

**The City of Portland:
The Future of Homeless Services in Portland
11:00 AM - 1:00 PM
Hannaford Hall**

1. THE FUTURE OF HOMELESS SERVICES IN PORTLAND SEPTEMBER 8, 2018

Documents:

[THE FUTURE OF HOMELESS SERVICES IN PORTLAND SEPTEMBER 8, 2018.PDF](#)

2. Breakout Sessions

Breakout Sessions- 1st floor & 2nd floor classrooms

- Session #1 11:50 AM - 12:10 PM
- Session #2 12:15 PM - 12:35 PM
- Session #3 12:40 PM - 1:00 PM

Breakout Session Topics

- Safety & Security with Mike Sauschuck - Room 109
- Safety & Security with Interim Chief Vern Malloch - Room 110
- Regional Services - Understanding our Role with Dave MacLean - Room 212
- The Future of Homeless Services with Rob Parritt - Room 213
- A Full Service City with Jon Jennings - Room 214
- Zoning, Land Use & Transportation with Jeff Levine - Room 215
- Housing Services with Cullen Ryan, Norm Maze & Meredith Pesce - Room 216
- Faces of Homelessness with Dawn Stiles - Room 217

Documents:

[HSC MEMO.PDF](#)
[HSC SITE ASSESSMENT MATRIX \(FINAL\) 8-30-18.PDF](#)
[PROPOSED HSC BUDGET AUG 30.PDF](#)
[PROPOSED LOCATION OF THE HOMELESS SERVICES CENTER.PDF](#)
[PUBLIC COMMENT FOR HHS AND P SEPTEMBER 8 AND 11.PDF](#)
[RESPONSE TO CANVASSER SCRIPT](#)

8.14_REBUTTALBYCANVASSGROUP.PDF
SITE SELECTION MATRIX SUMMARY EXPLANATORIES 9-5-18.PDF
SUBMITTED COMMENTS HHS AND PS JULY 10.PDF
10 RESTRICTION PROTOCOL.PDF
203OXFORD_CONTEXT.PDF
CONSUMER SURVEY OSS HSC.PDF
GOOD NEIGHBOR POLICY CHART.PDF
HHS AND PS HOMELESS SERVICES CENTER QUESTION ANSWERS.PDF
HOMELESS SERVICES CENTER GOOD NEIGHBOR CONTRACT.PDF
HOUSING CHARACTERISTICS BAYSIDE AND NASONS CORNER.PDF

Hannaford Hall - Abromson Community Education Center, 88 Bedford St, Portland, ME 04101

The Future of Homeless Services in Portland



September 8, 2018



Welcome



Jon Jennings,
City Manager



Mike Sauschuck,
Assistant City
Manager



Rob Parritt,
Oxford St Shelter
Director

Overview

11:00 AM - 11:45 AM

- Presentation - Hannaford Hall

11:50 AM - 12:10 PM

- Breakout Session # 1 - 1st floor & 2nd floor classrooms

12:15 PM - 12:35 PM

- Breakout Session # 2 - 1st floor & 2nd floor classrooms

12:40 PM - 1:00 PM

- Breakout Session # 3 - 1st floor & 2nd floor classrooms

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Who we serve

- State of Maine
- Greater Portland
- Portland
- Clients/Guests

1,833 UNDUPLICATED CLIENTS

Aug 2017-Aug 2018

- Serving an average of 200 a night
- 27.8% of clients stayed 1 to 3 nights
- 48.3% of clients stayed 4 to 60 nights
- 84.4% of clients stayed 1 to 90 nights

- 257 Total Housing Placements
 - 187 men
 - 70 women
 - 14 veterans

Aug 2017- Aug 2018

Why are we here? Root causes of homelessness

1 | Lack of affordable housing

- There is a lack of affordable housing options in Portland and the Greater Portland area.
- Several Housing 1st projects have helped, as well as Avesta developments.

2 | Untreated behavioral health issues

- Mental illness and lack of needed services
- Substance abuse and lack of treatment services.

3 | Unemployment & poverty

- Our HIRE and Opportunity Crew programs work with individuals to help them attain the necessary skills needed to regain employment and ultimately housing.

Why are we here? Local Factors

1 | Current shelter model

- Inefficient use of space which increases staffing costs
- Must leave for meals
- No private outdoor space
- Difficult to safely monitor due to outward facing model

2 | Ineffective Bayside model

- Guests must “run the gauntlet” each day
- Easily preyed upon
- Too many co-located services in one area

3 | Capacity

- Maine Housing rules prohibit residency restrictions
- Longstanding City guidelines preclude instituting a cap on shelter service

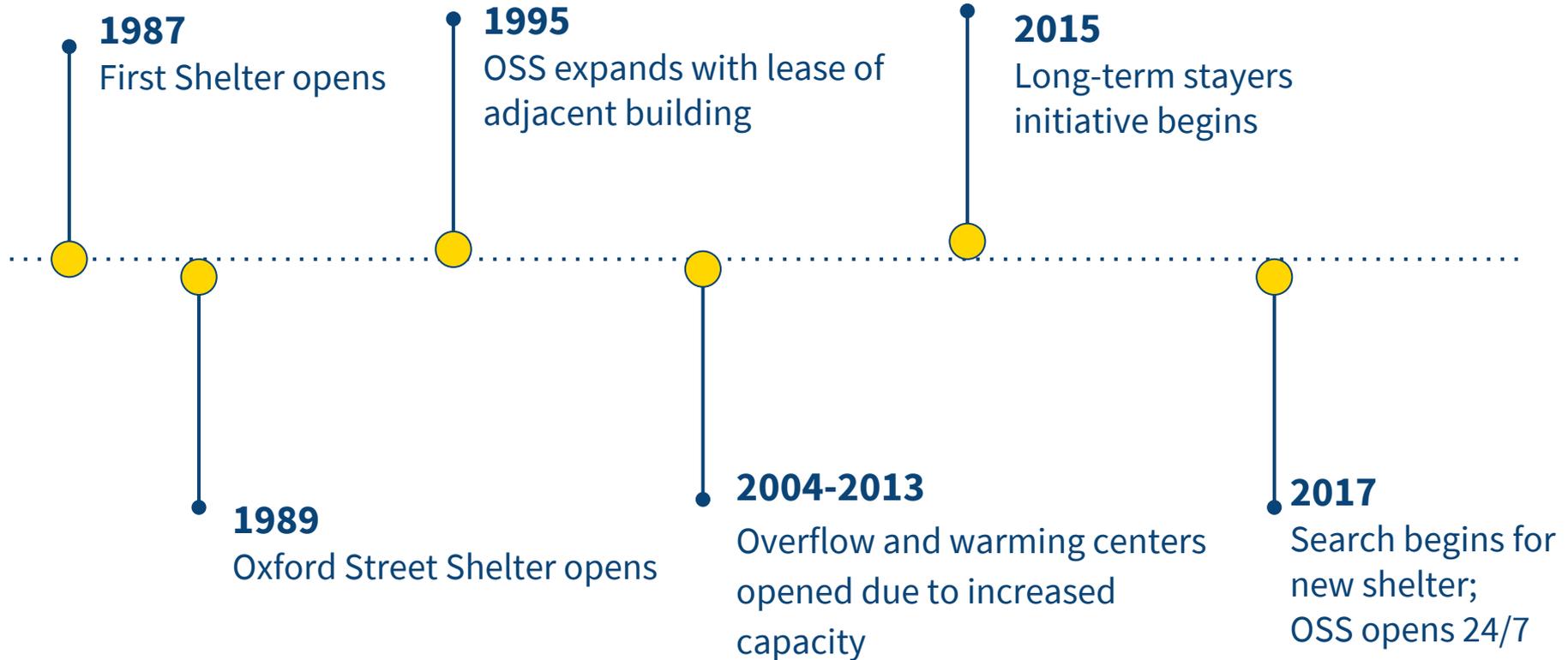
Current Model

- Oxford Street Shelter includes two adjacent three-story residential properties
- Poorly configured with three floors that requires double the staff
- Cramped sleeping space with mats rather than cots
- No space for meals



- Lockers and bathrooms are outside for day use
- Inadequate welcome area which limits staff ability to welcome guests
- Current design leads to long lines and large crowds

Shelter history



Understanding the Journey

Task Force to End Homelessness

The 2012 task force report called for:

- Retooling the emergency shelter system
- Rapid rehousing
- Increased case management

Long-Term Stayer Initiative

Not only do we provide emergency shelter, but since 2015 we've secured permanent housing solutions for 222 long-term stayers.

- **95.1% success rate**
- **45 LTS'ers left to house**

HHS Public Safety Committee

- Visited other area shelters to learn best practices
- Updated zoning to expand potential sites for new shelter
- Identified key traits for new shelter model concept

Council Guidelines

Deliverable 1

- Visible location

Deliverable 2

- Access to transportation

National Best Practices

Effective Emergency Shelters:

- Promote Dignity & Respect 
- Divert people from homelessness service system when possible 
- Adopt a Housing First Approach & Create Low-Barrier Access to Emergency Shelter 
- Use Emergency Shelter Stays as Platform for Housing Access 

According to the National Alliance to End Homelessness and the US Inter-Agency Council on Homelessness

Best Practices for Scattered Sites

Scattered shelter sites are best done for specialty services.
In Portland, we already have this model in place.

- Kreisler Teen Shelter - Bayside
- Through These Doors - (Unnamed location due to domestic violence services)
- Milestone - India Street Neighborhood
- City of Portland Family Shelter - Bayside
- Florence House - St. John Valley
- Amistad Peer Program - day services - West End

Shelters Explored & Researched

- Pine Street Inn - Boston
- Caspar Inc - Cambridge, MA
- Hope House - Bangor
- Father Bill's Place & MainSpring - Quincy, MA
- Poverello Center - Missoula, MT

City staff has toured and been in contact with several local and national shelters in order to learn best practices.

We've shared these examples to provide context only. Many have key differences from the model we are proposing for Portland.

One site vs Scattered Sites

Logistics

- Logistical challenge for staff & clients
 - Coordinating guest transportation
 - Planning for overflow
- Logistically impossible for service partners

Costs

- Staff costs - Providing coverage at numerous sites would require cross training & extra supervisory resources
- Food Costs - Food preparation, delivery, storage and serving would be 20% higher than at one site.
- Operational Costs - Scattered sites would result in more than two times the overhead cost yet our reimbursement rates would stay the same.
- Site acquisition costs

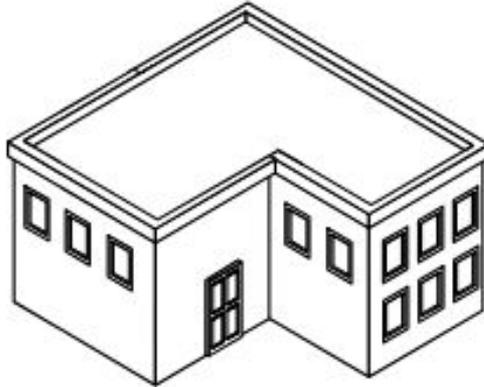
Annual Operating Costs for One-Site vs Scattered Sites

Current Shelter



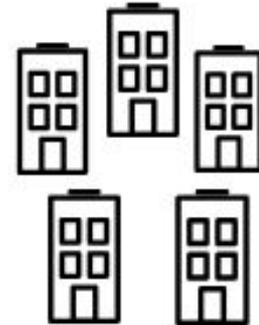
\$3.8 Million

One New Site



\$4.7 Million

Scattered Sites



\$10.2 Million

A New Service Center Model

- Open 24 hours a day, 7 days a week
- Modern facility with beds, on-site meals and laundry, storage, bathrooms, and secure outdoor space
- Private and secure coordinated entry system
- On-site health and dental care
- On-site wrap-around services for jobs & housing
- Space for Community Policing
- Easy access to public transportation + shuttle service
- Near potential employment opportunities



Example of modern integrated shelter design in Lewisham, UK (for illustrative purposes only)

Site Identification Process



Areas we explored

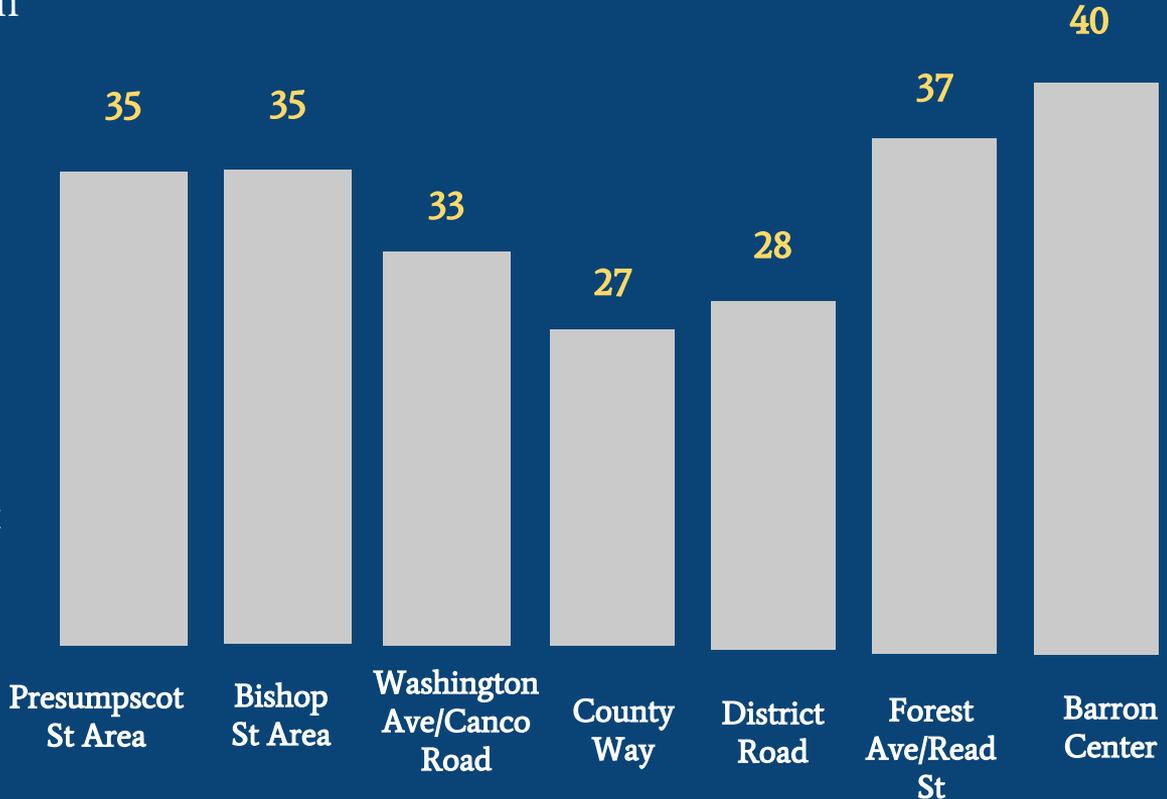


Site Analysis

Barron Center scored highest* when considering the following criteria:

- Site control & acquisition cost
- Physical site characteristics
- Zoning
- Council policy consistency
- Transportation
- Infrastructure
- Adjacent land use and context
- Co-location advantages
- Historic preservation and environment

*Out of a possible 45



Outreach - Service Partners



Outreach - Neighborhood Businesses

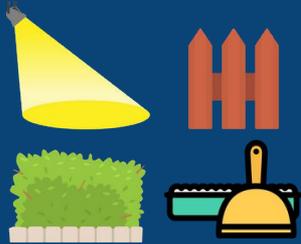
Cumberland Farms	Applebees	Shaws	The Animal House	Vapor Gurus
Lowe's	Aspen Dental	Cakes Extraordinaire	Supreme Hearing Aids	Northern Lights Smoke Shop
Bath Fitters	Casco Bay Vet Hospital	Euphoria Nail Salon	UPS Store	Republicash
Sullivan Tire	VIP Eyes	Dunkin Donuts	Panera Bread	Subway
JoAnn Fabric	Portland Eyecare	Pizza Hut	PayLess Shoes	Rosemont Market
Workout Anytime	Edward Jones	Ruby Tuesday	T-Mobile	
Dollar Tree	FedEx	Carter's	AT&T	
CVS	Kohl's	SuperCuts	Chipotle	
Big Lots	Bangor Savings	US Cellular	Kon Asian Bistro	

Public Process Going Forward



Safety & Security

Design



- Natural surveillance with lighting and landscaping
- Access control
- Ownership
- Pride in facility & grounds

Planning



- Controlled and private intake process to avoid loitering
- Clearly stated rules
- Monitored areas

Security Staffing & Policing



- Fully staffed with security personnel and police
- Community policing office
- Violations will result in arrest & removal
- Agreement w/ Portland Trails regarding security

Safety & Security



Community Feedback

- 24/7 Hotline available
- Anonymous tip program
- Create advisory group that meets monthly

Data Sharing & Tracking

- Use technology to track disorder and crime



Good Neighbor Agreement



Prohibited behaviors include:

- Public consumption of drugs/alcohol
- Vandalism
- Theft
- Trespassing
- Distribution of drugs
- Solicitation of any kind
- Excessive loitering
- Excessive littering

Comprehensive Efforts to End Homelessness



Emergency shelters are intended for temporary use



Current efforts include:

- Long-Term Stayer Initiative
- Housing First projects
- Housing Trust Fund for affordable housing projects
- Behavioral health services
- Housing navigators on-site
- Specialty shelters

Thank You!

Next Up:

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From: Michael Sauschuck

To: HHS & Public Safety Committee

Re: Security Planning and Procedures for Proposed Homeless Service Center

The City of Portland's proposal to build a new homeless services center (HSC) presents a unique opportunity to incorporate security considerations and neighborhood impact into the building design and facility operations on the front end. By comparison, the existing Oxford Street Shelter and supporting agencies present numerous security challenges which exacerbate disorder and criminal behavior in the surrounding neighborhood. There is no question that the existing model is a failure and we intend to use the lessons learned in Bayside to ensure the new HSC is a success for clients as well as the neighboring community.

Design

The Portland Police Department will incorporate Crime Prevention Through Environmental Design (CPTED) principles into the HSC design and planning. Specific security measures will depend upon the exact siting and layout of the HSC and will include the following CPTED design principles:

- Natural Surveillance: lighting and landscaping which promote natural surveillance and make loitering difficult. Landscaping does not create hidden spaces or block sight lines from the road or from the building. There are sufficient windows and doors to prevent blindspots and allow people inside the building to see all exterior areas of the site.
- Access Control: Fencing/gates to control access to the facility and limit interference and/or illicit actions by non-clients. Walkways will lead directly from sidewalks and parking lots to the building entrance. Low growing landscaping or open fencing will guide pedestrians to the entrance while discouraging loitering.
- Ownership: Clear delineation of HSC territory through the use of pavement, fencing, lighting and signage. The intent of this principle is to create a strong sense of control and discourage trespassers.
- Pride: Create a welcoming, attractive facility which encourages a sense of pride and discourages behavior which is contrary to values of the community. Establish maintenance procedures which ensure the facility and surrounding area remain free of graffiti, litter, garbage and other eyesores.

Planning

PPD will also work closely with HSC staff to create an intake process which precludes loitering outside the facility. Any queuing will take place within the footprint of the facility and will not spill onto adjacent parking areas, sidewalks, or streets. The area around the facility will be clearly posted to prevent loitering and parking areas will be monitored closely to prevent unauthorized personnel from engaging in illicit activities.

Once a service center site is selected, PPD will contact area businesses to ensure that current criminal trespass letters are on file and will examine the need to post “no drinking in public” signs in the surrounding area.

Service center rules will be clearly established and posted within the facility as well as on the City website.

Security Staffing and Policing

Any new facility will be fully staffed with a combination of security personnel and police. Security personnel must complete Verbal Judo and Behavioral Health Training. A community policing office will be co-located at the HSC and will be staffed by at least one full-time officer. Additionally, officers assigned to the beat which includes the HSC will be encouraged to stop by the office whenever possible.

Center staff will share a daily report with the PD outlining any security incidents which have occurred within the previous 24 hours. PPD will utilize this information along with calls for service and crime information to develop a list of clients who could benefit from increased intervention. The PPD Behavioral Health Team, HSC staff, and the assigned police officer will work together to identify treatment, supportive housing or other services beneficial to the individuals’ needs.

Upon opening the HSC, PPD, security personnel and staff will immediately send a united message that any behavior contrary to the values of the neighborhood will not be tolerated. Specific strategies will include issuing criminal trespass orders which allow the client to be on the Barron Center campus solely while obtaining services within the HSC. Any violations will result in an immediate arrest to ensure the offending party is removed from the neighborhood. The officer assigned to the HSC will track repeat violations and work closely with the District Attorney’s Office so that they may pursue efforts to obtain extended jail stays for the purpose of obtaining treatment for the underlying condition which is impacting their behavior.

Community Feedback

The City will provide a 24/7 hotline for community members to report any problems related to the HSC. Stakeholders will also be able to report problems via the PPD anonymous tip program. Staff and/or the assigned police officer will meet with any neighbor at their request in order to discuss concerns. The City will also create an advisory group consisting of representatives from the neighborhood, area businesses, PPD, HSC staff, HSC clients, and an elected city official. For the first year, this group will meet monthly and will be chaired by a representative of the City’s executive staff. The group will review complaints made during the prior month and recommend operational changes to reduce neighborhood impacts and/or improve client services. Upon agreement of the majority of group members, the advisory panel will shift to quarterly meetings in year 2.

Data Sharing and Tracking

In addition to the strategies discussed above, PPD intends to use leverage technology to track disorder and crime within the HSC and the neighboring community. This information will be reviewed weekly as part of the Department's Compstat program. It will also be posted on the City website for public review.

As we move forward in this process, I anticipate PPD will refine the processes described above to best suit the specifics of the location of the facility. We welcome public input into our plans for policing the facility now and as we move forward.

PROPOSED BUDGET FOR HOMELESS SERVICE CENTER

OXFORD STREET	ESTIMATED NEW		ESTIMATED	
FY 19 Budget	200 BED SHELTER	200 BED SHELTER	5 FACILITY	5 FACILITY START
		START UP COSTS	(40 BED PER)	UP COSTS

EXPENDITURES					
Personnel	2,306,881	2,053,066		5,384,517	
Benefits (35%)	663,206	640,603		1,839,779	
Temporary Help		10,000		10,000	
Security Guards	140,434	110,592		552,959	
Administrative Services	4,000	4,000		4,000	
Client Supplies	65,950	65,950		65,950	
Client Transportation	10,000	20,000		20,000	
Contractual Services	165,602	71,876		122,540	
Land/Building Rent	159,162	391,751		486,328	
Supplies (Computers, Defib, etc.)	129,200	129,200		129,200	
Utilities	44,988	110,730		137,500	
Telephone/Cellular Phone	1,800	1,800		3,600	
Maintenance & Repairs	68,946	84,850		210,668	
Minor Equipment/Furniture	3,500	0	88,779	15,000	206,365
Copier Lease	2,365	2,365		11,825	
Office Supplies	12,000	12,000		12,000	
Vehicle			35,000		35,000
Food Service Expense		995,533	87,094	1,216,663	232,210
TOTAL EXPENDITURES	3,778,034	4,704,315	210,873	10,222,530	473,575

See personnel detail

Jesuit Volunteer

Full time FTE were hired to replace contractual services

FY19 Budget

FY19 Budget

Assumes higher cost of transportation due to location(s)

FY19 Budget (less Preble + increase for larger or 5 facilities)

One facility includes 22,152 square feet @\$17.68/sf

Five facility includes four 5,000 sf and one 7,500 sf at \$17.68/sf

FY19 Budget

Based on price per square foot

Increased due to multiple facilities

Based on price per square foot (reduced for one facility being a new building)

Included in Start up (small additional amount for replacement for 5 facilities)

One per facility

FY19 Budget

PERSONNEL

	FY19 Budget OXFORD STREET			ESTIMATED NEW 200 BED SHELTER			ESTIMATED 5 FACILITY		
	FTE	SALARY	COST	FTE	SALARY	COST	FTE	SALARY	COST
Director	1	\$64,358	\$64,358	1	\$67,880	\$67,880	1		\$67,880
Program Coordinator	2	\$55,486	\$110,971	2	\$58,260	\$116,521	3		\$174,781
Administrative Assistant	1	\$35,038	\$35,038	1	\$36,790	\$36,790	2.5		\$91,975
Shelter Attendants	20.9	\$37,419	\$782,050	16	\$39,290	\$628,633	60		\$2,357,376
Sr. HSC (Attendant Supervision)	5	\$51,501	\$257,507	5	\$54,076	\$270,382	20		\$1,081,529
Human Services Councilors	9	\$43,314	\$389,824	9	\$45,479	\$409,315	12		\$545,754
Human Service Specialist	1.4	\$40,425	\$56,595	1.5	\$42,446	\$63,669	1.5		\$63,669
Facilities Manager	0	\$0	\$0	0	\$0	\$0	0		\$0
Maintenance Worker	3	\$42,445	\$127,335	2	\$44,567	\$89,135	3		\$133,702
Custodial Worker	2	\$35,598	\$71,195	1	\$37,377	\$37,377	5		\$186,887
Security	4	\$35,109	\$140,434	3	\$36,864	\$110,592	15		\$552,959
Overtime			\$128,645			\$50,000			\$128,645
Per Diems			\$283,363			\$283,363			\$552,320
TOTAL	49.3		\$2,447,315	41.5		\$2,163,658	123		\$5,937,476
Benefits	35%		\$663,206			\$640,603			\$1,839,779
TOTAL WITH BENEFITS			\$3,110,521			\$2,804,261			\$7,777,255

Personnel Assumptions

One facility

Assumes a reduction in shelter attendant positions due to more efficient sightlines, only one building to monitor
HSC's stay the same for one facility due to importance of housing, connections to resources, as well as making sure we meet our MSHA benchmarks and paperwork
For one facility assumes a reduction in overtime costs due to less FT shelter attendant staff and less of a concentrated staffing focus on overnight hours.
SRHSC positions stay the same. Three front line supervisors for our shelter attendants covering 24 hours per day and one grant funded City ESG rapid rehousing staff person
HSS staff stay the same, they complete our intakes, necessary data entry and paperwork which will still be needed to satisfy funders

Five facility

A 5 Facility shelter would house 40 people per facility.
1 Director for overall shelter supervision and community initiatives
1 additional operations coordinator for supervision at all sites
1.5 additional administrative assistants to meet bookkeeping and filing needs at all sites
12 attendants per site to ensure adequate coverage (two attendants per floor for 24 hours per day)
Additional front line supervision for direct supervision 24 hours a day across sites
2 HSC's per site for housing and follow up services
Intake coordinator at central location (1/2 time on weekends)
1 custodian at each location
3 security staff per site to ensure weekend coverage
Per Diems - (2/12 hour shifts per day*365*12.61(per site)
For five facility overtime was increased back to current budget. Per Diems were increased due to multiple locations
Assumes "open concept" for all five facilities

EXPENDITURES ASSUMPTIONS

ONE FACILITY PROPOSAL

Personnel	See Personnel Assumptions on Personnel Worksheet
Benefits	Based on estimated City FY19 Benefits expense of 35%
Temporary Help	One Jesuit Volunteer
Administrative Services	FY19 Budget
Client Supplies	FY19 Budget
Client Transportation	FY19 Budget with increase due to location potentially being further from downtown
Contractual Services	Reduced by \$116,000 (Preble Street Day Room) and increased for services depending on square footage
Land/Building Rent	Oxford Street current price per square foot multiplied by estimated 22,152 new square footage
Supplies	FY19 Budget
Utilities	Based on Oxford Street price per square foot multiplied by estimated square footage
Telephone/Cellular Phones	FY19 Budget
Maintenance & Repairs	Based on Oxford Street price per square foot multiplied by estimated square footage Reduced by 50% due to new facility
Minor Equipment/Furniture	See detailed Start Up cost worksheet

EXPENDITURES ASSUMPTIONS

FIVE FACILITIES PROPOSAL

Personnel	See Personnel Assumptions on Personnel Worksheet
Benefits	Based on estimated City FY19 Benefits expense of 35%
Temporary Help	One Jesuit Volunteer
Administrative Services	FY19 Budget
Client Supplies	FY19 Budget
Client Transportation	FY19 Budget with increase due to locations potentially being further from downtown
Contractual Services	Reduced by \$116,000 (Preble Street Day Room) All FY19 budgets for Fire/Pest/Trash/Conf. Destruction multiplied by 5 for multi facility scenario
Land/Building rent	A five facility proposal was budgeted using the current price per square foot for Oxford Street multiplied by 27,500 square feet (four 5,000 and one 7,500)
Supplies	FY19 Budget
Utilities	Based on Oxford Street utilities price per square foot multiplied by estimated square footage
Telephone/Cellular Phones	Additional phones needed due to multiple locations
Maintenance & Repairs	Based on Oxford Street Maintenance price per square foot multiplied by estimated square footage Assumes five older buildings that could require additional maintenance costs
Minor Equipment/Furniture	See detailed Start Up cost worksheet
Vehicle	Added due to multiple locations

Start Up Costs-One Facility

Metal Detector		\$6,000	Current one is not functioning
8 stackable Laundry Units \$1,930 (avg of cheapes	\$15,446		8 stackable units at \$1,931 each, so guests can do regular laundry. Will greatly help with hygiene and pest control
			For guest laundry and cleaning rags and sheets
12 client phones @ 10 dollars		\$120	We provide guests with phones to make local calls for jobs and housing
Office and Conference Room Furniture		\$8,082	38 Office chairs at \$164.00 each, 2 conference tables at \$925.00 each
Lockers		\$1,000	To be done in house
12 outdoor tables/chairs		\$8,580	\$715.00 per unit
Dayroom Folding Tables 34 tables		\$6,800	\$200 per table, collapsible for easy storage and maneuverability
Dayroom Folding Chairs 136		\$2,001	136 chairs for a full dining room seating at \$14.71 per chair
2 Chair Racks		\$500	2 racks, each costing \$250
200 Single Beds (bed bug proof)		\$35,750	\$375.50 for each single bed
12 Person van		\$35,000	1 van to operate shuttle services to make sure guests can easily get back into town and to the shelter
3 new computers		\$4,500	3 new computers to furnish office space for community partners
		\$123,779	

Utilities/Rent/Maintenance Calculation

Utilities

(Based on estimated per square foot cost)

	Oxford Street	One Facility	Five Facilities
Square Feet	9,000	22,152	27,500
Utilities price per square foot	5.00	5.00	5.00
Utilities Budget	44,988	110,730	137,500 <i>*One facility is subject to change based on potential energy efficiencies of new construction</i>

Rent

FY19 Budget Oxford Street	159,162
Square feet	9,000
Rent Price per square foot	17.68

Total One Facility @22,152 sf **391,751**

4 facilities @ 5000sf	353,693
1 facility @ 7,500sf	132,635

Total Five Facility **486,328**

Maintenance and Repairs

FY19 Budget	68,946
Square feet	9,000
Maintenance Price per square foc	7.66

Maintenance & Repairs	22,152	27,500
	169,699	
Reduced 50% due to new building	84,850	210,668

EQUIPMENT	One Facility		Five Facilities		NOTES
	QUANTITY	EST COST	QUANTITY	EST COST	
COMMERCIAL MICROWAVE	1	\$300.00	5	\$1,500.00	
COMMERCIAL COFFEE MACHINE	1				Free with coffee purchase
COMMERCIAL TOASTER	1	\$200.00	5	\$1,000.00	
2 DOOR REACH IN FRIDGE	1	\$3,000.00	5	\$15,000.00	Same size for five facilities (meal storage)
DISHES / SILVERWARE / GLASSES		\$2,165.00		\$2,165.00	
ICE MACHINE	1	\$4,000.00	5	\$15,000.00	Smaller units for 5 facilities @(\$3,000)
DISHMACHINE	1	\$12,000.00	5	\$30,000.00	Smaller units for 5 facilities @(\$6,000)
DISH CADDY	1	\$550.00	5	\$2,750.00	
TRAY / FLATWARE CART	1	\$1,500.00	5	\$7,500.00	
HOT SERVING TABLE	1	\$2,515.00	5	\$12,575.00	Temper Glass Panel
COLD SERVING TABLE	1	\$4,000.00	5	\$20,000.00	
PREP TABLES	1	\$2,000.00	5	\$10,000.00	Storage on Bottom
GENERAL KITCHEN EQUIPMENT		\$40,000.00		\$50,000.00	Additional cleaning supplies, cambros, hotel pans, trays, serving utensils, paper products
DUTY DISH CARTS	1	\$214.00	5	\$1,070.00	
SHELF STORAGE RACK	4	\$300.00	5	\$1,500.00	
DOUBLE SINK W ATTACHMENTS	1	\$800.00	5	\$4,000.00	
HAND WASH SINK	1	\$650.00	5	\$3,250.00	With Soap Dispenser

ADDITIONAL EQUIPMENT NEEDED FOR BARRON CENTER KITCHEN

EQUIPMENT	EST COST	NOTES
GAS RANGE	\$3,000.00	\$3,000.00 6 Burners/2 bottom Ovens
CONVECTION OVEN	\$4,000.00	\$4,000.00
MEAT SLICER	\$2,000.00	\$2,000.00
FOOD TRANSPORT CARTS	\$2,000.00	\$2,000.00
PREP TABLES	\$1,900.00	\$1,900.00

TOTAL EQUIPMENT \$87,094.00 \$190,210.00

CAPITAL NEEDS

TRUCK WITH LIFT FOR DELIVERY \$42,000.00

TOTAL CAPITAL \$0.00 \$42,000.00

TOTAL START UP FOR FOOD SERVICE \$87,094.00 \$232,210.00

FOOD COST

\$10.42 PER DAY

Breakfast	\$2.61
Lunch	\$3.13
Dinner	\$4.69
	<hr/>
	\$10.42

Number of guests	200
Days	365

TOTAL FOOD COST \$760,660 \$760,660

ADDITIONAL LABOR NEEDED AT BARRON CENTER

	Total Wages	
FOOD SERVICE SUPPORT TEAM WORKERS	4 \$70,142.00	\$70,142.00
COOKS	2 \$103,838.00	\$103,838.00

ADDITIONAL LABOR NEEDED FOR FIVE FACILITIES

DRIVERS FOR FIVE FACILITY DELIVERY	2	\$46,800.00
ADDITIONAL SUPPORT TEAM WORKER	5	\$117,000.00

TOTAL ADDITIONAL LABOR \$173,980.00 \$337,780.00
BENEFITS AT 35% \$60,893.00 \$118,223.00

SUMMARY

EQUIPMENT	\$87,094.00	\$190,210.00
FOOD	\$760,660.00	\$760,660.00
LABOR	\$173,980.00	\$337,780.00
BENEFITS	\$60,893.00	\$118,223.00
CAPITAL	\$0.00	\$42,000.00

GRAND TOTAL \$1,082,627.00 \$1,448,873.00

ASSUMPTIONS

Breakfast would be a continental style meal with coffee, juice, milk, cereal, fruit and bagels or muffins
Lunch would be deli style sandwich's salads and soup
Dinner would be a traditional hot meal (same as Barron Center serves their guests for lunch)
For five facilities the Barron Center staff would deliver lunch in the morning and breakfast (for the next morning) and dinner in the afternoon
Either a truck with a lift or loading docks at each facility would be needed for delivery to five facilities

Contractual Services Detail

	FY19 Budget	Estimated New One Facility	Estimated Five Facility
Preble Day Room	116,000	0	0
Fire System	5,000	10,000	25,000
Pest Control	4,788	9,576	23,940
Trash	6,100	12,200	30,500
Confidential Destruction	1,000	2,000	5,000
HMIS Fees	3,100	3,100	3,100
Cintas Mat Rental	2,500	2,500	2,500
Home Team	25,000	25,000	25,000
Interpreter Services	3,500	3,500	3,500
Auto Expense	4,000	4,000	4,000
CM level reduction	-5,386		
	165,602	71,876	122,540

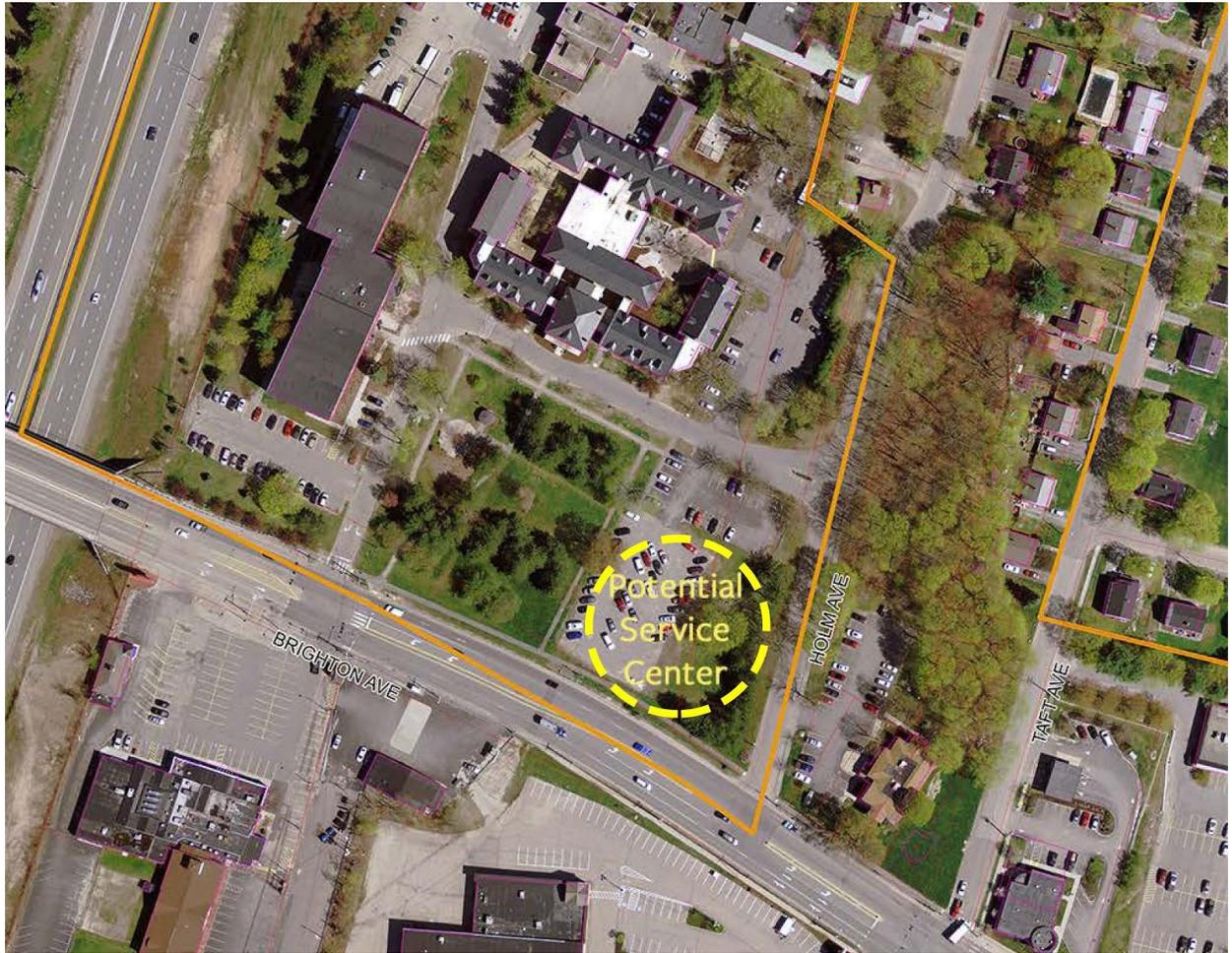
Assumptions

Preble Street will no longer be needed to provide food

One facility is estimated at over twice the size of the existing shelter. Contractual services have been doubled for expenditures related to square footage

Five facilities will result in services necessary in all five facilities at five times the expense

Proposed Location of the Homeless Services Center





Adam Harr <ash@portlandmaine.gov>

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

1 message

Dawn Stiles <dcs@portlandmaine.gov>

Wed, Jul 11, 2018 at 2:57 PM

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

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

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

From: **City Clerk** <cityclerk@portlandmaine.gov>
Date: Wed, Jul 11, 2018 at 2:30 PM
Subject: Fwd: A citizen of Nason's corner who welcomes the new shelter
To: Dawn Stiles <dcs@portlandmaine.gov>

City Clerk's Office
[389 Congress St. Rm. 203](#)
[Portland, ME 04101](#)
P: 207-874-8610
F: 207-874-8612

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

From: **Tiki Fuhro** <ksunsetlane2@gmail.com>
Date: Sat, Jul 7, 2018 at 3:26 PM
Subject: A citizen of Nason's corner who welcomes the new shelter
To: cityclerk@portlandmaine.gov

Dear Council Members,

How can a new homeless shelter be a bad idea?

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

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

Thank you,

Tiki Fuhro
Portland

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



Adam Harr <ash@portlandmaine.gov>

Fwd: Bangor Homeless Encampment

2 messages

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

Tue, Jul 24, 2018 at 9:45 AM

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

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

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

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

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

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

Best wishes,

Diana Cundy
[18 Orono Rd.](#)

--

David MacLean**Administrator**

Social Services Division
Health & Human Services Department

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

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

Wed, Jul 25, 2018 at 11:48 AM

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

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

9/5/2018

City of Portland Mail - Fwd: Bangor Homeless Encampment

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

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

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

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

Best wishes,

Diana Cundy
[18 Orono Rd.](#)



Adam Harr <ash@portlandmaine.gov>

Fwd: BNA Barron Center Site Support Letter

2 messages

Jon Jennings <jpj@portlandmaine.gov>

Mon, Jul 16, 2018 at 8:03 PM

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

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

From: Sarah Michniewicz <sarahmichniewicz@me.com>

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

Subject: BNA Barron Center Site Support Letter

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

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

July 7, 2018

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

To Councilors Ray, Ali and Batson,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

Sarah Michniewicz
President, Bayside Neighborhood Association

--

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

 **BNA Barron Center Site Support Letter Final.pdf**
78K

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

Thu, Jul 26, 2018 at 8:17 AM

Public Comment - You may already have this one.

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

 **BNA Barron Center Site Support Letter Final.pdf**
78K



Adam Harr <ash@portlandmaine.gov>

Fwd: District Road Site - Additional Information

1 message

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

Fri, Aug 24, 2018 at 3:37 PM

Public comment

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

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

Just an fyi with one more to come. Thanks

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

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

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

Manager Jennings and Assistant Manager Sauschuck,

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

I. District Road Proposal

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

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

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

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

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

II. A Compromise For Everyone

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

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

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

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

Thanks and have a great weekend.

Casey

--

Director, Health & Human Services

[City of Portland](#)

[389 Congress Street](#)

[Portland, Maine 04101](#)

o 207.874.8775

c 207.956.3262

dcs@portlandmaine.gov

2 attachments



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



Metro Map Page.jpg
292K



Adam Harr <ash@portlandmaine.gov>

Fwd: Effects of the Poverello Center

1 message

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

Wed, Aug 29, 2018 at 8:26 AM

public comment ?

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

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

From: **Zan Cadman** <cadmana@gmail.com>

Date: Wed, Aug 29, 2018 at 7:55 AM

Subject: Effects of the Poverello Center

To: estrimling@portlandmaine.gov, bsr@portlandmaine.gov, sthibodeau@portlandmaine.gov, bbatson@portlandmaine.gov, ""jcosta@portlandmaine.gov"" <jcosta@portlandmaine.gov>, kcook@portlandmaine.gov, pali@portlandmaine.gov, ""nmm@portlandmaine.gov"" <nmm@portlandmaine.gov>, jduson@portlandmaine.gov, jpj@portlandmaine.gov, Mjs@portlandmaine.gov, dcs@portlandmaine.gov

Good morning City Staff, Council, and Mayor Strimling,

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

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

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

Thank you,

Zan Cadman

**Missoula Public Comment.docx**
26K



Adam Harr <ash@portlandmaine.gov>

Fwd: Emergency Shelter Placement in District 3

3 messages

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

Fri, Jul 6, 2018 at 1:09 PM

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

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

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

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

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

Dear Mr. Batson-

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

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

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

Kindly,
Andy

Mobile 207.650.5535
agraham43@mac.com

--

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

Jon Jennings <jjp@portlandmaine.gov>
To: Dawn Stiles <dcs@portlandmaine.gov>, ash@portlandmaine.gov

Wed, Jul 18, 2018 at 5:17 AM

For the record

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

Begin forwarded message:

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

Dear Mr. Batson-

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

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Kindly,
Andy

Andrew **GRAHAM**

Mobile 207.650.5535
agraham43@mac.com

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

Thu, Jul 26, 2018 at 8:05 AM

Public Comment

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

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

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

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

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

Dear Mr. Batson-

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

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

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

9/5/2018

City of Portland Mail - Fwd: Emergency Shelter Placement in District 3

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

Kindly,
Andy

Andrew **GRAHAM**

Mobile 207.650.5535
agraham43@mac.com

--

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



Adam Harr <ash@portlandmaine.gov>

Fwd: Emergency Shelter

1 message

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

Wed, Aug 22, 2018 at 12:04 PM

For the public record.

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

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

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

Hi Ms. Stiles

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

*Respectfully***Pious Ali**

City Councilor At-Large

City Hall

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

Good Afternoon Pious,

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

Sent from my iPhone



Adam Harr <ash@portlandmaine.gov>

Fwd: Homeless Shelter near Barron Center

1 message

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

Mon, Aug 6, 2018 at 11:20 AM

Public Comment

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

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

From: **marc kuczewski** <marckuczewski@supremehearing.com>
Date: Mon, Aug 6, 2018 at 10:48 AM
Subject: Homeless Shelter near Barron Center
To: dcs@portlandmaine.gov
Cc: michellekuczewski@supremehearing.com

Dawn,

You stopped in at our hearing aid center, Supreme Hearing Aids, to discuss the homeless shelter being proposed for the location near the Barron Center. We have discussed this proposal with several people since your visit including the mayor of Westbrook. We are adamantly opposed to this proposal. We know that it will be detrimental to our business. Possibly hundreds of homeless individuals out on the streets every day in our general area of business will be alarming to our senior patients and they may choose to go elsewhere for their hearing care.

Thanks,

Marc

Supreme Hearing

Phone (Scarborough): 207-219-8380

Phone (Westbrook) : 207-591-4136

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9/5/2018

City of Portland Mail - Fwd: Homeless Shelter near Barron Center

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Adam Harr <ash@portlandmaine.gov>

Fwd: Homeless shelter

2 messages

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

Mon, Aug 6, 2018 at 2:02 AM

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

Begin forwarded message:

From: Pierre Morneault <mornep@mmc.org>
Date: August 3, 2018 at 1:54:54 PM EDT
To: "Belinda Ray (bsr@portlandmaine.gov)" <bsr@portlandmaine.gov>, "Jon Jennings (jpj@portlandmaine.gov)" <jpj@portlandmaine.gov>
Subject: Homeless shelter

Hello,

I would like to suggest that the City Council entertain discussions with Mercy Hospital regarding the State Street building. Once Mercy moves its operations to the Fore River, the State Street location might make an ideal homeless shelter. It already has a commercial kitchen. The ER space could be used for a medical clinic. The building is large enough to house social service staff and offices.

Thank you for considering.

Pierre Morneault
[54 Hale Street](#)
[Portland](#)

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

Mon, Aug 6, 2018 at 8:31 AM

9/5/2018

City of Portland Mail - Fwd: Homeless shelter

Public Comment

Director, Health & Human Services

[City of Portland](#)

[389 Congress Street](#)

Portland, Maine 04101

o 207.874.8775

c 207.956.3262

dcsl@portlandmaine.gov

[Quoted text hidden]



Adam Harr <ash@portlandmaine.gov>

Fwd: Ironing out ironies in the Barron Center proposal public comment emails

1 message

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

Sun, Jul 15, 2018 at 11:04 AM

For public comment folder

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

From: **Steve Sclar** <stevesclar@gmail.com>

Date: Fri, Jul 13, 2018 at 3:26 PM

Subject: Ironing out ironies in the Barron Center proposal public comment emails

To: Belinda Ray <bsr@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, Kim Cook <kcook@portlandmaine.gov>, Nick Mavodones <nmm@portlandmaine.gov>, Jill Duson <jduson@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, Robert Parritt <rwp@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>, Jon Jennings <jpj@portlandmaine.gov>, <mjs@portlandmaine.gov>

Dear Councilors, Mayor, and City Officials,

I read through all the public comment emails that were included in the [July 10th hearing packet](#) with regard to moving the OSS shelter to the Barron Center. I feel the need to iron out some ironies.

First though, I'd note that according to my tally the email record shows 16 individuals opposed and 7 in favor.

Out of the 7 people in favor: 4 live in Bayside; and 3 live in (or near) Nason's Corner.

Allow me to break it down:

Bayside Residents in favor

- Laura U. lives **0.03 miles (154 feet)** from OSS
- Sean K. lives **0.07 miles (371 feet)** from OSS
- Sarah M. lives **0.07 miles (371 feet)** from OSS
- Jim H. lives **0.3 miles (1,584 feet)** from OSS

Nason's Corner* Residents in favor

- Andy G. lives **1.5 miles (7,920 feet)** from Barron Center
 - *Lives in Rosemont, not Nason's Corner
- Debra R. lives **1.2 miles (6,336 feet)** from Barron Center
- Tom B. lives **1.2 miles (6,336 feet)** from Barron Center

The proposal to move the biggest homeless shelter in the state requires us to exercise perspective-taking, which of course is the underpinning of compassion. That's what I'm trying to facilitate. So allow me to point out the glaring ironies:

- The 4 Bayside residents are telling you to ignore the "NIMBY panic" in Nason's Corner while writing with the extreme and breathless urgency of GOOMBY (get out of my backyard) panic. **They have a great deal to gain from the move.**
- The 3 Nason's Corner residents are telling you to ignore the NIMBY fears in Nason's Corner, but their yards are not at stake and **they have very little to lose from the move.** In fact, if you look up the addresses of Andy, Debra, and Tom you will notice a common thread: a vast landscape of beautiful Capisic Pond and Fore River Sanctuary land abuts their yards.

My home, abutting Capisic Pond, is little different than those 3 Nason's Corner supporters. But my involvement and opposition to this proposal has nothing to do with NIMBY and everything to do with compassion, logic, public health, and equitability. The voices that matter more than anything are not listed above. *The voices that deserve preeminence are of those experiencing homelessness (**see footnote) and those living near the Barron Center (including and especially in*

Sagamore Village). Moving forward, I hope and expect these are the voices that will be given the fullest weight of consideration.

I have really worked hard to educate myself on this. I've befriended an expert who intimately understands homelessness in Portland, and talked to my neighbors extensively. I have read every output I could find from the City's studies, task forces and best practice reviews in 2007, 2012, 2015 and 2017. I have listened to some of you address questions at Breakwater on July 5th and City Hall on July 10th (for 5 hours). Having engaged deeply, it truly seems that the Barron Center proposal is politically expedient, not an evidence-based capstone of a 10-year process. There is no "silent majority" in support of this proposal, as Andy asserts in his email. Neighbors around here are beside themselves about the process and substance of this proposal, and this is going to be an extremely bumpy road for the City for the duration of time it's pursued.

As I have expressed in earnest to Councilor Batson and as I said in person at the July 10th hearing: I want to be a part of the solution. All of my neighbors do as well. We know the situation in Bayside is beyond repair. Give us a stake in this. But don't give us a 200-bed shelter and the inevitable 'co-location' of services and smaller shelters. No neighborhood can (or *should be asked to*) safely bear this burden.

The path is plain:

- If the City insists on building one big 200-bed shelter with co-located services, then it shouldn't be in a residential area. It is not a fair and equitable distribution of costs born throughout the City. To this end, I find the District Road counter-proposal (furnished to you by Casey McCormack) very compelling.
- If the City decides to do this the right way, it will build a network of small shelters in residential areas and Nason's Corner will gladly step up to the plate. The City will use this as an opportunity to unite neighborhoods, not divide us. The City will live up to its compassionate, progressive, creative values. (I look forward to reviewing a detailed cost-benefit analysis of the single site vs. scattered site models, as the Mayor requested at the hearing.)
- Please note that the 2 paths above are not mutually exclusive, as explained in the District Road counter-proposal.

Please be in touch if you have any questions or comments. Thank you very much for your time and attention in this important debate. I am looking forward to its continuance.

Steve Sclar, MPH
25 Sandy Terrace

**On the topic of accessing the voices of those currently experiencing homelessness, many neighbors would like to see more than informal surveys which were mentioned at City Hall. If the City has been studying this for the past decade, surely there must be substantial data beyond informal surveys? We hope to see formal surveys, interviews, ethnographic analysis and/or focus group discussions.

--

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



Adam Harr <ash@portlandmaine.gov>

Fwd: Largest Shelter in New England

2 messages

Jon Jennings <jpj@portlandmaine.gov>

Fri, Aug 17, 2018 at 2:50 PM

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

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

From: **Natasha J** <natashaonfya@gmail.com>

Date: Mon, Jul 30, 2018 at 9:15 PM

Subject: Largest Shelter in New England

To: jpj@portlandmaine.gov

Dear Jon Jennings,

I am writing as a concerned citizen and parent in regards to the City of Portland's proposal to build the largest emergency shelter in New England at the Barron Center campus, near the Portland/Westbrook line on Brighton Avenue in the Nason's Corner Neighborhood.

Since hearing this proposal, I have felt incredibly disappointed in the City of Portland, and sick to my stomach that the City has not engaged in informed decision-making, nor done due diligence in to choosing the site, just a short walk from a newly renovated elementary school-built to draw young families to this neighborhood. I am a young mother, who bought in this neighborhood just before the announcement of this proposal. I spent years picking the perfect house and perfect location for my family's needs, and now my dreams are crumbled. Even since the announcement, our home values have taken a plunge. We bought at the top of the market, believing in the future of this neighborhood and Hall School. What will you do to compensate us for that? I'm a public school teacher, dedicated my life to being a good person and a positive role model. I have spent every penny I have to follow my dream of home-ownership, and now it feels that you have taken that pride and sense of accomplishment away from me.

I am struggling to understand why this proposal is even being contemplated, and I have begun to educate myself and research different city's models and approaches to working to decrease homelessness. Stakeholders in downtown areas and people affected by the problems that arise from homelessness in their own neighborhoods may be attracted to the idea that there would be a facility large enough to house most of the city's homeless citizens. Theoretically they're off the streets, and developers can develop the valuable land, and everyone is happy, right? Wrong. Current research shows that building a large "mega-shelter" is not the answer, and has not worked *anywhere*.

As a citizen, I reject this proposal strongly. In recent years, cities nationally are moving away from this ineffective model, as it creates more problems than it solves and has wasted time and money with adverse results to get people in to permanent housing.

Portlanders deserve for you to take a closer look in to how better results can be achieved. We must look at a more scattered, spread-out demographic diversity and work to get people in to actual housing. How is it consistent with "OnePortland" for one unlucky neighborhood to accept the burden of an enormous homeless facility? Why do you want Portland to be known for the *largest emergency facility in 5 states*? Why are you trying to attract more transient people? News of this mega-shelter

will travel quickly in the transient communities, and not surprisingly, this will quickly lead to more homeless people in Portland.

Whether it is subsidized, affordable, or just within a person's financial ability, we need to be providing affordable options with the needed wraparound services to help people stay afloat. Effective housing models must work to get people housed rapidly, and should not be focused on the large emergency sheltering models that create more problems for the homeless and the surrounding communities, and are not focused on getting people in permanent living situations. We have to stop this backward thinking. The data does not support the clustered model of large homeless centers in one area- that is an invitation for crime and predators to follow. I ask, what will you do to ensure the safety of the children in this neighborhood? The drug dealers, human traffickers, and other predators are going to swarm a giant center such as this, and there are NO PUBLIC SPACES nearby- They will take to our woods and our quiet streets to use drugs, drink, engage in illicit activity. That is completely unacceptable. In this area, we do not have a nearby police station/fire station/hospital.

Putting all homeless people with vastly different needs in one building is negligent and inconsiderate. Why would you repeat this on a grander scale if you have seen the outcomes in the Bayside area? What exactly are you doing to ensure this does not become a repeat of the same congregation of heinous behavior concentrated in one area? The people who live in Bayside moved there knowing the area had a homeless shelter. We bought in Nason's Corner knowing there *wasn't* a homeless shelter out here.

Additionally, the citizens who currently live in the Barron center are those with low-income, who suffer from disabilities such as Dementia and Alzheimer's disease. I sincerely ask how is it best practice to build a large magnet for transient folk all across the Northeast to their exact location, a location that is a quiet, wooded neighborhood full of single-family homes with many young families, a newly renovated elementary school just a short walk away, no public spaces or parks, a 30-45 minute commute to the downtown area, and not a highly consistent public transportation system?

I have had so much excitement and hope and contentment in the Nason's Corner neighborhood. I have enjoyed the short walk to trails, the quiet and serene atmosphere. I have been proud to be a citizen of Portland, and specifically chose this location to start my family, and raise my children. I want to trust my city officials and have faith that you have our best interests at heart. I am positive you will listen to our voices. I encourage and challenge you to please think deeper, to consider more up-to-date options and current models of getting people in to housing. There are other solutions that will benefit everyone involved. Building a bigger, better shelter is not best practice, and seems as though the City is aiming to attract *more* transient people with this proposal. 200 beds is a disproportionately large facility for our small city. I sincerely ask why would you do this? If you build it, more will come.

Mr. Jennings, I'd like you to really think about it: How would you feel if the largest homeless shelter in New England was proposed to be built at the end of your street? Don't build a mega-shelter in *anyone's neighborhood*. Instead, build a few 40 bed shelters that focus on getting people housed.

Please reconsider this proposal.

Thank you,
Kendra J

--

9/5/2018

City of Portland Mail - Fwd: Largest Shelter in New England

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

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

Fri, Aug 17, 2018 at 2:51 PM

Public Comment

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



Adam Harr <ash@portlandmaine.gov>

Fwd: NCNA Statement - Homeless Services Center

1 message

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

Thu, Jul 26, 2018 at 8:30 AM

Public Comment

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

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

From: **Jon Jennings** <jjp@portlandmaine.gov>
Date: Mon, Jul 16, 2018 at 7:38 AM
Subject: Fwd: NCNA Statement - Homeless Services Center
To: Dawn Stiles <dcs@portlandmaine.gov>

For the record

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

Begin forwarded message:

From: Nick Mavodones <nmm@portlandmaine.gov>
Date: July 14, 2018 at 10:00:21 AM EDT
To: Jon Jennings <jjp@portlandmaine.gov>
Subject: Fwd: NCNA Statement - Homeless Services Center

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

From: **Nason's Corner Neighborhood Association** <nasonscornerneighborhood@gmail.com>
Date: Saturday, July 14, 2018
Subject: NCNA Statement - Homeless Services Center
To: Belinda Ray <bsr@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>
Cc: Ethan Strimling <estrimling@portlandmaine.gov>, nmm@portlandmaine.gov, judson@portlandmaine.gov, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, kcook@portlandmaine.gov, jcosta@portlandmaine.gov

Dear Health and Human Services and Public Safety Committee and City Council,

Attached, please find the statement from the Nason's Corner Neighborhood Association regarding the Homeless Services Center proposal.

Regards,
Maya Lena

Maya Lena, President
NASON'S CORNER NEIGHBORHOOD ASSOCIATION



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

Sent from Gmail Mobile

 **NCNA Statement - Homeless Services Center .pdf**
117K



Adam Harr <ash@portlandmaine.gov>

Fwd: opposed to mega shelter on Brighton Avenue

1 message

Michael Sauschuck <mjs@portlandmaine.gov>

Wed, Sep 5, 2018 at 5:54 AM

To: Adam Harr <ash@portlandmaine.gov>

Cc: Dawn Stiles <dcs@portlandmaine.gov>

Hey Adam,

Please add this to the public comment portion of the packet. Thanks

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

From: **rick zaccaro** <rzaccaro@maine.rr.com>

Date: Tue, Sep 4, 2018 at 9:04 PM

Subject: opposed to mega shelter on Brighton Avenue

To: Ethan Strimling <estrimling@portlandmaine.gov>, <bsr@portlandmaine.gov>, <sthbodeau@portlandmaine.gov>, <jcosta@portlandmaine.gov>, <kcook@portlandmaine.gov>, <pali@portlandmaine.gov>, <nmm@portlandmaine.gov>, <jduson@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>

CC: <Mjs@portlandmaine.gov>, Jon Jennings <jpj@portlandmaine.gov>

Dear Mayor Strimling and City Councilors Thibodeau, Costa, Cook, Duson, Batson, Mavadones, Pious and Ray, AND City Manager Jennings and Assistant City Manager Sauschuck,

This is Richard and Bonnie Zaccaro, [22 Alden Circle, Portland](#),

We are writing to share our great concern, alarm and fear, about the proposal to build a 200-bed homeless shelter on Brighton Avenue, so close to schools, the Barron Center, residential neighborhoods.

It should not go there. Portland doesn't have enough police officers to handle what's downtown now, and what would come here: crime, loitering, drugs, more panhandler sprawl. It will harm, if not destroy, our area.

A shelter that size is far TOO BIG! We read in the Press Herald that few municipalities in New England have a municipal homeless shelter. Already Portland is a magnet for homeless from outside the city, throughout Maine and out of state. A bigger shelter with more beds will grow that problem, as has been demonstrated in the last 10 years on Preble Street. You build it and they will come.

We are not interested in spending our tax dollars to take care of everyone who comes from outside the city and outside Maine.

If Portland has anything, there should be residency requirements; it should be smaller, scattered shelters in non-residential areas, in locations that doesn't allow drug abuse, horrible behavior, sex and human trafficking.

We are watching. Please reject this location, and this size of shelter for Portland.

Sincerely,
Bonnie and Rick Zaccaro
[22 Alden Circle](#)
[Portland](#)
773-3243--
Michael J. Sauschuck
Assistant City Manager
[City of Portland](#)
[389 Congress Street](#)
Portland, Maine 04101
(207) 874-8681

9/5/2018

City of Portland Mail - Fwd: opposed to mega shelter on Brighton Avenue

Fwd: Pious Ali's Statement Regarding His Role on the Health & Human Services Committee

1 message

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

Wed, Aug 22, 2018 at 12:05 PM

FOr public record.

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

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

From: **Eric Kane** <erickane@maine.rr.com>
Date: Wed, Aug 22, 2018 at 9:55 AM
Subject: Pious Ali's Statement Regarding His Role on the Health & Human Services Committee
To: Estrimling@portlandmaine.gov, bsr@portlandmaine.gov, bbatson@portlandmaine.gov, pali@portlandmaine.gov,
nmm@portlandmaine.gov, jduson@portlandmaine.gov, jpj@portlandmaine.gov, dcs@portlandmaine.gov,
mjs@portlandmaine.gov

Good Morning,

I wanted to take a moment to submit the below screenshot of a recent Facebook conversation I had with Councilor Ali for the public record. Unfortunately, he has deleted the conversation from Facebook.

I am an opponent of the construction of the mega shelter and was voicing my concerns regarding Mr. Ali's position. I was absolutely flabbergasted by his response. My at large Councilor considers his mega shelter vote on the Health & Human Services Commission a "nominal" vote and can't understand why one of his constituents from Nason's Corner is so concerned about how he'll vote. I think this clearly demonstrates that Mr. Ali is entirely unfit to serve on this committee or as a City Councilor. He either doesn't understand the importance of the committee on which he sits or simply does not give a damn about his constituents. In either case, I would just like this in the public record so my fellow constituents can see the type of Councilor Mr. Ali truly is. I understand that being a Councilor and dealing with angry constituents must be difficult, but it is clearly not a job Mr. Ali is suited for. Sadly, this kind of dismissiveness has been ever present in the role out of this plan and I certainly hope the city will change course and engage with its citizenry in an honest manner. Have a good day.

Sincerely,
Eric Kane
Raymond Rd.

image1.png
121K





Adam Harr <ash@portlandmaine.gov>

Fwd: Portland Homeless Shelter Relocation

2 messages

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

Wed, Jul 18, 2018 at 5:58 AM

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

Begin forwarded message:

From: Nick Mavodones <nmm@portlandmaine.gov>
Date: July 8, 2018 at 4:35:24 PM EDT
To: Jon Jennings <jpj@portlandmaine.gov>
Subject: Fwd: Portland Homeless Shelter Relocation

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

From: <imachikadee@aol.com>
Date: Sunday, July 8, 2018
Subject: Portland Homeless Shelter Relocation
To: bbatson@portlandmaine.gov, jduson@portlandmaine.gov, nmm@portlandmaine.gov,
estrimling@maine.rr.com, jchrisos@wgme.com

While we were not able to attend the meeting on 7/5/18 due to the time it was scheduled (working - these meetings need to be later in the day so people who cannot get out of work early can attend - or would you rather they didn't??) it seems like all of the issues that were discussed and reported in the Portland Press Herald are issues that my husband and I and neighbors are concerned about. Just because this is the only property (the Barron Center) that seems to be available, that doesn't make it the right one! This is a quiet, kids playing outside, dog walking, joggers, etc., residential area. The last thing we need is trouble being transferred here to ruin it. There are already issues with panhandlers, etc., on the end of Brighton Ave near the Westbrook side. Relocating the homeless shelter would not only be dangerous for people who live near there, (near the nursing home, seriously??) but bad for business as well. And there was also a discussion about property value. What does it do to property value to be that close to a homeless shelter? Especially if it goes bad? If there will be police security on the grounds at a new location, why hasn't that happened already at the present location?? The people in the Bayside area are tired of what is going on, so it's going to be dumped elsewhere?? While these homeless people need someplace to go, it has to be the right place and done differently, as the current way isn't working. This sounds like an accident waiting to happen - only this time, it's in this neighborhood!

Dawn Wood

--

9/5/2018

City of Portland Mail - Fwd: Portland Homeless Shelter Relocation

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

Sent from Gmail Mobile

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

Wed, Jul 25, 2018 at 4:30 PM

Public Comment

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

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

From: **Jon Jennings** <jjj@portlandmaine.gov>
Date: Wed, Jul 18, 2018 at 5:58 AM
Subject: Fwd: Portland Homeless Shelter Relocation
[Quoted text hidden]



Adam Harr <ash@portlandmaine.gov>

Fwd: Proposal to Move Bayside Homeless Shelter

2 messages

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

Wed, Jul 18, 2018 at 5:59 AM

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

Begin forwarded message:

From: Nick Mavodones <nmm@portlandmaine.gov>
Date: July 8, 2018 at 10:11:49 PM EDT
To: Jon Jennings <jpj@portlandmaine.gov>
Subject: Fwd: Proposal to Move Bayside Homeless Shelter

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

From: **Mike Amero** <mamero@maine.rr.com>
Date: Sunday, July 8, 2018
Subject: Proposal to Move Bayside Homeless Shelter
To: "Nicholas Mavodones Jr." <nmm@portlandmaine.gov>

Dear Nicholas,

I just heard that the City of Portland is considering moving the Bayside Homeless Shelter to the Barron Center. A couple years ago, I purchased a home on [210 Holm Avenue](#) which is connected to the Barron Center. This is a residential neighborhood and I am completely outraged with the proposal to move the Homeless Shelter near children and the Hall grade school. We have two young boys living here. We do not want our children put at risk.

Many of the homeless people are of questionable character. On 5/6/18 the Portland Press Herald published an article titled, "Bayside at rock bottom: Portland neighborhood is under siege". In this article, it states that the Preble Street Resource Center and the Oxford Street Shelter has people who have drunken brawls, overt sex, burglaries and drug deals. Rough-looking crowds gather on street corners. Alcoholics drink openly on public sidewalks and addicts slide needles into their arms and legs. Others in drug-induced stupors slump over in entryways. Some slip into alleyways and private driveways to relieve themselves.

Please do not expose our children to this mess. I drive through Bayside periodically and I have witnessed public urination, gangs of homeless roaming the streets like zombies and others are passed out on

sidewalks. A residential area is no place for this homeless shelter. I have a pocket of woods behind my house less than a half a mile from the Barron Center. I am seriously worried about child predators hiding out behind my house. It is not fair to everyone in this residential neighborhood. I don't know any of you, or if you have children, but please ask yourself if you would want your children growing up next to this. Please do everything in your power to prevent this move to the Barron Center. It's simply not the right thing to do.

Thank you for your time,

Mike Amero

--

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

Sent from Gmail Mobile

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

Wed, Jul 25, 2018 at 4:28 PM

Public Comment

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

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From: **Jon Jennings** <jjj@portlandmaine.gov>
Date: Wed, Jul 18, 2018 at 5:59 AM
Subject: Fwd: Proposal to Move Bayside Homeless Shelter

[Quoted text hidden]



Adam Harr <ash@portlandmaine.gov>

Fwd: Proposed location for the homeless shelter

2 messages

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

Thu, Jul 26, 2018 at 8:20 AM

Public Comment

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

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

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

Date: Mon, Jul 16, 2018 at 1:22 PM

Subject: Proposed location for the homeless shelter

To: "bbatson@portlandmaine.gov" <bbatson@portlandmaine.gov>, "bsr@portlandmaine.gov" <bsr@portlandmaine.gov>, "dcs@portlandmaine.gov" <dcs@portlandmaine.gov>, "estrimling@portlandmaine.gov" <estrimling@portlandmaine.gov>, "jduson@portlandmaine.gov" <jduson@portlandmaine.gov>, "jpj@portlandmaine.gov" <jpj@portlandmaine.gov>, "mjs@portlandmaine.gov" <mjs@portlandmaine.gov>, "nasonscornerneighborhood@gmail.com" <nasonscornerneighborhood@gmail.com>, "nmm@portlandmaine.gov" <nmm@portlandmaine.gov>, "pali@portlandmaine.gov" <pali@portlandmaine.gov>, "rwp@portlandmaine.gov" <rwp@portlandmaine.gov>

To all concerned:

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I've worked in the mental health profession for over 30 years—nearly 10 of those years I worked in mental health agencies providing services for persons with severe and chronic mental illness, trauma-related mental health challenges, and drug and alcohol addiction. And later, when I went into private practice, for many years I continued to see such clients.

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The proposal to move the Oxford Street Shelter to the Baron Center campus is, in my view, short-sighted and wrought with foreseeable problems. The model described might work very well for people temporarily displaced and experiencing hard times, even for some persons who experience mental illness. But, I cannot envision it as being successful for the people I described above, the people that present the most challenge to the city. As we learned in the early ACCESS team days, a 'one-model-fits-all' kind of program doesn't work.

And, while it is very true that homelessness and criminality do not go hand in hand, it cannot be argued that chronic homelessness oftentimes results from behaviors (and in behaviors), especially as related to substance use, that contribute to homelessness. Sadly, as is well known, these behaviors also affect the surrounding community.

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Finally, the concern expressed at the Breakwater meeting about the location abutting an already vulnerable area of the city is an important point. As has also been pointed out, sections of the Nason's Corner area (especially around Sagamore Village) are home to lower income people and most of the area is decidedly lower middle to solidly middle class. It is home to many families who couldn't afford living on the Portland peninsula in ever-growing market of higher income housing and gentrification. (Perhaps developers have in site the Bayside area for such development and

won't proceed with their projects with a shelter site and social services located in the area?) Historically, this is a familiar pattern in our society— pushing to the edge, people on the edge. And it does feel exploitative of of an already vulnerable population already living on the edge.

As city Councilor Batson and the Nason's Corner Neighborhood Association has recommended, more study is required and more planning is necessary. I would be very willing to participate in ongoing discussions and strategizing.

Respectfully,

Sally Bowden-Schaible
27 Birchvale Dr
Portland, ME 04102
207-939-3254



--
Sally Bowden-Schaible, LCPC, CCMHC

Michael Sauschuck <mjs@portlandmaine.gov>

Wed, Sep 5, 2018 at 12:06 PM

To: Adam Harr <ash@portlandmaine.gov>

Cc: Dawn Stiles <dcs@portlandmaine.gov>, Robert Parritt <rwp@portlandmaine.gov>, Jessica Grondin <jgrondin@portlandmaine.gov>

Please add this to the HHS background material. Thanks

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

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

Date: Wed, Sep 5, 2018 at 10:46 AM

Subject: Re: Proposed location for the homeless shelter

To: "bbatson@portlandmaine.gov" <bbatson@portlandmaine.gov>, "bsr@portlandmaine.gov" <bsr@portlandmaine.gov>, "dcs@portlandmaine.gov" <dcs@portlandmaine.gov>, "estrimling@portlandmaine.gov" <estrimling@portlandmaine.gov>, "jduson@portlandmaine.gov" <jduson@portlandmaine.gov>, "jpi@portlandmaine.gov" <jpi@portlandmaine.gov>, "mjs@portlandmaine.gov" <mjs@portlandmaine.gov>, "nasonscornerneighborhood@gmail.com" <nasonscornerneighborhood@gmail.com>, "nmm@portlandmaine.gov" <nmm@portlandmaine.gov>, "pali@portlandmaine.gov" <pali@portlandmaine.gov>, "rwp@portlandmaine.gov" <rwp@portlandmaine.gov>
Cc: nasonscornerneighborhood@gmail.com, Shelters Portland <portlandshelters@gmail.com>

To city representatives:

Because I'm unable to come to the council meeting this evening, I am sending this email with my thoughts and concerns regarding the proposed low-barrier, 200 bed mega-shelter for the homeless being proposed for the Baron Center campus.

I have been participating in the canvassing of the Nason's Corner neighborhood this past month, attaining nearly 60 signatures from the homes I visited. In the conversations with my neighbors I was impressed by the thoughtfulness of the

concerns expressed— The predominant attitude was compassionate concern for the residents of the Baron Center, nearby residents living in Sagamore Village and the schoolchildren who attend the Amanda Rowe school —perceived as the most vulnerable in the area. Also, I heard concern expressed for persons experiencing homelessness being far from the center of town, away from the hospitals and other needed services and the social experiences that cannot be replicated at the edge of the city. And, the size of the proposed shelter was a big concern.

In addition, frequent comments were made about the city's lack of transparency, the planning process not including members of the community and the lack of a clearly defined plan that would differentiate it from the current Oxford Street Shelter and other shelters of this size in the country. Almost all neighborhood residents suspect that the motive for the move is to make way for higher end business and residential development.

So, like others in my community, I have concerns. And a question—

If there is no **successful** comparable model of shelter for the homeless in the country, why is it that the city of Portland thinks THIS plan will be successful? I am left to believe it is for one of the following reasons:

- 1) indifference to the documented effects of placing a shelter of this size in a community like the Nason's Corner area;
- 2) an unwarranted confidence that Portland can do something that no other community has been able to do;
- 3) willful disregard (or ignorance) of facts based on solid research;
- 4) clouded thinking resulting from the pull of the promise of financial gain when the current shelter is moved from Bayside.

I urge you to pause and reflect upon what you are learning from the research data provided to you and the concerns expressed by the citizens of Portland, your constituents.

Sincerely,

Sally Bowden-Schaible
27 Birchvale Dr
Portland, ME 04102
207-939-3254

Sally Bowden-Schaible, MS, LCPC, CCMHC
Founder of LivingWell
836 Main Street
Westbrook, ME 04092
Tel: 207.939.3254
Email: 1sallybs@gmail.com
www.livingwellcenter.info

On Jul 16, 2018, at 1:22 PM, Sally Bowden-Schaible <1sallybs@gmail.com> wrote:

To all concerned:

My husband and I just recently moved to the Nason's Corner area—[27 Birchvale Dr](#). We attended the neighborhood meeting at Breakwater to learn about the shelter proposal, and I left feeling unsettled about it.

I've worked in the mental health profession for over 30 years—nearly 10 of those years I worked in mental health agencies providing services for persons with severe and chronic mental illness, trauma-related mental health challenges, and drug and alcohol addiction. And later, when I went into private practice, for many years I continued to see such clients.

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Like most people, our clients were social beings and wanted to be with others and hang out at places (even if unhealthy) where they felt a semblance of comfort and familiarity, places where they didn't feel obviously out of place. Preble Street, Congress Street, Deering Oaks Park, various downtown routes for retrieving bottles and cans, Amistad, the soup kitchens, Congress Square, Monument Square etc., were places where they could be relatively safe, separate enough, but also part of the larger mainstream Portland community.

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[27 Birchvale Dr](#)
[Portland, ME 04102](#)
[207-939-3254](#)





Adam Harr <ash@portlandmaine.gov>

Fwd: Proposed location for the homeless shelter

2 messages

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Thu, Jul 26, 2018 at 8:20 AM

Public Comment

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[Portland, ME 04102](#)
[207-939-3254](#)



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

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Date: Wed, Sep 5, 2018 at 10:46 AM

Subject: Re: Proposed location for the homeless shelter

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 Cc: nasonscornerneighborhood@gmail.com, Shelters Portland <portlandshelters@gmail.com>

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- 3) willful disregard (or ignorance) of facts based on solid research;
- 4) clouded thinking resulting from the pull of the promise of financial gain when the current shelter is moved from Bayside.

I urge you to pause and reflect upon what you are learning from the research data provided to you and the concerns expressed by the citizens of Portland, your constituents.

Sincerely,

Sally Bowden-Schaible
[27 Birchvale Dr](#)
[Portland, ME 04102](#)
[207-939-3254](#)

Sally Bowden-Schaible, MS, LCPC, CCMHC
 Founder of LivingWell
 836 Main Street
 Westbrook, ME 04092
 Tel: [207.939.3254](tel:207.939.3254)
 Email: 1sallybs@gmail.com
www.livingwellcenter.info

On Jul 16, 2018, at 1:22 PM, Sally Bowden-Schaible <1sallybs@gmail.com> wrote:

To all concerned:

My husband and I just recently moved to the Nason's Corner area—[27 Birchvale Dr](#). We attended the neighborhood meeting at Breakwater to learn about the shelter proposal, and I left feeling unsettled about it.

I've worked in the mental health profession for over 30 years—nearly 10 of those years I worked in mental health agencies providing services for persons with severe and chronic mental illness, trauma-related mental health challenges, and drug and alcohol addiction. And later, when I went into private practice, for many years I continued to see such clients.

For about three of the early years, I worked as part of what was then the newly developing program, the ACCESS team (an assertive community treatment program— ACT model—the 1st of its kind in Maine). This program was a grant-funded research project initiated by a 26 agency-member collaborative, including (and managed by) Maine Medical Center. Our clients all were homeless, were diagnosed with a major mental illness, experienced drug and/or alcohol addiction and had been in and out of psychiatric hospitals and/or jail. All were referred to our program because of the complexity of their symptoms and behaviors and the difficulty the existing mental health/substance abuse system had in effectively treating and/or 'managing' them.

◀
 ◀

What was very clear to me from the beginning of the program was that a 'one size fits all' kind of treatment approach was not effective nor appropriate. Something I also learned was that there was a community and a culture within the homeless population we interacted with that was not simple to change and that our model of treatment didn't (couldn't) address.

Like most people, our clients were social beings and wanted to be with others and hang out at places (even if unhealthy) where they felt a semblance of comfort and familiarity, places where they didn't feel obviously out of place. Preble Street, Congress Street, Deering Oaks Park, various downtown routes for retrieving bottles and cans, Amistad, the soup kitchens, Congress Square, Monument Square etc., were places where they could be relatively safe, separate enough, but also part of the larger mainstream Portland community.

They were not the temporarily down-on-their-luck people who, with support and assistance would get back on their feet and lead lives of independence and productivity. All were survivors and most were victims of significant trauma—many during childhood, and most along the way of negotiating their survival through the complexity of their dynamically unfolding symptoms (inside themselves and in their relationships with others)—psychological, cognitive, emotional, physical, behavioral and social.

The proposal to move the Oxford Street Shelter to the Baron Center campus is, in my view, short-sighted and wrought with foreseeable problems. The model described might work very well for people temporarily displaced and experiencing hard times, even for some persons who experience mental illness. But, I cannot envision it as being successful for the people I described above, the people that present the most challenge to the city. As we learned in the early ACCESS team days, a 'one-model-fits-all' kind of program doesn't work.

And, while it is very true that homelessness and criminality do not go hand in hand, it cannot be argued that chronic homelessness oftentimes results from behaviors (and in behaviors), especially as related to substance use, that contribute to homelessness. Sadly, as is well known, these behaviors also affect the surrounding community.

As this is related to the proposed site for the shelter, it surprised me when the location was described as meeting the criteria for an appropriate location: not pushing the homeless to an out-of-sight location, its being accessible to services and resources by centralizing many at the shelter location, and its being on a public transportation bus route. First of all, I can't imagine a location more out of the way than the edge of the city on the Westbrook border, and it is about 3 miles to downtown. Secondly, while some people would use public transportation and shuttle services, many would not. And, to expect people to remain on the Baron Center campus is unrealistic— And, thirdly, what will happen to the many services located downtown? Amistad, the soup kitchens, Preble Street Resource Center, to name a few.

Finally, the concern expressed at the Breakwater meeting about the location abutting an already vulnerable area of

the city is an important point. As has also been pointed out, sections of the Nason's Corner area (especially around Sagamore Village) are home to lower income people and most of the area is decidedly lower middle to solidly middle class. It is home to many families who couldn't afford living on the Portland peninsula in ever-growing market of higher income housing and gentrification. (Perhaps developers have in site the Bayside area for such development and won't proceed with their projects with a shelter site and social services located in the area?) Historically, this is a familiar pattern in our society— pushing to the edge, people on the edge. And it does feel exploitative of an already vulnerable population already living on the edge.

As city Councilor Batson and the Nason's Corner Neighborhood Association has recommended, more study is required and more planning is necessary. I would be very willing to participate in ongoing discussions and strategizing.

Respectfully,

Sally Bowden-Schaible
[27 Birchvale Dr](#)
[Portland, ME 04102](#)
[207-939-3254](#)





Adam Harr <ash@portlandmaine.gov>

Fwd: Proposed Shelter Site

2 messages

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

Wed, Jul 18, 2018 at 6:02 AM

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

Begin forwarded message:

From: Nick Mavodones <nmm@portlandmaine.gov>
Date: July 9, 2018 at 9:53:48 AM EDT
To: Jon Jennings <jpj@portlandmaine.gov>
Subject: Fwd: Proposed Shelter Site

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

From: **Jackie Parker** <jackie.parker77@gmail.com>
Date: Monday, July 9, 2018
Subject: Proposed Shelter Site
To: bsr@portlandmaine.gov, bbatson@portlandmaine.gov, pali@portlandmaine.gov,
nmm@portlandmaine.gov, jduson@portlandmaine.gov, kcook@portlandmaine.gov,
jcosta@portlandmaine.gov, sthibodeau@portlandmaine.gov, estrimling@portlandmaine.gov

Dear City Council Members and Mayor Strimling,

My family resides in Nason's Corner, and we wish to and express our deep concerns about moving emergency shelter services to the Baron Center Campus on Brighton avenue.

My wife and I moved to Nason's Corner in 2010 after living in downtown Portland for almost a decade. At that time, were told by many that because of both the questionable hotels/businesses in the area as well as Sagamore Village, that this was not going to be the kind of neighborhood where we could start raising a family. We were SO glad we didn't listen to any of these people. Yes, at that time I would hardly call the neighborhood warm and inviting, however over the past 8 years it has become a wonderful area that continues to grow with families and people really invested in seeing the neighborhood thrive.

I listened to last week's City Council /Health and Human Services meeting and attended this week's community meeting and I'm glad that many of our concerns were addressed, however I'm not convinced by some of the answers provided by the many folks who spoke.

I truly appreciate the enthusiasm, commitment, and dedication that shelter director Rob Parritt has for his work and the community, still, I have a hard time reconciling some of the things he said. He spoke so passionately

about how we should not hide or push aside our homeless residents, however moving the shelter from the middle of downtown to literally, the city limit border, is doing just that. Most of the services for our homeless residents including job searching, job placement, mental and physical health and wellness services, and food security are in the heart of Maine's largest city. By moving the shelter a significant distance away we will be limiting the support that our most at risk neighbors need most. This was the case when DHHS was moved from Marginal Way to South Portland, and folks are still having a hard time accessing those services. It feels to us that the city would be moving the shelter away from the eyes of tourists and a growing dining and entertainment district to somewhere it wouldn't be seen at all by those bringing money in to the city. While the proposed move will make one neighborhood safer, it could significantly alter the growth and safety of Nason's Corner.

I understand the plan for transportation, but question what bringing multiple buses, shuttles, vans, personal vehicles and taxi-cabs into the neighborhood is going to do to the traffic and walk-ability, especially down Holm Ave. Currently, the "walking school bus" to Hall/Rowe School walks right down Holm Ave, and many of the walking residents of the Baron center and those who live in the area take walks/bike rides down the street as well. I have concerns about the safety of those residents and our neighborhood kids as what sounds like a huge increase in traffic is being proposed on what is already a major gateway through the neighborhood.

He also mentioned how no one could ever conceive of needing 200 beds for emergency shelter when the Oxford Street facility opened years ago. I have serious concerns about the rising numbers of Portland's homeless population that I don't think this shelter will address. Portland rents are already higher than they have ever been and every day more and more residents are being pushed out of their homes to make way for luxury condos and high rent apartments all over the city. The Press Herald reported on May 1 that a "mystery" investor is buying multiple properties in Bayside and I feel that this investor, or other investors, are going to be the only ones to benefit from the shelter moving. I understand that what is happening in the area around the current shelter isn't OK on any level and there needs to be a solution, but removing it to make way for expensive properties is likely going to be the result - which will not benefit the people most in need of housing. With the current state of Portland and the surrounding area's market of available and affordable housing, as well as the opioid crisis wreaking havoc on our Maine cities and towns, the homelessness problem is going to keep increasing and we worry that the needs will not be met by this new shelter either by its location or model of support, and will create the Oxford Street "situation" in Nason's Corner within a few years.

Particularly concerning to me was the statement made by Police Chief Sauschuck at the HHS meeting stating that he didn't think there would be crossover problems between residents of Sagamore Village and clients at the new shelter, citing that he didn't believe that problems in Kennedy Park had been caused by those visiting the Oxford Street Shelter. This is deeply concerning and misleading for a few reasons. We have found that while there is occasional police presence in Sagamore Village, the folks who live there are very hard working and are grateful to have housing in Portland for their families. Lawns are clean and well kept and lots of kids play together - from all over the neighborhood which is how it should be. Kennedy Park also has its own set of problems and positives, but it is OVER half a mile from the Oxford Street Shelter, and has a huge natural barrier of the Franklin Arterial separating East and West Bayside! Sagamore Village has homes on Taft Avenue, and the shelter would be about a block and a half away from the closest home on that street. This is a little too close for comfort for many neighborhood residents, including those who live in Sagamore Village! As came out in the community meeting, Chief Sauschuck only thought there were 50 units in Sagamore Village, he is mistaken, there are 200. It seems that those doing the endorsing of this project are not actually in-tune with the needs of the neighborhood they're proposing, nor have they taken the time to research what currently exists in Nason's Corner!

Additionally, the proximity of the proposed shelter location to the before mentioned hotel properties is also a concern. While a Hampton Inn is replacing the problematic TravelLodge, and we have hopes it will bring great guests to stay in our neighborhood, the Motel 6 is still a den of people outside at all hours, conducting illicit activities in the parking lot. It has seen some improvement over the years, but having the new facility so close to what is already a problem does not put neighborhood residents at ease. We are not convinced that with the

addition of the shelter that the neighborhood will continue to improve or that the shelter residents (as well as existing Baron Center/Loring House residents) will have the safe, supportive environment that they need.

We would also like to be updated on the status of the Avesta housing project that has been slated to break ground next Spring and was to be located at [977 Brighton Avenue](#). This is planned to bring 40 low income senior housing units to a mere 4 blocks away from the proposed new shelter location. That, combined with Sagamore Village already in the neighborhood and the Baron Center itself is enough saturation of city services and assisted or low income housing in one neighborhood. Such a cluster threatens to overwhelm the availability of the services and the resources of the neighborhood to the detriment of both the people who already live in Nason's Corner as well as the people who so need those services. No matter how convenient it might be for the city to put the proposed shelter on land they already own rather than look for other locations OR solutions such as the small vacancy unit housing shelters that had been talked about in the past, ultimately such convenience is short sighted and does not serve anyone but the developers looking at the land on which the current shelter exists.

I know that other residents have additional concerns with regards to proximity of the new Rowe School, as well as the new shopping/housing project in Westbrook in the Pike quarry, and while I do worry about how a shelter will affect both of those new additions to this part of Cumberland County (as well as how many non-Portland homeless this shelter will attract) those concerns pale in comparison to the ones I've outlined above. I do believe that shelters CAN be good neighbors – but the City of Portland needs to look elsewhere this time around. I'm sure that there are few homeowners who would actively want these kinds of services in their neighborhoods, but they are necessary and it's time for other neighborhoods to step up and share in the solution.

After years of hard work and folks deciding to buy in the neighborhood, invest in their homes, and get involved with the public school community and their neighbors, Nason's Corner has become a vibrant community. It would be short sighted of the city to move the shelter to this neighborhood, one which has been open to accepting challenges in the past, but would be pushed to the breaking point with more of a burden. It's time to look at other locations, or other shelter models.

Thank you for your time.

Jackie Parker

--

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

Sent from Gmail Mobile

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

Wed, Jul 25, 2018 at 4:22 PM

Public Comment

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

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

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

Date: Wed, Jul 18, 2018 at 6:02 AM

Subject: Fwd: Proposed Shelter Site

[Quoted text hidden]



Adam Harr <ash@portlandmaine.gov>

Fwd: Proposed shelter

3 messages

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

Wed, Jul 18, 2018 at 5:59 AM

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

Begin forwarded message:

From: Sean Kerwin <cairdhubain@gmail.com>
Date: July 9, 2018 at 7:55:37 AM EDT
To: bbatson@portlandmaine.gov
Cc: pali@portlandmaine.gov, Belinda Ray <BSR@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, jcosta@portlandmaine.gov, kcook@portlandmaine.gov, jduson@portlandmaine.gov, nmm@portlandmaine.gov, John Jennings <jpj@portlandmaine.gov>, Robert Parritt <rwp@portlandmaine.gov>, Michael Sauschuck <mjs@portlandmaine.gov>
Subject: Proposed shelter
Reply-To: cairdhubain@gmail.com

Greetings Councilor Batson,

I read with disappointment your letter to the Nason's Corner Neighborhood Association on their Facebook page regarding the siting of a new shelter on the Barron Center property. It is to be expected that the residents of any neighborhood where a shelter is proposed will offer resistance, but I had hopes that you - particularly given your experience in the healthcare field - would demonstrate greater leadership than your communication with them indicates.

As you know, this is an issue that the city and stakeholders have been working on for years. There have been two separate homeless shelter task forces, and countless hours of meetings between stakeholders over the years that have lead to this proposal. Of course, until it potentially impacts them personally, most citizens of Portland are not going to tune into that long process until it becomes more concrete and personal, but we cannot, and should not, wind back the clock on years of hard and open work as every new participant enters the process.

Threading the needle of what we need to see in a new shelter to provide the best situation for the homeless, for our service providers, and for our neighborhoods is admittedly tricky, but this location addresses all of those concerns. It is located in a neighborhood (rather than an industrial area like some feared) yet it is contained to its own campus, a well thought out system to access transportation is part of the proposal, partner providers will have space on

site to serve their clients, a medical center will exist on site as well as a community policing office, and the fact that it is city owned land makes the financing of this proposal hard to improve upon. This proposal has the support of the police department, the manager of the shelter, and most of the social service providers who work with the homeless. This proposal is absolutely based on a review of "best practices" that you call for.

Again, I understand that the people of Nason's corner are concerned - that is to be expected. I have hopes that, instead of feeding their fears, you will have the courage to step up and lead - to push to make this project the very best it can be, but to explain to your constituents that what is proposed is not what they fear, and is critically needed. I assume you agree that the current situation is untenable chaos destructive to all, most particularly to the homeless themselves. We do not need to step back and study the situation. That has been done - for years. We are in a moment of crisis and the time to lead is now.

Thank you for considering my concerns and opinion.

Respectfully,

Sean Kerwin
[18 Parris St.](#)

Jon Jennings <jjp@portlandmaine.gov>
To: Dawn Stiles <dcs@portlandmaine.gov>, ash@portlandmaine.gov

Wed, Jul 18, 2018 at 6:00 AM

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

Begin forwarded message:

From: patrice perreault <murphperreault@gmail.com>
Date: July 9, 2018 at 8:21:50 AM EDT
To: jjp@portlandmaine.gov, bbatson@portlandmaine.gov, nmm@portlandmaine.gov,
estrimling@portlandmaine.gov
Cc: nasonscornerneighborhood@gmail.com, omc@maine.rr.com
Subject: Proposed shelter

Dear City Staff,

I saw the the outline for the proposed new shelter. I didn't see the pro's and con's ect. for each location. I see cost and connectivity appear to be the criteria according to the study.

10 million dollars should not be a factor in any other location, period. Buses run through St.John St., Forest Ave. and Washington Ave.

Business are also located in these districts along with shopping centers and restaurants.

Mercy Quick Care can be accessed from County Wy, Bishop St and Washington Ave, would be about the same distance if not closer. Maybe a littler further form Washington Ave.

These other locations are not as densely populated and wouldn't have such a negative affect on residential areas. Please, think about it.

The city doesn't want to "hide the homeless", but yet move this shelter out of in town and relocate it to furthest city border. It will be well hidden from in town Portland. The city will pay for transportation to shuttle clients back and forth. This is a problem that was "created" and now it's out of control.

Bishop St & County Wy appear to be a much more practical choice,if the shelter must be moved from the Baysite area due to the development. allowing close access to the necessary amenities.

I believe what the former officer said at the other night at the meeting."You don't want this in your yard". (I know NIMBY) If anyone knows it's the officers. I sincerely hope before the city makes this decision, they **choose not to impact a residential area and destroy it**. That being said, I know other councilors feel the same about the area they represent. Why wouldn't they?

The trails, Fore River Sanctuary and Capisic Pond are in the Brighton Ave area, This makes camping a lot easier. Saturday evening I saw campers at Lucas St. The pond is a nice area to spend an evening along with the all other wooded areas in this district.

Hopefully this decision hasn't been made, as a lot of people feel this is already a done deal. I'm not sure how this could be true with an impact as huge as this could be for an entire district.

Sincerely,

Patrice Perreault

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

Wed, Jul 25, 2018 at 4:25 PM

Public Comment

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



Adam Harr <ash@portlandmaine.gov>

Fwd: Questions for City Council

3 messages

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

Tue, Sep 4, 2018 at 4:11 PM

Public Comment

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

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

From: **Jon Jennings** <jjj@portlandmaine.gov>
Date: Tue, Sep 4, 2018 at 1:53 PM
Subject: Fwd: Questions for City Council
To: Michael Sauschuck <mjs@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>

FYI--

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

From: **Pious Ali** <pali@portlandmaine.gov>
Date: Thu, Aug 30, 2018 at 8:18 AM
Subject: Re: Questions for City Council
To: Tania Tonos <tonostania@gmail.com>, Belinda Ray <bsr@portlandmaine.gov>, Jon Jennings <jjj@portlandmaine.gov>

Ms. Tonos

Thanks for your detailed email. I am sharing this with the chair of the HHS&PS committee chair Councilor Ray and the city manager, Mr. Jon Jennings. so that the response to some of the questions that are directly related to the moving of the shelter be printed and shared at the September 10th meeting you are organizing. Thanks

*Respectfully***Pious Ali**

City Councilor At-Large

City Hall

[389 Congress Street](#)[Portland, ME 04101](#)PALI@PortlandMaine.gov[2078074283](tel:2078074283)<http://www.portlandmaine.gov>[Sign up to receive updates on my work](#)

On Fri, Aug 24, 2018 at 2:34 PM, Tania Tonos <tonostania@gmail.com> wrote:

August 24th, 2018

Council Member Mr. Pious Ali
389 Congress St, Portland, ME 04101

Dear Councilman Ali:

Hello, Mr. Ali. I hope that you have had a pleasant week. I can share with you some of the comments that the those living in homelessness have. Please be aware that these comments may not reflect the views of myself or Homeless Voices for Justice.

Some of the questions from the homeless community for City Council are:

- why do people at Oxford Street Shelter have to leave the area where they go to social service providers in the area, such as Maine Behavioral Health, and employment day labor agencies?
- why were those experiencing homeless not asked beforehand, and left out of the decision-making process?
- why does City Council move forward with the new shelter when they have not experienced homelessness?
- what makes City Council think the same problems will not happen at "the new Oxford" on Brighton Avenue?
- why aren't any of the City Council members coming to Preble and Oxford themselves to speak to those in homelessness?
- why Brighton Avenue? It's the DHHS to Jetport all over again
- why \$10 million dollars when everyone could just be housed for less money? Why are landlords allowed to raise rent above vouchers?
- why is no one addressing no cause evictions that send the housed back to the shelter where they may not be allowed back in as in several cases?
- why aren't other areas of Maine addressing their own homeless issues and sending them to Portland?
- why does City Council keep avoiding affordable housing? It's responsible for this whole mess, and just makes new "homeless people"
- why aren't they putting up tiny houses?
- why are "homeless people" forced to move away from friends, resources, and loved ones?
- why don't we see City Council at the (Preble Street) soup kitchen?
- why can't we have our service animals in the shelter? emotional service animals?
- why is City Council only exploring the option that personally benefit City Council members?

Those are the more popular questions in the homeless community. Jane's concerns were safety issues in shelters themselves: violence, theft, exposure to substance use, health issues unaddressed of those with disabilities, seniors, teens, the aged, domestic violence, those with alternative lifestyles, etc. My concerns were having exposed bio-hazards in clinical and eating areas. Also, I fully agree with Mark Swann in that there should never be sleeping areas on the ground floor. A one floored unit is unsafe, unsanitary, and congested. Many diseases are contracted in confined spaces. Illnesses are very easily transmitted to staff, volunteers, and clients. And what of allowed animals?

I also had issues with the lack of set policies and rules for staff to follow when dealing with emergencies, theft, violence, re-entry, and clients being forced out into inclement weather and no one being held accountable. Clients are not being able to fill out police complaints, complaint forms go missing, and people are told to leave for the slightest of offenses. People are forced to take apartments, and some far away, or they must leave the shelter. The blind, deaf/mutes, those with disabilities, and those with sever illnesses are not given priority housing status. Long term stayers are given priority. Pregnant women are placed at the Oxford Street Shelter instead of in family shelters-7 months pregnant and with medical histories that affect their pregnancies. Teens are being asked to engage in alternative lifestyles and/or sexual activities against their will, partake in criminal activities, and take substances-illegal and otherwise. Those who choose alternative lifestyles are verbally insulted by staff and clients, threatened, and physically harmed-including being kicked in the head repeatedly. Many of these incidents I have witnessed first hand. And where are the incident reports that should have been forwarded to authorities?

The lists go on and on. No matter who you ask that are involved in the community that sincerely empathize with homelessness, the greatest fears are: wasting 10 million dollars on a band aid solution that does nothing to end homelessness, ignoring the root causes of homelessness, going through great lengths to waste time, energy, resources, and money on another failed Oxford Street Shelter, ignoring true concerns of homelessness, and those that experience homeless, and not exploring other options of small scattered shelter sites and other solutions to homelessness, ignoring affordable housing solutions, ignoring the concerns of social service providers, not consulting

these providers, and rushing headlong into the decision of the one shelter location despite the obvious problems with the site.

My concern is also that of City Council making these decisions without asking "homeless experts" to join in the decision making process. I thank you Mr. Ali for getting involved and asking to meet with different individuals in the homeless community to find out what is involved and at stake for those living in homelessness.

I would ask for a committee watchdog group that would oversee client complaints, shelter regulations being met, police reporting and handling, legal concerns, code enforcement measures, exiting and re-entry policies being met and how all of these issues are being enforced and regulated. This committee would not be handled by shelter or social service provider staff, but people that are experienced in the community without personal stake in the outcomes of these decisions. A group of people that those being regulated must answer to and be held accountable for their actions and decisions.

I hope that this gives you some idea of how great an importance City Council decisions will be and the multitude of vulnerable lives they will affect. I hope that I have answered all of your questions satisfactorily. Please contact me if you or other Council members need clarification. Thank you and the rest of City Council for taking an active interest in the community. I appreciate the presence of City Council at different functions around Portland, and for the dedication shown to finding viable solutions to this now growing problem of homelessness in the community, Bayside, Portland, Maine, and The United States.

Respectfully,

Tania T.

--

Jon P. Jennings
City Manager
City of Portland
389 Congress Street
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(207) 874-8689 Office
(207) 874-8669 Fax
jjp@portlandmaine.gov
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Twitter: @portlandmanager

Dawn Stiles <dcs@portlandmaine.gov>

Wed, Sep 5, 2018 at 9:42 AM

To: Robert Parritt <rwp@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>, Jessica Grondin

<jjgrondin@portlandmaine.gov>

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

Great - maybe they can get posted at the end of the day with the other material. thanks

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

On Wed, Sep 5, 2018 at 9:28 AM, Robert Parritt <rwp@portlandmaine.gov> wrote:

I can have them answered by lunch.

On Wed, Sep 5, 2018 at 9:28 AM, Robert Parritt <rwp@portlandmaine.gov> wrote:

I am happy to just answer these today and send along to you guys for comment.

On Tue, Sep 4, 2018 at 4:12 PM, Dawn Stiles <dcs@portlandmaine.gov> wrote:

We need to respond to these when you return Rob.

[Quoted text hidden]

--

Rob Parritt
Director
City of Portland
Oxford Street Shelter
rwp@portlandmaine.gov
(207) 482-5213
fax (207) 761-0536

--

Rob Parritt
Director
City of Portland
Oxford Street Shelter
rwp@portlandmaine.gov
(207) 482-5213
fax (207) 761-0536

Robert Parritt <rwp@portlandmaine.gov>

Wed, Sep 5, 2018 at 9:50 AM

To: Dawn Stiles <dcs@portlandmaine.gov>

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

No problem!

[Quoted text hidden]



Adam Harr <ash@portlandmaine.gov>

Fwd: Regarding the proposed homeless shelter at the Barren Center

2 messages

Jon Jennings <jpj@portlandmaine.gov>

Wed, Jul 18, 2018 at 5:11 AM

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

For the record.

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

Begin forwarded message:

From: Mara Sullivan <marasullivan4444@yahoo.com>
Date: July 11, 2018 at 11:52:23 AM EDT
To: "estrimling@portlandmaine.gov" <estrimling@portlandmaine.gov>
Cc: "bsr@portlandmaine.gov" <bsr@portlandmaine.gov>, "bbatson@portlandmaine.gov" <bbatson@portlandmaine.gov>, "pali@portlandmaine.gov" <pali@portlandmaine.gov>, "nmm@portlandmaine.gov" <nmm@portlandmaine.gov>, "jduson@portlandmaine.gov" <jduson@portlandmaine.gov>, "jpj@portlandmaine.gov" <jpj@portlandmaine.gov>, "mjs@portlandmaine.gov" <mjs@portlandmaine.gov>
Subject: Regarding the proposed homeless shelter at the Barren Center

To whom it may concern,

I am a resident of the Nason's Corner Neighborhood. I have attended all three meetings provided by the committee to learn more about the proposed Homeless Shelter on Brighton Ave and have read all possible materials made available. I have not at this point provided any public comments on the matter, as I believe in being educated as much as possible about a topic before taking sides and sharing my opinion. This morning I woke up compelled to speak out. I love the diversity the city of Portland offers. Our neighborhood in particular with Sagamore Village creates a beautifully diverse population. I believe that all people deserve the right to a safe environment in which to live, a community that they feel connected to and neighbors that treat them with dignity and respect. It wasn't until I started attending the meetings and doing my research that I began to feel uneasy about the plan proposed by the city. As a resident I feel completely unsatisfied with the level of planning and communication surrounding this plan. There is an emergency situation happening in Oxford Street, I understand that and something needs to change. This massive 200 bed shelter on the outskirts of town feels like a band aid to this situation. I feel the answers to all our questions as concerned neighbors have blatantly been disregarded. We are being asked to buy into a model that has no proven track record of success. There are so many inaccuracies in the handout provided by Oxford street shelter last night. Just a few I would point out are outdated budget numbers, incomplete lists of other sites researched, and blatant lies about walk-ability (Mercy Quick Care in Westbrook is almost three miles away from the barren center, down busy, sidewalk-less roads). I also need to point out the possible conflicts of interest. This includes a committee chair who has property in the Oxford Street Area, a chief of police who promises us safety but then accepts a high paying position as assistant city manager, an absent city manager from the meeting & the fact that anonymous buyers are buying up properties in Bayside just waiting to develop that land as soon as the homeless move out. Everything about this plan feels rushed, corrupt and misleading. The city is ultimately asking a small residential neighborhood to support a 200 bed emergency all inclusive shelter 4 miles outside of the center of town. There has been no plans provided to us on how our neighborhood will be kept safe. We have been given answers such as "the bad actors will be

easier to spot" and " first floor windows should be locked anyways" I urge the committee to take a look at their way too aggressive timeline, slow down, and come up with a plan that works for all of Portland's residents. One that keep all of us safe.

My husband and I love Portland, We have lived here for 17 years. Unfortunately, like all of our friends, we were driven off the peninsula 11 years ago due to the cost of living. As a public school teacher and an electrician we didn't make enough to even rent let alone buy in town. We found this beautiful little house on the outskirts of town that allowed us make our dream of raising our family in Portland a reality. We now have two children in Portland Public Schools and have fallen in love with our tree lined, quiet neighborhood. Although our house and yard are way too small and our tax bill is way to big we are still committed to staying here because we love Portland so much. This proposal feels like a kick in the face to us. We once again feel as if we are being pushed out of the area we love. I have to be honest, it's becoming more and more obvious that Portland cares nothing about it's middle class citizens. It's so discouraging to care so much for a city who does not care about you. This is completely evident in the lack of communication with our neighborhood at ANY point in this process. I encourage you all to come for a walk behind the Barren center into our neighborhood. You will see so many kids riding their bikes in the street or playing massive games of tag through out each other's yards. You will see elderly people sitting in their driveways who have lived in this neighborhood for years and raised their own kids here. They love to chat you up about life and tell you stories from back in the day. Please take a walk in the beautiful paths surrounding our neighborhood where I run every night after dinner and never feel unsafe. Swing into Sagamore and see the amazing progress this community has made, you would never believe it is the same development that had such a bad reputation years ago. Our neighborhood is unique this day in age. It a special place, and one I am so proud to raise my kids in. Please, do your research on the impact this shelter will have on our neighborhood before moving forward. Do your due diligence. Come knock on our doors and shake our hands and talk to us face to face like you all did when you were campaigning. WE are your people too. WE voted for you because we hoped you would represent us. I once again urge you to slow down this process and to extend the timeline. The proper work has not been done by the city to make sure this is the right move for all of it's residents.

Thank you for taking the time to read this letter, I look forward to any future conversations with the committee.

Sincerely,

Mara Sullivan
49 Pinecrest Ave

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

Thu, Jul 26, 2018 at 8:11 AM

Public Comment

Director, Health & Human Services
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dcs@portlandmaine.gov
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Adam Harr <ash@portlandmaine.gov>

Fwd: shelter

2 messages

Jon Jennings <jpj@portlandmaine.gov>

Mon, Jul 16, 2018 at 8:50 AM

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

For the record,

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

From: <jesposi1@maine.rr.com>

Date: Thu, Jul 12, 2018 at 6:11 PM

Subject: shelter

To: bbatson@portlandmaine.gov

Cc: estrimling@portlandmaine.gov, bsr@portlandmaine.gov, pali@portlandmaine.gov, nmm@portlandmaine.gov, jduson@portlandmaine.gov, jpj@portlandmaine.gov

As our district's elected official, I would like to take this opportunity to thank you for the interest you have shown in our neighborhood, Nason's Corner area.

After being a resident on Rowe Ave. for 60 years, I find it very difficult to accept the fact that it appears that the majority of city officials are pushing to replace a shelter in this residential neighborhood and have done so behind "closed doors". I am appalled that there isn't more concern for the neighbors in this area from those who are representing our city governing body.

I have had a 47 year career in health care before retiring, so I certainly understand the obligations and challenges before you. Nevertheless, I have concerns.

With this new facility combined services will be possible. Increased much needed bed capacity, conference room, office space for outside services, an interest in a mini library, and even a medical clinic for the residents and neighbors. It was stated that a medical interest in the proposed clinic, but no name was mentioned. What are the cost implication for the city for such a service and why is one needed with those same facilities available on many a corner?

I'm sure concerns regarding the families and visitors for patients at the Barron Center as well as those residents on the present site were addressed.

It has been stated that 30% of the residents are from this area, 30% are from surrounding areas, and the rest come from other states and/or countries. Why aren't we trying to reduce those numbers and is Portland the only shelter in the state? Change in traffic patterns due to the increase of shuttles, vans, taxi vouchers given, RTS services and the individual staff using these services for the residents. I understand there will be improved lights and signals, sidewalks and bike lanes, for who? Bike lanes on Brighton Ave., are you kidding me? This appears to be another "Morrill's Corner" traffic nightmare for all residents of the Nason's Corner area. Who pays for all these changes?

After the "start up" year, what is the extra expense to the city, or will this be another excuse to increase the property taxes?

In closing: I have never seen any system, change in policies, and/or procedures, or the implementation of new programs that don't effect extra staffing, increased funding, and in this case, extra traffic flow and patterns.

I hope that we are not fooling ourselves by thinking that building a new "Taj Mahal" in a residential neighborhood that we can expect major change in the present behavior and/or criminal activity. As previously stated, these residents are very vulnerable to sex trafficking and drug dealers. Do you really think by moving from the Oxford Street area to Brighton Avenue is going to change habits and behaviors? I don't think so. (Where do they get the money for drugs?)

With the millions spent on a new school, play grounds, the nature trails, the falls, the new shopping facility on the Blue Rock areas coming in Westbrook, our great shopping areas, and all the beautiful wooded areas, it appears the city officials are pushing this on us. Please stay with us. It does not need to be in a residential neighborhood, and certainly not in the Nason's Corner area. Thank you for your time.

Estella Esposito from Nason's Corner in Portland

--

Jon P. Jennings
City Manager

9/5/2018

City of Portland Mail - Fwd: shelter

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

Thu, Jul 26, 2018 at 8:29 AM

Public Comment

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Adam Harr <ash@portlandmaine.gov>

Fwd: Thoughts on Barron Center megashelter proposal

1 message

Jon Jennings <jpj@portlandmaine.gov>

Tue, Sep 4, 2018 at 1:37 PM

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

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

From: **Lois Winter** <loiswinter54@gmail.com>

Date: Mon, Sep 3, 2018 at 2:24 PM

Subject: Thoughts on Barron Center megashelter proposal

To: Jon Jennings <jpj@portlandmaine.gov>, Mike Murray <msm@portlandmaine.gov>, Mona Bector <mbector@portlandmaine.gov>, Jeff Levine <jlevine@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, Belinda Ray <bsr@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, Kimberly Cook <kcook@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Nick Mavodones <nmm@portlandmaine.gov>, Jill Duson <jduson@portlandmaine.gov>

Nearly a month ago, on August 8, I sent a note to you and a dozen other City officials that I believe to be directly involved in decision-making pertaining to the proposed new homeless shelter in Portland. I have been dismayed and a little disillusioned to have not received a single response from any of you. I appreciate that you are busy with much City business, but I have written other notes to you on other issues over the years, and always received responses in the past. Why not this time? I hope you can appreciate that I am also busy and took time to write a carefully crafted letter, with the intent of sharing my concerns for the welfare of all -- shelter residents and other City residents. Please refer back to your August 8th emails and find the note from me about the homeless shelter, focusing on the design of the facility and the location of the facility. I am now writing you a second letter and would appreciate a response from you regarding your ideas and position on a new approach to dealing with homelessness in Portland, surrounding communities and the state of Maine.

To me, the bottom line is that the need for a homeless shelter in the first place demonstrates the failures in our society to help the weak and vulnerable, and I hope we can collectively come up with a solution that truly helps solve problems and alleviate suffering, by doing more than offering a cheap/expedient fix that exacerbates current problems and transports those problems to a new location. Can we carefully consider how to move people away from homelessness to a better future and maintain quality in our current residential neighborhoods at the same time? I believe that the process of selecting a new model for homeless sheltering that won't simply dump the considerable problems of Oxford St. elsewhere needs to be careful, compassionate, transparent and deeply engaging with interested community members. From what I have read and heard, I am not convinced that the decision-making process to-date has been any of that. It feels as if some in the City are focusing on an exceptionally short-sighted decision to ramrod a new megashelter in as quickly and cheaply as possible. The decision to select the Barron Center location seemingly ignores a recent City study regarding a number of presumably more appropriate locations for shelters and instead selects the Barron Center simply because the land is already owned by the City and because (contrary to what has been said by some City officials), the Barron Center location will be out-of-sight and as far from the "hot real estate districts" on the Peninsula. Clearly, the Barron Center is located on the fringe of the City, in a moderate-income and not-well-connected neighborhood adjacent to lots of woods that are challenging to police -- and also with ready access to the Northeast's notorious drug-running corridor of I-95. Selecting the Barron Center location also ignores the very real difficulties inherent in locating a large megashelter in a quiet residential neighborhood that also hosts vulnerable populations -- homeowners, elementary school children, Barron Center residents and Sagamore Village residents.

In addition, any social services professional "in the know" tells me that megashelters are a discredited and ineffective model for providing decent support for shelter residents. In contrast, the scattered model of smaller shelters housing no more than 40-50 people, segregated by the needs that residents, is far more humane and effective for shelter residents and stands a better chance of heading people back to self-sufficiency. The scattered model is also far better for the quality of life and even safety of nearby residents, avoiding the problems associated with one large facility that acts as a magnet, attracting large numbers of criminals to prey on shelter residents (as nearby residents). Perhaps, the scattered model is more costly in the short-term, but there's nothing more expensive than dumping an estimated \$10 million in construction costs towards a megashelter model that is likely to fail on multiple fronts -- for shelter residents and for nearby residents. Let's think clearly about the problems and figure out how to not just spend money, but to spend money

wisely. Clearly, a more expensive approach that actually works to solve a problem is more cost-effective than a cheaper approach that fails.

The proposed megashelter at the Barron Center seems to provide short-term wins only to the real estate developers hoping to make a lot of money on luxury condo developments near Oxford St. After all, our country has a sad history of kicking poor people out-of-site and out-of-mind when the real estate that has long harbored poor people becomes attractive to those with wealth and power.

It's disparaging, insulting and inaccurate to characterize those who question the location of a new shelter (or shelters) in Portland as a NIMBY issue. It is probably true that some people living nearby have paid more attention, researched and learned about the issues -- After all, people first pay attention to what they know and love, and that's usually the starting point for many people that become deeply involved in civic action for social and environmental justice. Those with power and position often try to discredit civic action with disparaging terms like NIMBYism when it runs counter to their plan. There's nothing compassionate or cost-effective about throwing \$10 million and more at a problem without solving it or by simply transferring existing problems elsewhere. That's an issue that should be of concern to all Portland residents. If we blow \$10 million today on a problem we don't solve and maybe make worse, will City officials come back in a few years asking for :

- more money to expand the megashelter?
- funds for more emergency police runs?
- funds for more emergency room visits?
- ways to deal with a neighborhood that declines in quality and value as people contend with the problems associated with a nearby megashelter?
- money to establish the scattered shelter approach that we should have tried in the first place?

Effective solutions to homelessness are an issue of vital importance to the entire City, surrounding cities and state of Maine. We deserve to give the issue appropriate clarity of intent and thought to devise a comprehensive approach that stands a chance at solving the complex problem of homelessness.

Please send me your response.

With concern and respect for coming up with a better solution,
Lois Winter
[50 Alden Circle, Portland](#)
207-871-8029
loiswinter54@gmail.com

--

Jon P. Jennings
City Manager
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Adam Harr <ash@portlandmaine.gov>

Fwd: Thoughts on homeless shelter proposal

1 message

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

Thu, Aug 9, 2018 at 2:10 PM

Public Comment

Director, Health & Human Services
[City of Portland](#)
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c 207.956.3262
dcs@portlandmaine.gov

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

From: **Jon Jennings** <jjp@portlandmaine.gov>
Date: Wed, Aug 8, 2018 at 4:08 PM
Subject: Fwd: Thoughts on homeless shelter proposal
To: Dawn Stiles <dcs@portlandmaine.gov>

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

From: **Lois Winter** <loiswinter54@gmail.com>
Date: Wed, Aug 8, 2018 at 3:28 PM
Subject: Thoughts on homeless shelter proposal
To: Jon Jennings <jjp@portlandmaine.gov>, Mike Murray <msm@portlandmaine.gov>, Mona Bector <mbector@portlandmaine.gov>, Jeff Levine <jlevine@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, Belinda Ray <bsr@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, Kimberly Cook <kcook@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Nick Mavodones <nmm@portlandmaine.gov>, Jill Duson <jduson@portlandmaine.gov>

As a Portland resident for more than 25 years, I am writing to share my thoughts on the proposed new homeless shelter near the Barron Center.

First, I recognize that homeless people can be any of us, and accordingly, for whatever reason those folks ended up down on their luck, they deserve our compassion and support.

Second, the biggest issue is NOT who's neighborhood the shelter is or isn't built in. After all, any shelter is, will be and should be located near somebody! The main issue, in my mind is a City-wide issue regarding whether we are spending the funds wisely, adhering to best practices recommended by social services professionals, for constructing and locating a shelter -- or shelters.

Third, I want to thank all of you for your hard work on behalf of our city. I recognize that you have many competing needs and far too much to do with never enough resources.

That said, I have two major concerns with the current proposal for the homeless shelter -- one having to do with the design of the proposed facility, and the other having to do with the location of the facility.

Design:

My understanding is that in contrast to the discredited large "warehouse facility" (200 residents) as currently proposed near the Barron Center, the "scattered model" of multiple smaller facilities (40 - 50 residents), tailored with specialized services that can support the variety of reasons people become homeless, in concert with an emphasis, when feasible, on "Housing First!" is a better approach. The "scattered model" more effectively serves shelter residents and can also be more successfully integrated into existing communities (residential neighborhoods or commercial business complexes). I understand that some City officials counter that the scattered model would be more expensive. That claim, in itself, shouldn't end the discussion, for the following reasons:

1. Let's examine all the costs. First, as I understand it, the cost of building the "warehouse facility" is only a preliminary estimate, without sight plans completed that could change the price tag significantly. Second, let's be sure we are comparing the total costs associated not only with construction but with annual administration and emergency services. Might the "warehouse model" costs go up if associated emergency services (police/hospital), transportation costs and higher and longer residency rates for clients are included?
 2. Let's think strategically about what we are trying to accomplish by building new shelter(s). Is it to simply serve more and more homeless people, or is it help homeless people find their way back to dignity, to a home/apartment of their own -- and over time, reduce the number of shelter residents? Is it to build a giant facility today, only to find that we need to spend more money to add more beds in a few years? Is it to spend a pile of money now to move an existing problem from Oxford St. neighborhood to the Nason's Corner neighborhood, or is it to build new facilities that honor the needs of the homeless as well as honor the quality of life requirements of surrounding City residents?
 3. Let's take the time needed to take a positive approach to dealing effectively with homelessness in our community, and let's avoid a quick knee-jerk response that will simply move a problem away from Oxford St. Let's get creative about fundraising. Can we locate more funding sources (i.e. larger contributions from local real estate developers, federal and state grants, GPCOG, and city taxpayers, foundation grants, local hospitals that benefit from less uninsured emergency room visits, etc.).
- In the end, let's have facilities for our most vulnerable homeless citizens that our city can be proud of.

Location:

It appears that the process by which the Barron Center location was selected was hurried, secretive and flawed.

1. Simply moving a "warehouse facility" shelter from Oxford St. to the Barron Center property doesn't appear to be a "win" for anyone in the City, except for Oxford St. neighborhood real estate developers and nearby Oxford St. residents. It wouldn't be the first time in the sad history of social injustice in our country that vulnerable people get kicked out of an area that has turned into "hot real estate" and pushed into less desirable neighborhood. It's pretty tempting to believe that the overarching interest in moving the shelter right now is to cater to the interests of real estate developers and city planners who are working hard to gentrify the Peninsula.
2. Why were all the other sites identified in a recent City planning process dismissed? And why was one of the key criteria in that planning document of avoiding nearby residential neighborhoods for siting a shelter ignored? (Wouldn't the scattered model of multiple small shelters make it more feasible to co-locate shelters near residential communities?)
3. Why were existing community members and many other City stakeholders not invited into the early planning process?
4. The proposal to move a "warehouse facility" shelter to the Barron Center seems to demonstrate little regard for legitimate needs of other city neighborhoods, including vulnerable people already living in the Nason's Corner neighborhood -- elementary school kids walking to school, Barron Center residents enjoying the outdoors, or Sagamore Village residents that may be unaware of dangers in their new country. I appreciate that most shelter residents are not a threat to anyone, but it's also true that "warehouse facility" shelters are hard to police and that "warehouse facility" shelters attract criminal hangers-on that prey on the shelter residents and any other vulnerable people nearby. That's another important reason for working with the "scattered model" approach in order to minimize issues of community safety.
5. Is law enforcement even more costly, time consuming and challenging/ineffective than at Oxford St. if a new facility is located near lots of woodlands, near the Maine Turnpike (with ready get-away access) and distant from the downtown police department headquarters?
6. Why have shelter residents depend on inconvenient public bus schedule on Brighton Ave. and a new costly community-funded shuttle service to receive needed services?

In my opinion, these are some of the questions of City-wide importance that need to be addressed before moving forward with planning a new "warehouse facility" shelter at the Barron Center. There's nothing compassionate or cost-effective about throwing \$10 million and more at a problem without solving it or by simply transferring existing problems elsewhere.

With concern and respect for coming up with a better solution,
 Lois Winter
[50 Alden Circle, Portland](mailto:lois.winter@portlandmaine.gov)
 207-871-8029

--

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9/5/2018

City of Portland Mail - Fwd: Thoughts on homeless shelter proposal

Twitter: @portlandmanager



Adam Harr <ash@portlandmaine.gov>

Re: New shelter

2 messages

Pious Ali <pali@portlandmaine.gov>

Sun, Jul 22, 2018 at 11:02 AM

To: Mary <marvy00@hotmail.com>, Belinda Ray <bsr@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>

Mary

Thanks for your email, as per our communication via FB I am copying Councilor Ray (HHS Chair) and Mr. Harr (HHS staff) so that it is added to the public records. I hope your weekend is going well.

Please excuse any discrepancy, this email is sent from a mobile device.

> On Jul 21, 2018, at 5:17 PM, Mary <marvy00@hotmail.com> wrote:

>

>

> Hello,

> As a Portland community member and taxpayer I wanted to let you know that I hope you listen to your community members and plan on voting against the construction of the new homeless shelter on Brighton Ave. I am for the building of a new shelter and providing services for those in need. I do not like how this project is being done and presented.

> The first problem is that the reason some want this to happen is so that they can build expensive housing in the area.

> I have no doubt that once the new shelter moves out, expensive condos will move in. Further gentrification of Portland is not needed.

> The second problem with this plan is the current unfortunate problems and crimes that seem to happen near the shelter are not controlled well. To move the shelter further means that some of the problems will be moving to Brighton and even more likely to get worse given that the area has even less police presence.

> The area near the shelter is home to drug use, violence, and crime in general. I am not saying that this all due to people who are homeless. There are people who also prey on the homeless that are in this area. For example, human trafficking has been linked to the area.

> The area where they are proposing the new shelter is close to wooded and secluded areas which will become breeding grounds to crime. Having an on-site police officer at the shelter will not stop things from happening in these woods and trails.

> Many members of the community, myself included feel the city is just moving its problems instead of solving them. The homeless aren't going to benefit from these problems not being solved and neither will the Nason Corner community.

> Why not work on solving the problem before creating new ones.

> Thank you,

> Mary Labady

Mary <marvy00@hotmail.com>

Tue, Jul 24, 2018 at 1:52 PM

To: Pious Ali <pali@portlandmaine.gov>

Cc: Belinda Ray <bsr@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>

Thank you!

Mary Labady

Sent from my iPhone

[Quoted text hidden]

> --

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



Search



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

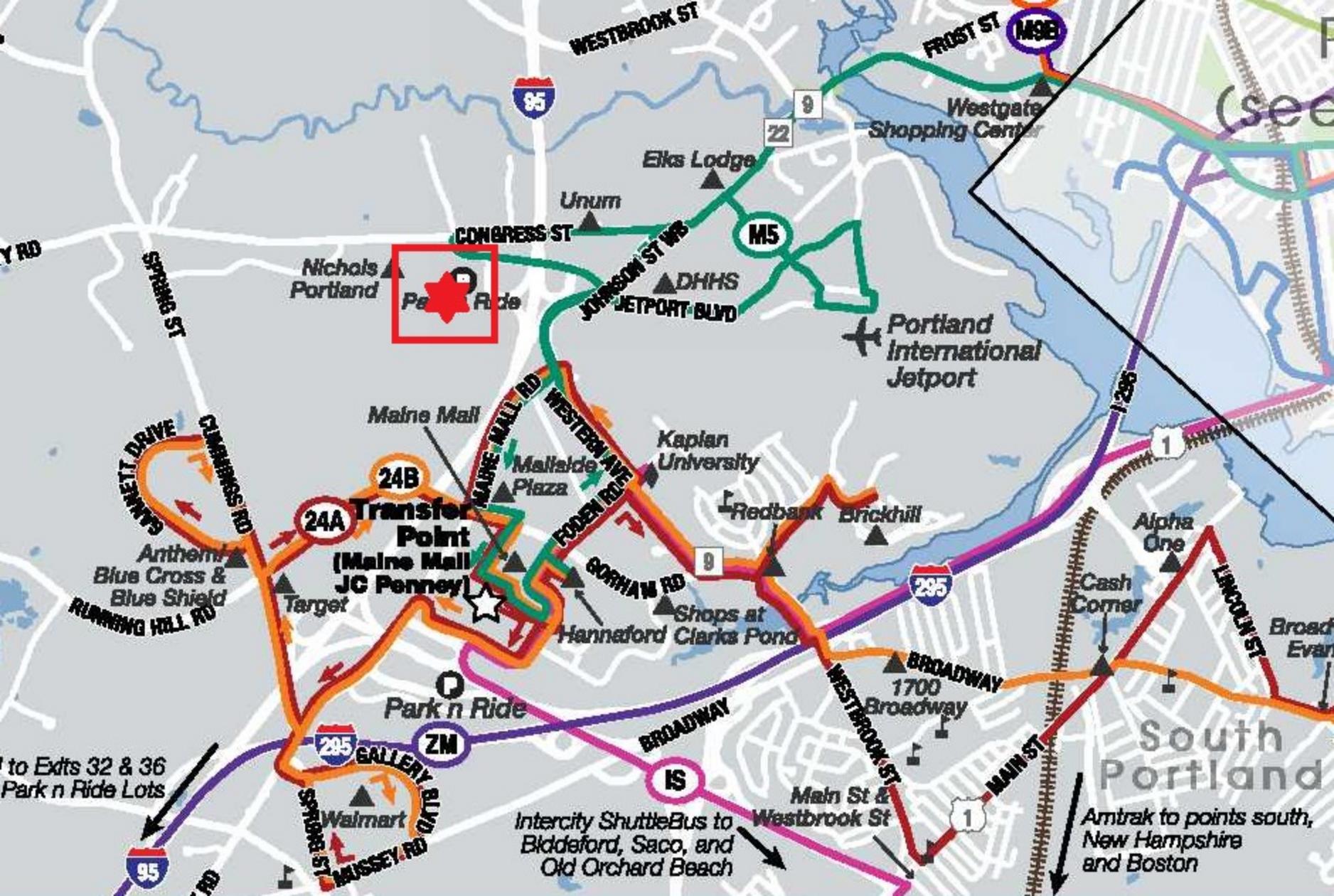
2h Like Reply

**Pious Ali**

Eric Kane I do its just not the one you want to hear. Why are you going to this extent, for a nominal vote because irrespective of how I vote it's moving forward.

Write a reply...





Nichols Portland

Park n Ride

24B
24A
Transfer Point
(Maine Mall
JC Penney)

Target

Park n Ride

ZM

IS

M5

M9B

South Portland

Intercity ShuttleBus to Biddeford, Saco, and Old Orchard Beach

Amtrak to points south, New Hampshire and Boston

to Exits 32 & 36
Park n Ride Lots

(see

Cathy Mackowski

- She's talking about needles, so many needles that the Zip Trip [*gas station/convenience store ¼ mi from the Pov*] now has a needle collection in their bathroom. The bicycle cop told her he finds many needles. The neighbors have seen people shooting up on the California Street Bridge [*pedestrian bridge off a walking trail, ¼ mi from the Pov*]. They've seen transients pass up and down her street. She used to tell people who don't live in Missoula, that Missoula is a magic town. It was beautiful and a wonderful community to live in and it was safe. She is quite concerned now that she is not sure she can say that last line any longer. She hears from parents who are afraid for her children. They will not send their children to the park by themselves. She hears of children who will not ride their bicycles across the California Street Bridge, even during the day.
- ...the problems are not limited to West Broadway, but are seeping back into the residential neighborhood....
- She said she wanted their stories to be heard so that the Council and Mayor could start to understand the desperate and heartbreaking nature of the situation that the neighborhood is in. They have to play catch-up now and they have to do it fast and are begging for the City's assistance to do that.

Matthew LaRubbio – co-owner of Western Cider [*1/4 mi from the Pov*]

- Mr. LaRubbio represents his partners, Michael Billingsley and John Clarenbach, as well as the growing number of neighbors in their area, including Imagination Brewing [*across the street from the Pov*], Youth Homes [*1/4 mi from the Pov*], Blue Mountain Clinic [*1/4 mi from the Pov*], Tia's Big Sky [*across the street from the Pov*] and the interest of many residents with the same concerns. There's a number of issues that are beyond their control on Missoula's west side and they are here to highlight these challenges and ask the City to work with them in creating solutions. Most of their concerns are related to criminal activity with the increasing transient population, the status of City plans and the condition of the area in general.
- Lions Park [*1/4 mi from the Pov*] continues to be a place of constant drug use and sales, prostitution, fighting and a congregation of people with no regard for law or decency. These daily incidents in the park are not solely perpetrated by the transient community. It is a hub for people with and without homes in Missoula but is known as a place where open containers, drug use and fighting are rarely prosecuted. Youth Homes, unfortunately, receive the brunt of these problems, being direct neighbors to that park and it is sad to see kids that need a safe space being exposed to these things daily. Broadway Island is a refuge when police are patrolling Lions Park and serves as a hidden campground for the transient population. During river cleanups they find dozens of needles as well as a massive accumulation of trash and bedding on the island and in the stream. A side note is they appreciate the City's effort in cleaning that up. They know, as a city, we spend a lot of money cleaning up the island all along the river trail and understand there are solutions in place to try to mitigate that. California Street Bridge is a pedestrian resource that has become a spot for graffiti throughout the years. The graffiti on the Free Wall, which he personally used to paint on, has long migrated from the fence to the lamp post to the sidewalk and now every part of the bridge. The tags are vulgar, obnoxious and are rarely, if ever, removed. The bridge represents a lack of pride our community has in Missoula's Westside in some ways.

Dan Corradina, Program Director for the Shirley Miller Attention Home and part of Youth Homes [*1/4 mi from the Pov*]

- He's been there going on 11 years and has spent a lot of time as a direct care worker so has played a lot of football and Frisbee in that park and can no longer do that. There are a lot of people sleeping in the park, maybe trying to recover from the night or day's activities, lots of drug use, feces by their bedroom windows, needles in the bushes, vomit and repeated acts of violence. They call the police and the police are very responsive and they appreciate that, but it is hard to watch and it's hard for kids at risk and coming from difficult homes to watch that on a routine basis as well and so they end up being inside or going somewhere else to try to recreate versus being outside to have a conversation. He said he's selfish for being here tonight because the Lions Park has been awesome and the neighborhood has always had things happen that they've witnessed but it has exponentially increased in the last two years but this summer specifically.

Patrick Montgomery

- He lives at 1333 Toole Avenue [*condo unit 1/10th mi from the Pov*] and he is president of their condominium homeowner's association. There is a lot of fear among the ground floor residents in their condominiums where mostly elderly and/or disabled live. Because of their proximity with the Poverello Center and the casino, they have a lot of loitering that goes on around and on their property and the ones most affected by this are the first-floor residents who are elderly and disabled. They now have transients going door-to-door asking for money. They just had an episode where a gentleman was trying to sell, he's sure, stolen goods on the property and made a huge scene when Shelly asked him to leave. The personalities are extremely unpredictable. Patrick has felt threatened twice this year just because he's politely asked people to leave the property. One young gentleman, who's mentally disabled, was walking home and someone asked him for a cigarette and apparently because he didn't give it to the man, he got punched from behind and went right to ER. It's a problem if a fairly competent, capable person is nervous, think about these other people. There are people in the units who don't want to go to their cars at night. They've had three automobiles broken into just this summer. This is stuff you hear all the time. He's concerned about his neighborhood and he agreed with Cathy, for them to get a handle on this problem before it gets to the point of where it's out of control. Also, they have a young family in the condominium units who just had their first child and the first thing they did was put their unit up for sale.

Shelly Wilson

- ... she's at the point of feeling bad calling 9-1-1 because she's called it so many times that she's hoping dispatchers aren't thinking she's a crazy lady with nothing better to do, but even the dispatchers have encouraged them to call because they need to know what's going on. Today, before noon, she had to make three people get off of her property. Two of the young people felt comfortable enough to be wrapped up in their blanket on the lower level next to somebody's front door with their phone plugged in. She woke them up and said they are trespassing and need to leave. The problem is people aren't getting up and leaving. They're trying to argue. She doesn't go anywhere outside of her condo without her dog and it's a good thing because she's had a few incidences where she's felt that if she didn't have her dog with her it might have turned out pretty bad. When she went out the second time to take her dog out to go to the bathroom today, there was a gentleman sitting on the wall, which is basically somebody's front door on the lower level condo, at their patio, and the man was two feet from the "No Trespassing" sign and she asked, "Sir, can you read that?" He looked at it and wanted to talk to her about her dog. She said to him that he needed to leave, he was trespassing and they are instructed to call 9-1-1 because this is ongoing and she asked him to please leave. He continued to argue with her and hid his beer can behind him. She said she's calling 9-1-1 because he's drinking on private property and he got up and left. That happened just today before noon. There are so many incidences she doesn't have enough time to talk about it all. She's only lived in Missoula for 11 months. She bought the

condo thinking it's awesome that she's within walking distance of downtown to go have coffee, within walking distance to the park and river and she doesn't feel comfortable at all and this started as soon as she got here. She gave several other incidences that she has experienced. One of their vehicles has been broken into on their private property, in their parking lot, two times within two months. Things are going on in the middle of the night. Her son and fiancé live in one of the condos and have to go out at 4:30 a.m. to go to work and they are afraid to go out there at night. This is dangerous. The neighbors are not just whining and sniveling about somebody walking on the grass.

Unknown (off microphone)

- she's stood before the Council before trying to prevent Poverello coming right into the middle of their neighborhood and she's wondering what happened to the assurances that they had that this would not happen. She also has plenty of incidences that have happened. She lives on Cooper Street [1/6th mi from the Pov]. This summer they had a white, locked bike stolen that was in a truck. They've had strangers come onto their gated property. This is not complicated. She would like to see police cars going through their neighborhood five or six times a day. If police presence was seen all the time where these horrible problems happen, these problems would end. She doesn't feel like people care about their low economic neighborhood and it makes her very angry.

Tony Crescenzo, co-owner of On Center Performing Arts [1/4 mi from the Pov]

- He thinks the important things to be put on the record this evening are several times in the last two years they've had people who are not part of the studio, who don't have children and who are transient in nature, walk into the studio and either try to use the restroom or try to sit down and watch the dance classes as they're happening. He's talking about dance classes that involve children, young women and girls from the ages of 2 to 16. There has been several times when late at night, families leaving the business have been approached and asked for money, followed to their cars and thankfully nothing worse than that. They are directly across the alley from Zip Trip so many of the same problems and people who frequent the Zip Trip are part of the same problems that many neighbors experience such as issues with vandalism, needles, trash, loitering, food, unwelcome and other conversations and people looking through the windows. They have had to add covers for the windows and kept all outer doors closed except the front door while classes are going on.

Brian Dirnberger, Montana Glass [across the street from the Pov]

- Instead of the car-camping situation being addressed just with RV's, needs to be specifically addressed with cars. The second is the overpopulation of the Poverello itself. When it was first opened, the population was to be maxed out to 120 and now it's at 175, capping at 150 on a regular basis. The third is possibly moving the soup kitchen outside of the Poverello and having that separate. A lot of the transient population moving through the neighborhood is people coming to and from Poverello to get their meals. They are not monitored as closely for substance abuse and that's probably the people who are bothering the businesses and the people in the neighborhood.

Jay Kirby, 1533 Phillips St. [1/3 mi from the Pov]

- he and his wife walk almost every night to the California Street Bridge and across to the Silver Park and they've seen things like a guy shooting up, looks at him and smiles and pokes the needle in. He's seen kids in the youth homes that were playing on the backside of their fence and a couple of rough looking transients walk over and try to talk to the girls. The California Street Bridge is a treasure in this community. It's the most beautiful bridge that he's ever seen

and to see the graffiti that's starting to grow on the floor of that bridge is absolutely something that we shouldn't stand for. We should paint that bridge every day if we have to, to keep that stuff from happening. Silver Park and California Street Bridge and the whole west side are really great places to be in and to live but in the last year or two things have changed. His car has been broken into and tools stolen out of it. They worry about leaving their door open.

Bruce Allen, 1538 Cooper St. [*1/3 mi from the Pov*]

- He's been physically confronted at the California Street Bridge by a guy who wanted to fight him. He's also been physically assaulted in his driveway.

Connie Boatwright, North Davis and River Road [*1.3 mi from the Pov*]

- She just bought the place less than a year ago. They walked their dog down to the river and a guy asked what are they doing there? They replied that they're taking their dog for a walk and then asked him what he's doing there. The man responded that he lives here at the North Davis/Reserve Street Bridge. Then he said he'll kill their dog. They said, "Oh, really." Her sons didn't like that and they went back down there and said, "We'll kill you." Ms. Boatwright said, "Not cool." Another trip down there on a different route. Again, they were asked what they're doing down there and they replied that they're taking a walk with their dogs. Then the man threatened to kill her husband and he followed them home and threatened to burn down her house. She called the cops, they came out and said there's nothing they could do and keep a shotgun by her door.

Skyler Hollingsworth

- People take pride in that community, but unfortunately, over the past couple of years there are been a lot of really negative incidents. His father lives at the corner of Cooper and Cowper [*1/3 mi from the Pov*]. Walking home from the Zip Trip he has been followed and threatened. His father is visually impaired and worries about him. He tries to check in on him as often as he can. While going around his yard Skyler found different makeshift camp sites, stolen goods, such as bicycles or large propane tanks, dirty needles scattered up and down that block. Skyler's friend had the great misfortune of working as a graveyard shift gas station attendant at the Zip Trip and one evening he goes into the store and his friend showed him that in the women's bathroom someone had taken a piece of bubble gum and a dirty needle and set it as a booby-trap rig so if you were to sit down it would get you in the thigh. That's the kind of thing we used to not hear about in this neighborhood, in Missoula as a community as a whole. There's been a lot of wonderful investment as far as building up the Old Saw Mill District and that California Bridge does serve as the corridor in the connection but he fears no one will be safe to cross it whether it be in broad daylight or at night.

Rebecca Hamilton, Magic Diamond Casino and Liquor Store [*1/10 mi from the Pov*]

- She knows very well they are a magnet for this population that we're talking about and she wanted to assure everyone that she and her staff go above and beyond to deny service. They do everything they can to eliminate loitering and try to have them go off the property but then where do they go? They go down to the parks and to people's backyards and to the alleys and so it's been a battle. She or her staff get threatened on a daily basis with their lives. She's been called some really colorful names lately. Because they find so many needles, they currently have to keep Sharps containers in their maintenance closet and take them down to the hospital when they're full. In the past two years they've filled three quart-sized and now they're on their three-gallon one. They lock their bathrooms and because of that people go pee out in the parking lot and on other buildings. They lock their doors, maximum for company hours, and from midnight to 8:00 a.m. people have to be buzzed in mostly because of employees being threatened

inside. They are always double-staffed. There is never anybody there by themselves. She's been at this location for almost six years and in this industry managing locations for 15 years and this is a special little neighborhood that has some problems that definitely need to be addressed and she doesn't know the answer. It's not just the transients and the people at the Poverello Center. It's a drug problem across the board. The number of needles that she has seen in the past couple of years is astonishing. Their sales, as a company, over the past three years have dropped. They've lost a lot of good customers that are basically afraid to come there and they know that they are trying, but they can't monitor who walks through their parking lot. They've tried coming up with ideas, other than put a fence up, but they are a business and people walk through their parking lot, walk through their grass and there's nothing they can do about it. The only time they have control is when people come into their building and they can kick them out but then where do they go? The police officers really do a great job for them and they call them about once a day if not more.

Heather Morris, 1433 Sherwood Street [*1/4 mi from the Pov*]

- She gets a lot of foot traffic from Zip Trip as well. When she was doing yard work last year and realized someone had pried the crisscross fencing that's at the side of her garage because she lives up on the hill so there's a big gap under her garage so the siding covers that. Someone had ripped it down and set up camp under there. She doesn't know how long they were there. She found six cell phones and multiple blankets. The police came and they were great. They said there's not much they can do. She boarded it all back up. She commutes on her bike year-round to work and back and sometimes when she's approaching her home she's afraid to actually pull into her driveway on her bicycle so she'll ride around the block a couple of times until whoever looks a little sketchy has moved on so they don't see where she lives. A couple of weeks ago her cameras caught someone at 2:30 in the morning just waltzing into her backyard, opening the gate, walking right in. He wasn't there in the morning when she woke up and found the footage but she found evidence of him camping, picnicking, she's not sure what, but in the last two years there's been an increase of that type of thing occurring significantly. She's on high alert because several years ago she caught someone referred to as the "Westside Winker" at her back door where he had sliced her screen door and tried to get in. She lives alone and it's a little nerve-racking.

Bernadine Gantor, 708 Toole Avenue [*1/2 mi from the Pov*]

- With Little McCormick Park [*1/2 mi from the Pov*] they've always had transient issues, hobo issues in the old days, where they'd come off the trains and camp out in the park for a day and then get back on the train and leave. Over the course of years, it's changed. The hypodermic needles are an issue. Her neighbor found four when the snow melted this spring. Her other neighbor in the alley-way found a collection of them on top of a garbage can back there. Ms. Gantor called 9-1-1 earlier this week because there was a gentleman who was passed out in the alleyway. They asked her if he was sleeping and she said she didn't stop to check so they apparently came and did a well check on him. What the gentleman that spoke before her said rings true because we gentrify Missoula. We have to recognize that there's consequences and she doesn't think we have an infrastructure to actually deal particularly with the drug issues that are intense. For 40 years she has thought the police department needs stronger community policing so that they are a presence in our community and that's what she would urge the Council and Mayor to consider.

Austin Chaffin

- A lot of the things that have been said have been true at some of the properties that he has including people just camping in the backyard and when asked to leave, very combative, wouldn't leave, 24 hours goes by and they're still there, he calls the police to get them

removed. Hypodermic needles are a big issue on some of the places he's working at. He'll come back in the morning and find bags of them thrown around, human feces on doorsteps at places that he's working as well as dog feces and things like that. There are a lot of great things going on in the Westside, as everybody said, but he wanted to call to light some of the issues that he's seen.

Sanderson Clement

- He remembers when the old Poverello was here and there's definitely been an increase in the amount of transient traffic since then and he thinks the city is growing exponentially and the things that are being talked about is going to continue to be a problem. Maybe we'll be able to mitigate that a little bit by maybe for students having a class that explains what's going on, why the money is not helping, why it draws people here nationwide. He's heard this is a hot spot for transients. This is a great place to be homeless. It's an awesome place to be but when you have people who don't have a whole lot of happiness in their lives, you often have a lot more drug use so you're going to have these problems that everybody's mentioning. It's not really going to stop because the population size is going to grow but if you have some educational classes, expand awareness a little bit as to what is bringing these people here, which is probably mostly how eager people are to just dole out dollars to people begging on the streets, that will help turn down the problems a little bit. Obviously we need to help people who are in need but having it be so appealing for people who aren't native to this place to come here, be here and stay here isn't helping anyone.

Parker McCullick, 1200 block of Howell [1/3 mi from the Pov]

- In April of this year in went out to his garage and found the door had been pried open and two bicycles and a handful of other tools had been stolen. He dutifully made a police report and they were great but told him not a lot could be done or it's hard to solve these kinds of crimes, which he totally understands. Since then, he's been very acutely aware of the issue on the Westside of seeing individuals in alleys, almost patrolling the alleys, looking maybe unlocked garages or unlocked bikes and he does know that's an issue that happens everywhere, but hearing some of the other people speak tonight, he wanted to talk to hopefully expedite a solution because his biggest fear is that six months from now they will all be here again at a City Council meeting after something worse has happened. Maybe one of those idle threats on the California Street Bridge comes to fruition or one of the idle threats of asking someone to get off of their property comes to fruition or his garage is broken into and they got away with it and maybe next time they enter a backyard to get a bike and maybe on someone's back doorstep to get a bike and maybe they try someone's backdoor handle and it's open, they enter the house and a worse case scenario could happen.



Nason's Corner Neighborhood Association
nasonscornerneighborhood@gmail.com

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

July 14, 2018

To Councilors Ray, Ali and Batson,

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

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

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

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

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

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

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

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

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

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

Sincerely,

A handwritten signature in cursive script, appearing to read 'Maya Lena'.

Maya Lena, President
Nason's Corner Neighborhood Association

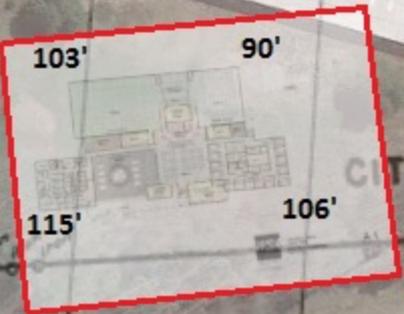
3025' TO END OF RUNWAY

50:1 APPROACH SURFACE

RUNWAY 11-29

PORTLAND WATER DISTRICT R.O.W.

CITY OF PORTLAND



ELEV. 135'

140'

145'

150'

155'

160'

165'

170'

Skyway Dr

180
ELEV. 185'

7:1 Transition Surface

CONGRESS ST

Congress St

22

State of

Response to Dawn Stiles’ “Corrections to the ‘Homeless Services Center Canvasser Script’”

Responses in blue



Corrections to the “Homeless Services Center Canvasser Script”

The City of Portland values public dialogue and in this spirit we open the Barron Center to the community and the Nason’s Corner Neighborhood Association for their meetings regarding the City’s recommendation to locate the Homeless Services Center on the Barron Center Campus.

With that said, it is critical that members of the public have access to accurate information. The information included in the “Canvasser Script” contains several inaccuracies to which we have responded below: (see [Appendix A](#) for “Canvasser Script”)

Dawn Stiles (Director of HHS Dept.):

- The Oxford Street Shelter has a total bed capacity of 229. There are 154 beds at Oxford St. and an additional 75 beds located in the Preble Street Resource Center that we staff each night when there are more than 154 individuals who need shelter.

Canvass Group:

We mostly agree. There is no inaccuracy in the script. In our script we are describing the bed capacity at the physical location of Oxford Street Shelter (OSS). In the script we state “The City has proposed to replace the 154 bed Oxford Street Shelter.” You have stated above “There are 154 beds at Oxford St.” It appears we agree that the bed capacity at the Oxford Street Shelter location is indeed 154 beds. Overflow beds at the Preble Street Resource Center (PSRC) are lumped under the category of “Oxford Street Shelter,” as you state in your first sentence. The script does not make any statements about the overflow capacity of OSS or the overflow capacity of the proposed Barron Center megashelter. To our knowledge, the City has not shared information about the overflow capacity of the proposed megashelter.

Additionally, to the extent that Portland citizens may be confused about the capacity of OSS, the City can look inwards. As you are aware, the Health & Human Services Department publishes the monthly Emergency Shelter Assessment Committee (ESAC) statistics. The ESAC report does not distinguish between bed-nights at Oxford St. and overflow at PRSC. It is all lumped together under the banner of “OSS.” You can examine your own ESAC reports to verify.

Although it is irrelevant to our script (since we are describing bed capacity at the physical location of OSS), we disagree with your assertion that the total bed capacity of OSS is 229. On January 29th, 2018 OSS sheltered 248 individuals. In fact, OSS sheltered more than 229 people on 9 days during January 2018; 12 days during February 2018; and 4 days during March 2018. Again, you can verify in your own ESAC reports.

- **Follow-Up Question:** What will be the overflow capacity of the proposed megashelter?

Dawn Stiles (Director of HHS):

- “A.” The Homeless Service Center proposal does indeed follow best practices for ending homelessness, including operating 24 hours, 7 days per week with all meals and individual services on site. We have on-site housing counselors who develop a housing plan with each guest and meet with them regularly to assist them in finding long-term housing. We follow-up, in person, with every individual on a monthly basis to assure they are stable and their housing is not at risk. We also provide the landlords with contact information to contact us before an individual gets to the point of losing housing. We work closely with all Housing First developments, sitting on the screening committees to assure that our neediest guests get housed. The new building will be designed to provide a floor plan for the maximum safety of guests. Transportation will be easily accessible, and the atmosphere will be respectful and the grounds and facility safe. We will develop plans with the neighborhood and provide 24-hour phone response to the neighborhood.

Canvass Group:

You can't drive your car towards a cliff and say you're following 'best driving practices' just because your hands are at 10 and 2. Building a megashelter at the Barron Center is driving towards a cliff. You can include meals, on-site counselors and a 24-hour hotline for neighbors, but...***you're still driving towards a cliff.*** The Poverello Center in Missoula, MT teaches us that lesson. The fact that no one can find a successful model for this proposal should teach us that lesson. It's common sense that you don't drive towards cliffs, and it's common sense that you don't build a megashelter in a massive, heavily-wooded residential area 177 ft. from the nearest home; 200 ft. from an

Alzheimer's/dementia unit; 200 ft. from a senior/disabled independent living community; 500 ft. from the I-95 drug corridor; 500 ft. from two cheap motels; 700 ft. from a low-rent public housing community with many refugees and asylum seekers; 0.3 miles from the former 'Tent City' campground; 0.5 miles from 10 miles of trails within 400 acres of forest; and 1.6 miles from the nearest MEDCU station. And you *especially* don't do this in the midst of a substance abuse epidemic.

The 'best practices' that you list above are emergency shelter best practices according to your own January 4, 2017 memo (which lacks citations).¹ The first point on your best practices memo is "Single floor, open concept design style with clear lines of sight." And yet, the City ultimately chose a site where it cannot fit a single floor building and is now planning to build a two-story building. So it appears that not all of the best practices in the memo matter.

More importantly, we are unsure if you are being careless with language or intentional by stating above that this "proposal does indeed follow best practices for **ending homelessness**" (emphasis added). The woman who wrote the book on this topic, Dr. Deborah Padgett, would disagree with you:

*"We have had 40 years of shelters. They don't work," said Deborah Padgett, a New York University professor of social work and psychiatry who in the early 1990s collaborated with the father of Housing First, Sam Tsemberis, and recently wrote a book on the subject, "Housing First: Ending Homelessness, Transforming Systems, and Changing Lives."*²

As you are aware, the City's own Shelter Planning Task Force conducted a review of best practices for emergency shelters in 2015 and came to the same conclusion as Dr. Padgett. The task force reviewed over 50 articles and websites and found the following: *"Programs and studies consistently emphasized the same approach: moving away from emergency shelter and toward coordinated triage and assessment, emphasizing housing first/permanent supportive housing for the chronically homeless, and rapid re-housing for the more short-term homeless."*³

- **Follow-up Questions:** Why is the City focusing financial efforts on a new emergency shelter instead of coordinated triage/assessment, expansion of Housing First approach and supportive services, and rapid re-housing, as outlined in the Shelter Planning Task Force 'Best Practices Review' document? By putting "single floor, open concept design" as the first point on your 2017 memo, did you intend for that to be the most important point on the list? Why is it acceptable to ignore that best practice? How many best practices can be ignored before a proposal no longer follows the spirit of best practices?

¹ Emergency Shelter Best Practices (January 4, 2017). Retrieved from: <http://www.portlandmaine.gov/DocumentCenter/View/17471/Best-Practices-for-New-Shelter>

² Le Coz, E. (November 29, 2015). No easy solution on homelessness. Herald-Tribune. Retrieved from: <http://extra.heraldtribune.com/2015/11/29/no-easy-solution-on-homelessness/>

³Shelter Planning Task Force (June 10, 2015). Best Practices Review. Retrieved from: <http://www.portlandmaine.gov/AgendaCenter/ViewFile/Item/2272?fileID=8845>

Dawn Stiles (Director of HHS):

The shelter model proposed should not be characterized as “warehousing” individuals as this is an emergency shelter and the focus is on making sure stays are transitional. To the contrary, guests will receive more individual services because the providers will be on-site so appointments won’t be missed. Substance use, mental illness and physical illnesses will all be treated on-site through a health clinic operated by Greater Portland Health which will also offer dental care.

Canvass Group:

We have spoken with local individuals who were previously homeless who characterized your proposed shelter as “warehousing” due to its large size. The connotation of a warehouse does not depend on the length of stay or on-site services. It is related to the fact that 200+ humans will be sleeping 18” away from each other in a large open air room.

- **Follow-up Questions:** Has the City conducted surveys and/or interviews with people experiencing homelessness to understand their perceptions of a shelter of the proposed size? If so, may we review your research methods, questions, and transcripts of unprocessed responses?

We understand the City plans to have an on-site health clinic at the proposed shelter and this clinic will be operated by Greater Portland Health (GPH). However, this information is not included in the script because it is unclear if the City has secured a partnership with GPH, and if the on-site clinic will be able to effectively meet the healthcare needs of 200 shelter clients, many of whom struggle with substance abuse. Based on conversations we have had behind the scenes, we are skeptical of GPH’s capacity to provide the level of resources that you are promising at your shelter. GPH has invested heavily in its 63 Preble St. location, and it also participates in the MMC-Preble Street Learning Collaborative at 20 Portland St.

- **Follow-up Documentation:** Please provide a detailed contract with GPH demonstrating their commitment to the on-site health center at your proposed emergency shelter.
- **Follow-up Question:** As stated in Portland’s Plan 2030¹, 83% of individuals cited substance abuse as their major reason for being homeless. Will the proposed on-site clinic be able to provide effective drug treatment² for 83% of

the clients at the proposed shelter at any given time (200*.83 = 166 individuals (+overflow))?

¹ City of Portland. (2017). Portland's Plan 2030: Appendices - Housing. pg. 209. Retrieved from: <http://www.portlandmaine.gov/DocumentCenter/View/18269/Portlands-Plan-2030-with-Appendices>

²National Institute on Drug Abuse. (2018). Principles of Drug Addiction Treatment: A Research-Based Guide (Third Edition). Retrieved from: <https://d14rmgtrwzf5a.cloudfront.net/sites/default/files/675-principles-of-drug-addiction-treatment-a-research-based-guide-third-edition.pdf>

- This evidence-based document by the National Institute on Drug Abuse outlines 13 key principles of drug addiction treatment. Among these 13 principles, the document states that effective drug treatment includes addressing “the individual’s drug abuse and any associated medical, psychological, social, vocational, and legal problems,” “most addicted individuals need at least 3 months in treatment to significantly reduce or stop their drug use,” and that drug abuse often co-occurs with mental illness “and when these problems co-occur, treatment should address both (or all), including the use of medications as appropriate.”

Dawn Stiles (Director of HHS):

- “B.” The statement that “heavily wooded areas invite increased drug activity and other violent crimes” is a concern rather than a fact that is substantiated by any data.

Canvass Group:

There is evidence for this statement from peer-reviewed articles, national organizations, and our own local newspapers that examine the rise of drug activity and crime in parks (i.e. heavily wooded areas). Please review the example references below:

- *Peer-reviewed articles:* A study conducted in Philadelphia, PA examined the relationship between parks and crime.¹ The study is grounded in environmental criminology theories such as the ‘eyes on the street’ concept and includes data collection at 249 neighborhood parks. The study found that “neighborhood parks are associated with increased levels of crime in the surrounding area.” In addition, the study found that “parks with adjacent streets, which were *exclusively residential* or which were *primarily residential with some commercial*, had higher violent and significantly higher disorder crime levels than those of parks in *nonresidential settings*.”¹ As the City is already aware, the Fore River Sanctuary, Evergreen Cemetery, Sagamore Village playground, Rowe Elementary playground, the former Tent City, and the heavily wooded streets of Nason’s Corner neighborhood are all within 0.5 miles of the proposed megashelter site.

- *National organizations:* The National Recreation and Park Association published an article in 2017 that describes how the opioid epidemic is affecting public parks with an increase in drug use, drug sales, and litter of drug paraphernalia including used syringes.²
- *Local newspapers:*
 - An August 2015 Press Herald article discussed the rise in drug activity in Portland parks such as Peppermint Park (which was referred to by one resident as “Needle Park”) and Deering Oaks Park.³ Current Assistant City Manager Michael Sauschuck was quoted in the article as stating Deering Oaks Park had become a “hotspot” for injection drug use.³
 - An August 2016 Press Herald article discussed a stabbing at Tent City — 0.3 miles from your proposed megashelter site — and stated: “Police revealed recently that they have responded to an increasing number of incidents in Tent City this year, including domestic violence, arson, and people with outstanding arrest warrants.”⁴
 - A July 2018 Bangor Daily News article discussed the dismantling of a homeless encampment in Bangor: “The work, which begins Wednesday morning, is aimed at dismantling a longstanding camp of about 40 people that in recent weeks has erupted in a series of violent assaults, arsons and most recently a stabbing Friday night, according to city officials and police. ‘It just gets to a point where it gets too dangerous, and you just have to do something,’ Dana Wardwell, Bangor’s director of public works, said. The camp is located along a trail between lower Dutton Street and the Interstate 395 bridge. In the past, after repeated acts of violence, the city cleared out the people living in the encampment, but before long, they moved back in.”⁵
- **Follow-up Question:** Do you have any data that would contradict the findings cited above?

¹ Groff, E. & McCord, E.S. (2011). The role of neighborhood parks as crime generators. *Security Journal*, 1 (24).

² Ibrahim, M.S. & Jones, C. (June 1, 2017). Confronting the Opioid Outbreaks in Our Parks. *National Recreation and Park Association*. Retrieved from: <https://www.nrpa.org/parks-recreation-magazine/2017/june/confronting-the-opioid-outbreak-in-our-parks/>

³ Miller, K. (Aug 4, 2015). Opiate danger spikes in Portland with 14 overdoses in 24 hours. Portland Press Herald. Retrieved from: <https://www.pressherald.com/2015/08/04/portland-sees-14-overdoses-in-24-hour-period-as-heroin-takes-toll/>

⁴ Staff Report (Aug 23, 2016). Portland police say woman stabbed man in 'Tent City'. Portland Press Herald. Retrieved from: <https://www.pressherald.com/2016/08/22/portland-police-on-scene-of-incident-on-outer-brighton-avenue/>

⁵ Ferguson, C. (Jul 24, 2018). Bangor makes move to cut back homeless encampment. Bangor Daily News. Retrieved from: <https://bangordailynews.com/2018/07/24/news/bangor/bangor-makes-move-to-cut-back-homeless-encampment/>

Dawn Stiles (Director of HHS):

- “C.” A scattered shelter model would be more expensive and increase property owners taxes. Additionally, it will be more logistically challenging for shelter staff and guests, and it would decrease the number of services the shelter guests could receive on-site because our local service provider partners do not have the resources to staff 5 or 6 different locations.

Canvass Group:

We do not make any statements about the cost or logistics of a scattered shelter model in the canvassing script. We state that “A scattered shelter model would better support the individual needs of people experiencing homelessness.” Indeed, the City’s own Emergency Shelter Sub Group from 2012, created under the Homelessness Prevention Task Force, reported in meeting notes the following vision for Portland’s emergency shelter system: “*Our community has safe, quality places for people needing emergency shelter. The shelter system is less concentrated and dispersed so that people can access services in multiple locations throughout Greater Portland in neighborhoods that are supportive and thriving.*”¹

Almost every single person we have talked to within the service provider community and homeless advocacy community agrees that the scattered site model is more effective and more humane. As recently as October 2016, Belinda Ray was in support of the scattered site model.²

- **Follow-up Questions:** Has a detailed permutational cost analysis been carried out of the scattered site vs. single site models? Has an analysis been carried out of the potential property tax impact of the additional marginal cost incurred by the scattered site model? Has a term-differentiated cost analysis been carried out that examines the possibility of the diminishing costs of a scattered site model, which can deliver services more effectively? Has the City considered alternative funding sources for the additional marginal cost, such as a small ‘gentrification tax’ on all high-end development projects in Bayside over the next 5-10 years, or increased fees on short-term rentals? To what extent is the City making this proposal based on principles of fiscal

responsibility? Is the City ignoring evidence-based public health and urban planning guidelines in order to save money?

- **Follow-up Documentation:** Please provide the cost analysis that supports the statement above that “a scattered shelter model would be more expensive.” Please highlight the building/rental cost, annual operational cost, and projected long-term impact costs in the cost analysis. Please provide a property tax impact analysis. We expect the long-term impact cost indicators to be similar to those reported in a 2007 cost analysis of permanent supportive housing in Portland that was funded in part by the Department of Health and Human Services (such as cost of publicly funded emergency services, cost of incarceration, cost of healthcare services, etc.)³

¹ Emergency Shelter Sub Group. (May 8, 2012). *Updates*. Homelessness Prevention Task Force. Retrieved from: <https://www.portlandmaine.gov/DocumentCenter/View/2282/Emergency-Shelter-Sub-Group-050812-Update>

² Staff Report (Oct 24, 2016). Portland is considering allowing homeless shelters to open across the city. Bangor Daily News. Retrieved from: <https://bangordailynews.com/2016/10/24/news/portland/portland-is-considering-allowing-homeless-shelters-to-open-across-the-city/>

³ Mondello, M., Gass, A.B., McLaughlin, T., & Shore, N. (2007). *Cost of Homelessness: Cost Analysis of Permanent Supportive Housing*. State of Maine – Greater Portland.

- “E.” “Crime and other incidents.” It’s important to note that shelter guests are often the victims rather than the perpetrators. In the current shelter model, guests are forced to leave the facility many times throughout the day to seek services and meals. The new shelter model will allow them to access a variety of services, meals, and outdoor space on-site rather than exposing them to predators.

Canvass Group:

First, you are not building a jail. People will leave the proposed shelter whenever they like, and they will go where they choose.

Second, per your own statistics, 83% of shelter guests suffer from substance abuse addictions.¹ You may co-locate a small clinic, but the drug traffickers will co-locate as well. We would of course never imply that all shelter guests are criminals. But you cannot get out from under the fact that the heavy concentration of poverty, homelessness, and drug addiction in a single location will attract criminality. There is absolutely no way to spin out of it. The predators and prey may oscillate on a daily basis, but criminality will follow the shelter. We recommend you read a groundbreaking ethnography called “Righteous Dopefiend”² if you would like to have a more nuanced understanding of the ecosystem surrounding homelessness and drug addiction:

“Representing the Edgewater homeless solely as worthy victims for the sake of a positive politics of representation misrepresents the painful effects of marginalization, poverty, oppression, addiction, and violence...The suffering of homeless heroin injectors is chronic and cumulative and is best understood as a politically structured phenomenon that encompasses multiple abusive relationships, both structural and personal. Our exploration of drug consumption, domestic violence, sexual predation, interpersonal betrayals, and interpersonal hierarchies examines these abusive phenomena in their relationship to political-economic, cultural-ideological, and institutional forces, such as the restructuring of the labor market, the ‘War on Drugs,’ the gentrification of San Francisco’s housing market, the gutting of social services, the administration of bureaucracies, racism, sexuality, gender power relations, and stigma.

Third, locating the proposed megashelter at the Barron Center campus will make everyone in the area more vulnerable, *especially* shelter guests, because of the nearby turnpike I-95 exit, several cheap motels, and the unpoliceable landscape. These characteristics of the proposed megashelter location put shelter clients at risk greater risk for drug/sex/human trafficking. There are two 2-star motels within 500 ft. of the Barron Center campus — Motel 6 directly to the west and the Inn at Portland directly across the street. Additionally, a Hampton Inn is currently under construction within 500 ft. of the Barron Center campus. Within 0.5 miles of the Barron Center campus is one additional 2-star motel — Super 8 — as well as two 3-star hotels: the Ramada Inn and the Fireside Inn. According to the Department of Homeland Security - *“Traffickers often take advantage of the privacy and anonymity accessible through the hospitality industry. Hotels and motels can be especially attractive locations for all forms of trafficking.”*³ According to the US Drug Enforcement Agency, certain transnational criminal organizations *“pose a significant threat to the domestic drug trafficking landscape in mainly the East Coast of the United States, with their strongest influence concentrated in areas of the Northeast located along the I-95 interstate corridor.”*⁴

- **Follow-up Questions:** Has the City considered the risk of placing this megashelter within 500 ft of an I-95 exit and two budget motels? Does the City expect shelter guests to never leave the grounds of the proposed new shelter? Has the City considered what will happen when shelter guests start hanging out in the Barron Center lobby and its adjacent rooms? Has the City considered the re-emergence of Tent City? Does the City plan on having a safe injection facility at the Barron Center site? If not, how will it manage to

deal with a 200+ population of which 160+ are suffering from substance abuse issues? Where will they use, if not at the Barron Center?

We state in the canvassing script that “Crime and other incidents have escalated at the present shelter.” This is undeniable. The June 2013 ESAC meeting minutes clearly shows that the Oxford Street Shelter started facing an increase in crime and other incidents alongside the rise of injection drug use and increase in shelter capacity:⁵

–Josh [O’Brien, OSS Director 2004-2014] stated that they’ve been struggling with the increase in very serious incidents at the shelter since January; critical incidents peaked this winter and into the spring time. Josh provided examples of some critical incidents that have recently occurred at Oxford Street, including serious physical altercations, fights, threats, and incidents where weapons have been involved such as bricks, needles and tasers.

-Josh stated that the increase in critical incidents have increased as the numbers [of guests] have.

-Rob [Parritt, current OSS Director] stated that they’re seeing more hand IV drug usage than ever before.

-Rob added that they’ve always been proud that they haven’t needed these additional security measures in the past, but with the sheer number of incidents, which have more than doubled, it has become an unfortunate necessity.

Moreover, according to your own Social Services Division slide deck, the City has observed: “Individuals choosing to sleep on the streets and not seeking shelter in order to continue substance use, [and] increased calls for service for PPD from assaults.”⁶

- **Follow-up Question:** Does the City acknowledge that crime and other incidents have escalated at Oxford Street Shelter (OSS) since 2013 when the opioid epidemic took root?⁵ If not, why didn’t the City issue a condemnation of the Press Herald’s “Bayside hits rock bottom” in May 2018?

¹ City of Portland. (2017). Portland’s Plan 2030: Appendices - Housing. pg. 209. Retrieved from: <http://www.portlandmaine.gov/DocumentCenter/View/18269/Portlands-Plan-2030-with-Appendices>

² Bourgois, P. and Schonberg, J. (2009). *Righteous Dopefiend*. California: University of California Press.

³ Department of Homeland Security. *Human Trafficking and the Hospitality Industry*. Retrieved from: <https://www.dhs.gov/blue-campaign/hospitalityindustry>

⁴ Drug Enforcement Agency. 2017 National Drug Threat Assessment. Retrieved from: https://www.dea.gov/sites/default/files/docs/DIR-040-17_2017-NDTA.pdf

⁵ Emergency Shelter Assessment Committee. (June 20, 2013). *Meeting Minutes*. Retrieved from: <http://www.portlandmaine.gov/AgendaCenter/ViewFile/Minutes/06202013-62>

⁶ City of Portland Social Services Division. (?). Emergency Shelter. Retrieved from: <https://www.portlandmaine.gov/DocumentCenter/View/17472/Emergency-Shelter-April-11-GPCOG-with-Maine-Towns>

Dawn Stiles (Director of HHS):

- The safety plan developed in partnership with the Portland Police Department is sound and brings more public safety staff into the area than has been in the past, thus providing a faster response time and more proactive interventions.

Canvass Group:

- **Follow-up Documentation:** Please provide documentation of this safety plan.
- **Follow-up Questions:** How many conversations has the City had with the City of Missoula Police Department (since the City cites the Poverello Center as a model for this proposed shelter)? If so, who has the City spoken to? What did the City of Missoula PD say?

We appreciate the fears and concerns, and are committed to working together to address the need for information and on-going communication. City staff will be rolling out additional information at an upcoming community forum on September 8 from 11 AM - 1PM at Hannaford Hall at the University of Southern Maine.

Sincerely,

Dawn Stiles, Director
Health & Human Services Department
City of Portland

dcs@portlandmaine.gov
207-874-8775

Canvass Group:

Thus far, there is no indication that the City genuinely appreciates our concerns. If that were true, the City would pull the proposal off the table rather than double-down.

Please understand that the Canvass Group is not synonymous with the Nason's Corner Neighborhood Association. The opposition to this proposal extends well beyond NCNA and well beyond Nason's Corner. This is not about one neighborhood not 'wanting' the shelter. This is about citizens calling out the negligence of this ill-conceived proposal as a matter of public health and urban planning.

Appendix A: Canvasser Script

Homeless Services Center - Canvasser Script

For the safety of all residents please work in pairs when canvassing your area.

Hi, my name is _____ and I am supporting the Nason's Corner Neighborhood Association.

Question 1: Have you heard about the City's proposal to build a 200-bed Emergency Homeless megashelter on the Barron Center Campus for people struggling with homelessness? We are collecting signatures to show the City Council the extent of opposition to this proposal.

- **No** - explain the Homeless Services Center proposal.
 - The City has proposed to replace the 154 bed Oxford Street Shelter that currently exist in the Bayside neighborhood with a 200 bed megashelter on the corner of Brighton and Holm Avenues.
 - Go to **Reasons Against** below.
- **Yes** - Continue to Question 2.

Question 2: Do you oppose or support this proposal?

1. **If Opposes** - That's great! We'll need all the support we can get with this issue.
 - a. Ask to sign the resolution sheet. *Important - remind them they may be asked to sign a formal petition at a later time to block this proposal.*
 - b. Ask if there is another registered voter in the household who can also sign.
2. **If Supports** - Unfortunately we do not support this proposal. Here is some additional information and we encourage you to learn more at our website PortlandShelters.org.

Reasons Against:

- a. The proposal does not follow best practices for ending homelessness. A new 200 bed shelter would warehouse individuals and not support individual needs, which is no different than the current failing Oxford St Shelter model. It does not address substance abuse, mental illness, and physical limitations that can cause homelessness.
- b. 80% of the shelter residents have substance abuse issues. Placing the proposed shelter between 2 turnpike exits in a heavily wooded area invites increased drug activity and other violent crimes.
- c. A scattered shelter model would better support the individual needs of people experiencing homelessness. This model also complies with the City's "One Portland" initiative, having the whole city share in providing the services and amenities for the homeless, instead of just one neighborhood.
- d. More than one-third of Nason's Corner households have children under 18 - the highest percentage in Portland. The neighborhood is also home to the new Rowe Elementary School which is less than a mile from the proposed site.
- e. Crime and other incidents have escalated at the present shelter. Safety issues have not been addressed or properly budgeted by this proposal.

Continue to Question 2.



Executive Department
Michael Sauschuck, Assistant City Manager

To: Jon Jennings, City Manager

From: Mike Sauschuck, Asst. City Manager and Jeff Levine, Director of Planning and Urban Development

Date: 8/30/18

Re: Explanatories for HSC Site Assessment Matrix

Below please find the explanatories for the “HSC Site Assessment Matrix” spreadsheet dated 8/30/18 for public release in anticipation of the September 8th Public Forum. Together the Site Assessment Matrix and this Explanatories document are a summary of the site selection analysis that was undertaken as part of the selection process for the new Homeless Service Center. This document provides further explanations of that went into the scoring incorporated in the site selection matrix.

A. Presumpscot Street Vicinity-

1. **Site Control and Acquisition Cost- 3-**The City controls land in this area but it is currently fully programmed for other purposes. The State of Maine also owns land in this area. However, practically speaking any potential shelter would likely require land to be acquired or leased from a third party or require existing uses shifted be elsewhere.
2. **Physical Site Characteristics- 3-** No identified issues.
3. **Zoning- 4-** Zoning for land currently in the area would generally support the siting of the HSC although land in governmental control may need to be rezoned to match the abutting IM zone.
4. **Council Policy Consistency- 4-** The area generally meets all the standards set by the council for shelter location. The area does not have a lot of services and amenities but is not inconveniently located.
5. **Transportation- 4-** The area is not directly on a transit line but a site could be found within ¼ mile of transit.
6. **Infrastructure- 5-** There are no known infrastructure limitations in this area.
7. **Adjacent Land Use and Context- 4-** Context is a mix of industrial, institutional, commercial and residential.
8. **Co-location Advantages- 3-** Some services are located in the area.
9. **Other Regulatory Considerations - 5 -** No significant issues identified, but no significant opportunities either.

B. Bishop St Area-

1. **Site Control and Acquisition Cost- 2-**The City does not control any land in this area so any potential shelter would need to be acquired from a third party and there does not immediately appear to be an opportune site.
2. **Physical Site Characteristics- 4-** The area borders on an impaired watershed to the south but has several parcels large enough for the purposes of the HSC.
3. **Zoning- 5-** Zoning designations in the area support the location of the HSC as a conditional use.
4. **Council Policy Consistency- 5-** The area meets all the standards set by the council for shelter location.
5. **Transportation- 2-** Although the site is within $\frac{1}{4}$ mile of transit and has had some sidewalks recently installed, the traffic management issues in adjacent Morrills Corner are a significant impediment to mobility.
6. **Infrastructure- 5-** There are no known infrastructure limitations in this area.
7. **Adjacent Land Use and Context- 4-**Context is a mix of industrial, commercial, residential and institutional.
8. **Co-location advantages- 3 -**Located near a Housing First facility but no other relevant services.
9. **Other Regulatory Considerations - 5 -** Proximate to a resource protection area and impaired stream.

C. Washington Ave/Canco Road-

1. **Site Control and Acquisition Cost- 2-**The City controls land in this area but it is currently mostly programed for DPW purposes after the result of a multi-year move. Other land controlled by the City has limited access and contamination issues.
2. **Physical Site Characteristics- 4-** No identified issues.
3. **Zoning- 3-** Zoning for land currently being utilized would support the siting of the HSC (IM) but land likely to be available for the development of the HSC would need to be rezoned to match abutting designations (like R3 to IM.)
4. **Council Policy Consistency- 4-** The area generally meets all the standard set by the council for shelter location. Though it is off of a transit corridor a location could potentially be found within a quarter mile. The area does not have a great deal of services and amenities but is not inconveniently located.
5. **Transportation- 4-** The site is within $\frac{1}{4}$ mile of transit near to a stop and proximate to a major arterial but is not on a transit line.
6. **Infrastructure- 5-** There are no known infrastructure limitations in this area.
7. **Adjacent Land Use and Context- 3-** Context is a mix of industrial, institutional and residential.
8. **Co-location advantages- 3-** No immediate opportunities other than proximity to City facilities on Canco Road.
9. **Other Regulatory Considerations - 5 -** No significant issues identified but no significant opportunities either.

D. County Way-

1. **Site Control and Acquisition Cost- 3-**The City controls land in this area, as do the County and State. The City does not control a large enough area to site the HSC.
2. **Physical Site Characteristics- 5-** No identified issues.
3. **Zoning- 5-** Zoning for land currently being utilized would support the siting of the HSC (IM) but land likely to be available for the development of the HSC would need to be rezoned to match abutting designations (like R3 to IM.) Since the abutting land is an already identified zone the zoning rating is neutral.
4. **Council Policy Consistency- 2-** The area generally meets all the standards set by the council for HSC location. Though it is off of a transit corridor a location could be within a quarter mile. However, the location next to a jail is not appropriate from a public policy standpoint.
5. **Transportation- 4-** The site is within $\frac{1}{4}$ mile of transit near to a stop and proximate to a major arterial.
6. **Infrastructure- 3-** There are no known infrastructure limitations in this area. However, ; there is not a good amount of infrastructure in the area where a building would likely be located. Therefore, this site would require costs to be incurred to extend services and infrastructure.
7. **Adjacent Land Use and Context- 2-** Context is a mix of industrial, institutional and residential. Location and proximity near to the Cumberland County Jail is viewed by staff to be very problematic, and may advance many detrimental and negative stereotypes about housing insecurity and criminality.
8. **Co-location advantages- 3-** Site has few advantages but also few disadvantages.
9. **Other Regulatory Considerations - 3 -** Significant portion of this area is contaminated and could present costs and issues related to necessary cleanup and amended Activity and Use Limitations.

E. District Road-

1. **Site Control and Acquisition Cost- 5-** Controlled by the City, although the developed portion of the site is needed for Water Resources activities.
2. **Physical Site Characteristics- 5-** No identified issues although the likely development site represents a greenfield and may have some resource protection and DEP issues.
3. **Zoning- 5-** The HSC is permitted in this zone.
4. **Council Policy Consistency- 1-** This area is not consistent with current Council guidance. Of all sites examined it would seem to most represent the problem of “warehousing” the homeless.
5. **Transportation- 2-** The site is within 1/4 mile of transit but would require better access to be constructed for clients to access the metro line. The headways are also more infrequent than the other sites for this route. The area is also approximate to a major arterial but is the most inconvenient and remote of the locations examined.
6. **Infrastructure- 3-** Utilities would likely need to be extended to service the area and the condition of existing services has not been determined. Sidewalks in the area are very limited.
7. **Adjacent Land Use and Context- 3-** Context is industrial and forest.
8. **Co-location advantages- 3-** Site is remote but located relatively close to the HHS building. The location would be unlikely to benefit from any economy of scale from other city services or other providers.
9. **Other Regulatory Considerations - 1 -**The area is predominantly greenfield and the acquisition of this land by the Jetport, which has indicated an ongoing need for this land for future growth, presents significant issues to using the land for the HSC.

F. Forest Avenue in vicinity of Read Street-

1. **Site Control and Acquisition Cost- 2-** No site has been identified despite effort. There is no significant land under city control in the area. Conversations with nearby property owners with suitable property were unsuccessful.
2. **Physical Site Characteristics- 3-** No identified issues nor viable sites.
3. **Zoning- 3-** The area closest to Forest is not zoned for HSC but it abuts zones that are.
4. **Council Policy Consistency- 5-** This area is consistent with current Council guidance.
5. **Transportation- 5-** Site is located along a major arterial with very good multi-modal access.
6. **Infrastructure- 5-** Utilities are in place.
7. **Adjacent Land Use and Context- 4-** Context is industrial, institutional, commercial and residential located along a major arterial with a large variety of disparate uses.
8. **Co-location advantages- 5-** Site is well situated.
9. **Historic Preservation and Environment - 5-** No identified issues although individual sites may have challenges.

G. Barron Center-

1. **Site Control and Acquisition Cost- 5-** City controls site and has available space for an HSC.
2. **Physical Site Characteristics- 5-** Redevelopment of existing surface parking lot with proper dimensions and buffering from abutting uses is a viable option. Site is flat.
3. **Zoning- 3-** The area closest to Brighton is not zoned for HSC but abuts the B-4 zone that would permit an HSC. Site is a stand-alone R-5 zone so a rezoning that brings it into conformance with abutting properties would reduce the piecemeal zoning in the area.
4. **Council Policy Consistency- 5-** This area is consistent with current Council guidance.
5. **Transportation- 5-** Site is located along one of the major arterials with very good multi-modal access. Corridor will see significant transit and multi-modal infrastructure improvements in near term unrelated to project.
6. **Infrastructure- 5-** Utilities are in place.
7. **Adjacent Land Use and Context- 4-** Context is commercial, institutional and residential located along a major arterial with a large variety of disparate uses. Nearest residential structures other than Loring House are between 300 and 500 feet away.
8. **Co-location advantages- 5-** Site is well situated. Colocation for maintenance and support services with Barron Center are excellent and will create significant economies of scale. Beneficial partnership opportunities have been identified.
9. **Historic Preservation and Environment - 3-** Site is adjacent to a historic landmark but also an underutilized open space.



Adam Harr <ash@portlandmaine.gov>

Fwd: Moving homeless shelter

1 message

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

Tue, Jul 3, 2018 at 10:30 AM

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

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

From: **Jon Jennings** <jjp@portlandmaine.gov>
Date: Mon, Jul 2, 2018 at 8:34 AM
Subject: Fwd: Moving homeless shelter
To: Dawn Stiles <dcs@portlandmaine.gov>

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

From: **Janine Spindler** <beaney820@yahoo.com>
Date: Mon, Jul 2, 2018 at 2:42 AM
Subject: Moving homeless shelter
To: jjp@portlandmaine.gov

I have no idea who decided that it might be a good idea to relocate a city homeless shelter to the Barron center area, which abutts a heavily residential area.. near a newly constructed elementary school in a largely quiet ,safe area of Portland. As a lifetime resident of Portland in the very piece of the city in which this absurd plan has been proposed, I would seriously question the reasoning behind this idea. The Nason's Corner area of the city has always been a safe, quiet area to live., Portland Trails runs through it, there are regular runs organized by Hall School, it is a desirable residential location, that will be unfavorably affected if homeless populations swarm the area and bring with it, drug issues, violence and an increased instability to the safety of the locals...the services provided to homeless are far better served in the inner city, where transportation and emergency services are more readily available.... and in view of the most recent shootings in Portland in the area of one of its homeless shelters., the last thing residents of this suggested relocation area need is a fear of gun violence on the street... and all the unsavory behavior that so often occurs in a homeless population..You and your cronies need to think on this whole situation a bit more seriously and work to stabilize the areas in which the shelters already exit... bringing this problem to the outlying suburbs gets it out of your backyard maybe... but it won't work to bring it to the backyards of your suburbs! Think this through again.... the solution is not what you propose!

Sent from my iPhone

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

7/8/2018

City of Portland Mail - Fwd: Moving homeless shelter

@portlandmanager



Adam Harr <ash@portlandmaine.gov>

Fwd: homeless

1 message

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

Tue, Jul 3, 2018 at 10:30 AM

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

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

From: **Jon Jennings** <jj@portlandmaine.gov>
Date: Mon, Jul 2, 2018 at 8:00 AM
Subject: Fwd: homeless
To: Dawn Stiles <dcs@portlandmaine.gov>

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

From: **Nick Mavodones** <nmm@portlandmaine.gov>
Date: Sun, Jul 1, 2018 at 5:11 PM
Subject: Fwd: homeless
To: Jon Jennings <jj@portlandmaine.gov>

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

From: **Frank Coyne** <slanta4298@hotmail.com>
Date: Sunday, July 1, 2018
Subject: homeless
To: "nmm@portlandmaine.gov" <nmm@portlandmaine.gov>

Nick I write to express my objection on the Homeless plan for Brighton Ave.

I think the City should let a sleeping dog lie and keep the Homeless center where it is in the center of Portland.

This allows the Homeless to be close to facility needed.

The city could build bedding in attached buildings or just build a new building in its current spot.

Already the Insurance building on Brightonn and Holmens has gone up for Sale as will others and this will destroy a solid Home owners and commercial area to continue to flourish.

Please ,Please consider this. It will be better for all.

Francis Coyne [320 Capisic St Portland, Maine 04102](#)

Sent from [Mail](#) for Windows 10

--

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

Sent from Gmail Mobile

--

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



Adam Harr <ash@portlandmaine.gov>

Fwd: Proposed new 200 bed shelter in Nason's Corner

1 message

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

Tue, Jul 3, 2018 at 10:31 AM

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

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

From: **Jon Jennings** <jjp@portlandmaine.gov>
Date: Sat, Jun 30, 2018 at 6:08 AM
Subject: Fwd: Proposed new 200 bed shelter in Nason's Corner
To: Dawn Stiles <dcs@portlandmaine.gov>

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

Begin forwarded message:

From: Jill Duson <jduson@portlandmaine.gov>
Date: June 29, 2018 at 7:56:26 PM EDT
To: Jessica Kane <jessicakane@gmail.com>
Cc: Belinda Ray <bsr@portlandmaine.gov>, Jon Jennings <jjp@portlandmaine.gov>
Subject: Re: Proposed new 200 bed shelter in Nason's Corner

Hello Jessica

Thank you for your note. I have forwarded it the committee so it can become part of the public record.

City staff and councilors have invited to the Nason's Corner aNeighborhood Assn meeting on July 5th at Breakwater School. I plan to be there for that meeting.

On Fri, Jun 29, 2018, 3:11 PM Jessica Kane <jessicakane@gmail.com> wrote:

Good afternoon,

I sent the below message to my representative on Monday, but haven't received any response yet. I was able to stream the meeting on Tuesday, but didn't feel like the questions I have were answered (if anything, it raised more!). I am planning to attend upcoming meetings to gather more information, but I wanted to reach out to you all to share my thoughts, as a Portland resident living in the Nason's Corner

neighborhood. I really hope you are all open to hearing from your constituents, and are responsive to what is a very big issue for our neighborhood, and our city.

Jessica Kane

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

From: **Jessica Kane** <jessicakane@gmail.com>
Date: Mon, Jun 25, 2018 at 3:49 PM
Subject: Proposed new 200 bed shelter in Nason's Corner
To: bbatson@portlandmaine.gov

Hi Brian,

I'm a constituent in your district. I've been a homeowner in Nason's Corner for 9 years now. I have two children who just finished their year at Hall. I was born and raised in Portland, as was my husband, my parents, my grandparents. I was the third generation in my family to graduate from Portland High. I know and love this city. I did leave for a while, but came back to raise my children. I want them to grow up here. But man, the city is sure making it hard to stay here these days.

One of the things I really love about my neighborhood is the diversity. We have it all - market rate housing - both single family and apartment homes. Condos, low income housing in Sagamore Village, elderly in the Barron Center and a newly proposed Avesta housing complex on its way.

But this most recent proposal, for a 200 bed shelter? I can't get behind this. Not because I don't think we should have homeless in our midst, but because the model of having that many homeless citizens in one place has proven to be anything but successful in this city. What I see right now is a bunch of developers buying up land around Preble Street in the hopes that it would gentrify... and now here we go - shift all the homeless out to the edge of town! Make it our "problem", not theirs. What we *should* have is a series of smaller shelters spread throughout the city, integrated into their neighborhoods, giving the guests and their neighbors the opportunity to become successful neighbors, and preventing the clustering of those who prey on the poor and bring in nasty stuff.

I have a number of concerns. 1. How are the actual issues going to be addressed? Moving the shelter to our neighborhood without addressing the root causes of homelessness will do nothing but spread the issues we've seen downtown to our corner of Portland. There are a lot of woods near there - are we looking for more encampments? 2. Hall is about to be the largest elementary in Portland. Perfect place to plunk down a new shelter and all those who prey on the homeless! 3. How is this serving the shelter guests? Having to take the bus all the way intown, then back out to the DHHS office by the Jetport? Taking them away from many of the support services centered downtown?

Another HUGE issue that needs to be addressed is the fact that the surrounding towns and cities need to be chipping in more for funding. These people are not all from Portland. The cost of social services is a regional issue and I am TIRED of hearing that we don't have money for our schools because we are shouldering so much of the burden. So aside from my opposition to the shelter, I need to see some real movement on the city council to make everyone pitch in, lest we become a city of the very wealthy and the very poor - because everyone else will be taxed out.

I know I'm not alone in my opposition to the shelter. I suspect you'll be hearing from A LOT of us. I would encourage you to listen and fight for us, as our representative.

Sincerely,
Jessica Kane
Raymond Rd.



Adam Harr <ash@portlandmaine.gov>

Fwd: Hi Nick,

1 message

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

Tue, Jul 3, 2018 at 10:31 AM

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

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

From: **Jon Jennings** <jjp@portlandmaine.gov>
Date: Sat, Jun 30, 2018 at 6:07 AM
Subject: Fwd: Hi Nick,
To: Dawn Stiles <dcs@portlandmaine.gov>

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

Begin forwarded message:

From: Nick Mavodones <nmm@portlandmaine.gov>
Date: June 29, 2018 at 1:03:23 PM EDT
To: Jon Jennings <jjp@portlandmaine.gov>
Subject: Fwd: Hi Nick,

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

From: **Kevin Costello** <mec259@yahoo.com>
Date: Friday, June 29, 2018
Subject: Hi Nick,
To: nmm@portlandmaine.gov

I'm contacting you with regards to the City's considering of establishing a housing unit for the homeless and services on the Barron Center site. As a home owner at Celebration Court, I'm concerned about the effect it will have on our neighborhood. Please understand that I'm not against this type of facility, but to have it placed in a residential neighborhood is not a good idea and I'm sure there are other areas in the city that such a facility could be located.

There are apparently two scheduled meetings, one at the Breakwater School on July 5th and one at City Hall on July 11th which I plan on attending both.

7/8/2018

City of Portland Mail - Fwd: Hi Nick,

I would appreciate it if we could talk about this, as I'm truly concerned about the potential outcome if this facility is built on this site. My phone number is 232-3019.

Thank you,
Kevin Costello

Sent from my iPad

--

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

Sent from Gmail Mobile



Adam Harr <ash@portlandmaine.gov>

Fwd: Proposed homeless shelter relocation

1 message

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

Tue, Jul 3, 2018 at 10:31 AM

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

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

From: **Jon Jennings** <jj@portlandmaine.gov>
Date: Sat, Jun 30, 2018 at 6:01 AM
Subject: Fwd: Proposed homeless shelter relocation
To: Dawn Stiles <dcs@portlandmaine.gov>

For the record

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

Begin forwarded message:

From: Nick Mavodones <nmm@portlandmaine.gov>
Date: June 29, 2018 at 10:58:36 AM EDT
To: Jon Jennings <jj@portlandmaine.gov>
Subject: Fwd: Proposed homeless shelter relocation

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

From: **Pierre Morneault** <mornep@mmc.org>
Date: Friday, June 29, 2018
Subject: Proposed homeless shelter relocation
To: "estrimling@portlandmaine.gov" <estrimling@portlandmaine.gov>, "Belinda Ray (bsr@portlandmaine.gov)" <bsr@portlandmaine.gov>, "nmm@portlandmaine.gov" <nmm@portlandmaine.gov>, "kcook@portlandmaine.gov" <kcook@portlandmaine.gov>

Mayor Stimling and city council members,

7/8/2018

City of Portland Mail - Fwd: Proposed homeless shelter relocation

Has the city considered the close proximity of the proposed homeless shelter to the Sagamore Village playground and to Hall School?

Please advise.

Thank you.

Pierre Morneau

[54 Hale St](#)

[Portland](#)

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--

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

Sent from Gmail Mobile



Adam Harr <ash@portlandmaine.gov>

Fwd: Proposal for Oxford Shelter-Holm Avenue Portland

1 message

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

Tue, Jul 3, 2018 at 10:32 AM

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

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

From: **Jon Jennings** <jjp@portlandmaine.gov>
Date: Fri, Jun 29, 2018 at 5:49 AM
Subject: Fwd: Proposal for Oxford Shelter-Holm Avenue Portland
To: Dawn Stiles <dcs@portlandmaine.gov>

For the record.

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

Begin forwarded message:

From: Andrea Cesario <AndreaCesario@msn.com>
Date: June 28, 2018 at 4:35:56 PM EDT
To: "jjp@portlandmaine.gov" <jjp@portlandmaine.gov>
Subject: Proposal for Oxford Shelter-Holm Avenue Portland

Good afternoon, City Manager Jennings:

As a past landlord of two owner occupied duplexes and for the past 19 years a single family homeowner in Portland, Maine (Mechanic St, Kenilworth St, and Holm Ave) a total of more than 42+ years, I would like to let you know that I **100% OPPOSE** the City's proposal to build a new shelter on my street.

I consider this a severe and destructive safety issue for myself, my family, my home, and my neighbors.

Under no circumstances will this proposition be a good choice for those of us who are diligently working to maintain a safe, law abiding, crime free neighborhood.

ANDREA CESARIO, RC
Registered Counselor, Certified Mediator, Notary
Open Door Counseling Services
[69 Holm Avenue Portland, Maine 04102](#)
(207) 772-3522
Email: andreacesario@msn.com



Adam Harr <ash@portlandmaine.gov>

Fwd: relocation of Homeless Shelter

1 message

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

Tue, Jul 3, 2018 at 10:32 AM

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

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

From: **Jon Jennings** <jjp@portlandmaine.gov>
Date: Fri, Jun 29, 2018 at 5:39 AM
Subject: Fwd: relocation of Homeless Shelter
To: Dawn Stiles <dcs@portlandmaine.gov>

For the public record.

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

Begin forwarded message:

From: Nick Mavodones <nmm@portlandmaine.gov>
Date: June 28, 2018 at 7:15:00 PM EDT
To: Jon Jennings <jjp@portlandmaine.gov>
Subject: Fwd: relocation of Homeless Shelter

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

From: **Niles, Richard M** <niles@marshall.edu>
Date: Thursday, June 28, 2018
Subject: relocation of Homeless Shelter
To: "nmm@portlandmaine.gov" <nmm@portlandmaine.gov>

Dear Councilor Mavodones Jr.: I am writing to you in your capacity as Councilor At Large for the [City of Portland](#) concerning the plan to build a new Homeless Shelter on the campus of the Barron Center. My name is Richard Niles and I live at [33 Celebration Court](#) in the Holm Place Condo Development (District 3). I have owned the property since 2004 and after my retirement from Marshall University School of Medicine in Huntington WV, in 2014 my wife and I permanently moved to Portland Maine and settled into our condo in which I have invested close to \$50,000 in renovation improvements over the years. I was dismayed to

learn through the Portland Press Herald that the Health and Human Services committee of the Portland City Council has recommended that the Adult Homeless Shelter be moved to the Barron Center campus on the corner of Brighton Ave and Holm Ave. I was very upset to learn that this committee did not seek any input from district 3 constituents regarding the impact of the recommendation on our Nason's Corner neighborhood.

>>

>> I have read the report generated by the committee and consultants to the committee. I have also read the report in the Maine Sunday Telegram of May 6 of the devastating effect that the Oxford Street Homeless Shelter has had on that neighborhood. Therefore I do not understand how this committee could think that moving the Shelter to the Barron Center in our neighborhood is a good idea. Below I have listed my concerns.

>>

>> - I understand that the report suggests a new model for Sheltering the homeless with decent beds and available services located in a new building. However, this is an experiment and no one can predict if it will work. Further "guests" are not required to participate in drug treatment or city work programs in order to remain in the Shelter.

>>

>> - The idea that local businesses such as Lowe's (Pine Tree Plaza) and Shaws (in the Westbrook Plaza) will readily employ these "guests" is wishful thinking. These firms require drug testing and background checks, conditions not likely to be passed by most of the guests. The committee report states that these companies can waive these requirements. Since this would place them in legal jeopardy if this employee does something to a customer, I think it is unlikely they would waive these requirements

>>

>> - Back in the late 60s early 70s, the subsidized housing development, Sagamore Village in the Nason's Corner neighborhood was rampant with crime and even the police were afraid to go into the area. This has been turned around with better policing, structural improvements, shift of the population to Oriental and African immigrants, scenic improvements and a gradual expansion of mostly retail businesses. This progress can all be lost with the experiment of the Homeless Shelter at the Barron Center. The Sagamore Village area contains many teenage youth, a likely target of the drug dealers that will be drawn into the area as happened to the Bayside area around the current Homeless Shelter.

>>

>> - The report on Bayside in the May 6th edition of the Maine Sunday Telegram suggested that the influx of drug addicts and drug dealers into the Homeless Shelter was the major factor for the sad condition of the Bayside neighborhood. What makes the committee think this is going to change with the move to the Barron Center? Also our neighborhood has the new Hall Elementary School and the private Breakwater school within 1/2 mile of the Barron Center. Given the drug problem associated with the Shelter, how can the committee possibly condone this move? How would it affect the children if on their way to or from school they encounter an overdosed guest lying in the many semi-wooded areas between the Barron Center and the schools I mentioned.

>>

>> - I have a realtor friend and she told me just the announcement about the plan to move the Shelter to the Barron Center likely caused a 10% decrease in the value of my condo. If the planned building actually gets built, she estimates a 20% drop in the condo value and if the area around the Shelter deteriorates to the current level of Bayside near their Shelter, my property would almost be unsellable. Is the City of Portland going to reduce my Real estate taxes accordingly? I think not!

>>

>> - The businesses in the Nason's Corner neighborhood are mostly retail. My intuition is that if this moving of a 200 bed Shelter comes to fruition, people will do their shopping elsewhere, putting the entire Pine Tree Shopping Center in jeopardy. It's potential closure would decrease property tax revenue and result in loss of jobs. Also within short walking distance are established shopping plazas or planned major developments in Westbrook. I am sure you will shortly hear the significant concerns about the relocation move of the Shelter from our close by Westbrook officials.

>>

>>

>> By now you are probably think that I have no empathy for homeless people and don't want anything like this in my back yard. However, I do have sympathy for some (but not all) homeless people, ie those that are destructive to property and other persons. Also I don't think that Homeless Shelters should be located in ANY residential area. The City of Portland owns a significant amount of property off of Rand Road not far from the I-95 interchange. The Shelter and its associated services could be built there in this industrial area. Guests could then be transported by van when additional services on the Barron Center campus are required. The City bus route could be adjusted to offer a stop at this Rand Road location. This location would be far enough away from the schools and retail establishments so that the impact of 200 + city guests on all of the issues I raised above could be lessened. The committee's report states that industrial sites were examined but concerns were raised. The report did not list these concerns.

Lastly a few other points. The current population of Nason's Corner neighborhood is ~ 3,500. Thus 200 Portland guests will equal 5.5% of the total population!! Second, 80% of residences in the neighborhood are owner occupied, the highest percentage for the City of Portland. Approximately 1/3 of our neighborhood households have children under the age of 18, again the highest percentage in the City of Portland. Thus the potential negative effects of the homeless shelter on our neighborhood will be magnified relative to any other areas of the City.

>>

>> I look forward to attending the public session on July 10 and hope to meet you in person.

>>

>> Sincerely,

>>

>> Dick Niles

Richard M Niles, PhD
Emeritus Professor/ Chair of Biochemistry & Microbiology
Joan C Edwards School of Medicine
Marshall University, WV
email: niles@marshall.edu

--

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

Sent from Gmail Mobile



Adam Harr <ash@portlandmaine.gov>

Fwd: Please vote NO on the rezoning/Barron Center proposal

1 message

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

Tue, Jul 3, 2018 at 2:05 PM

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

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

From: **Jon Jennings** <jjp@portlandmaine.gov>
Date: Tue, Jul 3, 2018 at 1:56 PM
Subject: Fwd: Please vote NO on the rezoning/Barron Center proposal
To: Dawn Stiles <dcs@portlandmaine.gov>

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

Begin forwarded message:

From: Nick Mavodones <nmm@portlandmaine.gov>
Date: July 3, 2018 at 12:52:06 PM EDT
To: Jon Jennings <jjp@portlandmaine.gov>
Subject: Fwd: Please vote NO on the rezoning/Barron Center proposal

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

From: <gliddentrac@aol.com>
Date: Tuesday, July 3, 2018
Subject: Please vote NO on the rezoning/Barron Center proposal
To: nmm@portlandmaine.gov

Dear Mr. Mavodones,

Please take the time to read my concerns about the proposal for rezoning and for constructing a new homeless shelter on the Barron Center campus. My husband and I purchased our home at [927 Brighton Avenue](#) just a year ago, in June 2017. Our address is about a half mile from the

proposed site. We do not have a lot of money and we were happy to find a small house in what we believe is currently a safe, friendly neighborhood. But now we fear for the safety of our neighborhood. In a June 22 article in the Portland Press Herald, one of the main reasons cited for the increase in usage of the homeless shelter was the opioid crisis. More and more people are abusing drugs and are bringing them into the shelter. Moving the homeless shelter to the Barron Center would without a doubt greatly increase the presence of drugs in the surrounding neighborhoods, and we fear that this would come without the increased police presence to help keep it under control. With all due respect, we believe that the police chief's assertion that most of the "bad elements" would stay downtown or be more easily hunted out in our neighborhood is a bit short-sighted and simplistic.

We are also concerned about the safety of our greater community. Constructing the homeless shelter on the site of the Barron Center would endanger the center's current residents, many of whom are physically frail and vulnerable, and proximity to two elementary schools (the future Rowe School and Breakwater School) is also a huge concern.

If the rezoning/Barron Center proposal is approved, my husband and I are not confident that we would feel safe enough to remain in our home. We would likely sell our property and move to a different community. Please consider the long-term effects that this would cause in the Nasson's Corner neighborhoods and vote no on the rezoning/Barron Center proposal.

Sincerely,
Tracy O'Brien

--

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

Sent from Gmail Mobile



Adam Harr <ash@portlandmaine.gov>

Fwd: Vote no on Proposed rezoning Barron Center Proposal

1 message

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

Tue, Jul 3, 2018 at 2:12 PM

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

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

From: **Jon Jennings** <jjp@portlandmaine.gov>
Date: Tue, Jul 3, 2018 at 1:56 PM
Subject: Fwd: Vote no on Proposed rezoning Barron Center Proposal
To: Dawn Stiles <dcs@portlandmaine.gov>

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

Begin forwarded message:

From: Nick Mavodones <nmm@portlandmaine.gov>
Date: July 3, 2018 at 12:51:37 PM EDT
To: Jon Jennings <jjp@portlandmaine.gov>
Subject: Fwd: Vote no on Proposed rezoning Barron Center Proposal

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

From: **Howard O'Brien** <howard.obrieniv@yahoo.com>
Date: Tuesday, July 3, 2018
Subject: Vote no on Proposed rezoning Barron Center Proposal
To: "estrimling@portlandmaine.gov" <estrimling@portlandmaine.gov>, "sthibodeau@portlandmaine.gov" <sthibodeau@portlandmaine.gov>, "bbatson@portlandmaine.gov" <bbatson@portlandmaine.gov>, "jcosta@portlandmaine.gov" <jcosta@portlandmaine.gov>, "kcook@portlandmaine.gov" <kcook@portlandmaine.gov>, "pali@portlandmaine.gov" <pali@portlandmaine.gov>, "nmm@portlandmaine.gov" <nmm@portlandmaine.gov>, "jduson@portlandmaine.gov" <jduson@portlandmaine.gov>

Hello Mr. Mayor and city council members,

I'm writing today regarding the proposed movement of the Oxford Street Shelter to the Baron Center on Brighton Ave. After attending the town meeting on June 26th I still have concerns regarding the proposed rezoning that were not addressed and frankly are unsettling. Last Saturday I took the opportunity to take a walk to Westbrook and passed the proposed site for the new shelter. As I was passing the Baron Center I saw the trees which currently occupy the location which the new building would occupy. Additionally I saw residents of the Baron Center enjoying the summer day in their wheelchairs and the assistance of their walkers. I worry that, should the rezoning be approved this move would negatively impact those most vulnerable in our district. Recently the newspapers affirmed that a disproportionately large portion of the police resources go towards policing the shelters. While I understand that the homeless population has been victimized by these predators I worry that should the shelter be moved, when these predators inevitably follow their victims they will have new and much more vulnerable victims, simply in a different neighborhood. It is for this reason I respectfully request you vote in opposition of rezoning our neighborhood.

Thank you for your time and consideration,

Howard O'Brien of Brighton Ave.

--

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

Sent from Gmail Mobile



Adam Harr <ash@portlandmaine.gov>

Fwd: Oxford /Baron

1 message

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

Wed, Jul 4, 2018 at 8:36 PM

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

From: Ann Eagan <fosterapet104@yahoo.com>

Date: Wed, Jul 4, 2018 at 3:57 PM

Subject: Oxford /Baron

To: Brian Batson <bbatson@portlandmaine.gov>, pali@portlandmaine.gov <pali@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>, estrimling@portlandmaine.gov <estrimling@portlandmaine.gov>

Hello All,

I hope to see you at Breakwater School tomorrow.

I am writing as I don't believe we will all have time to speak tomorrow.

After the presentation at City Hall, I am more opposed to the Bayside problems being relocated to our neighborhood. The Barron Center is already overwhelmed trying to care for our he elderly population. The staff is amazing but they are not able to get hot meals to them before getting cold. The beds are old and they desperately need an update of paint as well as services. When residents come down for activities they have to wait for long periods of time for two small elevators to take them both up and down. If they ever have a fire they will be in trouble. They could use some of that 10 million for updates. They also deserve a quiet place to live out their lives and so do the neighbors.

If there are lines of people for 157 mats there will be many more waiting for 200 beds. The number of troublemakers will also increase as well as folks from other areas when they hear about the free services.

The director stated in his presentation that breaking up services and adding services to neighborhoods like India Street has worked by not totally changing the area and forcing the nature of the area to change.

He also stated as a matter of fact or a good thing would be transporting intoxicated individuals in the city car when they are too inebriated for public transportation.

Why not consider the Western Prom? Is it even closer to services and hospitals? Even better break it up.

Please do not turn our neighborhood into a hell. Work with the city for the homeless who deserve better than being grouped with the addicts and bums and the neighbors who have worked hard to buy our homes and deserve a safe place to live as well.

Respectfully,

Ann Eagan

104 Holm Avenue
Portland, Maine

--

Director, Health & Human Services

City of Portland

389 Congress Street

Portland, Maine 04101

o 207.874.8775

c 207.956.3262

dcs@portlandmaine.gov



Adam Harr <ash@portlandmaine.gov>

Fwd: New homeless shelter

1 message

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

Thu, Jul 5, 2018 at 12:28 PM

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

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

From: **City Clerk** <cityclerk@portlandmaine.gov>
Date: Thu, Jul 5, 2018 at 11:30 AM
Subject: Fwd: New homeless shelter
To: Dawn Stiles <dcs@portlandmaine.gov>

City Clerk's Office
[389 Congress St. Rm. 203](#)
[Portland, ME 04101](#)
P: 207-874-8610
F: 207-874-8612

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

From: **Karen Middleton** <karen.middleton310@gmail.com>
Date: Mon, Jun 25, 2018 at 2:36 PM
Subject: New homeless shelter
To: cityclerk@portlandmaine.gov

So I live right behind the dementia wards on Holm Ave. I hear the Barron center is considering being a homeless shelter. I already have a problem with the homeless doing drugs in my backyard behind my garage and you want to funnel more into the area.

I work in this neighborhood and the homeless never seem to have valid ID and want to fight over alcohol sales. You are driving good taxpayers out of our neighborhood with this proposal and making me consider looking for new employment if this deal goes through.

I realize the need for homeless shelters but feel they should not be where the elderly and mentally disabled are going to end up being victims to these people. I work with the public and know the homeless around here. None of which are trying to better their lives. Most just fly a sign and then come into the store for alcohol afterwards. I've heard how much they make and they make more than I do as an Assistant Manager and it's tax free.



Adam Harr <ash@portlandmaine.gov>

Fwd: Homeless shelter

1 message

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

Fri, Jul 6, 2018 at 9:50 AM

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

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

From: **Jon Jennings** <jjj@portlandmaine.gov>
Date: Fri, Jul 6, 2018 at 8:16 AM
Subject: Fwd: Homeless shelter
To: Dawn Stiles <dcs@portlandmaine.gov>, Michael Sauschuck <mjs@portlandmaine.gov>

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

From: **Nick Mavodones** <nmm@portlandmaine.gov>
Date: Fri, Jul 6, 2018 at 8:13 AM
Subject: Fwd: Homeless shelter
To: Jon Jennings <jjj@portlandmaine.gov>

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

From: **Thomas Bradley** <thomas.1884@yahoo.com>
Date: Friday, July 6, 2018
Subject: Homeless shelter
To: "bsr@portlandmaine.gov" <bsr@portlandmaine.gov>, "pali@portlandmaine.gov" <pali@portlandmaine.gov>, "nmm@portlandmaine.gov" <nmm@portlandmaine.gov>, "jduson@portlandmaine.gov" <jduson@portlandmaine.gov>

Dear Councilors:

I live on Starbird Road, off Capisic Street, which is a fair distance from the Barron Center, but I shop in the commercial area near there. I did not attend the meeting regarding it last evening (July 5). I think that the proposal is a good one but does pose some risks. However, it appears that the city is trying to address those risks, and I appreciate that there is a difference in population between the homeless people and the people who cause a good deal of the problems in Bayside.

One concern I have is if there is an outdoor area that would be developed to be attractive to people. I understand that there is a screened-in area planned, but I would advocate for an additional area to be minimally developed if possible, even if the area consists of only park benches. I think people will naturally want to distance themselves from the regulation of the facility, and it would be helpful if there is an acceptable area for them to do that.

I do suspect that there is going to be some impact on the area if nothing else from foot traffic. The homeless are identifiable to a large degree. But I do not think the issues are serious enough that they should derail the city's effort to construct a building that can serve this population.

People are fearful, and their imagination entertains their worst fears. So the city has a significant task to calm people down. Is there another city that has a model that resembles what Portland is trying to do? Perhaps the newspaper

7/8/2018

City of Portland Mail - Fwd: Homeless shelter

would be interested in accompanying several city councilors on a visit to that city and facility.

Thank you.

Tom Bradley
[122 Starbird Road](#)
[Portland](#)
807 5315

--

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

Sent from Gmail Mobile

--

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



Adam Harr <ash@portlandmaine.gov>

Fwd: Support for Homeless Services Center

2 messages

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

Thu, Jul 5, 2018 at 8:20 AM

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

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

From: **Jon Jennings** <jj@portlandmaine.gov>
Date: Thu, Jul 5, 2018 at 7:14 AM
Subject: Fwd: Support for Homeless Services Center
To: Dawn Stiles <dcs@portlandmaine.gov>

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

Begin forwarded message:

From: Jim Hall <mtjimhall@gmail.com>
Date: July 4, 2018 at 11:30:10 PM EDT
To: Belinda Ray <bsr@portlandmaine.gov>, bbatson@portlandmaine.gov, pali@portlandmaine.gov
Cc: sthobodeau@portlandmaine.gov, jcosta@portlandmaine.gov, kcook@portlandmaine.gov,
nmm@portlandmaine.gov, jduson@portlandmaine.gov, estrimling@portlandmaine.gov,
jj@portlandmaine.gov
Subject: Support for Homeless Services Center

Dear Councilors Batson, Ali and Ray,

I am strongly in favor of the proposed new services center.

As a resident of Bayside for over 20 years, I remember a time when the Oxford Street Shelter and its temporary residents were fine neighbors. Things have grown out of control in various ways I don't need to detail, but I know you can make things right again. I've seen it first hand.

I appreciate that various city representatives have been working hard to patch an untenable situation as best they can. New shelter security with better training and more active patrolling of the surrounding area (positions which I understand have recently been made permanent); meetings with abutters of OSS resulting in a single point of contact when we need to reach out; the expansion to round-the-clock open doors at OSS; the installation of bathrooms and lockers; general attention to infrastructure such as lighting, street cleaning

and crosswalks; professed attempts to increase citation of core offenders (which I understand we can't always know about in detail for the police to do their job) – all these and more are proof that things are headed in the right direction, both in terms of helping those most in need, and regarding community relations.

The proposed new site at the Barron Center is a next logical step. Building toward best practices such as architectural line-of-sight allows fewer paid staff to manage more adequate facilities for larger numbers. Being on city-owned property and situated near existing services (such as laundry which I understand is already in use by OSS) will save taxpayer funds in the long run. Planning for transportation and various wrap-around services – not to mention just providing the simple dignity of having one's meals in the same building as one's bed. These are just a few of the reasons to build a new center.

Some may say that placing a shelter outside the peninsula "hides" homelessness. I would just point out that anyone who currently drives up Preble Street sees a mix of vulnerable and predatory people "on display" – and the resentment this creates on both sides is palpable. People deserve a place out of the fray, away from these drug-soaked streets, a respite where they can focus on improving their situation. My hope is that a new campus will start fresh, and begin with improved policies and structures already in place.

I do want to point out that although this is a good step – it cannot be a final step – nor does it solve some more immediate problems that are still escalating (such as increased incidence of gun violence). Bayside in particular will continue to host many service-providers, and stands to lose recent security improvements when the OSS moves operations. In addition, neighbors of the new service center deserve new efforts so as not to disrupt their current lifestyles.

I hope you make the right decision and fully recommend this proposal to the council. I hope the city also has more immediate responses in mind in the interim while this goes through necessary processes. I hope you continue to advocate for those most in need, while also protecting neighbors like myself, and like those who happen to live near the new site. We are a compassionate city and we can do better than we have been, and I'm counting on you to be part of the solution.

Sincerely,
Jim Hall
47 Cedar Street
(207) 939 - 3741

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

Fri, Jul 6, 2018 at 10:00 AM

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

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

From: **Jon Jennings** <jjj@portlandmaine.gov>
Date: Fri, Jul 6, 2018 at 8:15 AM
Subject: Fwd: Support for Homeless Services Center
To: Dawn Stiles <dcs@portlandmaine.gov>, Michael Sauschuck <mjs@portlandmaine.gov>

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

From: **Jim Hall** <mtjimhall@gmail.com>
Date: Fri, Jul 6, 2018 at 8:08 AM
Subject: Re: Support for Homeless Services Center
To: Belinda Ray <bsr@portlandmaine.gov>, bbatson@portlandmaine.gov, pali@portlandmaine.gov
Cc: sthibodeau@portlandmaine.gov, jcosta@portlandmaine.gov, kcook@portlandmaine.gov, nmm@portlandmaine.gov, judson@portlandmaine.gov, estrimling@portlandmaine.gov, jjj@portlandmaine.gov

PS – I was not able to attend the Nason's Corner neighborhood meeting last night, but have just read (below) that this committee vote is being postponed. I'm *extremely* disappointed to learn we won't collectively be responding to this situation as the EMERGENCY that it is. I'm also ashamed of my fellow citizens who apparently booed and yelled and aren't prepared to discuss this in a civil way. I will be out of town for public comment on the 10th, so I ask you to please remember reasonable voices amongst nimby panic that's on display. And if you cannot recommend this particular location, you need to recommend a better one. The status quo is not an option.

<https://www.pressherald.com/2018/07/05/hostile-crowd-criticizes-city-proposal-to-build-emergency-shelter-at-barron-center/>

On Wed, Jul 4, 2018 at 11:30 PM, Jim Hall <mtjimhall@gmail.com> wrote:

Dear Councilors Batson, Ali and Ray,

I am strongly in favor of the proposed new services center.

As a resident of Bayside for over 20 years, I remember a time when the Oxford Street Shelter and its temporary residents were fine neighbors. Things have grown out of control in various ways I don't need to detail, but I know you can make things right again. I've seen it first hand.

I appreciate that various city representatives have been working hard to patch an untenable situation as best they can. New shelter security with better training and more active patrolling of the surrounding area (positions which I understand have recently been made permanent); meetings with abutters of OSS resulting in a single point of contact when we need to reach out; the expansion to round-the-clock open doors at OSS; the installation of bathrooms and lockers; general attention to infrastructure such as lighting, street cleaning and crosswalks; professed attempts to increase citation of core offenders (which I understand we can't always know about in detail for the police to do their job) – all these and more are proof that things are headed in the right direction, both in terms of helping those most in need, and regarding community relations.

The proposed new site at the Barron Center is a next logical step. Building toward best practices such as architectural line-of-sight allows fewer paid staff to manage more adequate facilities for larger numbers. Being on city-owned property and situated near existing services (such as laundry which I understand is already in use by OSS) will save taxpayer funds in the long run. Planning for transportation and various wrap-around services – not to mention just providing the simple dignity of having one's meals in the same building as one's bed. These are just a few of the reasons to build a new center.

Some may say that placing a shelter outside the peninsula "hides" homelessness. I would just point out that anyone who currently drives up Preble Street sees a mix of vulnerable and predatory people "on display" – and the resentment this creates on both sides is palpable. People deserve a place out of the fray, away from these drug-soaked streets, a respite where they can focus on improving their situation. My hope is that a new campus will start fresh, and begin with improved policies and structures already in place.

I do want to point out that although this is a good step – it cannot be a final step – nor does it solve some more immediate problems that are still escalating (such as increased incidence of gun violence). Bayside in particular will continue to host many service-providers, and stands to lose recent security improvements when the OSS moves operations. In addition, neighbors of the new service center deserve new efforts so as not to disrupt their current lifestyles.

I hope you make the right decision and fully recommend this proposal to the council. I hope the city also has more immediate responses in mind in the interim while this goes through necessary processes. I hope you continue to advocate for those most in need, while also protecting neighbors like myself, and like those who happen to live near the new site. We are a compassionate city and we can do better than we have been, and I'm counting on you to be part of the solution.

Sincerely,
Jim Hall
47 Cedar Street
(207) 939 - 3741

--

7/8/2018

City of Portland Mail - Fwd: Support for Homeless Services Center

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



Adam Harr <ash@portlandmaine.gov>

Fwd: Concerning the Proposed Shelter at the Barron Center

1 message

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

Fri, Jul 6, 2018 at 10:01 AM

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

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

From: **Jon Jennings** <jjj@portlandmaine.gov>
Date: Fri, Jul 6, 2018 at 8:04 AM
Subject: Fwd: Concerning the Proposed Shelter at the Barron Center
To: Dawn Stiles <dcs@portlandmaine.gov>, Michael Sauschuck <mjs@portlandmaine.gov>

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

From: **Daisy Olden** <daisyolden79@gmail.com>
Date: Tue, Jul 3, 2018 at 4:03 PM
Subject: Concerning the Proposed Shelter at the Barron Center
To: jjj@portlandmaine.gov

Dear Mr Jennings

I have some serious concerns about the new homeless shelter's probable impact on Portland's limited public green space, as described below. I originally sent this email to Portland Trails, who responded by saying that they are not involved in City planning, and that I should write to someone at the City instead. Since you seem to be one of the relevant people at the heart of planning, I'm forwarding it to you. Thanks so much for your attention, and for your hard work helping our City move forward.

Dear Portland Trails,

I am writing as a Portland resident, concerned about the likely location of the new 24-hour expanded homeless shelter at the Barron Center, in Nason's Corner (for clarity: I live in Deering Center, not Nason's Corner itself, so I'm not involved with that neighborhood association etc. But I do make frequent use of Nason's Corner's trail systems).

I am very concerned that the City of Portland is overlooking some important facts about this site, in relation to several vulnerable natural resources. The City's description of the neighborhood is as follows:

"Nason's Corner Neighborhood includes the areas on both sides of outer Brighton Avenue starting at Wayside Road out to Westbrook, including the Capisic Street area, the Hall School area, and Sagamore Village. The area is sandwiched by the two largest green spaces in the city, Evergreen Cemetery and the Fore River Sanctuary, and also contains Capisic Brook and the Capisic Pond trail."

To me, this paragraph describes the issue quite well. I am worried about the continued integrity of the City's "two largest green spaces", Evergreen Woods & Cemetery and the Fore River Sanctuary, as well as Jewell Falls and the Capisic Brook & Pond area. As a former resident of an apartment on East Oxford St, I know that the population accessing the shelter will also look for less-official shelter elsewhere. I have lived in Portland for many years, and remember the East End tent villages that used to spring up in the smallest possible open spots (along the Eastern Prom trail, the late Jack Path, in the

Eastern Cemetery, etc). Of course, many of these have been displaced by new development and rapid gentrification and the construction boom that goes along with it.

With a new, larger shelter located at the Barron Center, I have no doubt that the Evergreen Woods/Cemetery and the Fore River Sanctuary would be massively impacted by the transient population. The shelter residents are resourceful, flexible, and in search of freedom from systematic oppression and violence, as well as from personal and interpersonal troubles within their own social group. I hope you understand that I am sympathetic to the people involved. But I as a long-time Portland resident, I am also aware of how this resourcefulness can impact natural areas. The Evergreen Woods/Cemetery and Jewell Falls are obvious locations for tent settlements, being quiet, remote, peaceful, and secluded, but within easy walking distance of the Barron Center. The Fore River Preserve is the most direct path from the Barron Center to outer Congress Street, where the DHHS is located...one would walk down the train tracks from Rowe Ave. Robin Rage's fantastic 2014 article "Sherwood Forest" (published in *The Bollard*) provides great insight into the details of Portland's homeless encampments, and the motivations of their inhabitants:
<http://thebollard.com/2014/11/02/sherwood-forest/>

In conclusion, I'm attaching some images from a forest in France that until recently had a well-known tent village where many people lived. The photos remind me of the setups I've seen around Portland in the past (they also look like the photos in Robin Rage's *Bollard* article, as well as the recent encampment behind Lowes on Brighton). If one imagines what a secluded forest within a ten-minute walk of the current Oxford Street/Preble Street zone would look like, this is what comes to mind. And this is what might be reasonable to anticipate in the Evergreen Woods, Evergreen Cemetery, Jewell Falls, Capisic Brook, and Fore River Preserve...all very close to the Barron Center, which would provide a hub of resources for improvised satellite locations.

The desire for freedom, on the part of homeless people who have been through a lot, is very understandable. Still, the fact remains that, if the new shelter is built at the proposed Barron Center site, the City of Portland may quickly lose whatever degree of safety, peace, and sanctuary is currently to be found in the beautiful public forests of the Fore River Preserve, Jewell Falls, the Capisic Brook & Pond area, and the Evergreen Woods & Cemetery.

Thanks for your attention.





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© Lincolnshire Echo



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



Adam Harr <ash@portlandmaine.gov>

Fwd: In support of the shelter re-location

1 message

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

Fri, Jul 6, 2018 at 10:03 AM

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

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

From: **Jon Jennings** <jjp@portlandmaine.gov>
Date: Fri, Jul 6, 2018 at 6:46 AM
Subject: Fwd: In support of the shelter re-location
To: Dawn Stiles <dcs@portlandmaine.gov>

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

Begin forwarded message:

From: Debra Rothenberg <drdar58@icloud.com>
Date: July 5, 2018 at 11:01:30 PM EDT
To: bbatson@portlandmaine.gov, pali@portlandmaine.gov, nmm@portlandmaine.gov,
judson@portlandmaine.gov, bsr@portlandmaine.gov, sthibodeau@portlandmaine.gov,
jcosta@portlandmaine.gov, kcook@portlandmaine.gov
Cc: jjp@portlandmaine.gov, estrimling@portlandmaine.gov, mjs@portlandmaine.gov
Subject: In support of the shelter re-location

Dear City Council Members,

I am writing as a resident of District 3, as a service provider in the Bayside Community, as an involved citizen in the [City of Portland](#) and as a physician lead of the Maine Medical Center-Preble Street Learning Collaborative. My views are my own, however, and do not necessarily represent Maine Medical Center.

I understand the complexity of the problem that the City is addressing by proposing to relocate and re-imagine the services provided at the currently outdated and unsafe Oxford Street Shelter. I understand the neighborhood concerns and fears expressed by the residents of Nason's Corner, fears that have been stoked by the recent stories of crime in the Bayside neighborhood.

I cannot express strongly enough how important it is to separate the issue of homelessness and violence. The people who stay on the cots and overflow mats at the Oxford Street Shelter deserve better. They are

victims of the crime in Bayside as much as the rest of the neighborhood and need a safer place to stay, to begin to access the services that can help them take the steps needed to turn their lives around. As a City, we need to reframe this issue as one that impacts all of us, is grounded in wider systems that do not address needs of the poor adequately and will not go away no matter what neighborhood the shelter ends up in.

As a resident of Nason's Corner, I think we need to embrace the opportunity to be part of the solution to de-clustering the homeless and coordinating the multiple services involved in addressing this issue. I commend the City for being committed to providing a new, safe, state-of-the-art homeless shelter as well as transportation from that shelter to the service providers who remain in Bayside. I strongly urge the Council to take steps to help our neighbors in Nason's Corner understand the complexity of this issue as well as the plans the City is making to safeguard both the shelter residents and the neighborhood.

In sum, I am in full support of the difficult and yet thoughtful decision that the City of Portland is making in proposing to relocate the unsafe Oxford Street Shelter to the Barron Center campus.

I will continue to make efforts to participate in this process by both talking to my neighbors in District 3 and working with fellow service providers in my role at the Learning Collaborative as we strive to integrate the new shelter with existing services.

We need to work together to make our City a better place for all.

Thank you for all you do as part of that effort.

Sincerely,

Debra Rothenberg, MD, PhD
home address: [93 Winding Way, Portland ME 04102](#)



Adam Harr <ash@portlandmaine.gov>

Fwd: Comment on New Homeless Services Center

1 message

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

Fri, Jul 6, 2018 at 10:05 AM

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

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

From: **Jon Jennings** <jjp@portlandmaine.gov>
Date: Fri, Jul 6, 2018 at 6:45 AM
Subject: Fwd: Comment on New Homeless Services Center
To: Dawn Stiles <dcs@portlandmaine.gov>

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

Begin forwarded message:

From: Nick Mavodones <nmm@portlandmaine.gov>
Date: July 5, 2018 at 10:42:46 PM EDT
To: Jon Jennings <jjp@portlandmaine.gov>
Subject: Fwd: Comment on New Homeless Services Center

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

From: **Laura S. Underkuffler** <lu27@cornell.edu>
Date: Thursday, July 5, 2018
Subject: Comment on New Homeless Services Center
To: Brian Batson <bbatson@portlandmaine.gov>, "bsr@portlandmaine.gov" <bsr@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>
Cc: Spencer Thibodeau <sthibodeau@portlandmaine.gov>, jduson <jduson@portlandmaine.gov>, "jcosta@portlandmaine.gov" <jcosta@portlandmaine.gov>, "kcook@portlandmaine.gov" <kcook@portlandmaine.gov>, "kcook@portlandmaine.gov", Nicholas Mavodones <nmm@portlandmaine.gov>, "estrimling@portlandmaine.gov" <estrimling@portlandmaine.gov>

Dear Councilors Batson, Ali, and Ray:

My husband and I are writing in regard to the proposed new Homeless Services Center, which is before the Health and Human Services Committee next week.

There are probably few people in the city who have experienced the homeless crisis, as neighbors, as we have. Our house, which we have owned for 11 years, is located at [215 Oxford Street](#), across the street from the Oxford Street Shelter and between the shelter and the Preble Street meals two blocks away. As long as we have lived here, we have experienced the homeless crisis more immediately than anything else in our environment. Conditions have gradually deteriorated to the point that despite the best efforts of everyone, the conditions are terrible for the homeless people and for shelter staff and neighbors who have tried their best to make this location work.

The most fundamental problem is that the current shelter is located in one of the most if not *the* most dense residential areas of the city. The front of our house is 11 feet from the sidewalk, and the sidewalk runs to the street curb. There are ugly, crumbling parking lots (baking hot in the summer and open and freezing cold in the winter) that are the "open space" that is afforded to homeless people who are forced to come here. People are relegated to sitting on metal parking lot bumpers, and leaning on our cars as a place to "be".

In the summer and the winter, people will be sleeping on blankets in the parking lot next our fence (about 7 feet from our front door) and on the sidewalk in front of our house. We will have to step over them to get to our cars or out of the driveway. Last winter, at about midnight, a man was coughing so badly wrapped up in a blanket in front of our house that I finally could not take it and called the shelter to see if something could be done. The temperature outside was 21 degrees and there was snow on the ground. The staff member tried to be helpful but I was told that the only thing that could be done was to call the police and they would come and tell him to "move along." The problem was -- move along to where?

The people who exist here have no physical place to be, no place to store their possessions, no place for private conversations or accessing help. We see people standing out in the rain and snow and trying to navigate wheelchairs up Oxford Street in the snow to Preble Street for meals. People store their possessions under our porch for lack of a safe place to do so. There is no place of safety or security.

This situation is inhumane and unworkable for everyone involved. It is unworkable for shelter staff, who make every effort within the existing and severe physical limitations to serve people who arrive, but who cannot create the space and resources necessary to make it happen. It is unworkable for neighbors who are unable to do anything to make the situation better. It is most unworkable for the homeless people themselves, the vast majority of whom just want a place to be and some help to overcome the problems that face them.

Over the years, we have become acquainted with some of the people who have been here. There was a sea captain, now in his seventies. There was a former member of the Special Ops who was involved in the battle in Somalia that was portrayed in the movie "Black Hawk Down." There was a man from northern Maine who told us what it was like to grow up in East Millinocket. There was the mother of one of my daughter's Portland High friends, who was kicked out of the trailer where she had been living about 20 miles from here and dropped off at the Oxford Street Shelter.

The proposed new Homeless Services Center will be a giant step forward. Please vote to make it happen.

Sincerely, Laura Underkuffler (and David Nowlin)
[215 Oxford Street, Portland](#)

--

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

Sent from Gmail Mobile



Adam Harr <ash@portlandmaine.gov>

Fwd: Emergency Shelter Placement in District 3

1 message

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

Fri, Jul 6, 2018 at 1:09 PM

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

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

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

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

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

Dear Mr. Batson-

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

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

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

Kindly,
Andy

Mobile 207.650.5535
agraham43@mac.com

--

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



Adam Harr <ash@portlandmaine.gov>

Fwd: Shelter Relocation

1 message

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

Fri, Jul 6, 2018 at 1:12 PM

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

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

From: **Jon Jennings** <jjj@portlandmaine.gov>
Date: Fri, Jul 6, 2018 at 12:45 PM
Subject: Fwd: Shelter Relocation
To: Michael Sauschuck <mjs@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>

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

From: **Tom Gangewer** <tom@accountingsolutions4me.com>
Date: Fri, Jul 6, 2018 at 11:24 AM
Subject: Shelter Relocation
To: bbatson@portlandmaine.gov, bsr@portlandmaine.gov, pali@portlandmaine.gov
Cc: Ethan Strimling <estrimling@portlandmaine.gov>, jjj@portlandmaine.gov

Members of the Health and Human Services Committee,

Thank-you for coming to the Nason's Corner Neighborhood Association meeting last night.

If you learned anything at our meeting last night, I hope that you came away with an awareness that a solution requiring a single neighborhood to host the city's homeless shelter is going to divide our city. Already my neighbors and I are being referred to as NIMBYs in comments on the article in the Press Herald. Yet, the fact is that no neighborhood in this city would welcome such a change.

I have tried to think of at least one benefit that our neighborhood could derive from allowing this city to move the shelter to the Baron Center, but I cannot come up with a single one. The fact is, the city is asking us to be okay with turning our neighborhood one of the highest crime areas in the State of Maine and having Nason's Corner become synonymous with crime and homelessness just as Bayside is today. The suggestion is offensive to all who live in the area.

I am writing to ask you to please call an end to this divisive process before it goes any further. Yes, there must be changes made to help the citizens in Bayside, but a single location is not the answer. The only way that citizens in this city are going to feel okay about hosting a shelter is to know that we are sharing the burden, not bearing it. It doesn't matter if it costs more to administer a system of multiple shelters. It doesn't matter if it's less convenient for the shelter staff. What matters is that our city must work together as a team to protect our less fortunate and solve this problem rather than pushing it off on one neighborhood alone.

Please. Admit that a single shelter was a bad idea for our city and start the work to create a solution that all of us can live with. A solution that will unite us rather than divide us.

Admitting you were wrong is a courageous thing to do. Please show that courage.

Tom Gangewer
[11 Sandy Terrace](#)

[Portland, ME 04102](#)

--

Tom Gangewer

Local Economy, LLC
[52 Center Street](#), First Floor
Portland, ME 04101
(207) 653-1960

Please be advised that, unless otherwise stated by the sender, any tax advice contained in this e-mail message and its attachments is not intended or written to be used, and cannot be used, by the recipient to avoid any federal tax penalty that may be imposed on the recipient, or to promote, market or recommend to another any referenced entity, investment plan or arrangement.

--

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



Adam Harr <ash@portlandmaine.gov>

Fwd: Holm Ave and Brighton.

1 message

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

Fri, Jul 6, 2018 at 3:50 PM

----- Forwarded message -----
From: jmy <jmy@portlandmaine.gov>
Date: Fri, Jul 6, 2018 at 3:36 PM
Subject: Fwd: Holm Ave and Brighton.
To: Dawn Stiles <dcs@portlandmaine.gov>

Dawn,

We received this public comment today regarding the homeless shelter and was asked to forward it to you.

Thanks.

Jennifer Munson, Office Manager

Department of Planning and Urban Development

City Hall, 4th Floor, 389 Congress Street, Portland ME 04101

(207) 874-8719

planning@portlandmaine.govwww.portlandmaine.gov

Office Hours are Monday - Friday 8:00 a.m. - 4:30 p.m.

On Friday, July 6, 2018 at 12:41:32 PM UTC-4, daniel lentz wrote:

I live on Holm Ave. I have some suggestions about the plan to build homeless shelter on the corner of Holm and Brighton Aves.

So I read that there will be a security office in the building. Is this occupied by the Portland police?- I suggest that it be. The clients you are bringing to this area will need police and not some security rent a guard. We want to see armed police securing such a violent crowd.

How about a local janitor also- to go up and down the roads in the neighborhoods. so when this crowd throws their garbage , trash, needles and also pukes on on my front lawn there can be a janitor to pick up the filth.

How about not just a medical health office but a med cue base. A medcue van on the site would be an asset to the area. That would be a very good and caring thing to do for the community.

How about educating the families of this area about what to do if we find someone has moved into the garden shed. My first response would be to show anger and aggression. No one will get a welcome wagon if they try that at my place. I may arm myself also. I am sincerely thinking of training and gun ownership. I protect myself and my family...and the family next door too if it comes to that. As a man of the household it is one of my tasks. This big shelter project is making a lot of normally peaceful folks very nervous. First reaction is to fiercely protect what is ours. This I think is a new door you all are opening for district three....the proverbial "can of worms". It will be an issue.

How about we scale the bed numbers back a bit. How about a max count of 35 beds. This will calm a lot of families in the area. We have worked very hard on our clean streets and it shows when you visit here. This area is not a homeless drug infested prostitute rat hole. Lets keep it that way.

How sad that I have to write you with all these concerns. I know it isn't all of your clients that are like this. Somewhere I heard that 20 percent of the clients are the real problem. 20 percent of what #? Just how many homeless are there in Portland? I bet you a donut that if we just stop giving freely to these types that they will just leave. They want to be pampered and it seems like the Portland maine gov is really trying to pamper and protect these 20 % of odd ducks. Did you ever think about totally shutting off the help for this 20% with that type of behavior? I wonder if they would move on and leave town.??

Does it seem that I am overthinking the issues? I don't think so. The people of this area will be heard. This is your job to listen and respond. Do not just sweep it under the carpet because it will fester there.

Daniel Lentz [202 Holm Ave.](#)

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

OXFORD STREET SHELTER

CLIENT RESTRICTION PROTOCOL **Milestone Foundation, Inc. & Oxford Street Shelter**

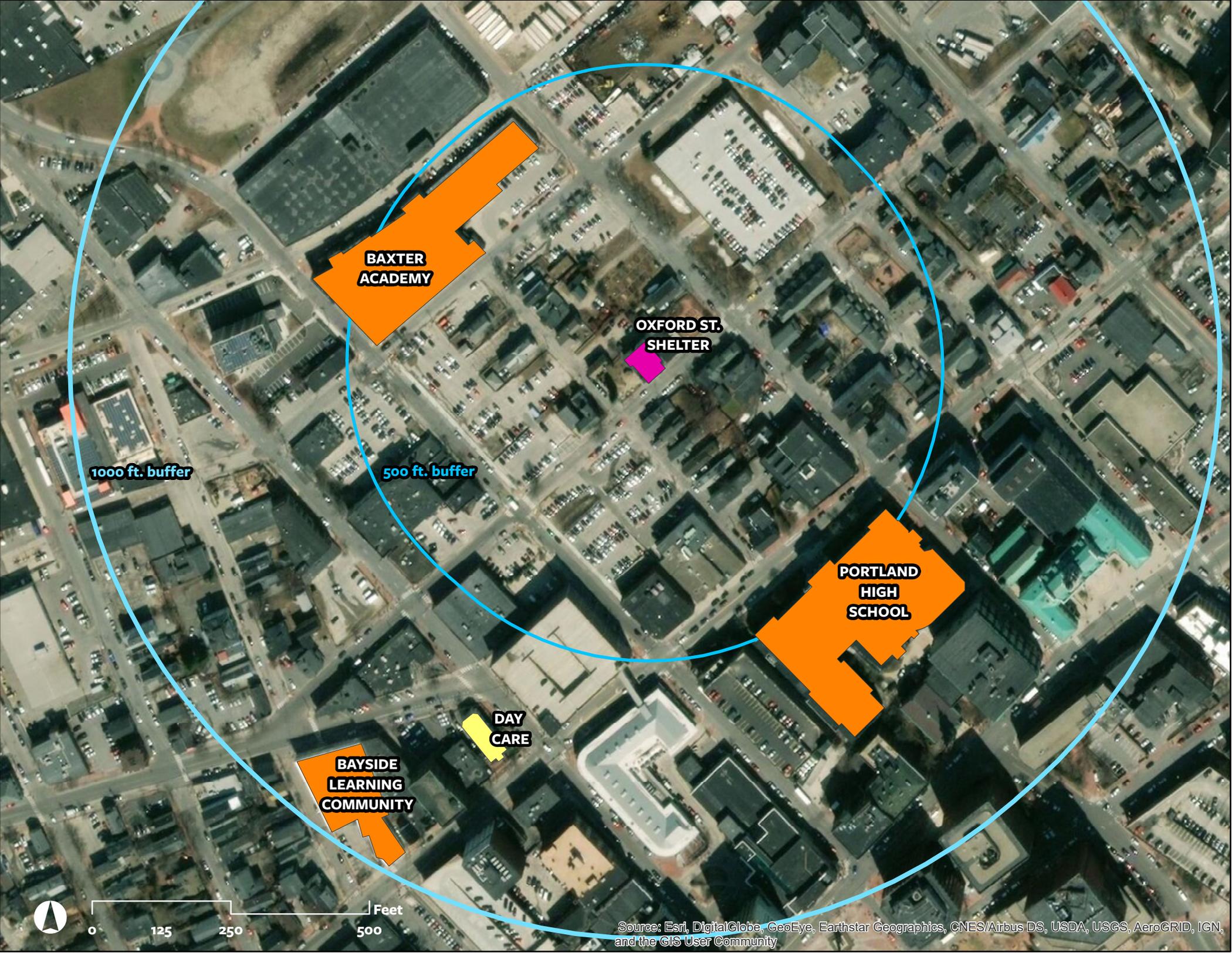
The following conditions should be met prior to restriction from either the Milestone Foundation, Inc. and/or the Oxford Street Shelter:

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

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

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

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



**BAXTER
ACADEMY**

**OXFORD ST.
SHELTER**

**PORTLAND
HIGH
SCHOOL**

**DAY
CARE**

**BAYSIDE
LEARNING
COMMUNITY**

1000 ft. buffer

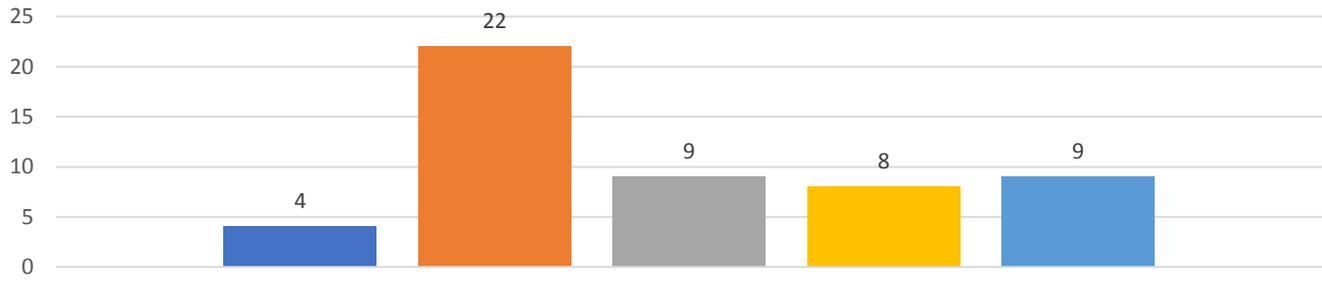
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0 125 250 500 Feet

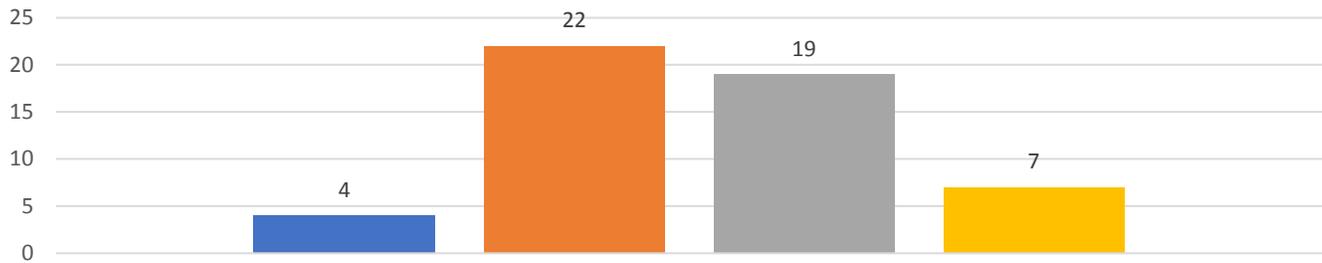


Oxford Street Shelter, Consumer Survey: HSC & Location



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

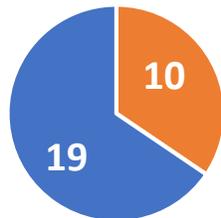
- I strongly agree with the current shelter model
- I agree with the current shelter model
- I have no opinion on the current shelter model
- I disagree with the current shelter model
- I strongly disagree with the current shelter model



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

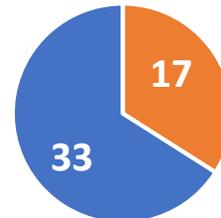
- I feel incredibly safe in the current space
- I feel safe in the current space
- I feel unsafe in the current space
- I feel incredibly unsafe in the current space

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



■ No ■ Yes

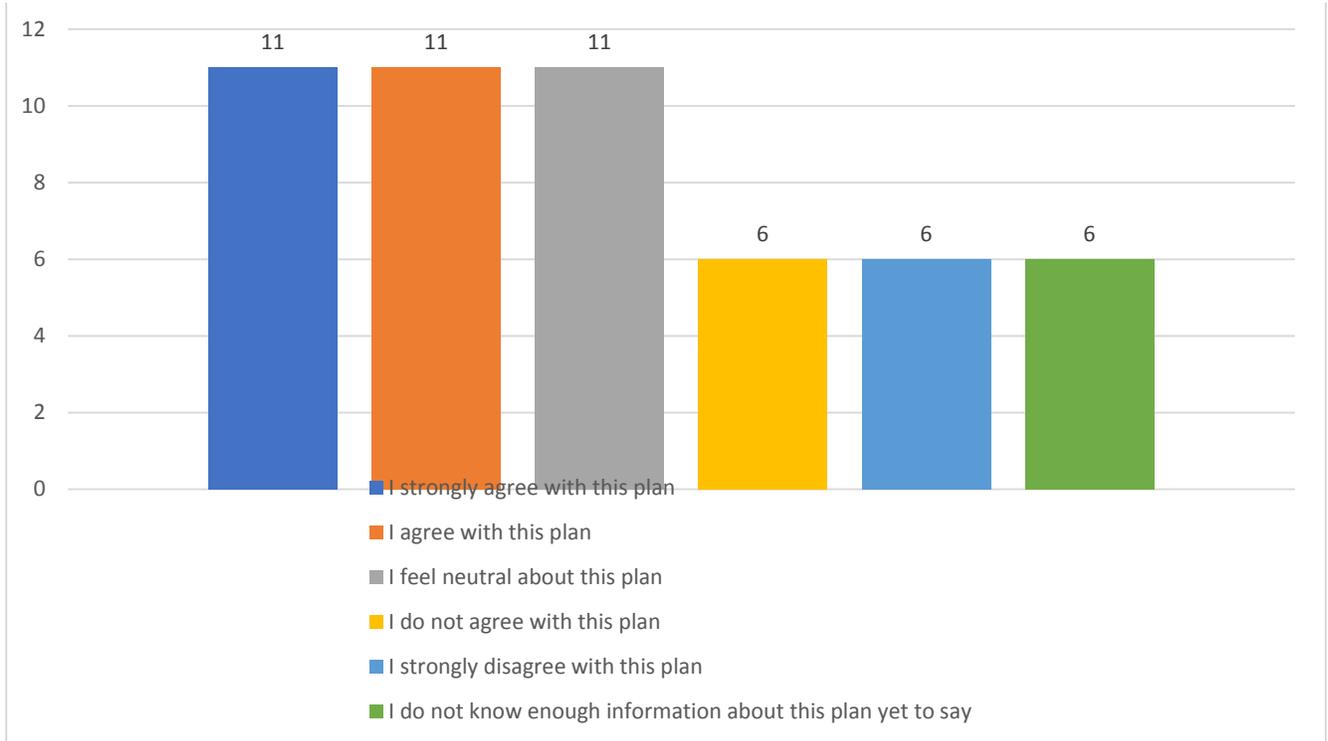
Would you be in favor of a service center outside of Bayside?



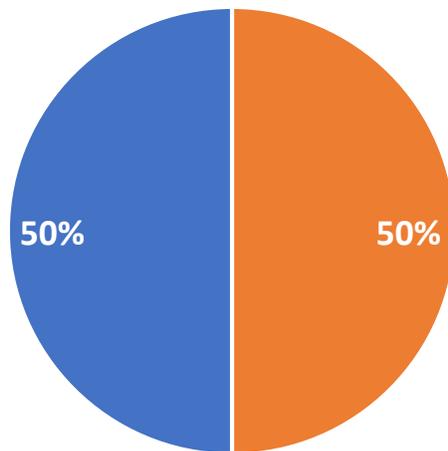
■ No ■ Yes



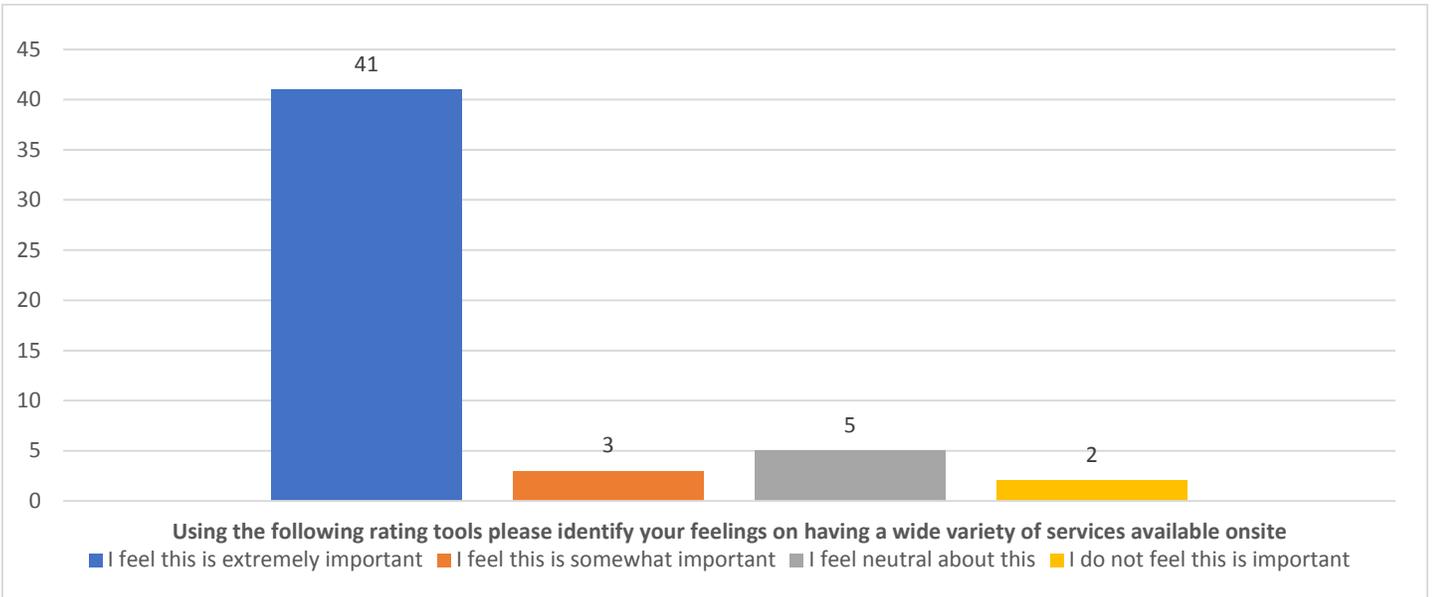
If participant did not feel they had enough information about the City's proposed plan to relocate homeless services to Brighton Ave to form an opinion, we asked if they had attended any of the house meetings or informational sessions shelter staff have put on.



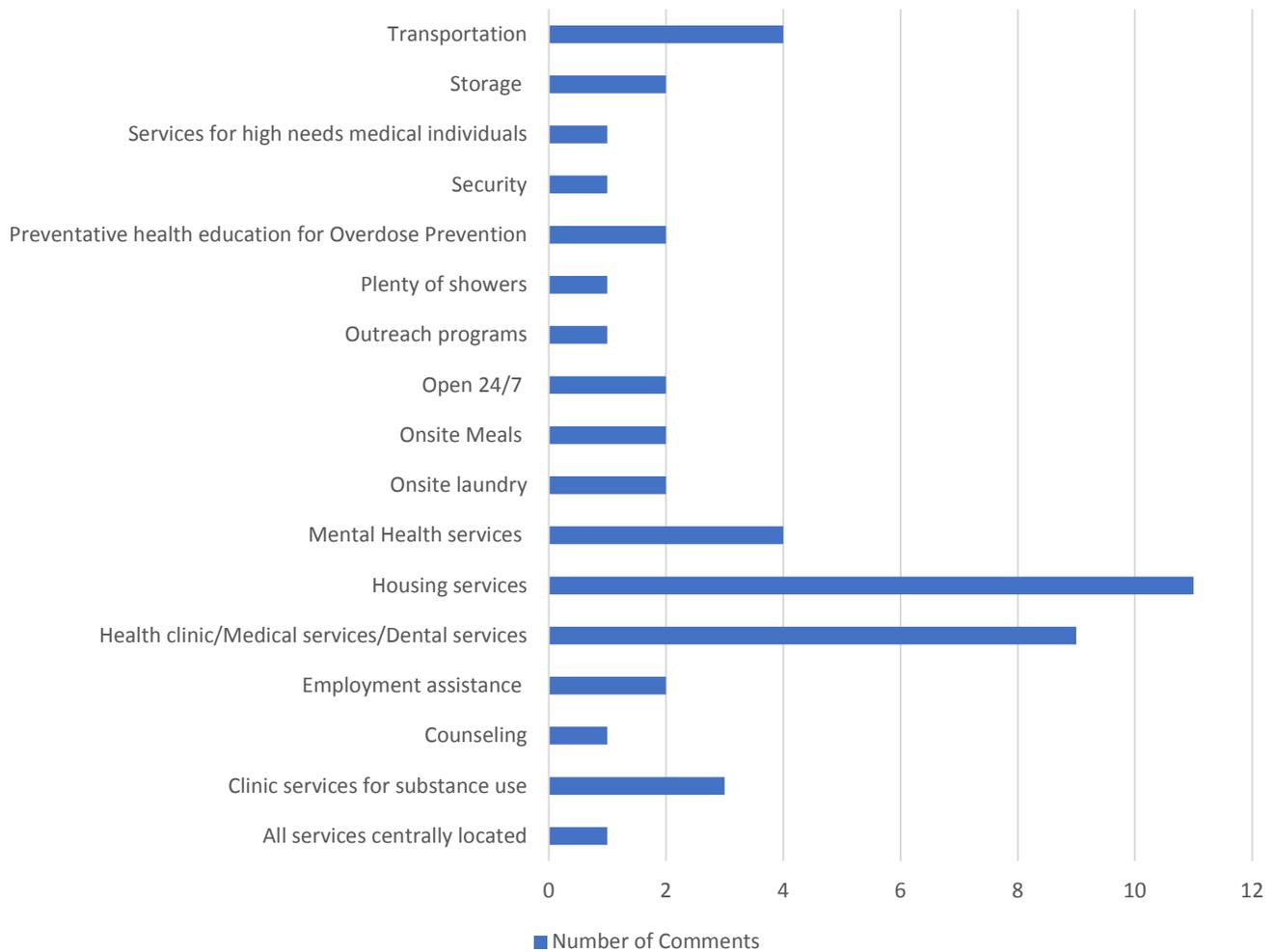
Using the following rating tools please identify your feelings on the City's plan to open a homeless services center on Brighton Avenue



■ No ■ Yes



Most Anticipated Services



HOW TO REPORT A CRIME

**IS IT AN
EMERGENCY?**

FIRE
•
CRIME IN PROGRESS
•
MEDICAL
EMERGENCY

**CALL
9-1-1**

**IF IT IS NOT AN
EMERGENCY**

Call our non-emergency #
207-874-8479

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

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

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

VISIT
www.portland-police.com

**IF YOU WISH TO
REMAIN
ANONYMOUS**

**IF YOU HAVE ANY
INFORMATION ABOUT A
CRIME YOU WOULD LIKE
TO REPORT BUT REMAIN
ANONYMOUS:**

Text-A-Tip
Text "GOTCHA" plus your
message to 274637
(CRIMES)
Portland, MAINE only

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



Health & Human Services Department
Dawn C. Stiles, Director

Social Services Division
David MacLean, Administrator

Homeless Services Center: Answers to Public Hearing Questions

Requests for Information

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

This is under development.

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

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

- *Show how building fits on proposed location*

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

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

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

Questions

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

No.

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

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

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

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

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

- *How many homeless individuals use Labor Ready?*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- *Where will they go?*

Other shelters based on various eligibility.

- *How will they be supervised?*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Increased workforce for local business and increased business for businesses.

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

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

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

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

- *How will we address campers?*

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

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

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

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

Letters were mailed and we held face to face meetings.

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

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

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

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

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

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

109

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

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

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

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

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

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

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

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

Answers to emailed questions:

Cecelia Smith:

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

CASPAR, Father Bill's Place

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

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

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

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

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

There are no deed restrictions.

Melanie Caldwell:

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

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

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

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

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

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

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

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

Homeless Services Center Good Neighbor Contract (Guest)

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

Some examples of prohibited neighborhood behavior include...

Public consumption of drugs/alcohol

Vandalism

Theft

Trespassing

Distribution of drugs

Solicitation of any kind

Excessive loitering

Excessive littering

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

Guest Signature _____

Date _____

Guest Name Printed _____

OSS Staff Signature _____

Date _____

DP04 SELECTED HOUSING CHARACTERISTICS

2012-2016 American Community Survey 5-Year Estimates
 Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.
 Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.
Tell us what you think. Provide feedback to help make American Community Survey data more useful for you.
 Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.
 A processing error was found in the Year Structure Built estimates since data year 2008. For more information, please see the errata note #110.

Subject	Census Tract 6, Cumberland County, Maine (Bayside)				Census Tract 20.01, Cumberland County, Maine (Nasons Corner)			
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSING OCCUPANCY								
Total housing units	1,524	+/-65	1,524	(X)	1,410	+/-67	1,410	(X)
Occupied housing units	1,404	+/-85	92.1%	+/-4.7	1,410	+/-67	100.0%	+/-1.6
Vacant housing units	120	+/-72	7.9%	+/-4.7	0	+/-10	0.0%	+/-1.6
Homeowner vacancy rate	0.0	+/-15.0	(X)	(X)	0.0	+/-2.2	(X)	(X)
Rental vacancy rate	1.4	+/-2.2	(X)	(X)	0.0	+/-5.4	(X)	(X)
UNITS IN STRUCTURE								
Total housing units	1,524	+/-65	1,524	(X)	1,410	+/-67	1,410	(X)
1-unit, detached	20	+/-21	1.3%	+/-1.4	1,049	+/-96	74.4%	+/-5.9
1-unit, attached	53	+/-40	3.5%	+/-2.6	83	+/-62	5.9%	+/-4.4
2 units	113	+/-60	7.4%	+/-4.0	118	+/-50	8.4%	+/-3.5
3 or 4 units	295	+/-88	19.4%	+/-5.8	38	+/-35	2.7%	+/-2.6
5 to 9 units	323	+/-91	21.2%	+/-5.7	0	+/-10	0.0%	+/-1.6
10 to 19 units	211	+/-76	13.8%	+/-4.9	0	+/-10	0.0%	+/-1.6
20 or more units	509	+/-89	33.4%	+/-5.7	122	+/-64	8.7%	+/-4.5
Mobile home	0	+/-10	0.0%	+/-1.5	0	+/-10	0.0%	+/-1.6
Boat, RV, van, etc.	0	+/-10	0.0%	+/-1.5	0	+/-10	0.0%	+/-1.6
YEAR STRUCTURE BUILT								
Total housing units	1,524	+/-65	1,524	(X)	1,410	+/-67	1,410	(X)
Built 2014 or later	18	+/-13	1.2%	+/-0.9	0	+/-10	0.0%	+/-1.6
Built 2010 to 2013	10	+/-16	0.7%	+/-1.1	13	+/-19	0.9%	+/-1.4
Built 2000 to 2009	59	+/-47	3.9%	+/-3.1	57	+/-31	4.0%	+/-2.2
Built 1990 to 1999	50	+/-40	3.3%	+/-2.6	19	+/-30	1.3%	+/-2.1
Built 1980 to 1989	60	+/-34	3.9%	+/-2.3	41	+/-37	2.9%	+/-2.6
Built 1970 to 1979	72	+/-34	4.7%	+/-2.2	145	+/-60	10.3%	+/-4.2
Built 1960 to 1969	197	+/-68	12.9%	+/-4.4	389	+/-86	27.6%	+/-5.9
Built 1950 to 1959	106	+/-55	7.0%	+/-3.6	240	+/-86	17.0%	+/-6.1
Built 1940 to 1949	17	+/-20	1.1%	+/-1.3	137	+/-66	9.7%	+/-4.8
Built 1939 or earlier	935	+/-109	61.4%	+/-6.4	369	+/-111	26.2%	+/-7.8
ROOMS								
Total housing units	1,524	+/-65	1,524	(X)	1,410	+/-67	1,410	(X)
1 room	174	+/-79	11.4%	+/-5.2	68	+/-50	4.8%	+/-3.6
2 rooms	160	+/-57	10.5%	+/-3.8	92	+/-78	6.5%	+/-5.5
3 rooms	299	+/-94	19.6%	+/-6.2	20	+/-24	1.4%	+/-1.7
4 rooms	397	+/-110	26.0%	+/-6.9	168	+/-73	11.9%	+/-5.3
5 rooms	262	+/-88	17.2%	+/-5.8	265	+/-78	18.8%	+/-6.4
6 rooms	175	+/-76	11.5%	+/-5.0	267	+/-71	18.9%	+/-5.1
7 rooms	15	+/-19	1.0%	+/-1.2	291	+/-95	20.6%	+/-6.7
8 rooms	15	+/-19	1.0%	+/-1.3	154	+/-65	10.9%	+/-4.7
9 rooms or more	27	+/-20	1.8%	+/-1.3	85	+/-41	6.0%	+/-2.9
Median rooms	3.8	+/-0.3	(X)	(X)	5.8	+/-0.4	(X)	(X)
BEDROOMS								
Total housing units	1,524	+/-65	1,524	(X)	1,410	+/-67	1,410	(X)
No bedroom	183	+/-80	12.0%	+/-5.3	68	+/-50	4.8%	+/-3.6
1 bedroom	575	+/-116	37.7%	+/-7.8	123	+/-76	8.7%	+/-5.3
2 bedrooms	512	+/-117	33.6%	+/-7.2	371	+/-90	26.3%	+/-6.6
3 bedrooms	198	+/-85	13.1%	+/-5.6	575	+/-114	40.8%	+/-7.6
4 bedrooms	49	+/-44	3.2%	+/-2.9	219	+/-64	15.5%	+/-6.1
5 or more bedrooms	6	+/-11	0.4%	+/-0.7	54	+/-43	3.8%	+/-3.0
HOUSING TENURE								
Occupied housing units	1,404	+/-85	1,404	(X)	1,410	+/-67	1,410	(X)
Owner-occupied	138	+/-61	9.8%	+/-4.3	1,005	+/-97	71.3%	+/-6.7
Renter-occupied	1,266	+/-99	90.2%	+/-4.3	405	+/-99	28.7%	+/-6.7
Average household size of owner-occupied unit	2.07	+/-0.54	(X)	(X)	2.60	+/-0.21	(X)	(X)
Average household size of renter-occupied unit	1.98	+/-0.23	(X)	(X)	2.11	+/-0.43	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT								
Occupied housing units	1,404	+/-85	1,404	(X)	1,410	+/-67	1,410	(X)
Moved in 2015 or later	146	+/-74	10.4%	+/-5.1	41	+/-31	2.9%	+/-2.2
Moved in 2010 to 2014	850	+/-106	60.5%	+/-7.0	321	+/-97	22.8%	+/-6.8
Moved in 2000 to 2009	299	+/-89	21.3%	+/-6.2	507	+/-108	36.0%	+/-7.3
Moved in 1990 to 1999	93	+/-41	6.6%	+/-2.9	190	+/-62	13.5%	+/-4.4
Moved in 1980 to 1989	9	+/-12	0.6%	+/-0.8	65	+/-34	4.6%	+/-2.4
Moved in 1979 and earlier	7	+/-11	0.5%	+/-0.7	286	+/-72	20.3%	+/-5.2
VEHICLES AVAILABLE								
Occupied housing units	1,404	+/-85	1,404	(X)	1,410	+/-67	1,410	(X)
No vehicles available	592	+/-101	42.2%	+/-7.2	195	+/-82	13.8%	+/-5.8
1 vehicle available	588	+/-112	41.9%	+/-7.2	404	+/-104	28.7%	+/-7.5
2 vehicles available	188	+/-74	13.4%	+/-5.1	579	+/-101	41.1%	+/-6.8
3 or more vehicles available	36	+/-28	2.6%	+/-2.0	232	+/-77	16.5%	+/-5.4
HOUSE HEATING FUEL								
Occupied housing units	1,404	+/-85	1,404	(X)	1,410	+/-67	1,410	(X)
Utility gas	711	+/-129	50.6%	+/-8.1	301	+/-102	21.3%	+/-7.2
Bottled, tank, or LP gas	63	+/-39	4.5%	+/-2.8	65	+/-35	4.6%	+/-2.5
Electricity	244	+/-78	17.4%	+/-5.5	55	+/-40	3.9%	+/-2.9
Fuel oil, kerosene, etc.	298	+/-91	21.2%	+/-6.5	917	+/-129	65.0%	+/-9.0
Coal or coke	29	+/-34	2.1%	+/-2.4	0	+/-10	0.0%	+/-1.6
Wood	0	+/-10	0.0%	+/-1.6	72	+/-62	5.1%	+/-4.3
Solar energy	0	+/-10	0.0%	+/-1.6	0	+/-10	0.0%	+/-1.6
Other fuel	29	+/-36	2.1%	+/-2.6	0	+/-10	0.0%	+/-1.6
No fuel used	30	+/-25	2.1%	+/-1.8	0	+/-10	0.0%	+/-1.6
SELECTED CHARACTERISTICS								
Occupied housing units	1,404	+/-85	1,404	(X)	1,410	+/-67	1,410	(X)
Lacking complete plumbing facilities	3	+/-7	0.2%	+/-0.5	0	+/-10	0.0%	+/-1.6
Lacking complete kitchen facilities	11	+/-15	0.8%	+/-1.1	0	+/-10	0.0%	+/-1.6
No telephone service available	89	+/-54	6.3%	+/-3.8	79	+/-68	5.6%	+/-4.8
OCCUPANTS PER ROOM								
Occupied housing units	1,404	+/-85	1,404	(X)	1,410	+/-67	1,410	(X)
1.00 or less	1,356	+/-99	96.6%	+/-3.7	1,388	+/-70	98.4%	+/-1.5
1.01 to 1.50	48	+/-52	3.4%	+/-3.7	10	+/-15	0.7%	+/-1.1
1.51 or more	0	+/-10	0.0%	+/-1.6	12	+/-15	0.9%	+/-1.1
VALUE								
Owner-occupied units	138	+/-61	138	(X)	1,005	+/-97	1,005	(X)
Less than \$50,000	0	+/-10	0.0%	+/-15.0	7	+/-12	0.7%	+/-1.2
\$50,000 to \$99,999	0	+/-10	0.0%	+/-15.0	9	+/-13	0.9%	+/-1.3
\$100,000 to \$149,999	7	+/-11	5.1%	+/-8.4	17	+/-19	1.7%	+/-1.9
\$150,000 to \$199,999	35	+/-21	25.4%	+/-15.9	251	+/-72	25.0%	+/-6.5
\$200,000 to \$299,999	96	+/-47	40.6%	+/-24.0	625	+/-83	62.2%	+/-7.5
\$300,000 to \$499,999	21	+/-20	15.2%	+/-14.2	88	+/-61	8.8%	+/-5.1
\$500,000 to \$999,999	19	+/-22	13.8%	+/-14.3	8	+/-12	0.8%	+/-1.2

Subject	Census Tract 6, Cumberland County, Maine (Bayside)				Census Tract 20.01, Cumberland County, Maine (Nasons Corner)			
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent	Percent Margin of Error
\$1,000,000 or more	0	+/-10	0.0%	+/-15.0	0	+/-10	0.0%	+/-2.2
Median (dollars)	224,100	+/-17,871	(X)	(X)	229,400	+/-9,294	(X)	(X)
MORTGAGE STATUS								
Owner-occupied units	138	+/-61	138	(X)	1,005	+/-97	1,005	(X)
Housing units with a mortgage	88	+/-56	63.8%	+/-20.7	701	+/-104	69.8%	+/-8.0
Housing units without a mortgage	50	+/-30	36.2%	+/-20.7	304	+/-85	30.2%	+/-8.0
SELECTED MONTHLY OWNER COSTS (SMOC)								
Housing units with a mortgage	88	+/-56	88	(X)	701	+/-104	701	(X)
Less than \$500	0	+/-10	0.0%	+/-22.3	0	+/-10	0.0%	+/-3.2
\$500 to \$999	0	+/-10	0.0%	+/-22.3	65	+/-35	9.3%	+/-4.9
\$1,000 to \$1,499	24	+/-23	27.3%	+/-25.3	204	+/-77	29.1%	+/-9.9
\$1,500 to \$1,999	41	+/-46	46.6%	+/-34.3	300	+/-80	42.8%	+/-10.1
\$2,000 to \$2,499	23	+/-23	26.1%	+/-26.8	99	+/-53	14.1%	+/-7.1
\$2,500 to \$2,999	0	+/-10	0.0%	+/-22.3	26	+/-19	3.7%	+/-2.7
\$3,000 or more	0	+/-10	0.0%	+/-22.3	7	+/-12	1.0%	+/-1.7
Median (dollars)	1,643	+/-192	(X)	(X)	1,606	+/-71	(X)	(X)
Housing units without a mortgage								
Less than \$250	9	+/-13	18.0%	+/-25.7	10	+/-15	3.3%	+/-4.9
\$250 to \$399	0	+/-10	0.0%	+/-34.4	10	+/-15	3.3%	+/-5.1
\$400 to \$599	22	+/-18	44.0%	+/-33.6	119	+/-58	39.1%	+/-14.7
\$600 to \$799	7	+/-11	14.0%	+/-23.3	111	+/-61	36.5%	+/-15.3
\$800 to \$999	2	+/-5	4.0%	+/-9.9	54	+/-32	17.8%	+/-10.4
\$1,000 or more	10	+/-15	20.0%	+/-28.5	0	+/-10	0.0%	+/-7.1
Median (dollars)	565	+/-159	(X)	(X)	615	+/-55	(X)	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME								
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	88	+/-56	88	(X)	701	+/-104	701	(X)
Less than 20.0 percent	27	+/-27	30.7%	+/-28.5	255	+/-69	36.4%	+/-8.7
20.0 to 24.9 percent	3	+/-7	3.4%	+/-8.8	175	+/-80	25.0%	+/-10.4
25.0 to 29.9 percent	17	+/-18	19.3%	+/-21.8	128	+/-57	18.3%	+/-8.0
30.0 to 34.9 percent	8	+/-12	9.1%	+/-14.7	57	+/-40	8.1%	+/-5.8
35.0 percent or more	33	+/-44	37.5%	+/-36.8	86	+/-50	12.3%	+/-7.1
Not computed	0	+/-10	(X)	(X)	0	+/-10	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)								
Less than 10.0 percent	37	+/-28	74.0%	+/-25.5	104	+/-47	34.2%	+/-12.4
10.0 to 14.9 percent	5	+/-8	10.0%	+/-17.9	67	+/-56	28.6%	+/-15.3
15.0 to 19.9 percent	3	+/-5	6.0%	+/-11.3	25	+/-23	8.2%	+/-8.9
20.0 to 24.9 percent	0	+/-10	0.0%	+/-34.4	10	+/-16	3.3%	+/-5.3
25.0 to 29.9 percent	0	+/-10	0.0%	+/-34.4	21	+/-23	6.9%	+/-7.5
30.0 to 34.9 percent	0	+/-10	0.0%	+/-34.4	9	+/-14	3.0%	+/-4.6
35.0 percent or more	5	+/-8	10.0%	+/-18.6	48	+/-36	15.8%	+/-11.6
Not computed	0	+/-10	(X)	(X)	0	+/-10	(X)	(X)
GROSS RENT								
Occupied units paying rent	1,206	+/-100	1,206	(X)	405	+/-99	405	(X)
Less than \$500	296	+/-70	24.5%	+/-5.7	231	+/-83	57.0%	+/-16.8
\$500 to \$999	381	+/-87	31.6%	+/-7.2	146	+/-71	36.0%	+/-16.5
\$1,000 to \$1,499	420	+/-105	34.8%	+/-7.6	21	+/-31	5.2%	+/-7.5
\$1,500 to \$1,999	95	+/-53	7.9%	+/-4.4	7	+/-11	1.7%	+/-2.5
\$2,000 to \$2,499	14	+/-16	1.2%	+/-1.3	0	+/-10	0.0%	+/-5.4
\$2,500 to \$2,999	0	+/-10	0.0%	+/-1.8	0	+/-10	0.0%	+/-5.4
\$3,000 or more	0	+/-10	0.0%	+/-1.8	0	+/-10	0.0%	+/-5.4
Median (dollars)	950	+/-60	(X)	(X)	386	+/-243	(X)	(X)
No rent paid	60	+/-49	(X)	(X)	0	+/-10	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)								
Occupied units paying rent (excluding units where GRAPI cannot be computed)	1,168	+/-99	1,168	(X)	405	+/-99	405	(X)
Less than 15.0 percent	45	+/-40	3.9%	+/-3.5	63	+/-44	15.6%	+/-11.5
15.0 to 19.9 percent	78	+/-49	6.7%	+/-4.2	31	+/-34	7.7%	+/-8.1
20.0 to 24.9 percent	168	+/-72	14.4%	+/-5.8	31	+/-27	7.7%	+/-6.6
25.0 to 29.9 percent	168	+/-66	14.4%	+/-5.5	31	+/-28	7.7%	+/-7.1
30.0 to 34.9 percent	134	+/-60	11.5%	+/-5.1	124	+/-80	30.6%	+/-17.5
35.0 percent or more	575	+/-111	49.2%	+/-8.9	125	+/-78	30.9%	+/-16.2
Not computed	98	+/-61	(X)	(X)	0	+/-10	(X)	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

Households not paying cash rent are excluded from the calculation of median gross rent.

Telephone service data are not available for certain geographic areas due to problems with data collection of this question that occurred in 2015 and 2016. Both ACS 1-year and ACS 5-year files were affected. It may take several years in the ACS 5-year files until the estimates are available for the geographic areas affected.

While the 2012-2016 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

Explanation of Symbols:

- An "X" entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
- An "-" entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
- An "v" following a median estimate means the median falls in the lowest interval of an open-ended distribution.
- An "u" following a median estimate means the median falls in the upper interval of an open-ended distribution.
- An "X" entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
- An "X" entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
- An "N" entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
- An "X" means that the estimate is not applicable or not available.