.gov

The meeting can be watched online via livestream: www.portlandmaine.gov/livestream

Keep up to date with the new shelter design and planning process at the City's website

www.portlandmaine.gov/shelterplanning

**Health & Human Services and Public Safety Committee Minutes****Tuesday, February 26, 5:30pm, Council Chambers, City Hall**

Committee Attendance:

Belinda Ray, Chair (District 1), Brian Batson (District 3), Pious Ali (At-Large)

Councilors in Attendance: Jill Duson (At-Large); Kimberly Cook (District 5)

City Staff: Dawn Stiles, Director of Health and Human Services; Jeff Levine, Brendan O'Connell, Fiancé Director; Christian Roadman, Planner; Aaron Geyer, Interim Director of Social Services; Void Acting Director of the Oxford Street Shelter; Derrick Gilman, Network Operations Specialist; Rob Parritt, Consultant

AGENDA ITEM 1 – Announcements

- Chair Ray explained an added document in the agenda packet that outlined the EPSL action items for the meeting: “Final considerations ... or 022619 meeting.pdf”
- Mayor Strimling is currently out of the country and could not be present.

AGENDA ITEM 2 – Approval of Minutes

Councilor Batson made a motion to accept the minutes, Councilor Ali seconded and during discussion proposed the below amendment and the minutes were unanimously approved as amended.

- In Error Councilor Batson was attributed for asking CHOM Director Cullen Ryan about the partner projects presented effect on the needed number of beds at the new city run emergency shelter; it will be amended to reflect it was Councilor Ali who made the inquiry.

AGENDA ITEM 3 – Earned Paid Sick Leave

Per Diems

- Choosing per diem work
 - Councilor Batson explained two real world experiences of per diem employees he knows:
 - A per diem employee who could but does not want a regular full time schedule.
 - A per diem employee who is seeking full time employment but cannot find such employment; only able to find work in a per diem capacity
 - Per diem by choice if being forced into per diem schedule?



- Concern of not being able to have the staffing hospitals need and misclassification and employers making decisions to avoid providing benefits.
 - Can word smithing mitigate the concern of receiving benefits and E
 - Receives higher pay, or waives?
- Is there a compromise?
 - Both can be added without contradicting F1 and 2
 - F2 and E may overlap
 - F2 could be some other benefit other than higher pay in exchange for giving up EPSL (E Requires Higher Pay)
 - Corporation Council: based on what the councilors desire, recommended removing E.
 - E become what is written in 2: instead of receives higher pay becomes: has waived earned sick leave benefits under terms of employment for alternative benefits or consideration.

Make E F2

Committee Vote to add F:

- Vote:
 - Councilor Batson voted to add F
 - Chair Ray and Councilor Ali voted against adding F
- F will not be included

As recommended on the fiscal note analysis Chair Ray provided:

- Committee changed to 120 hours
- Add unscheduled substitute teachers to be exempt while they do not have a regular assignment
 - Councilor Ali is not sure he would support it and though that the committee already settled the matter as per diems who are not scheduled and are asked to work cannot use sick leave for that shift.
 - Shelter staff who are called in and become sick can leave and use sick leave.

Must be previously scheduled to be able to use EPSL. This avoids a situation where a per diem employee may be called and requested to work and elect to not come in due to illness and use sick leave.

- Work Study Students
 - The federal financial aid handbook prohibits any federal aid being used to pay benefits.



- The university of southern Maine recommended its removal
 - USM requested all students working at the university be exempted as students working for the institution to prevent creating two classes of student workers based on funding source
 - Student working at non-university employers would accrue leave
 - Councilor Ali Supports the second 4 but not the first 4
 - When school is out, students who are work study during the academic year, they are sometimes hired as regular employees during the summer. Councilor Ali believes these workers should accrue EPSL while performing work that is separate from their work study financial aid.
 - Students pay rent and support families
 - Councilor Batson agreed with Councilor Ali to exempt students receiving federal financial aid but not those in regular employment status.
 - Only applies to federal work study, not internships
- Employees who work at job sites in and outside the municipal limits of the City
 - Keep hours worked in the city; only work time performed in the city limits accrue EPSL
- Waiting Period
 - Proposal to change waiting period to 90 days:
 - Majority of ordinances have 90 day waiting periods
 - Only Austin and San Antonio were less than 90 days
 - Many businesses provided feedback that they would be more comfortable with a 90-day waiting period.
 - Chair Ray and Councilor Ali are comfortable changing to 90:
 - Councilor Batson offered 70
 - The Committee agreed to change the waiting period to 70 days
- G:
 - The issue may be too narrow: any Paid leave is sufficient
 - “Any paid leave policy, including a PTO policy”
 - For employers who meet the intent but using a policy that is not explicitly PTO
 - Replace PTO with “Paid Leave”
 - Meet or exceeds 1-6
 - What is 1 through 6 trying to accomplish?
 - Only 1 – 6?
 - Procedures
 - Number 4: all the purposes described in section 3 and 4
 - May satisfy
 - Meets or exceeds the intent of this ordinance including but not limited to these six (6)”



- o Purpose is to clarify for the public: which employers are exempted.
 - o The committee agrees on clarification and would like employers understand that benefits policies that are more generous than the requirements of the ordinance are exempted.
 - Include this explanation in FAQ
- Section 3 4A
 - o Definition of hours worked: When can we earn and when can we use?
 - As written, same employer who does not standardize all employees across all sites
 - Can earn in Portland
 - Can use leave in and outside
 - Intent is to earn and use those earned hours in Portland.
- 3 4F ESPL is paid out of the base wage/hourly rate, not based on commissions or bonuses.
- 4 C2: Proposed to add:
 - o If it requires a deductible
 - o employees with healthcare coverage with copay that exceeds an amount that equals 4 hours of that employees
 - health related taken more than 24 work hours
 - Councilor Batson could call out ten days in a row without the ability to ask for a note, this would enable employees to ask for one.
 - How would this work with employers that don't require notes
 - It does not require employers to have this policy, simply if employers do ask for documentation to not create a financial burden for the employee using sick leave; intended for employees should be able to afford to use the leave they earn.
- Allows the payment of EPSL used in the last 2 weeks of employment as employers who employ seasonal or J1 visa holding employees would fraudulently use sick time
 - o Employers must attest they were
- Language addition is accepted
- Enforcement
 - o A1: Shall change to "may" enforce
 - The City Manager has the option but not the obligation to investigate and pursue enforcement action
 - Directly from pesticide ordinance
 - Approved
 - o B2: City Manager shall contact the employer and review the requirements
 - Only requirement is the educational outreach



- o B3: Staff I not needed but creates a paper trail for aggrieved employees to pursue a private right of action.
- o Cost estimates are based on Cities with similar worded languages.
 - Unless enforcement is removed completely, enforcement costs would be incurred.
 - Were the researched municipalities similar in population and intent (create documentation for private litigate)
 - Some were larger and 3 were similar in size
 - The municipalities were investigating and resolving the issues themselves
 - o All have prosecutorial discretion
 - o If enforcement is an option in the ordinance but the City chooses not to there could be angry citizens who expect action to be taken.

Fiscal Note

Finance Director Brendan O'Connell

- 1A: Would we use the accrual for the ordinance or for the City employees
 - o New Software was supposed to go live last year the new go live date is July 1, 2019
 - o Chair Ray perceived that the options outlined in fiscal note appear to say offer nothing or everything
 - Where is the middle ground
 - Is the cost for entering the people newly gaining EPSL into the current city accrual rate (who currently are not eligible to accrue) or the minimum mandated rates?
 - Current: .046
 - Mandated minimum: .033
 - o Cost assuming everyone uses and accrues all leave for Public Schools at
 - Current
 - Minimum:
 - \$60,000 savings
 - o The accrual will be the same, creating a ceiling of liability with the understanding the unlikelihood that all accrued time would be used.
- Newly accrued costs for new allowable uses
 - o New cost presumes overtime hours based on interviewing managers for reasons staff call out and the temporary workers who fill in.
 - o Expanded use: chosen family coverage
 - Collective bargaining limits to family of certain degrees of separation.
 - Personal time does not require reasons used; sick time is usually a companioned by explanation



- o Definition of family is settled
- Request that the fiscal note reflect the cap of 40 hours being able to be used in a year.
- If staff get close to their cap on vacation, are they notified when they stop accruing?
 - o No
- There could be a zero cost option on the web-site.
- Outside Legal Council: used minimums
 - o Staff expect to hire outside help and an investigator.
 - Chair Ray does not think the staff would be needed and that the first year's cost would be prorated by the 180-day initial start-up grace period.
- A revised fiscal note will be sent to the Council.
- The State Bill being pursued is similar to the Committee's.
 - o Councilor Batson is excited the state is also pursuing EPSL, and sees major difference; he would like to pass tonight
 - o Councilor Ali echoed the sentiment and would like to vote.

Councilor Batson moved to recommend the ordinance to the full council; Councilor Ali seconded and the motion passed. The committee thanked the staff, citizens, employees and businesses who worked, reached out, advocated over the fifteen months it has been since the Earned Paid Sick Leave Ordinance was proposed.

Agenda Item 4 – Homeless Services Center

Presentation and matrix of analyzed qualities are in the packet, including maps and pictures of the locations.

Zones that allow emergency shelters:

- Industrial zones
- Some business zones
- In-use street form based code

Most residential areas are not zoned to permit shelters.

- Warren Ave should have remained on the list for further analysis.
- Transit stops were not cause for elimination
 - o The husky line is difficult to change stops, but possible
- Centroids are not helpful so lots were used as defined.
 - o % of uses (residential, governmental, multi-family, office, business, warehouse, etc.)
 - o Governmental: State of Maine, City of Portland (Ocean Gateway) and federal.



Thames St Parking Lot

- Leftover from Wex site
- Zoning does not work.
 - o B6 and EWPZ do not allow emergency shelter.

1819 Westbrook Street

- Partially owned by the City and Maine DOT
 - o Being discussed in potential sale to Rock Row.
 - o Utility Easements
 - o Development of Wetlands
- Difficult site for access and
- Zoning allows for shelter
- Husky Line currently turns onto Rand road but will go to Rock Row

654 Riverside Industrial Park

- Some resource protection zone does not allow for shelter
- Buffer has government and industrial uses and small residential use.

Auburn Street

- Zoning concern. Single family residential zone is challenging
- Mix use district with little else than single family homes.

County Way

- Zoning: Generally allowable but some is in the B2 which does not allow shelter.
- Uses are governmental (county and state) and a variety of residential uses.

Hutchins Drive

- Landlocked next to Eco Maine.
- IM zoning allows emergency shelter
- Unsure how to access transit that is hourly and not on weekends
- Only private drives or ECO Maine's active drive.

Franklin Reserve

- R6 Zone that does not allow Emergency Shelter

Angelo's Acre (and a half)

- Zoning allows emergency Shelter

33 Portland Street

- Currently a parking lot



- B2 Zoning does not allow it
- Mixed use.
- Challenge is zoning
 - Size is also a challenge but doable with a second floor.
 - For comparison, the Barron Center site was 33,000 square feet.

83 Middle Street

- Urban renewal site: lacks documentation of easements and property lines.
 - These can be resolved but makes research difficult
- Emergency Shelter is allowed in zoning
- Mixed use
- Challenge is smaller size and the web of easements to be uncovered

1386 Riverside Street

- City would have to buy it
- Existing building isn't big enough.
- Mixed use zone

Next level of analysis will take a lot of research time.

Chair Ray thanked staff, particularly Christian Roadman for his comprehensive research.

Committee Questions:

83 Middle Street

- Is 10,000 Square feet too small
 - Two stories seems doable and necessary for the size, it would need to be built to the boundaries of the site.
- Sites that would likely require 2 story facility
 - 33 Portland Street
 - Thames street parking lot
 - 1819 Westbrook Street
 - Franklin Reserve
 - 33 Portland
 - 83 Middle Street
- Possible Single Story
 - County Way
 - Hutchins Way if you can get to it
 - Angelo's Acre
 - 1386 Riverside Street
 - Riverside Industrial Park



- Chair Ray asked the committee about eliminating sites that would require a zoning change?
 - Some areas could make sense to rezone and others could be very difficult.
 - Where zoning doesn't fit smaller shelters or housing first residential projects could work.
 - Councilor Batson is more inclined to remove entirely residential zones and is open to business zones.
 - Councilor Cook supports removing based on zoning not currently allowing it, shaving down the 11-12 site list by 4.
 - Franklin
 - Tames street
 - Auburn Street
 - 33 Portland Street
- Business Zones: b3 and b4 are larger scale which seemed to make more sense. B2 is urban corridor like Forest Ave, where b1 is neighborhood business.
 - B2B: More urban form of B2 but is very similar although it does not allow drive throughs. The difference has receded over time.
- A 3 story building is technically possible but not operationally.
- 1386 Riverside is not currently listed for a public number for sale but is offering to lease the building.
- Definition of multi-use commercial asses how a building is used: commonly residential or office building with retail on the ground floor.
- Government Owned
 - City Owned Sites (no title search)
 - Thames street parking lot
 - 654 Riverside
 - 622 Auburn Street
 - Hutchins Drive
 - Franklin Reserve
 - Angelo's Acre
 - 33 Portland Street
 - 83 Middle Street
 - State Owned
 - County Way and part of Westbrook street
- Not owned by City
 - Warren Ave
 - 1386 Riverside
- Chair Ray proposed to eliminate the 4 site that don't allow shelter and would eliminate some for other reasons
 - Franklin street is a park and residential



- o 33 Portland is too small and would not allow a buffer to the street or residences.
- o Thames Street's zoning does not allow emergency shelter.
- o Auburn Street has wetlands.
 - Councilor Batson would like to see further analysis of a city owned shelter at 33 Portland Street for its accessibility and uses.
 - Residential use
 - 8.9% of the site is R6
 - o The buffer zone is largely residential.

Committee agreed to remove Thames Street, 622 Auburn Street, and Franklin Reserve.

- Councilor Batson explained he wants to keep 33 Portland street for the next round of analysis.
 - o Councilor Ali proposed conditionally keeping it on the list.
 - o Chair Ray explained the year plus delay the zoning present and that the problems and is in the same area as the current shelter that is far too concentrated with services.
 - o Councilor Duson suggested to pause the conversation and the committee agreed.
- Chair Ray proposed eliminating 1819 Westbrook and the committee agreed.
- Chair Ray Proposed eliminating Hutchins Drive
 - o Councilor Cook noted purchasing additional land to acquire access to the site; she suggested the logic needing to buy property as a barrier worthy of elimination extends to Warren Ave and 1386 Riverside.
 - Where is it possible to purchase access to Hutchins drive
 - o Voluntarily: not sure; behind Eco Maine?
 - More information is not attainable without the City Manager directing staff to have high level conversations about creating easement through private property.
 - o Would be within a half mile of pedestrian access but may not be under a quarter of a mile.
 - o It is near the new DHHS Building.
 - o The committee agreed to strike Huchens Drive.

Angelo's Acre

- Remains
- Is about the same distance from the water as tames street but has a busy road as a buffer.
- Councilor Ali would like to eliminate it, Chair Ray agreed as per zoning it would need to be built on commercial street.
 - o Councilor Batson does not think the concerns, while valid ware enough to eliminate it at this stage.
 - The committee agreed.
 -



86 Middle Street

- Size
 - A four story housing project of 30-40 units was running into difficulty
 - It may possible to half a shelter half the size of a 100 bed shelter.
 - It may require tax amendment to the form based code.
 - Further Estimates would require hiring an architect.
- Chair Ray proposed to strike Middle Street due to size; Jeff explained a 100-bed shelter would be difficult to build but a smaller shelter or housing project would be appropriate.
 - Councilor Ali would like it to remain
 - Councilor Cook asked the committee to consider removing sites that require negotiations with private entities to purchase or build on their property and enter into a long term lease with. 750 Warren Ave and 36 Riverside Street,
- Councilor Cook suggested keeping it conditionally, if it does not require a form based tax amendment as Jeff indicated it may be need to build a 2 story facility.

654 Riverside Industrial Park

- It is near a recycling center but has potential.

33 Portland

- Chair Ray asked Rob Parritt, former OSS Director, was asked to comment on this location.
 - The neighborhood is far too concentrated.
 - When asked about the distance away in middle, it would not present a challenge to be that far away and is better than being near.

Eliminating 1386 riverside, Warren Ave.

83 Middle Street

- Councilor Ali wants to keep middle street;

The committee will vote: Chair Ray and Councilor Ali voted to eliminate 33 Portland Street and the committee voted unanimously to eliminate Middle Street.

County Way, Angelo's Acre and Riverside Industrial Park remain.

Next Steps

- HVJ and Provider input on the three sites
- Wetland environmental concerns
- City Manager to speak on use or acquisition of state owned land at County Way.
- Staff deliverables



- o Zoning Description
- o Stating that all three of the sites are appropriate for a homeless services center
 - There is not much more Planning can provide to distinguish between them without entering into site planning.
- Councilor Duson asked if staff has a sense of a way to help rank the sites
 - o This would be more operations based and would require HHS input.
 - o HHS will provide Shelter staff, Service provider and advocate perspectives.
- Councilor Cook asked if there could be a public hearing on the 19th
 - o The 19th is a constrained meeting
 - The next week has a full meeting for public comment on March 26th with not necessarily a vote at the next meeting (the potential remains for additional public comment).

Councilor Ali would like to look at the partner projects and locations.

- Chair Ray explained that the partner projects will likely not return to the committee.

The committee affirmed their norms of tempered passion and reasoned collaboration.

The meeting adjourned at approximately 9:25 PM.

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
● Fire Headquarters 380 Congress St. Portland, ME 04101 Distance: .9 miles ● Bramhall Station 784 Congress St. Portland, ME 04102 Distance:.9 miles	● Bramhall Station 784 Congress St. Portland, ME 04102 Distance: .7 miles	● Riverton Station 1592 Forest Ave. Portland, ME 04103 Distance: 1.2 miles

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	



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

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.

CONFIDENTIALITY NOTICE: This communication (including all attachments) is intended solely for the use of the person or persons to whom it is addressed, and should be treated as a confidential communication of Spurwink Services. It may include information that is privileged and/or confidential under both State and Federal Law. If you are not the intended recipient, or agent of the recipient, you are notified that any further use, dissemination, copy, distribution, printing or disclosure of this communication is strictly prohibited. If you have received this communication in error, please notify the originator and delete it from your system (do not retain any copies), return the original transmittal to us by mail without making a copy, and reply to the sender to advise us that this communication was misdirected. Your cooperation in protecting confidential information is appreciated.

--

Aaron Geyer
City of Portland

Health & Human Services Department

[196 Lancaster Street](#)

[Portland, ME 04101](#)

(207) 482-5131

aeg@portlandmaine.gov

Confidentiality Notice: This e-mail message, including any attachments, is for the sole use of the intended recipient (s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient(s), please contact me by reply e-mail and destroy/delete all copies of the original message. Thank you for your assistance.



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

skf@portlandmaine.gov

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.

--

Sara Fleurant
Assistant Director of Housing Services

Oxford Street Shelter

207-482-5224

fax- 207-761-0536

skf@portlandmaine.gov

--

Aaron Geyer
City of Portland
Health & Human Services Department

[196 Lancaster Street](#)

[Portland, ME 04101](#)

(207) 482-5131

aeg@portlandmaine.gov

Confidentiality Notice: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient(s), please contact me by reply e-mail and destroy/delete all copies of the original message. Thank you for your assistance.

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
City of Portland
Health & Human Services Department
[196 Lancaster Street](#)
[Portland, ME 04101](#)
(207) 482-5131

aeg@portlandmaine.gov

Confidentiality Notice: This e-mail message, including any attachments, is for the sole use of the intended recipient (s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient(s), please contact me by reply e-mail and destroy/delete all copies of the original message. Thank you for your assistance.

***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 <rwp@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 <rwp@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



CONFIDENTIALITY NOTICE: This email message, including any attachments, is for the use of the intended recipient(s) only and may contain information that is privileged, confidential, and prohibited from unauthorized disclosure under state and federal law. If you are not the intended recipient of this message, any dissemination, distribution, or copying of this message is strictly prohibited. If you received this message in error, please notify the sender by reply email and destroy all copies of the original message and attachments. Your cooperation in protecting confidential information is appreciated.

--

Sara Fleurant
Assistant Director of Housing Services
Oxford Street Shelter
207-482-5224
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.

Shelter Location(s): Further Inquiry



February 26 List

Thames St. Parking Lot

1819 Westbrook St.

Franklin Reserve

654 Riverside St.

622 Auburn St.

Angelo’s Acre

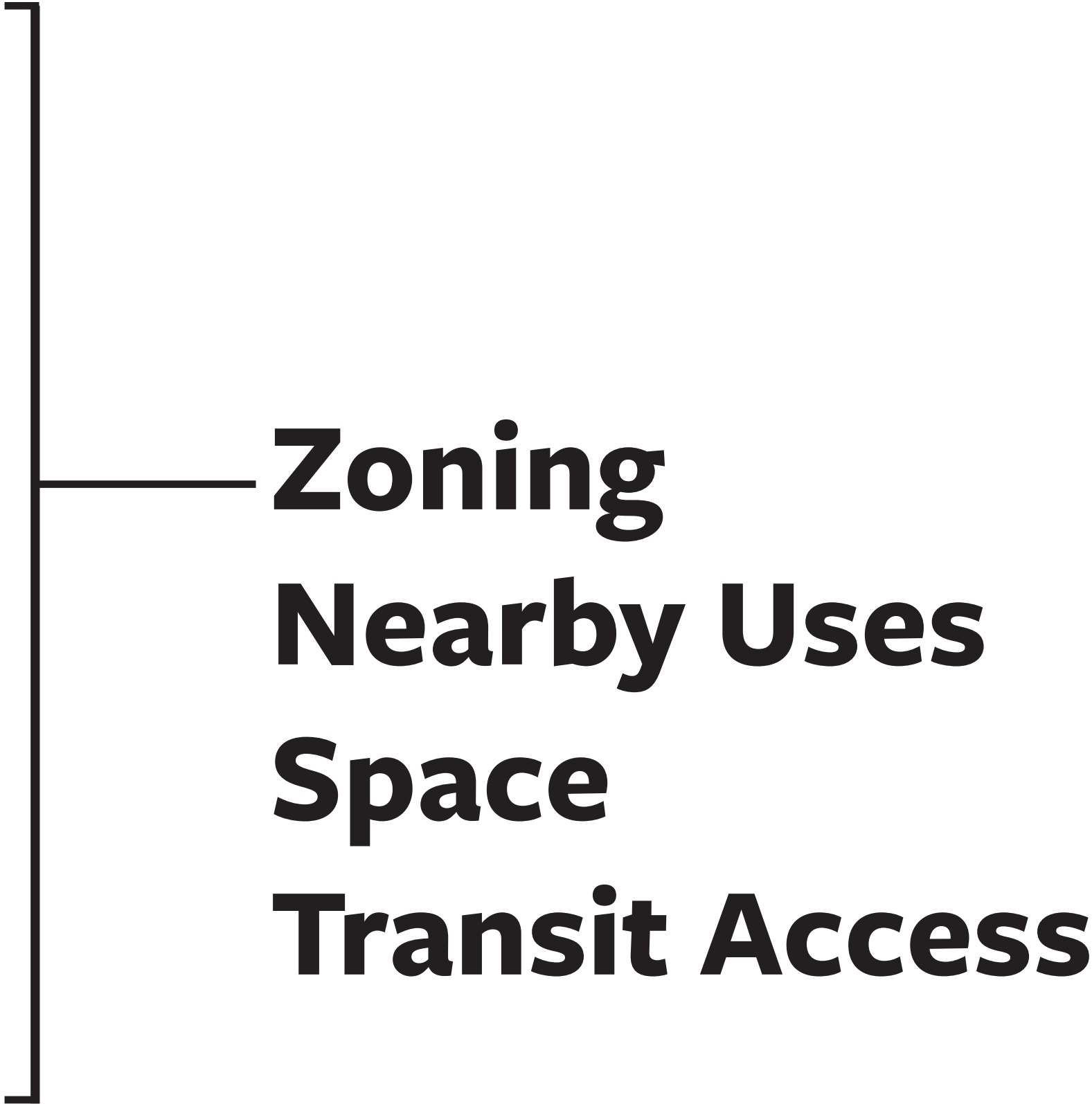
33 Portland St.

83 Middle St.

1386 Riverside St.

3 Hutchins Dr.

County Way Acquisition



HHS Selections

Thames St. Parking Lot

1819 Westbrook St.

Franklin Reserve

654 Riverside St.

622 Auburn St.

Angelo’s Acre

33 Portland St.

83 Middle St.

1386 Riverside St.

3 Hutchins Dr.

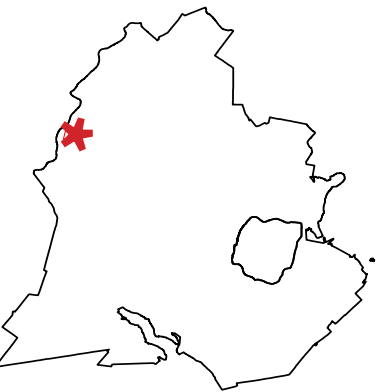
County Way Acquisition

**Identified for
Continued Analysis**

654 Riverside St.



654 Riverside St. (EDIT)



654 Riverside St. (EDIT)



654 Riverside St. (EDIT)

ON SITE ZONING (% Area)

69.7 IM

30.3 IH

ZONING % WITHIN BUFFER

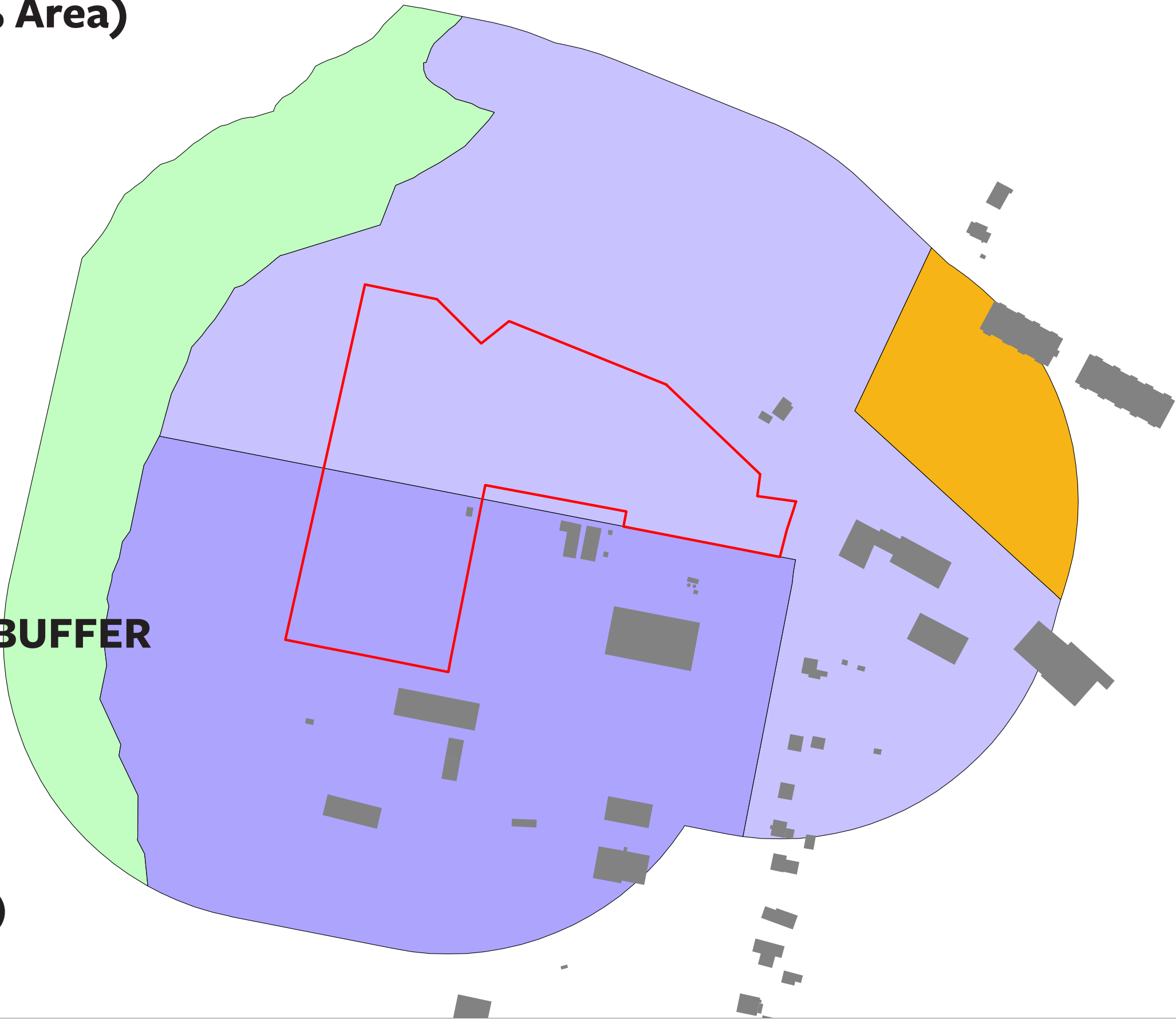
42.3 IM

34.8 IH

14.9 RPZ

5.3 R5

2.7 na (Out of City)



654 Riverside St. (EDIT)

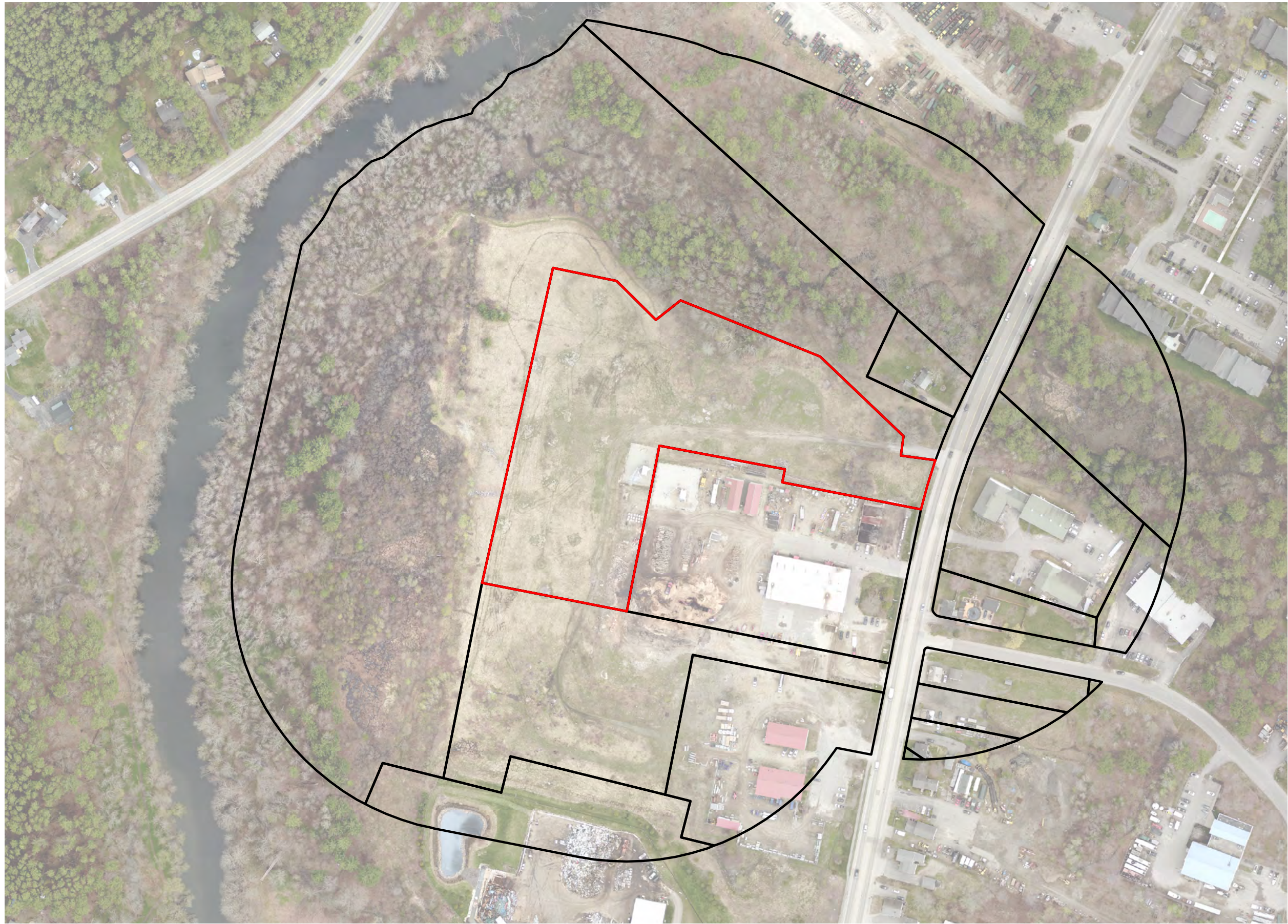
ASSESSED USE (% area):

- 58.9 Governmental**
- 16.8 Multi-use Commercial**
- 10.0 Parking lots**
- 5.2 Twenty-one Plus Family**
- 4.4 Single Family**
- 3.7 Warehouse/storage**

OTHER (<1% area)
manufacturing

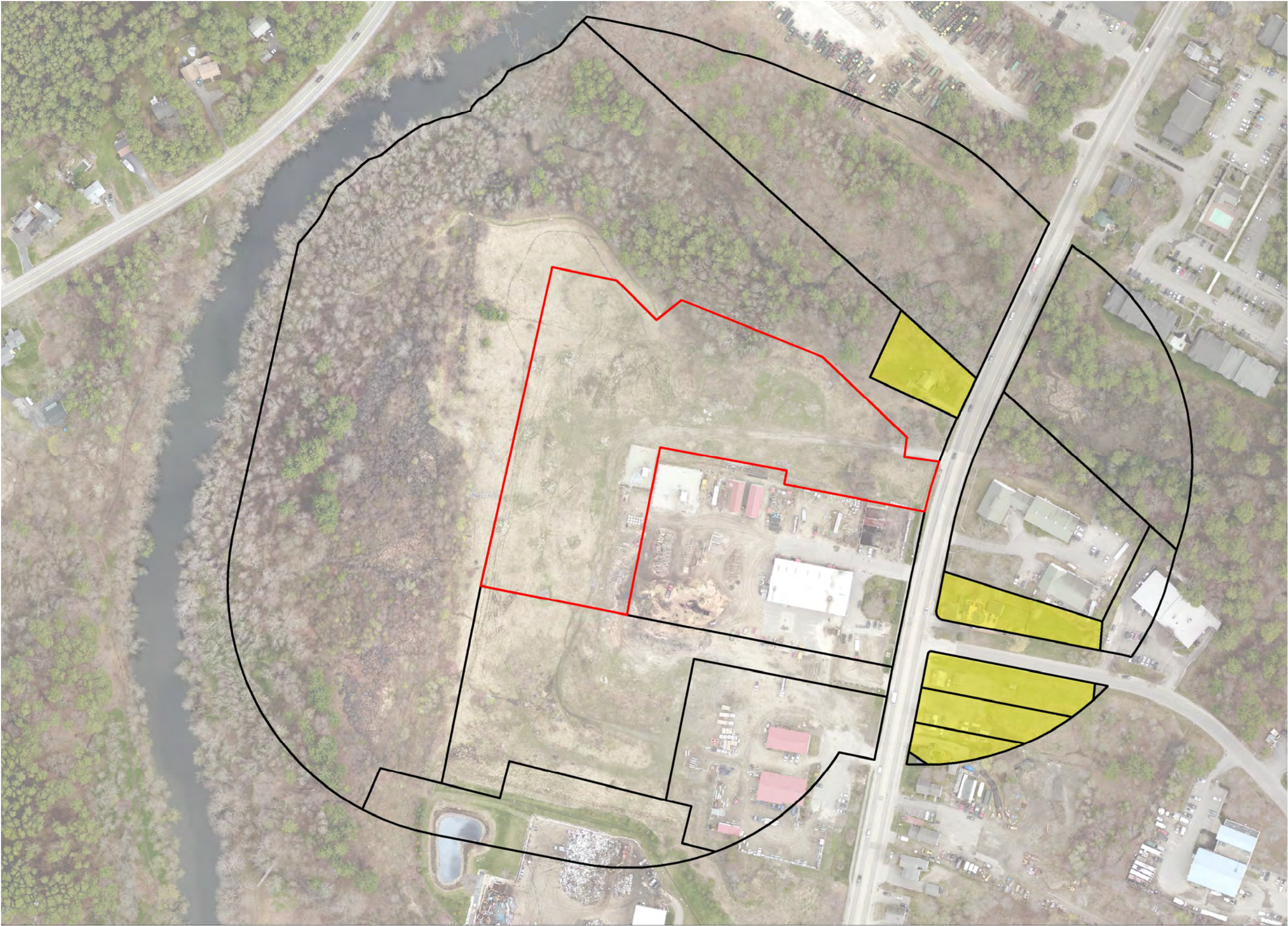


654 Riverside St.



654 Riverside St: single family

one fam units: ~5 five plus fam units: ~117* total units: ~122

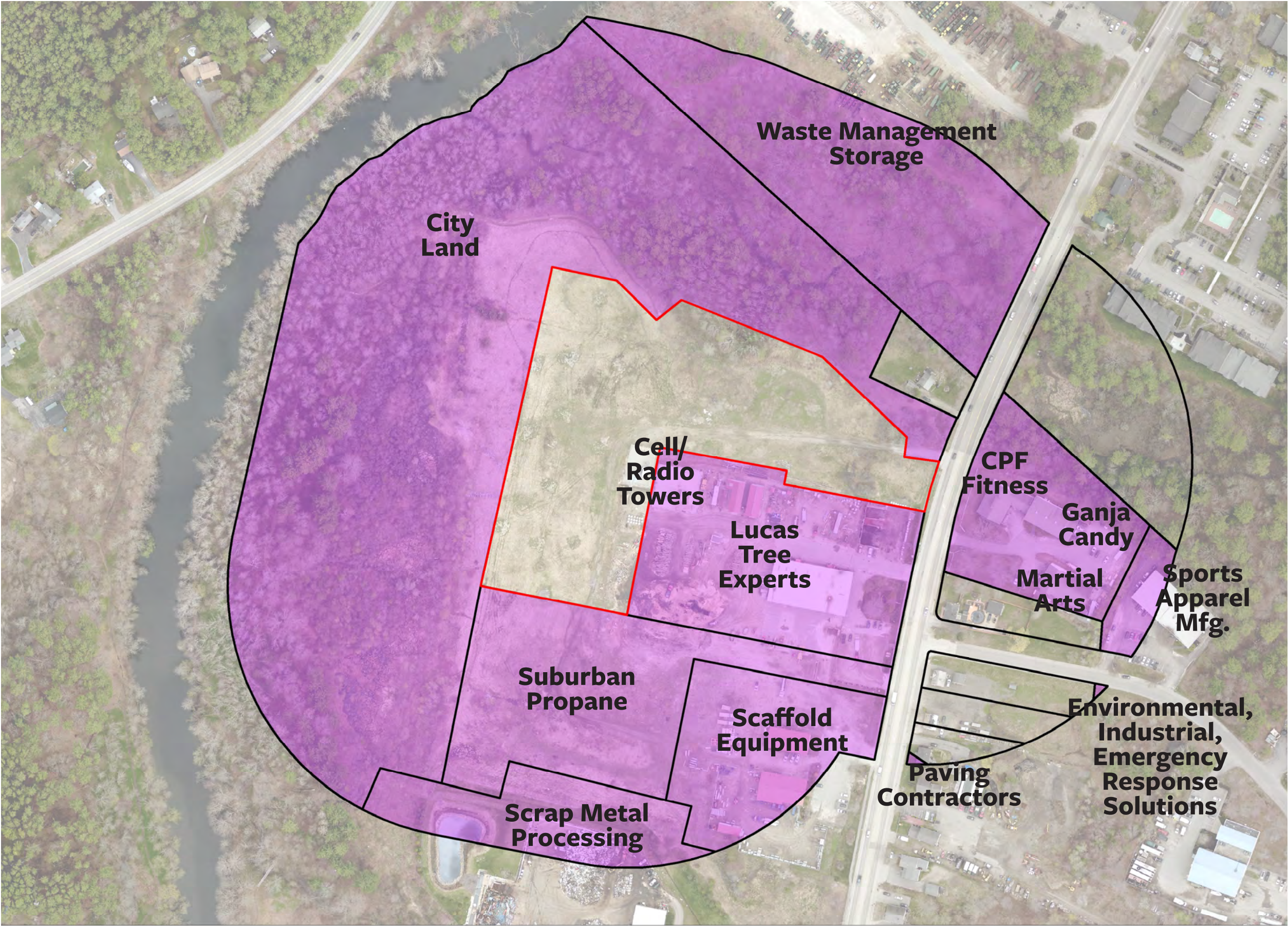


654 Riverside St: larger residential

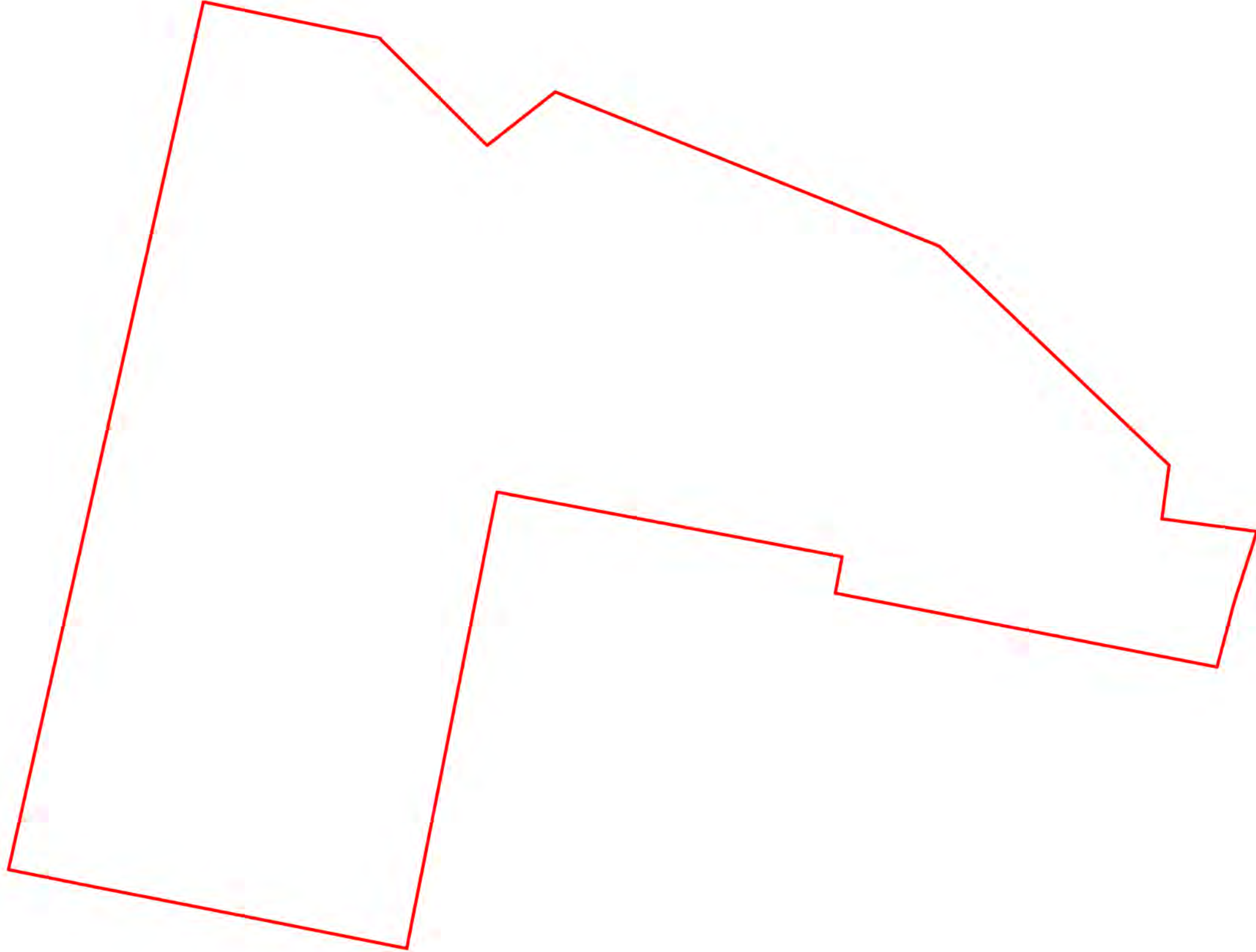
one fam units: ~5 five plus fam units: ~117* total units: ~122



654 Riverside St: other uses

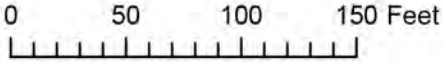
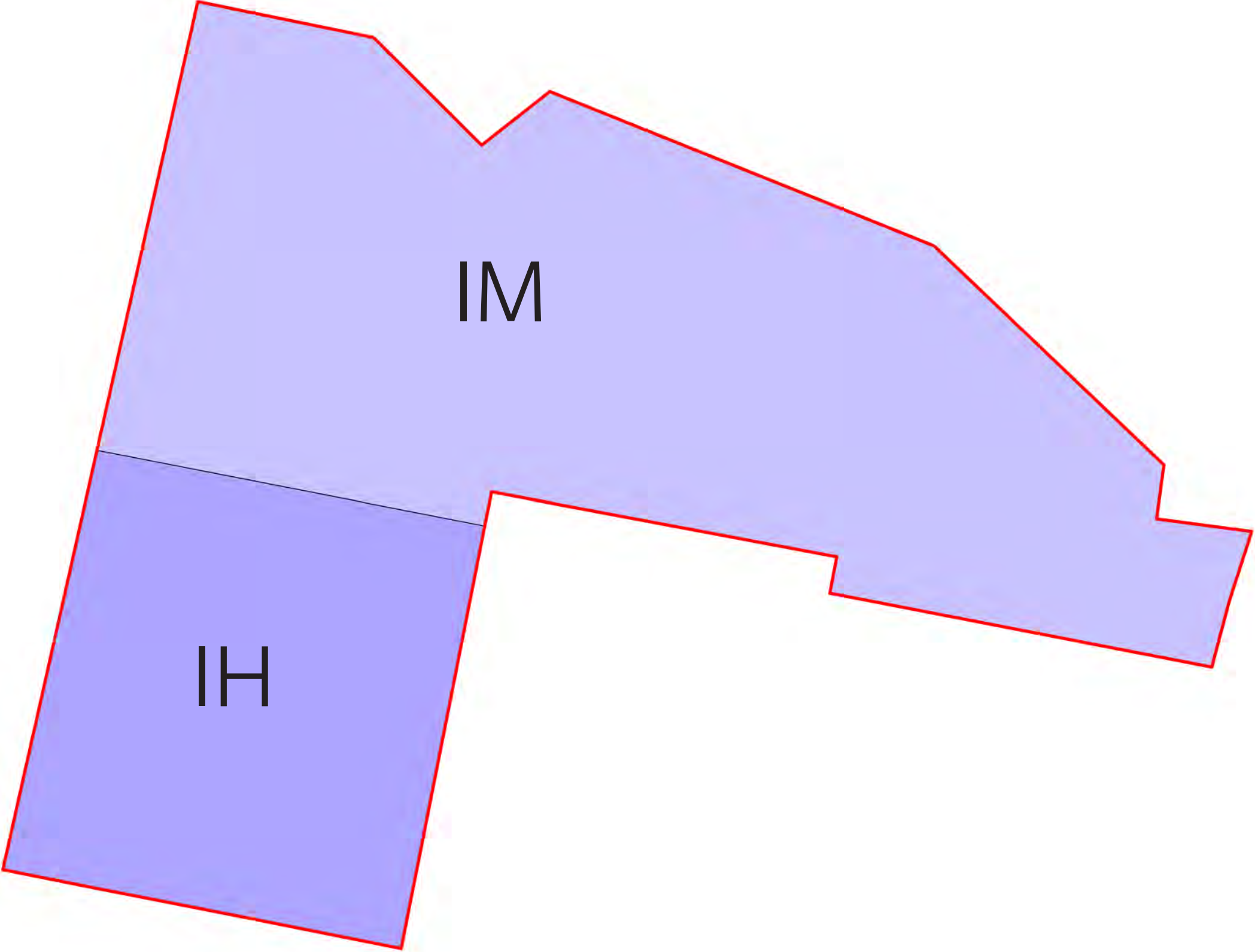


654 Riverside St.



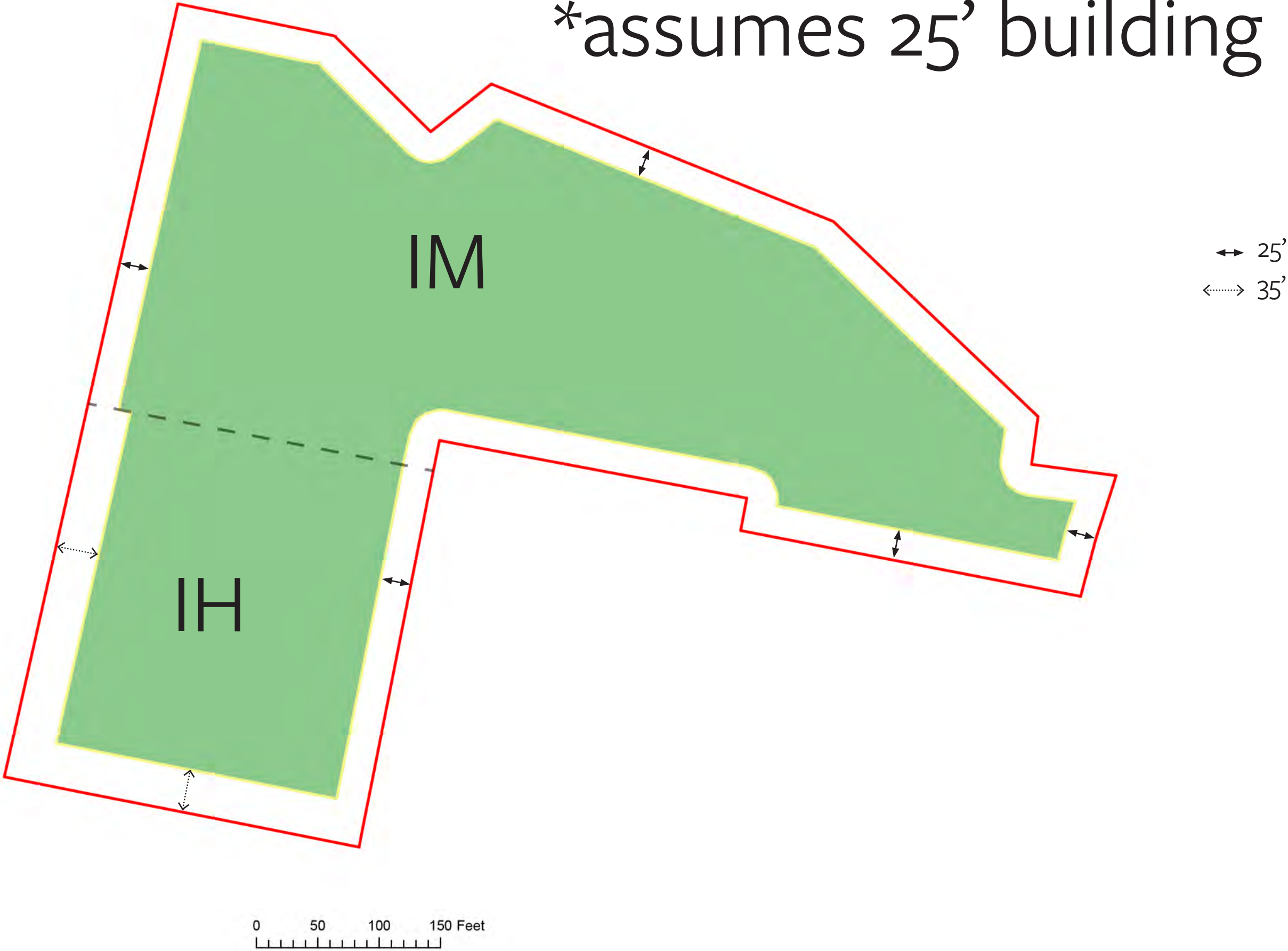
0 50 100 150 Feet

654 Riverside St: site zoning

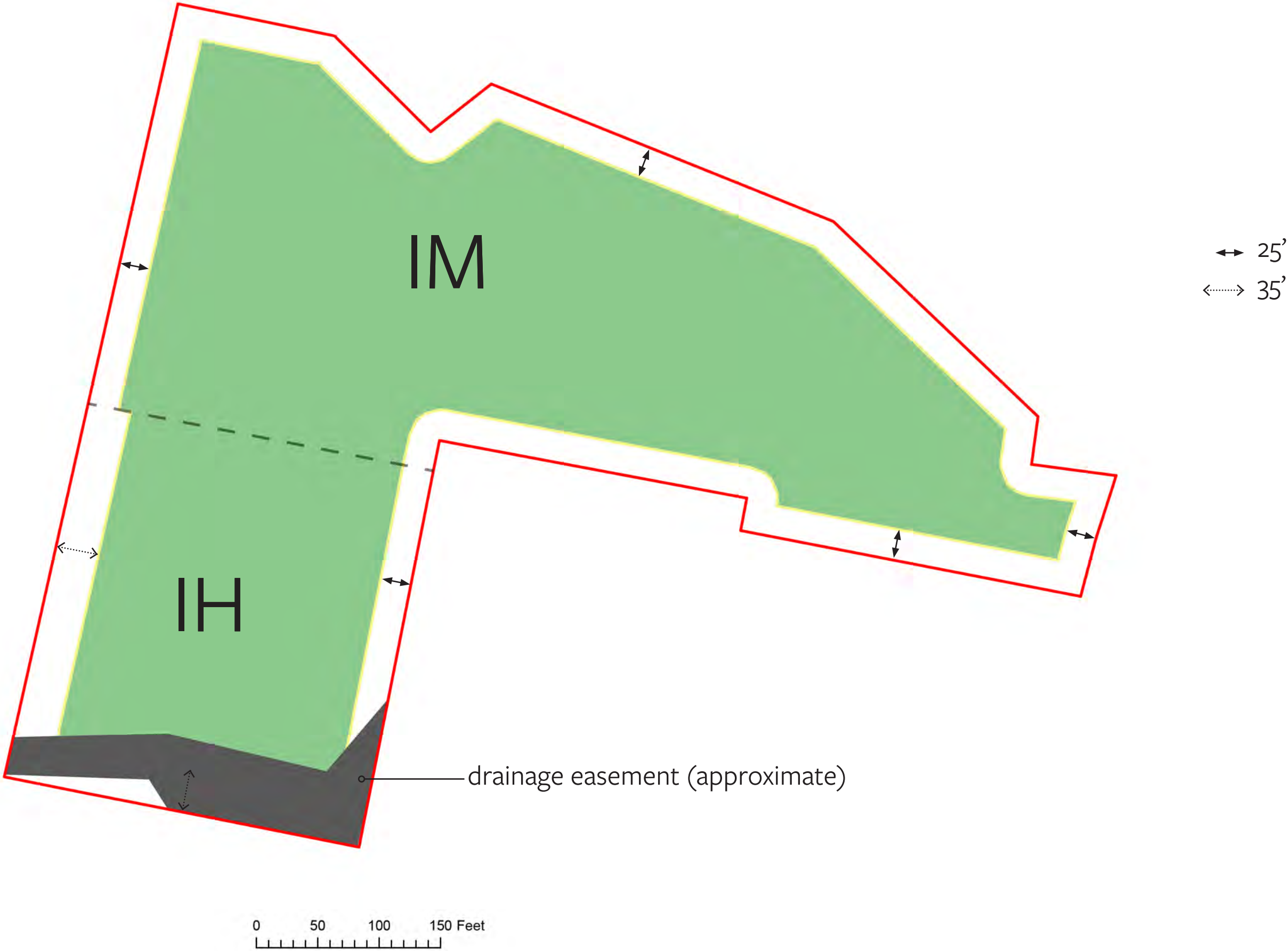


654 Riverside St: zoning envelope*

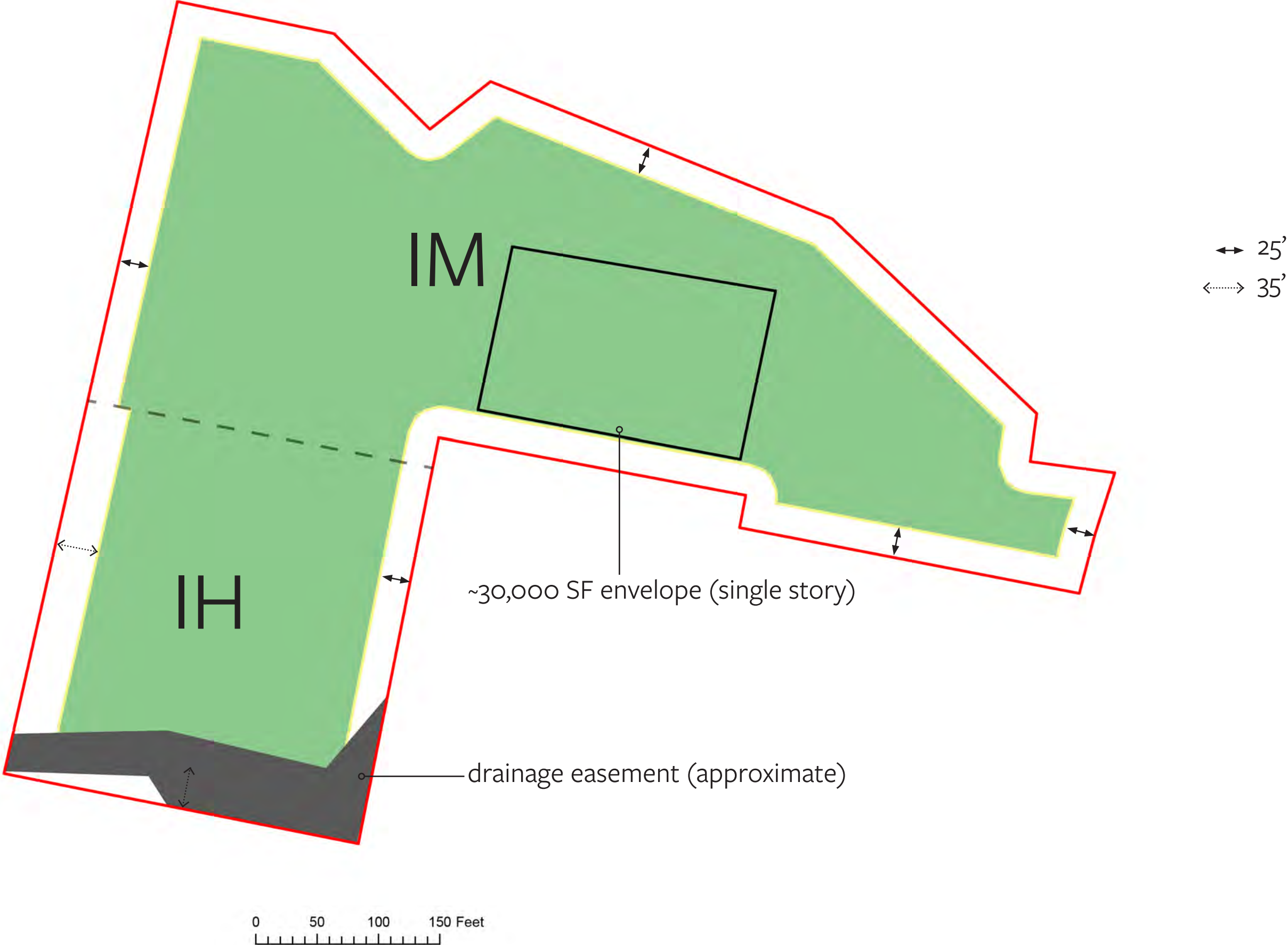
*assumes 25' building



654 Riverside St: drainage easement



654 Riverside St: ~30k SF building



654 Riverside St: context

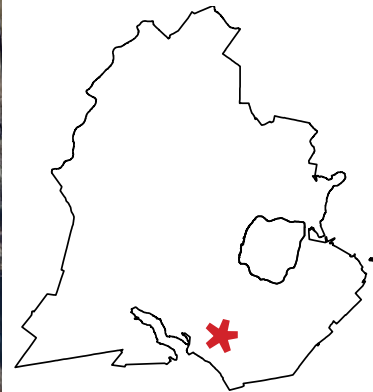


0 50 100 150 Feet

654 Riverside St: site challenges



County Way



County Way

ON SITE ZONING (% Area)

95.0 IL

5.0 B2

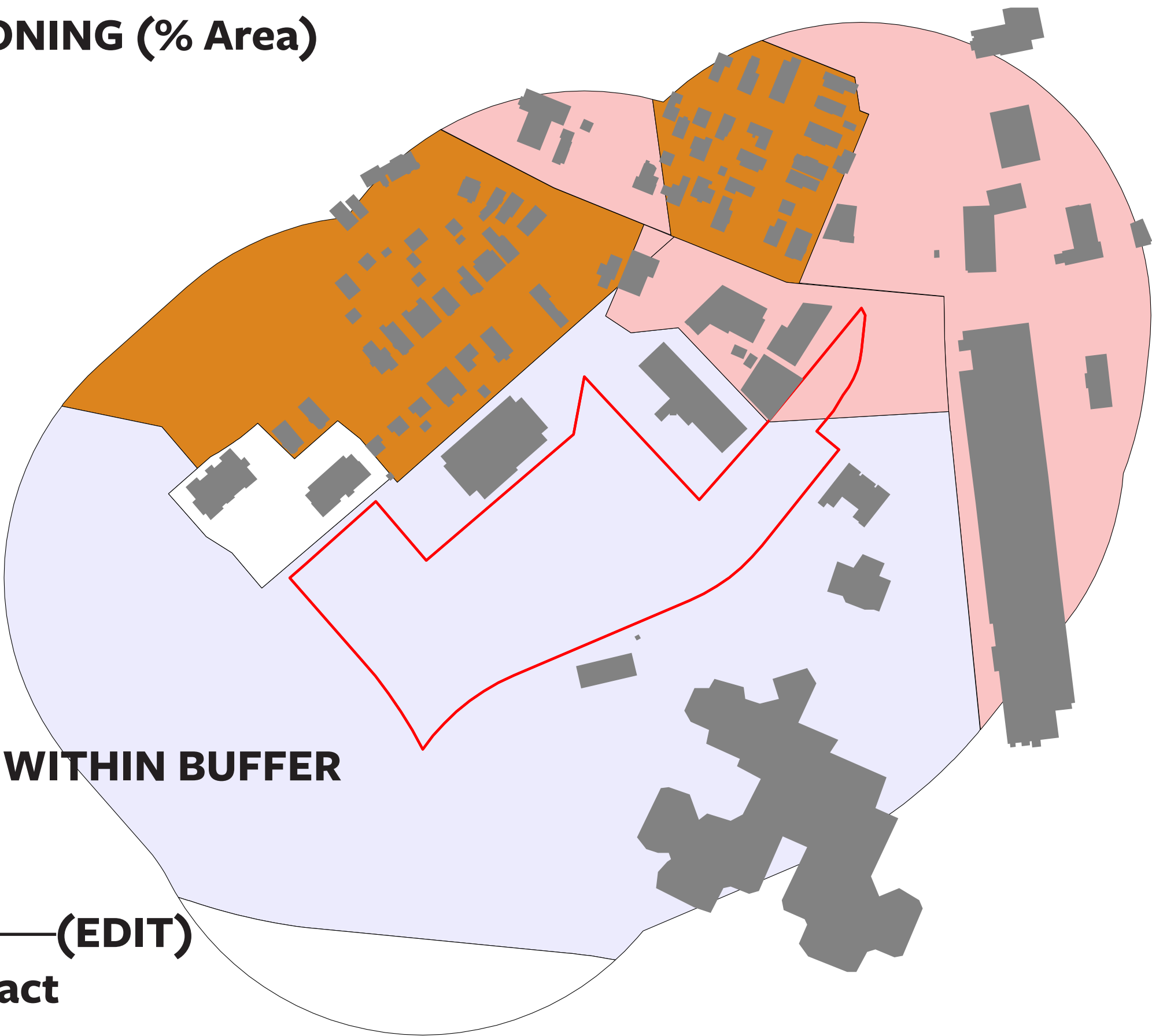
ZONING % WITHIN BUFFER

53.5 IL

23.1 B2

17.3 R6 ← (EDIT)

6.1 Contract



County Way

ASSESSED USE (% area):

- 41.5** Governmental
- 19.2** Retail Services
- 12.7** Null
- 5.3** Benevolent/charitable
- 5.2** Single Family
- 3.6** Two Family
- 3.5** Office Business
- 2.5** Three Family
- 1.2** Five to Ten Family
- 1.2** Twenty-one plus Family
- 1.1** Multi-use Commercial

OTHER (<1% area)

- parking lots**
- manufacturing**
- religious**
- transportation**
- vacant land**

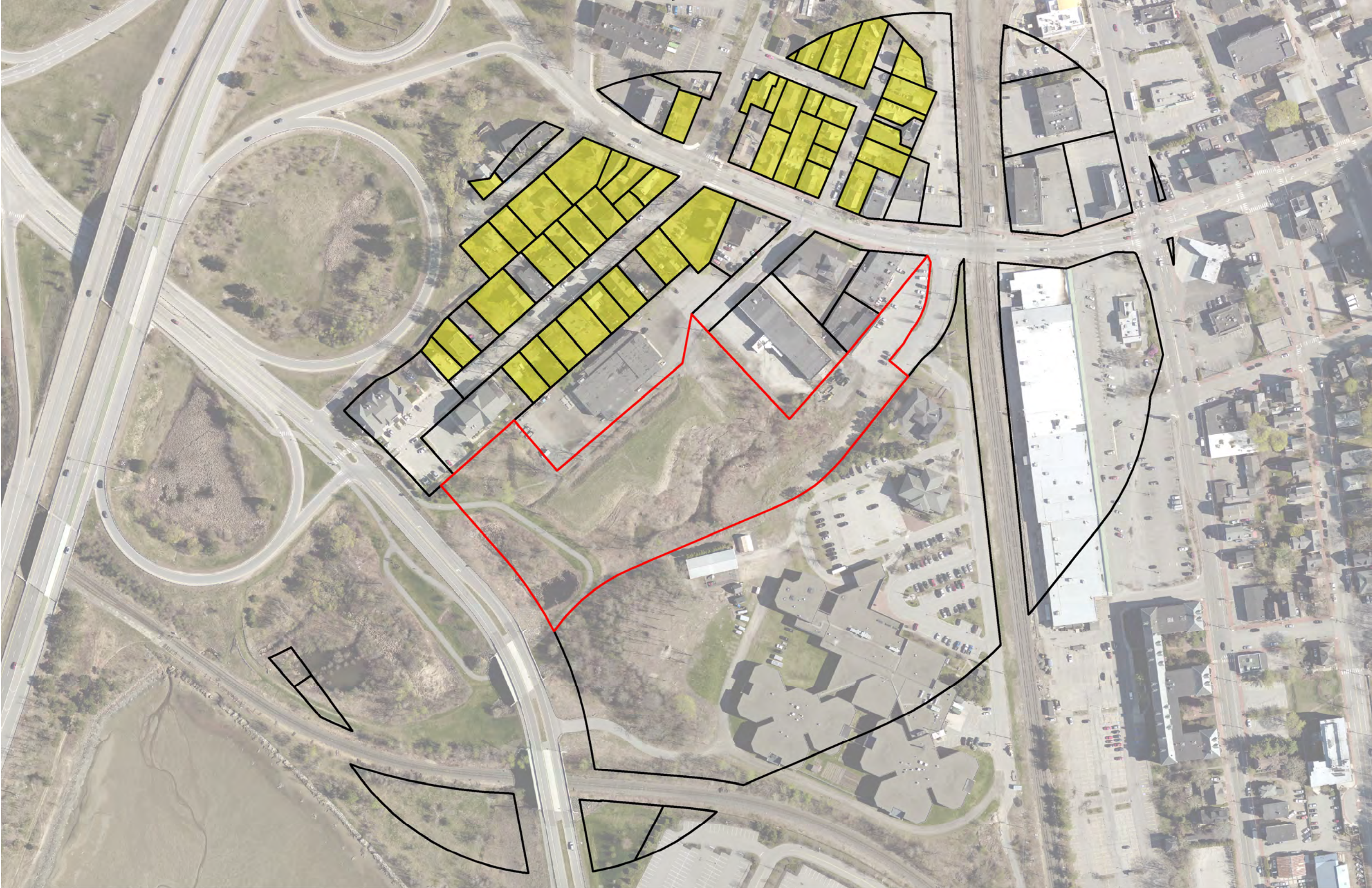


County Way



County Way: 1-4 family

one to four fam units: ~90 five plus fam units: ~55 total units: ~145

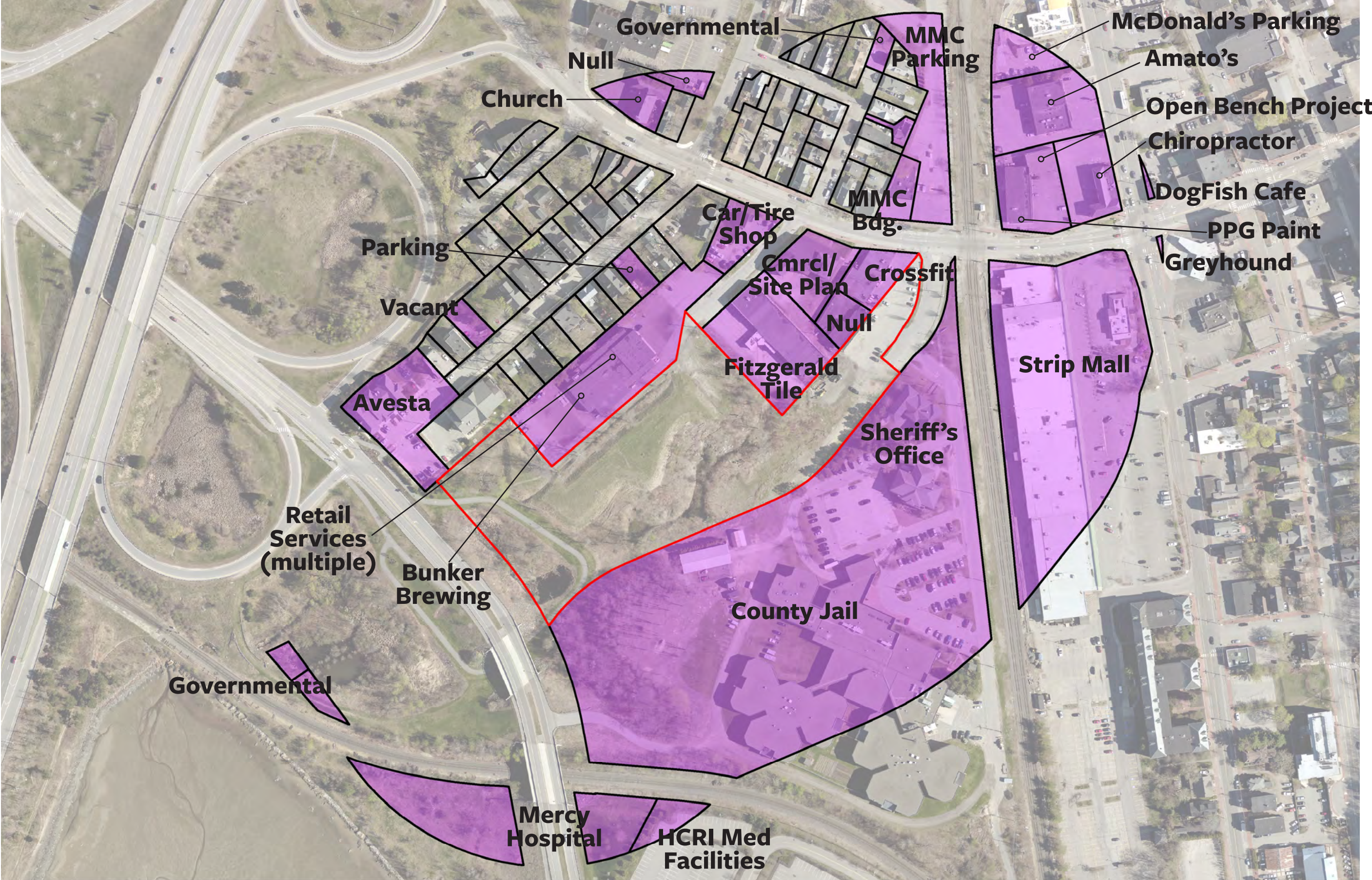


County Way: larger residential

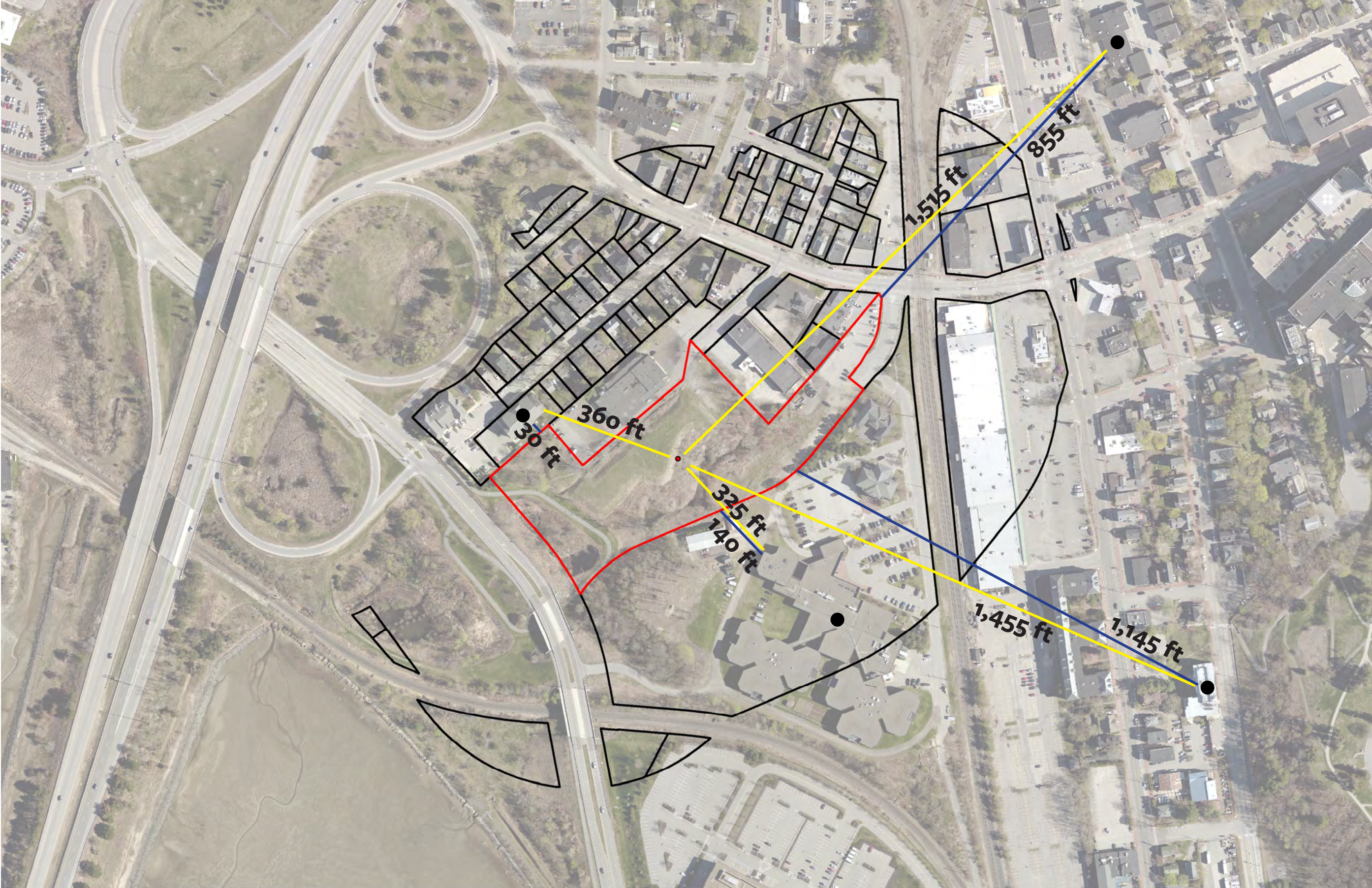
one to four fam units: ~90 five plus fam units: ~55 total units: ~145



County Way: other uses



County Way: requested distances

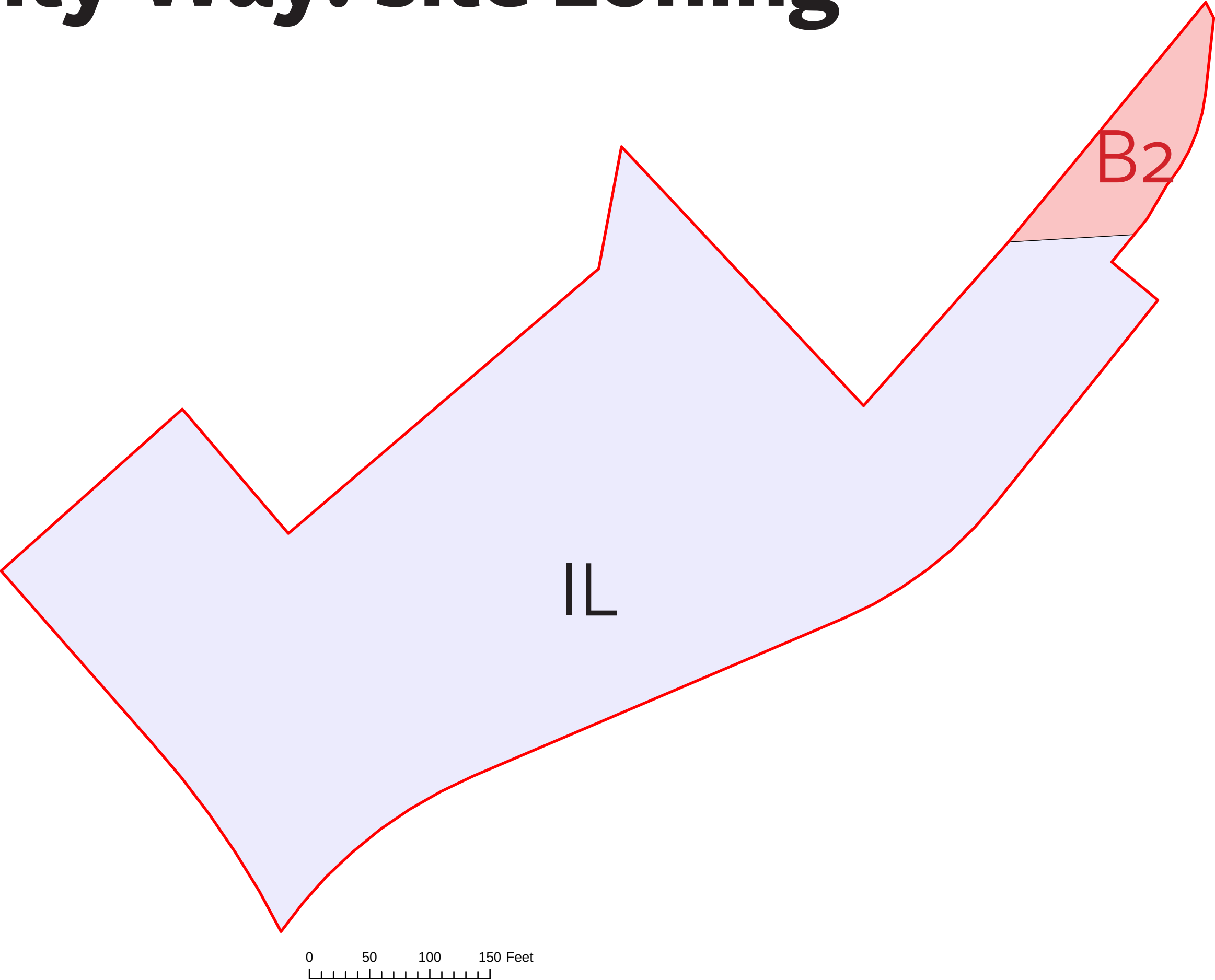


County Way

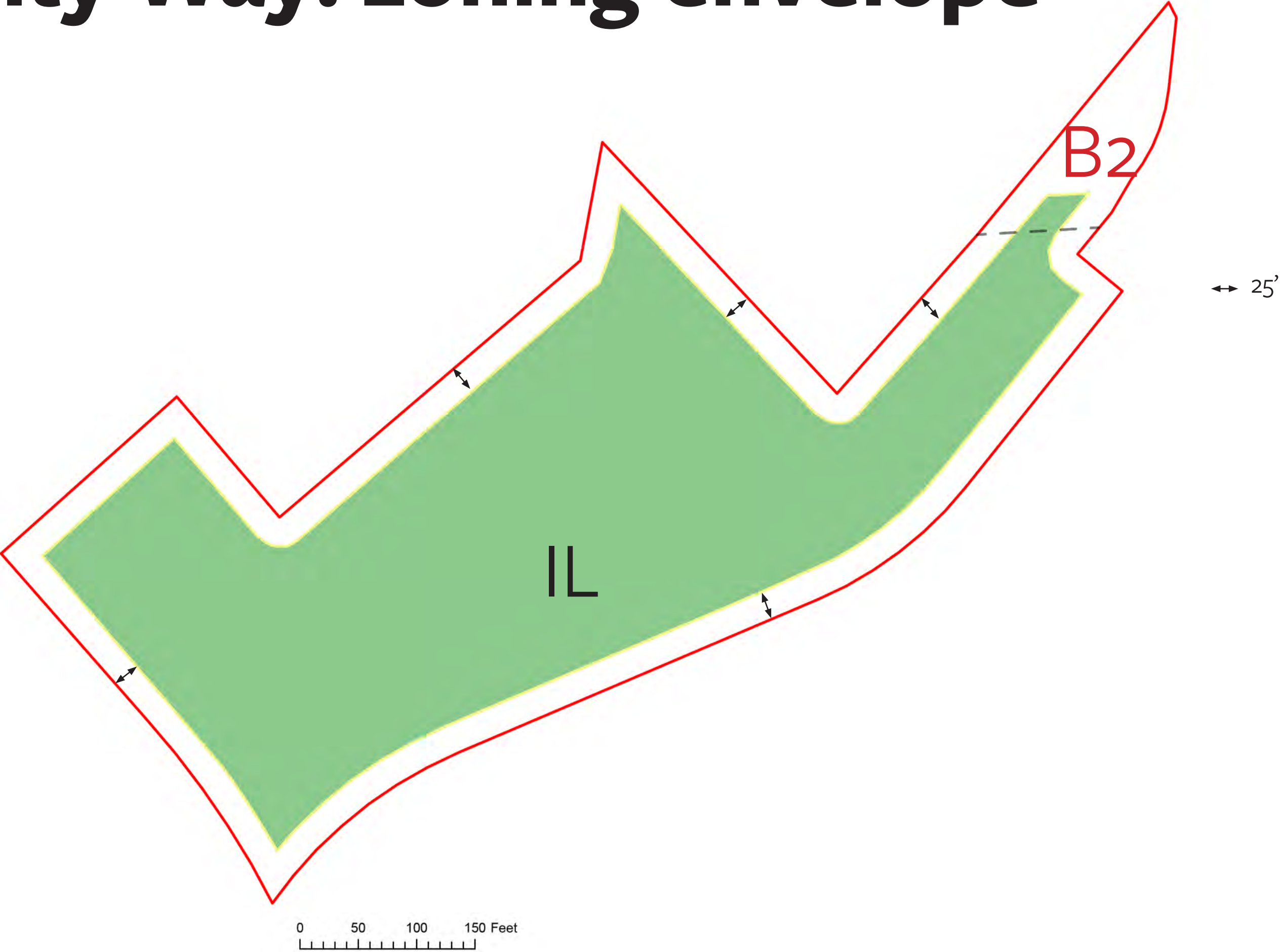


0 50 100 150 Feet

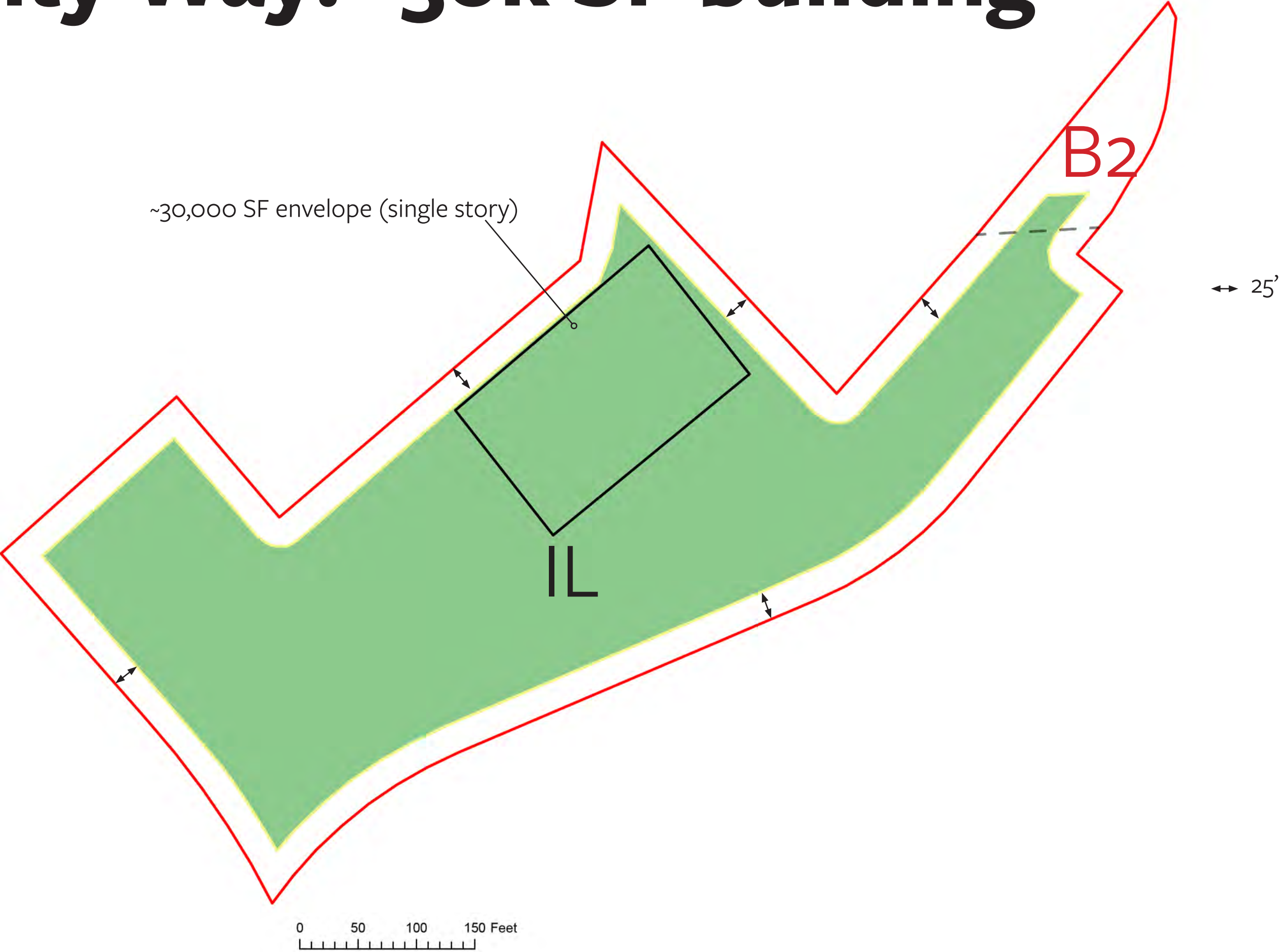
County Way: site zoning



County Way: zoning envelope



County Way: ~30k SF building



County Way: context



0 50 100 150 Feet

County Way: context cont'd



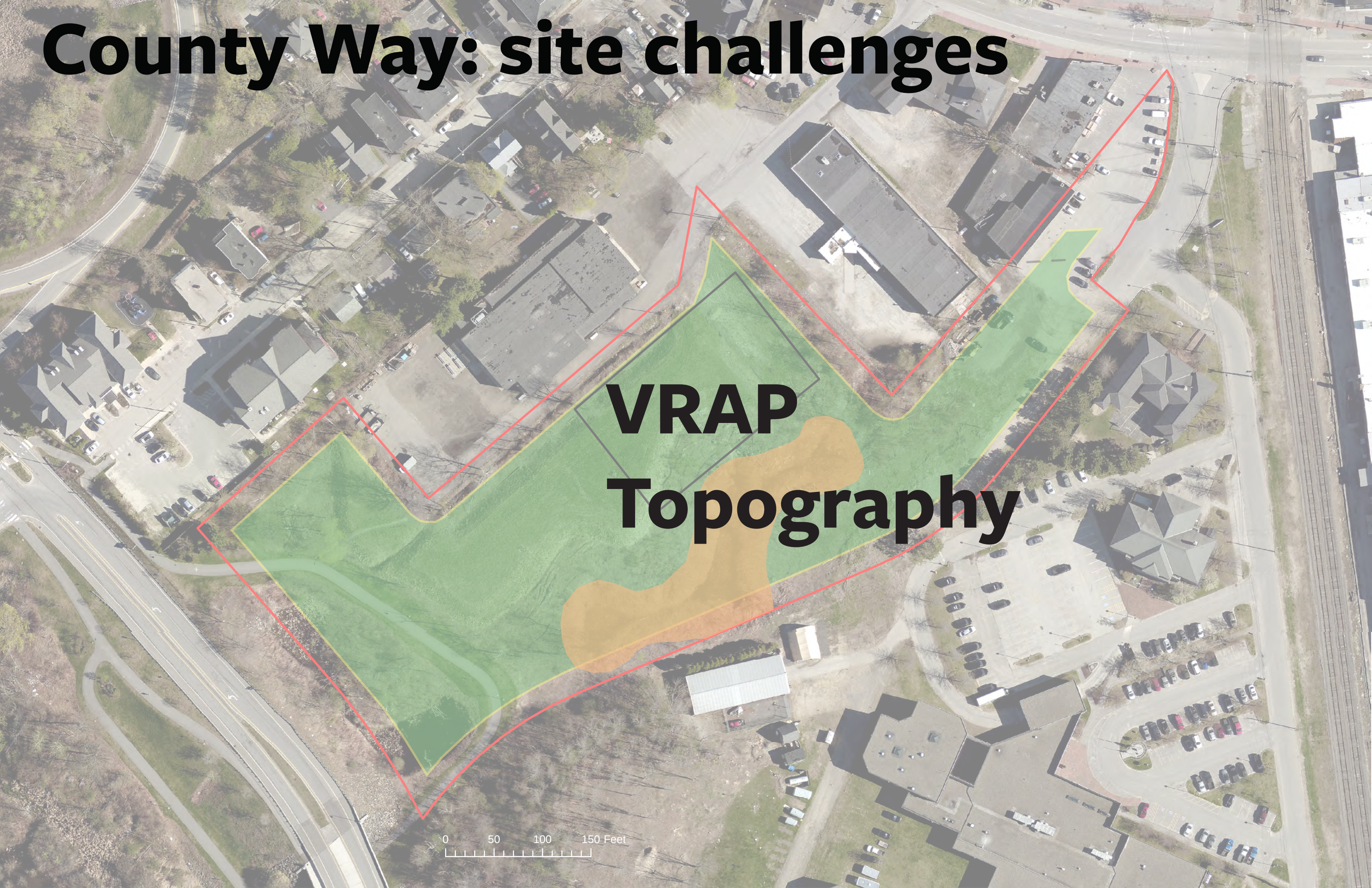
0 50 100 150 Feet

County Way: site challenges

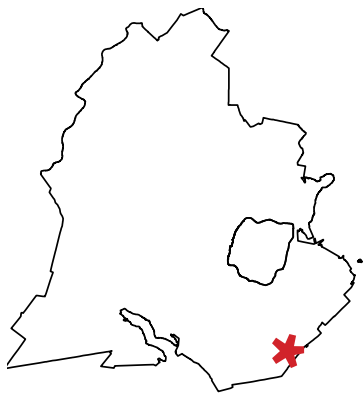
VRAP

Topography

0 50 100 150 Feet



Angelo's Acre



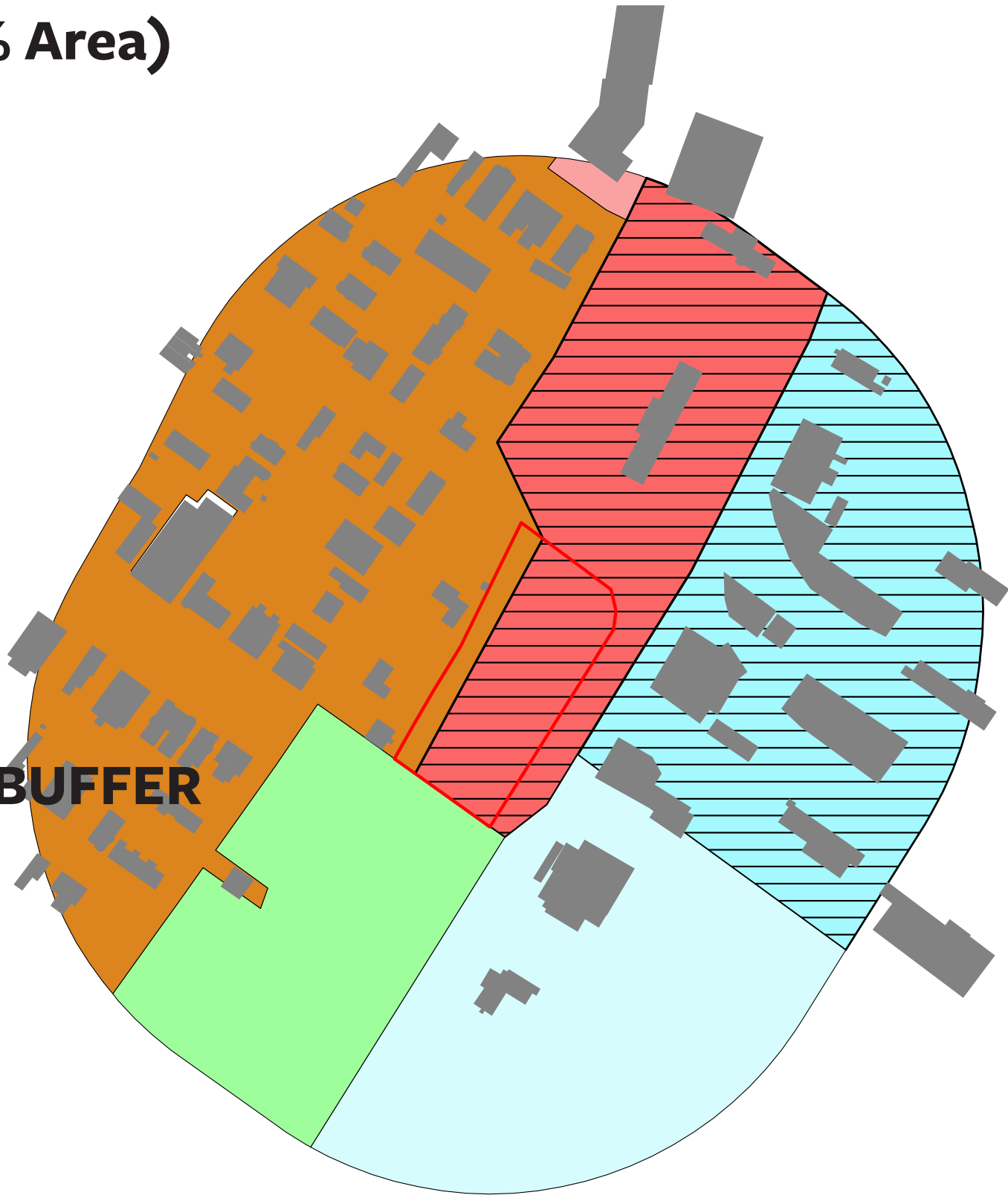
Angelo's Acre

ON SITE ZONING (% Area)

80.4 B5b
19.6 R6

ZONING % WITHIN BUFFER

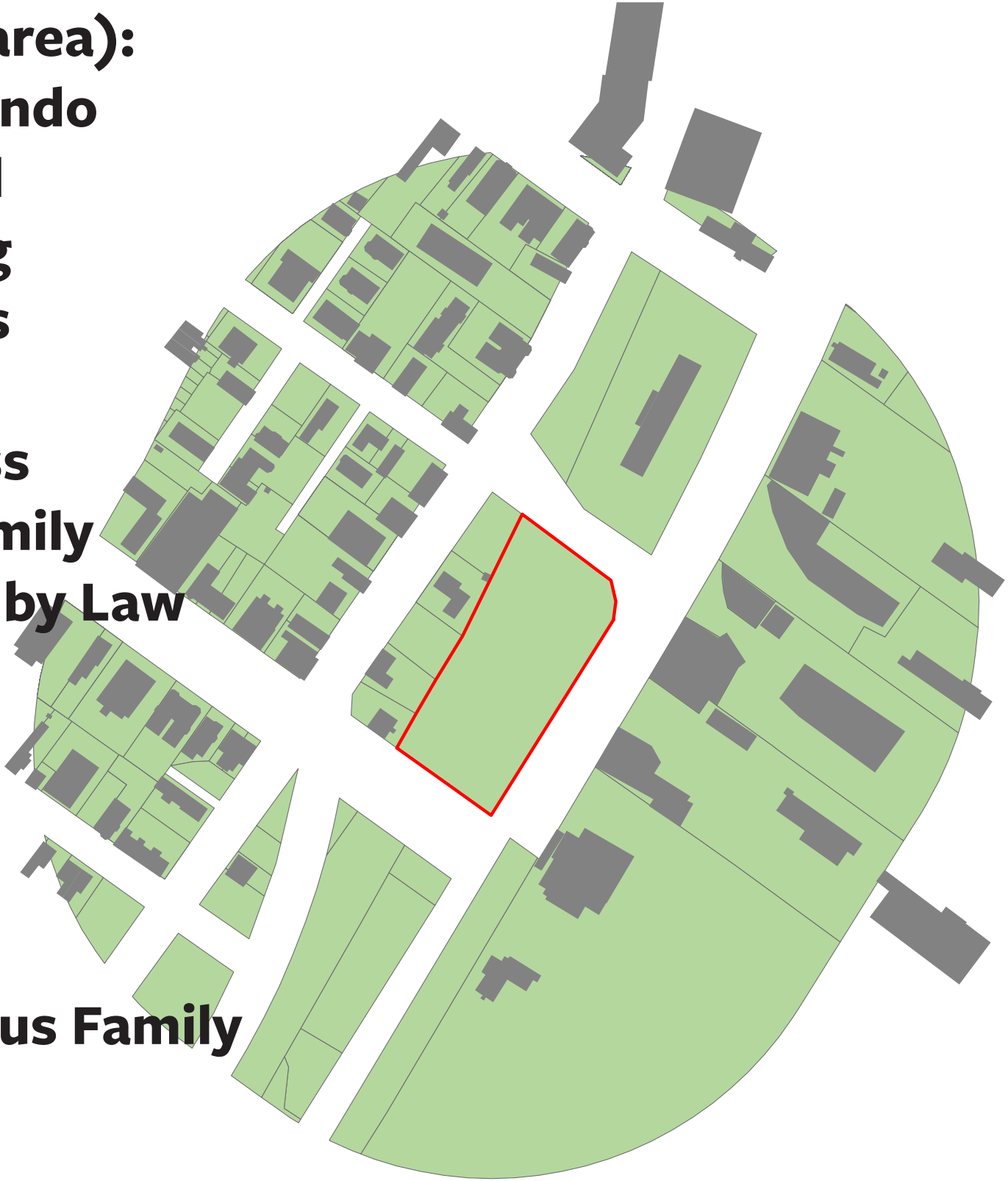
33.9 R6
20.0 WCZ
17.8 WPDZ
15.6 B5b
11.6 ROS
0.7 Contract
0.4 B3



Angelo's Acre

ASSESSED USE (% area):

- 37.9 Residential Condo**
- 20.6 Governmental**
- 7.9 Manufacturing**
- 4.3 Retail Services**
- 4.0 Wholesale**
- 3.6 Office Business**
- 3.2 Five to Ten Family**
- 3.2 Other Exempt by Law**
- 2.2 Single Family**
- 2.1 Vacant Land**
- 2.0 Four Family**
- 1.7 Three Family**
- 1.6 Null**
- 1.4 Twenty-one Plus Family**
- 1.1 Land Bank**



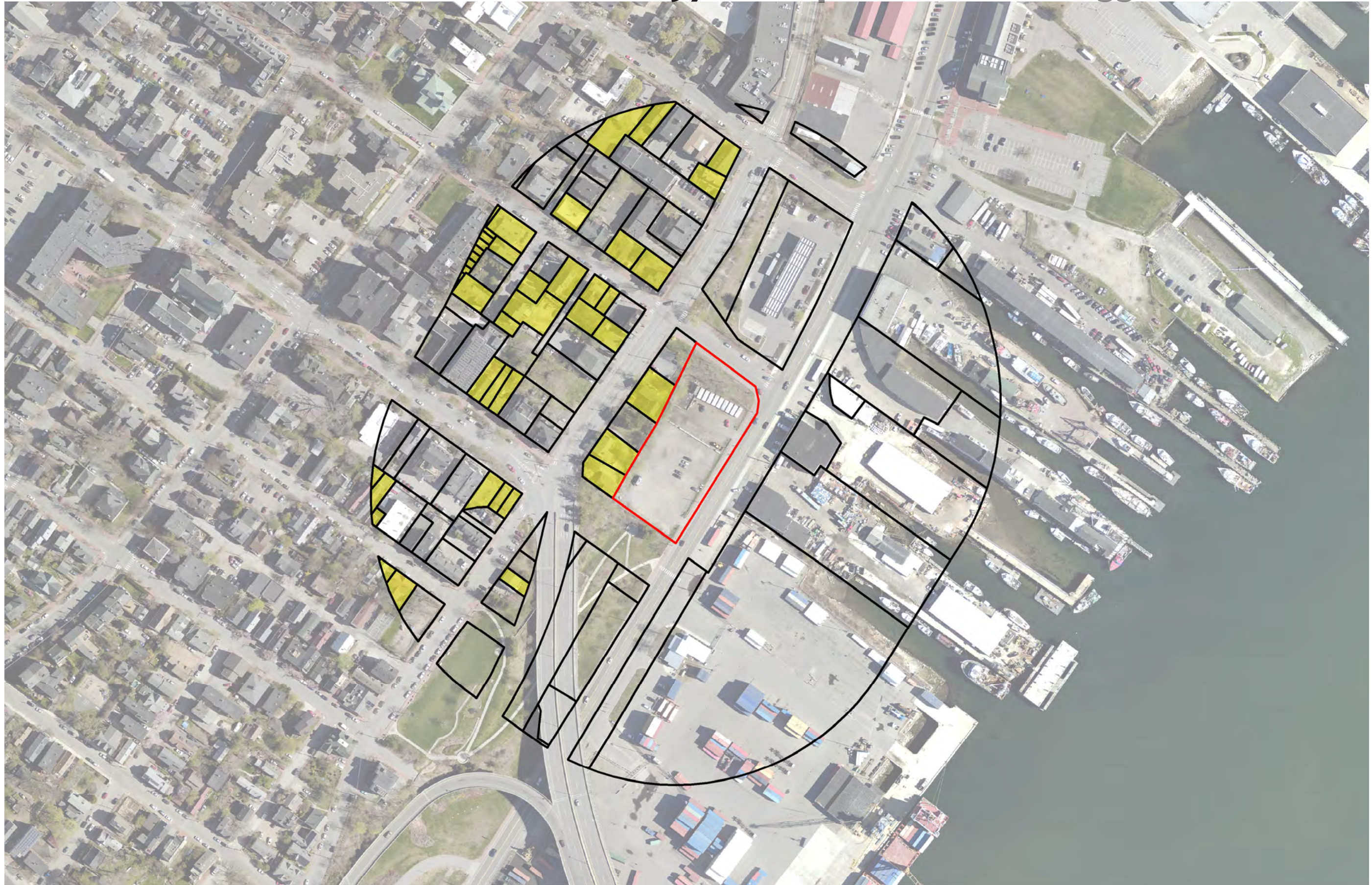
- OTHER (<1% area)**
- two family**
 - benevolent/charitable**
 - eleven to twenty family**
 - warehouse/storage**
 - parking lots**
 - commercial condos**
 - transportation**

Angelo's Acre



Angelo's Acre: 1-4 family

one to four fam units: ~97 five plus fam units: ~55 total units: ~145



Angelo's Acre: larger residential

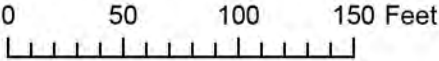
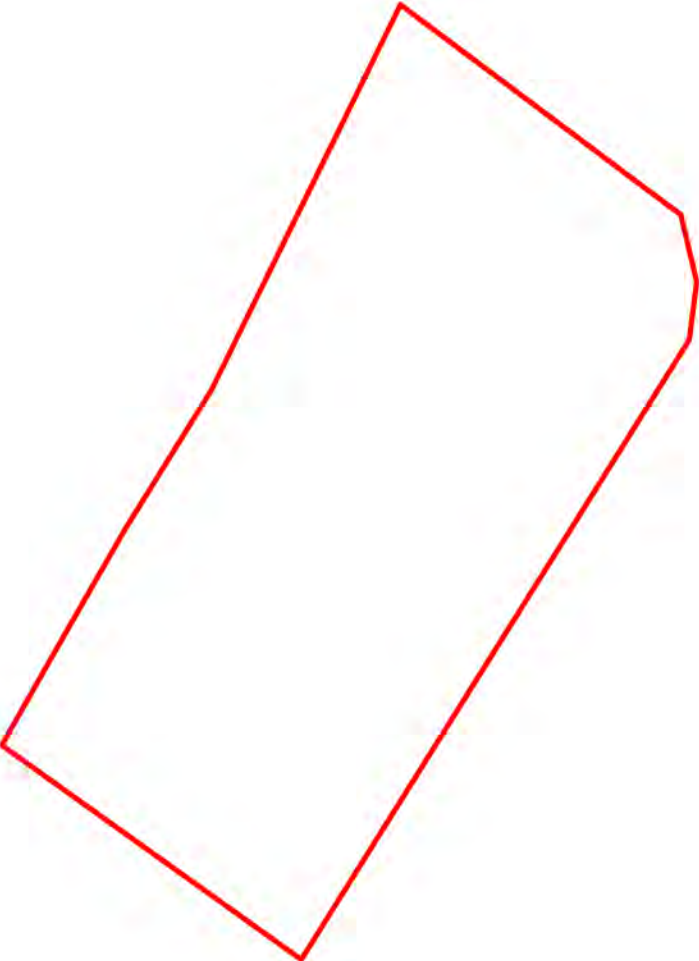
one to four fam units: ~97 five plus fam units: ~269 total units: ~366



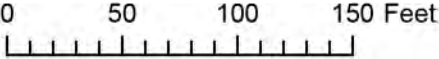
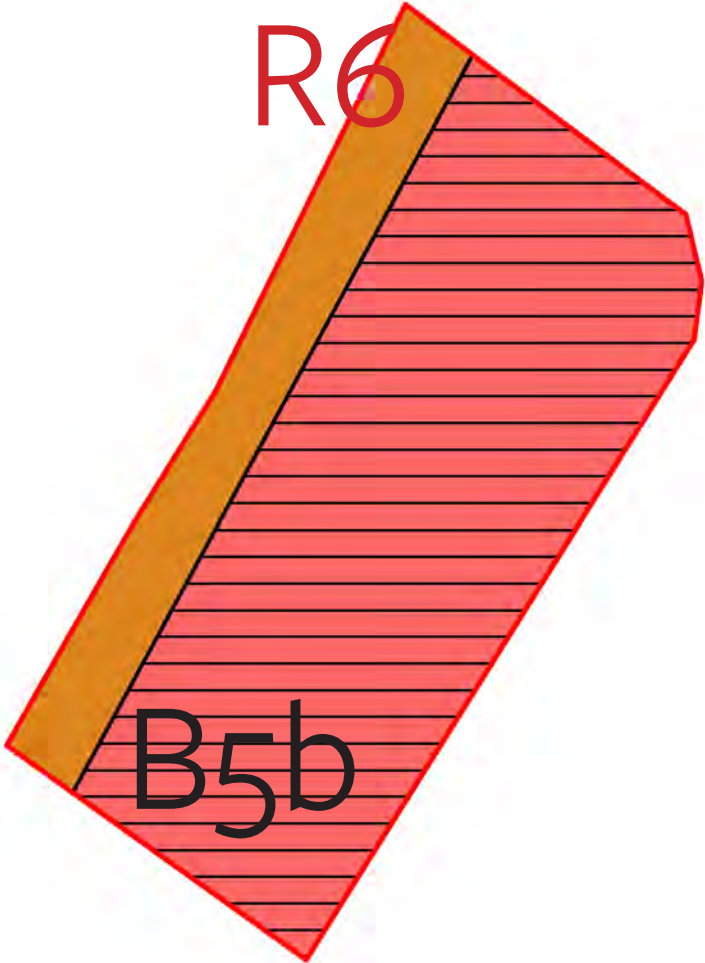
Angelo's Acre: other uses



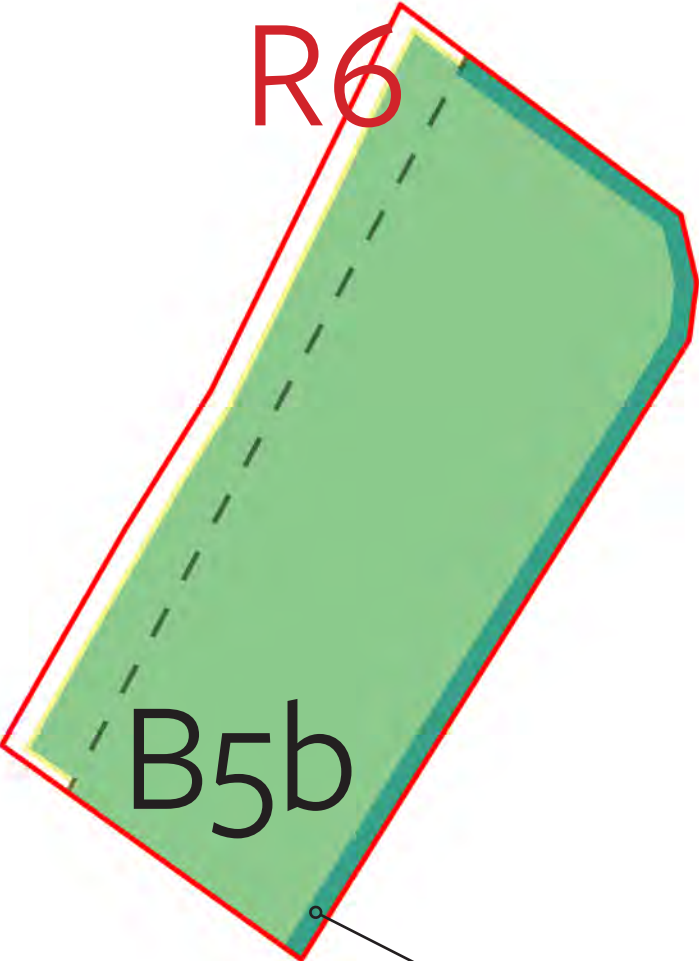
Angelo's Acre:



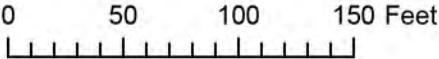
Angelo's Acre: site zoning



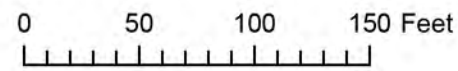
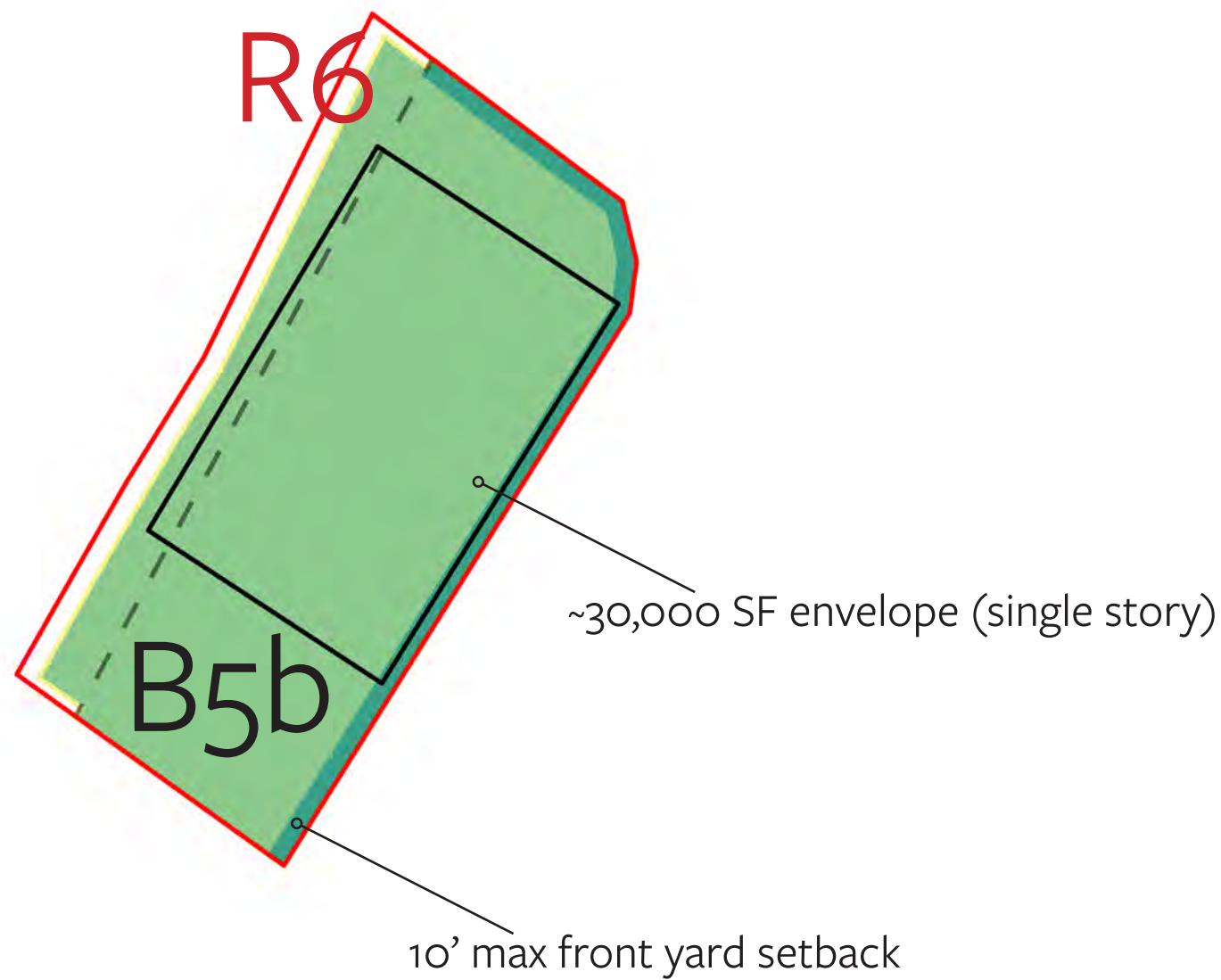
Angelo's Acre: zoning envelope



10' max front yard setback



Angelo's Acre: ~30k SF building



Angelo's Acre: context



0 50 100 150 Feet

Angelo's Acre: site concerns

Smallest Site
Surrounding Context
Site Testing Req'd
Current Use: Parking

0 50 100 150 Feet

Next Steps

654 Riverside St.

Angelo's Acre

County Way Acquisition



HHS analysis:

staff and partner feedback

Council direction:

which sites continue to be feasible and desirable?

Further analysis:

sites may harbor unforeseen constraints

Report back:

which sites remain feasible and compelling?

Additional Council direction:

narrowing site(s) selection

Questions?

