

Working Waterfront Group

c/o Bill Coppersmith, coppersmithbill@gmail.com

We, Portland's Working Waterfront Group, urge the Health & Human Services Committee and ultimately the full City Council **NOT** to select Angelo's Acre as the future site of Portland's homeless shelter. We are sympathetic to the needs of homeless individuals. But Angelo's Acre, across from the working waterfront on Commercial Street is simply the wrong location. That lot is much more valuable for a future use that will be supportive of maintaining Portland's working waterfront, an iconic industry with regional economic significance.

This City-owned lot has the potential to be an extremely valuable piece of the puzzle that the City Manager's Working Waterfront Task Force is currently struggling to resolve – how to maintain the viability of Portland's working waterfront. As the City has recognized, the failure of Commercial Street to function efficiently as a mode of transportation has reached a crisis point where it poses an existential threat to commercial fishing. Moreover the increased residential and hotel uses in the Old Port area, increased tourism on both sides of Commercial Street, and the incursion of non-marine uses further into the water-side of Commercial Street, are severely taxing the ability of the industrial water-dependent uses to function.

It does not make sense for the City to select Angelo's Acre as the location of the new homeless shelter. There is absolutely no reason a homeless shelter needs proximity to the working waterfront. Indeed residential uses are generally incompatible with the traffic, industrial activity, hours, and smells of a working waterfront. There are other inland locations which would serve the homeless population better.

In contrast, Angelo's Acre is uniquely positioned to contribute to the functioning of the working waterfront. There are no other vacant, City-owned parcels of this size with close proximity to the working waterfront. There may be ways for the site to be used to help relieve the parking and congestion problem on the waterfront. While a specific future use has not been identified, there are many roles it could play. For example, it might simply be used as surface parking for key water-dependent uses. It might eventually house a parking structure which could relieve some of the parking congestion on Commercial Street. It might be used as a staging area for tourist shuttles as a means of keeping individual vehicles off Commercial Street. The Commercial Street operations study currently underway may have different recommendations for what role it could play. The site might also prove to be an invaluable leased site for upland support services in conjunction with cargo or other water-dependent uses.

While there is no specific proposal for Angelo's Acre at this time, this City-owned site is uniquely positioned to help resolve the traffic, parking and congestion problems on Commercial Street, or to support the functional operations of key water-dependent uses. It would be squandering that opportunity if Angelo's Acre were designated for a use that does not belong in proximity to the working waterfront and does not make any contribution to mitigating the issues currently confronting the working waterfront.

Fwd: Angelo's Acre/Hobson's Landing

1 message

Jon Jennings <jpj@portlandmaine.gov>

Tue, Apr 2, 2019 at 1:28 PM

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

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

From: **Sandy Johnson** <sjohnson@townandshore.com>

Date: Tue, Apr 2, 2019 at 1:25 PM

Subject: Angelo's Acre/Hobson's Landing

To: <jpj@portlandmaine.gov>

To whom it may concern,

I am the listing broker of the Hobson's Landing condominiums at [383 Commercial Street](#), and I live on India Street across from Milestone. As a result, it's challenging to discuss the Angelo's Acre site without sounding completely self-serving! However, I was unable to attend the public comment period at City Hall on Tuesday and I do want to offer the following: that particular site is located on a highly visible major thoroughfare that serves as the gateway to the Old Port, which is filled with restaurants, shops, hotels etc. that support a flourishing tourism sector. It is also, of course, across the street from the water, albeit the river not the harbor. It appears to me that a shelter is not highest and best use for that parcel, and in fact could prove detrimental to the image of the city. I do hope that does not sound elitist. I would imagine the city could sell that site to raise money for the new shelter—wherever it turns out to be. I realize this is a challenging issue, and I certainly do not have any terrific solutions to present, but did feel it was important to offer my opinion. Please see below for a perspective from one of the buyers at Hobson's Landing

All the best,

Sandy Johnson

[SANDRA W. JOHNSON](#)

Broker/Owner

[Town & Shore Associates, LLC](#)

One Union Wharf

Portland, Maine 04101

o. 207-523-8110 | c. 207-415-2128

e. sjohnson@townandshore.com

w. www.townandshore.com

From: Bradley Young <byoung0880@gmail.com>
Date: March 29, 2019 at 9:22:03 AM EDT
To: Sandy Johnson <sjohnson@townandshore.com>
Cc: Carol Young <cyoung1001@gmail.com>
Subject: Angelo's Acre

Hi Sandy,

Carol and I stopped by the construction site for a few minutes earlier this week. It looks like the crews are making good progress on the lot and the model.

While we are very excited to watch our new home being built, the recent developments surrounding the new homeless shelter are extremely disconcerting. From everything Carol and I read, Angelo's Acre seems to be coming into focus as the most desirable location for the new homeless shelter, due to its proximity to services and commerce.

Based on what we've read about and seen in other communities, if the homeless shelter is built at Angelo's Acre to house 150 people, many more will be in the general vicinity waiting on a bed to open up. Given that Hobson's Landing is just a few steps away from Angelo's Acre, I suspect that many that are looking to escape the elements will seek shelter under awnings and in doorways of buildings. I suspect that some will simply walk into the open garage at 25 High Street to seek shelter.

Our fear is that our new neighborhood will become a magnet for the most vulnerable people in Portland. Given that drugs, violence, theft and other criminal activity seems to be associated with homeless shelters, I am deeply concerned for Carol when she is walking the dog at 9:00PM-10:00PM when I'm traveling out of town on business.

If the city council decides next month not to build the homeless shelter at Angelo's Acre, our concerns will be put to rest. However, if they do decide to proceed at that site, we want to go on record as to let you know that we are longer interested in moving forward with the purchase of the property. We absolutely cannot put our safety, well being and financial health at risk when we are so close to retirement.

Carol and I recognize that you and the developer have zero influence over the city council decisions and actions. We understand and empathize with you and the developer. There was no way to predict that Angelo's Acre was or would be targeted as the site for a new homeless shelter. But, put yourself in our shoes --- would you purchase a unit at Hobson's Landing as your primary residence if a homeless shelter was just steps away?

We appreciate your time and look forward to your response.

Sincerely,

Brad and Carol Young

214 923 6337

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

Fwd: Hi Councilor Duson, Homeless shelter

1 message

Jill Duson <jduson@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Thu, Apr 4, 2019 at 7:57 AM

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

From: **Chris Weiner** <chrisweiner14@gmail.com>
Date: Wed, Apr 3, 2019, 11:56 PM
Subject: Hi Councilor Duson, Homeless shelter
To: jduson@portlandmaine.gov <jduson@portlandmaine.gov>

My name is Chris Weiner, and I own and live in a condo at 33 Park Street, which is just a few hundred feet from the Angelo's Acre (AA site). Needless to say, myself, my Condo Association, and many of my neighbors are terrified by the fact that AA has made it onto the short list. Nobody here even knew this site had made it this far until recently—and many still are unaware. But as people find out, the concerns are mounting fast.

First and foremost, we are concerned by the safety impacts that a large shelter next door would have on our street and the West End in general. We have needed to install three security cameras on our small property due to intrusions by some in the homeless community in recent months. I know that city living has its drawbacks, but when I spent a lot of hard earned money to buy on Park Street, I didn't think we'd need security cameras to feel safe. This lack of safety will be greatly exacerbated if we have a giant shelter a block away. And while the West End—along with beautiful Harbor View Park—will take the most direct impact, a shelter on AA will also create impacts on the Old Port, the Waterfront area, and Commercial Street in general. These are some of our most economically important sections of town—does it make sense to locate a major shelter here (with all the problems that come with it)? Is this really one of the top three spots in all of Portland??

Second, as a commercial fisherman that cares greatly about the working waterfront, I do not believe we should be building a shelter on one of the few pieces of land available in the waterfront area. With all of the hotels and other development pressures, land on Commercial Street is in short supply. Surely the city could find a use for this site that helps promote and sustain the working waterfront. And let us not overlook the safety hazards of locating a shelter on such a dangerous, active working waterfront.

Third, traffic in this part of town is a mess. With the sheer volume of cars coming to and from the bridge, up high street, and in and out on Commercial, we are at capacity. Placing a big shelter right up to the road on Commercial will be a disaster. Not only will traffic be impeded, but it'll be unsafe for those using the shelter. Moreover, much of the traffic on Commercial is due to tourism. Commercial street is the gateway to our city for so many. Does it make sense to place a shelter right on the entryway to our city's critical tourism center?

Fourth, the AA site is small and I do not see how it makeso any sense to even consider it for this project. A shelter there will undoubtedly create overflow into the beautiful park next door and the neighborhoods nearby. Why not choose a site with ample space?

Lastly, while I fully support using our tax dollars to build and run a shelter, I do not support doing it in a way that destroys our investments. I am not wealthy and it was a big deal for me to spend the amount of money I did to move into the West End. I spent the money because I thought I was buying in a safe, historical spot that would hold its value. If you all decide to build a major shelter next door, our investments are going to take a big hit. It's bad enough now—can you imagine how much worse it will be if that site is chosen? If the city wants to use our taxes to do this, that's great. But please don't forget to look out for those of us paying taxes and helping sustain the growth we've seen here in recent years.

I urge you, the Committee, and the Council to find a more suitable and logical location than the AA site. It does nobody—including the homeless—any good to put this shelter in this spot. Surely there is a better location than a small piece of land on the waterfront, along the edge of the West End and the Old Port, and on the most vibrant and heavily-touristed road in the city.

Thanks for your time and consideration,

Chris

Fwd: Hi Jon, Commercial Street shelter?

1 message

Jon Jennings <jpj@portlandmaine.gov>

Mon, Apr 1, 2019 at 5:53 PM

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

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

From: **Chris Weiner** <chrisweiner14@gmail.com>

Date: Sun, Mar 24, 2019 at 10:56 PM

Subject: Hi Jon, Commercial Street shelter?

To: jpj@portlandmaine.gov <jpj@portlandmaine.gov>

Hi Jon

My name is Chris Weiner, and I own and live in a condo on Park Street. I am writing because I just found out tonight that the city is considering building a homeless shelter across from Eimskip—and I'm genuinely terrified by the idea. For perspective, our Association recently decided to install three security cameras on our property due to numerous incidents of trespassing by transients. These incidents included strangers coming on our land and using drugs in broad daylight. We no longer feel safe on our own property, which is located on a historic street in a high end section of town. We did not spend all our hard earned money buying in town to feel unsafe. We know this an urban area and risks come with that—but what we've seen in the last year or two is unacceptable, and avoidable.

If the city were to now build a shelter down the hill from here, the problems this part of town is facing will increase dramatically. The foot traffic between Bayside and Commercial Street will increase throughout the West End and the Old Port. It's already bad enough now—do we really need to make things worse? Why on earth do we need to build a shelter smack dab in the middle of the West End, the Waterfront, and the entrance to our city for many tourists? The safety issue is just one factor. There's also the impacts on investments, traffic, economic activity, and the general character and beauty of this part of the city. We are not saying you should 'hide the homeless' but that you don't need to put a shelter in the heart of this peninsula to achieve your goals.

I'll be honest, I've been biting my lip on this issue for a long time. I know your job is incredibly complex and that there's countless factors to balance. I hate having to take up your time to plead with you on this or any issue. But the impacts of the homeless community on the peninsula have begun to get out of hand. This city has struck a goldmine with its increased (and continually increasing) popularity. But there's an increasing feeling of uneasiness with some of the policies this city is embracing (and I'm not blaming this on you, for the record). And the idea of placing a new shelter on Commercial Street clearly exemplifies the type of policy that has us all worried. Yes, we need to provide these services and yes we need to protect the homeless. But should we be doing it in a manner that negatively impacts those of us who have invested in this city? Should we risk impacting the tourism that is helping the city thrive? I am not alone in feeling that it may be time to move if this city wants to put homeless shelters ahead of the investments and the well being of its tax paying residents.

I would very strongly urge the city to think long and hard before it builds a shelter in such a vibrant and economically important part of town. Find a balance between helping the homeless and protecting the city's safety and character.

Thank you for your time

Chris

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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
Twitter: @portlandmanager

Fwd: HSC vote today

1 message

Jon Jennings <jpj@portlandmaine.gov>

Tue, Apr 16, 2019 at 11:44 AM

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

FTR.

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

From: **Laura Cannon** <igocoastal@yahoo.com>

Date: Tue, Apr 16, 2019 at 11:04 AM

Subject: HSC vote today

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

Cc: Justin Costa <jcosta@portlandmaine.gov>, jduson <jduson@portlandmaine.gov>, Nick Mavodones <nmm@portlandmaine.gov>, Jon Jennings <jpj@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, <kcook@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>

Dear Councilors Ray, Ali, and Batson,

I look forward to seeing the results of the vote you will take tonight. And I trust that you will make a decisive vote that moves your work forward.

I think County Way is a promising location. I have concerns about the isolation of the Riverside location and the lot size of the Commercial Street location. But I know that many of the traits that make a "perfect" location are in direct conflict, and that you and various advisors have been examining and weighing all the factors, limiters, and conditions on play on this decision.

Please make that decision. If you do not, you are saying that the current situation is better than any of the options in front of you. And we all know that is tragically false.

Thank you for your work, dedication, and leadership on this issue.

Laura Cannon
18 Parris St.

Sent from my iPhone

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

Fwd: LNA Comment on the Shelter

1 message

Jon Jennings <jpj@portlandmaine.gov>

Tue, Apr 9, 2019 at 9:33 AM

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

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

From: **Brett Gabor** <brett.gabor@gmail.com>

Date: Mon, Apr 8, 2019 at 9:46 PM

Subject: LNA Comment on the Shelter

To: Brian Batson <bbatson@portlandmaine.gov>, Pious Ali At Large <pali@portlandmaine.gov>, Belinda Ray <bsr@portlandmaine.gov>, Jill Duson <jduson@portlandmaine.gov>, Nicholas Mavodones <nmm@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, <estrimling@portlandmaine.gov>, <kcook@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>

CC: Jon Jennings <jpj@portlandmaine.gov>, Zack Barowitz <zbarowitz@gmail.com>

Dear Councilors,

I'd planned to make a comment about the shelter tonight on behalf of the Libbytown Neighborhood Association, but it was a little busy at the Council tonight. Therefore, I decided to send the text instead. This is a positive argument in favor of developing Libbytown in accordance with the neighborhood's strengths and the Comprehensive Plan.

Thank you for your attention.

Brett Gabor
LNA and [40 Frederic Street](#)

----- Public Comment Below -----

I'm here on behalf of the Libbytown Neighborhood Association to talk about the City's comprehensive plan, and how the consideration of a shelter at County Way is not in line with the Comprehensive Plan.

The Comprehensive Plan lists what it calls "priority nodes" and "priority corridors."

Congress Street in Libbytown is a Priority Corridor, and the area around St. John Street and Congress Street is a Priority Node.

Priority corridors are described in the plan as, among other things, a place that can "serve as areas of additional mixed-use, higher density growth to take advantage of the transit benefits and services that well-designed, diverse corridors can offer."

A node is defined, in part, as an area that "has seen disinvestment, grown in sprawling patterns, or simply has the potential to undergo positive change to better serve neighborhood needs."

Libbytown fits both of these definitions. We have seen sprawling, less dense growth and disinvestment, but also have the potential to undergo positive change. We are the most important transportation hub in the city and we would be wise to develop the area accordingly.

Libbytown is a transportation nexus. We have I-295, the Fore River Parkway, Congress Street, two intercity bus stations, a METRO terminal, and the train station. The train station ought to be very important to the city's plans, because as this region grows, more and more people are likely to come into Portland via this station. The train

already connects to Boston, Saco, and Brunswick. There is talk of a commuter rail line to Auburn and to Rock Row in Westbrook. And, someday, it might extend out the Mountain line, towards Gorham and Bridgton.

Even not considering the train, thousands of people enter Portland each day via I-295 and Congress Street. The airport is only a few miles down Congress Street. All of these connections make Libbytown an important crossroads for residents and commuters. For thousands of people, Libbytown is the “first impression” that people see when they travel to downtown Portland whether from the airport, from surrounding towns, or by rail.

If the shelter is put into Libbytown, Portland’s “first impression” is at risk for decades. Frankly, businesses and residents are likely to leave if the shelter is located in Libbytown. Investment will freeze, and the housing and building stock all decline. And despite a new shelter being a better facility than the current shelter, it will likely draw homeless camps to the area, bring in more drug use and needles, and add to the panhandling that already exists. So visitors to Portland will have to traverse this development black hole to get to the downtown. This isn’t good for Portland as a whole.

Here’s what should happen instead: The city should follow the goals in the Comprehensive Plan, and use Libbytown’s strengths to reinvigorate the area. Imagine, in the next ten years, all the positive changes that could occur given the neighborhood’s location? What neighborhood is better situated for businesses that want to serve or market to future commuters? What businesses might like to be located near the confluence of train lines to Auburn, Brunswick, and Boston, as well as be a few miles from the Airport? What employers might like to be near all these connections, while also being within walking distance of downtown?

Don’t forget this area has a decent waterfront to walk or bike along and that there is already an extensive trail network waiting to be connected to the rest of the peninsula.

These facts show that Libbytown is an excellent place to develop at higher density. There is a lot of space here less than 10 minutes walk to two of the State’s largest healthcare employers. It is a modest walk to downtown. It is a short walk to the University of Southern Maine. To be blunt, given Libbytown’s centrality and nature, there is so much potential here for high density housing that could bring in more people and tax money to the city. A lot of the housing stock is old, and if the potential profit is there, they could be redeveloped to modernize and increase density.

Lastly, imagine, if 15 or 20 years from now, the jail moves somewhere else in the county. This is not impossible. There would then be a massive parcel for development, on or near the peninsula, that could hold hundreds of housing units within walking distance to downtown and large employers and on major transit lines.

The city should be planning around these future goals and ideals, rather than simply considering Libbytown, once again, a dumping ground for things that the rest of the city doesn’t want. Libbytown can and should be developed with a long term plan that uses our location as a strength. Placing this large shelter in our already service saturated neighborhood would essentially guarantee that none of what I’ve discussed could happen anytime in the next 40 years.

In the near future, Libbytown can be a major strength for this city’s economic development, so long as this Council chooses to see the future that could be instead of only what has been. As is written in the comprehensive plan, Libbytown should serve as a location for “additional mixed-use, higher density growth to take advantage of the transit benefits and services,” as well as “undergo positive change to better serve neighborhood needs.”

Please support this future.

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

Fwd: Low Barrier Homeless Services

1 message

Jon Jennings <jpj@portlandmaine.gov>

Tue, Apr 9, 2019 at 2:46 PM

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

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

From: **Chris** <cdevl1@msn.com>

Date: Tue, Apr 9, 2019 at 11:07 AM

Subject: Fwd: Low Barrier Homeless Services

To: jpj@portlandmaine.gov <jpj@portlandmaine.gov>

Sent from my iPhone

Begin forwarded message:

From: Chris <cdevl1@msn.com>

Date: April 9, 2019 at 7:51:47 AM EDT

To: "bbatson@portlandmaine.gov" <bbatson@portlandmaine.gov>, "nmm@portlandmaine.gov" <nmm@portlandmaine.gov>, "jduson@portlandmaine.gov" <jduson@portlandmaine.gov>, "jjennings@portlandmaine.gov" <jjennings@portlandmaine.gov>

Subject: Low Barrier Homeless Services

Councilors Batson, Mavadones and Duson and Manager Jennings, I am a property owner and tax payer who has lived in Portland for over 25 years. I am writing to express my support for a reassessment of Portland's criteria for providing services and shelter to the homeless. A low barrier standard has resulted in an oversize homeless population with resulting public safety issues and an excessive tax burden to property owners. Other municipalities in Maine and in the region should bear their share of our policing and expense problems.

Thank you for your attention to this.

Regards,

Christopher Devlin
40 Hollis Road, Portland

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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

Twitter: [@portlandmanager](https://twitter.com/portlandmanager)

Fwd: Notes on memo to HHS SubCom - response requested

1 message

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

Fri, Mar 29, 2019 at 12:09 PM

Public comment

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

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

Date: Wed, Mar 27, 2019 at 4:18 PM

Subject: Notes on memo to HHS SubCom - response requested

To: Belinda Ray <BSR@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Pious Ali At Large <pali@portlandmaine.gov>, Kristen Dow <kjd@portlandmaine.gov>, Jeff Levine <JLEVINE@portlandmaine.gov>

Cc: Damon Yakovleff <Damon.yakovleff@gmail.com>, Brett Gabor <brett.gabor@gmail.com>, Nikki Anderson <n.annetteanderson@gmail.com>, Maureen Morse <Maureensheamorse@gmail.com>, Tim McNamara <tionamara1@hotmail.com>

Honorable Members of the HHS SubCommittee and city staff:

I would like to direct your attention to the document entitled "Homeless Services Informational Memo" from March 19th and revised sometime thereafter that was prepared by Rob Parritt, Homeless Services Consultant. There are numerous omissions and inaccuracies which indicate a flawed and inadequate analysis.

At the bottom of page one the memo reads:

"Key partners and community agencies have been contacted and asked to provide feedback on the three proposed sites. The agencies that we have contacted thus far include..." [25 agencies and institutions including Amistad, Cultivating Community, and the Portland Public Library are then listed.]

This is extremely weak language because it does not say which agencies responded nor who they spoke at any given agency. It also begs the question as to what constitutes a "key partner." The information provided suggests a low level of response.

TABLE 1.3

"Service Providers within the area Potential Homeless Service Center Locations"
[sic]

First of all it is unclear as to whether having service providers in the area is a good thing or a bad thing. Is it good for the shelter to be close to other providers? Or if it is

bad, is it because it could put vulnerable populations at greater risk? Or bad for neighborhoods by exceeding carrying capacity? This would seem to be a qualitative judgement. Homeless advocates stress access to services whereas members of the West Bayside Neighborhood Association have said that the shelter itself is not the problem but rather the concentration of services around the shelter. In any case, simply listing agencies and providers probably does not add much at all to the committee's knowledge.

What a consultant or task force *should* be looking at is the relationship between shelter size, population, and relevant service providers all *within a specified geometric boundary* (not simply a quarter mile circle around a location). For example, in the case of West Bayside, the boundaries might be Franklin Street, Cumberland Ave, Portland/Park Ave, and perhaps State Street, High Street, or even Mellen Street.

No qualitative analysis or demonstration of expertise was exhibited in the this chart. What we do see is bad information:

In *Angelo's Acres* column are four locations - Milestone, Florence House, through these doors, and the VA clinic - which are all a mile away or more, they are in no way proximate to the site and should not be included. Two sites Catholic Charities and Amistad I believe are moving or have already moved. Another site, Strive U is an educational institution for adults with developmental disabilities, I don't know why this one is on the list.

In the next column for *County Way*, Shalom House is listed as being over a mile away, it is closer to a quarter mile. Florence House is listed as 1.2 miles away, it is also about a quarter mile away. Logan Place is listed as being half a mile, it is actually about 100 feet. I have no idea why the Iris Network and the Metro Bus terminal are listed. On the other hand, not listed are the two hospitals - Maine Med and Mercy - both of which provide care and services for the indigent and homeless.

There are also several sober houses in the area, the ones that I know of are:

- Haddock Recovery House <http://www.haddockrecoveryhouse.com/>
- Providence Place Sober Living <https://providenceplacemaine.org/>
- 19 Whitney Ave

There are also numerous small social service agencies and mental health practices (such as Groups Recover Together) at 222 St. John which is about ¼ mile away. It should of course be noted that the mere existence of a sober house or any service

provider no way indicates any bearing on whether a nearby shelter will have any beneficial or deleterious effects.

The information in the table that the consultant gave the committee is in nearly every case is not only incomplete and inaccurate, but mostly irrelevant.

TABLE 1.2

The SWOT analysis: The first draft listed “Water safety” and “waterfront proximity” identified for Angelo’s but not for County Way -- even though waterfront access from County Way is uncontrolled, unrestricted and possibly closer than at Angelo’s Acre. Other hazards that did not make the list are train lines and high crash / pedestrian deaths on Congress Street. This stretch of Congress is particularly dangerous in winter when people walk and wheelchair in the street to avoid icy sidewalks. Environmental weaknesses include state designated wetlands, multiple contaminants, a VRAP, and the fact that its closest neighbor is a brewery and beer garden. The box was left empty. Although it was filled in for the updated draft it is concerning what it was left blank the first time. Did the consultant simply forget?

In the threats column, Angelos lists “potential issues with tourists.” Omitted from County Way is “Potential issues with underserved neighbors/populations as well as services providers and clients”

TABLE 1.1

This table is a somewhat random list of providers in one column; an even more random list of services in another; and provider feedback in a third.

Unfortunately there is no suggestion of which services are provided by each agency, the size of the agency or population served. There are omissions as well; for example the Shalom House near County Way offers Workforce Housing to people with mental illness.

Unfortunately most of the updates suffer from the same inaccuracies:

Schools

Reiche and Waynflete are listed as being 1.6 and 2.2 miles from County Way. The actual distance for each is less than a mile. However, geometrically there are essentially no schools within the area (the West School was torn down).

Medical Providers

The inclusion of medical providers is relevant information, unfortunately the information provided suffers from the same inaccuracies. For example:

- Mercy Fore River is much closer than 1.4 miles
- Greater Portland Community Health was not listed by name but by address

- Practitioners at 222 St. John Street were not listed
- The Iris Network was listed but is a service agency not a medical provider
- Maine Eye Center *is* a medical provider but was not listed. It is two blocks away.

The errors and inaccuracies are very concerning but not surprising considering that consultant who prepared the memo told the committee that he had not visited Angelo's Acres(!) Which the easiest site to see. And one has to wonder if anyone involved (consultant or service providers) visited any of these sites.

Conclusion

I find it extremely troubling that the City of Portland would retain a consultant to prepare a report of such low quality and that it should make it through city staff without any apparent oversight or even proofreading. Examples like this memo do not in any way inspire confidence in the process or the city's analysis; in fact it inspires mistrust.

The committee and the people of Portland must have the best people and best analysis possible to make the best possible decision. If a consultant is hired it must be a qualified consultant. Even better would be a consultant in partnership with stakeholders. This is why I and others have been advocating for a task force, because we can do better if we work together.

Please respond with what steps will be taken to provide a useful analysis and include this in the public record.

Sincerely,

Zack Barowitz

CC: LNA Board, SJVNA Pres.

--

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

ATTENTION:

The information in this electronic mail message is private and confidential, and only intended for the addressee. Should you receive this message by mistake, you are hereby notified that any disclosure, reproduction, distribution or use of this message is strictly prohibited. Please inform the sender by reply transmission and delete the message without copying or opening it.

Fwd: Please Vote on the HSC Location

1 message

Jon Jennings <jpj@portlandmaine.gov>

Tue, Apr 16, 2019 at 11:49 AM

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

FTR

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

From: **Heidi Souerwine** <heidi.souerwine@gmail.com>

Date: Tue, Apr 16, 2019 at 11:03 AM

Subject: Please Vote on the HSC Location

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

Cc: Jason Tropp <jasontropp@gmail.com>, jduson <jduson@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Nick Mavodones <nmm@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, <kcook@portlandmaine.gov>, Jon Jennings <jpj@portlandmaine.gov>, <jcosta@portlandmaine.gov>

Dear Councilors,

I know you have a long day ahead of you, but I wanted to write with some words of encouragement.

The city eagerly awaits, and expects, your decision. Decisions can be hard but you should be encouraged that the city is ready to move forward. A lot of work, research, consultation, and consideration (8 years!) have preceded this day. It is now your duty to select a location for the new Homeless Services Center from one of the three remaining locations.

Your decision now is necessary to keep the process in motion to execute a conscientious solution for serving the homeless in Portland, and addressing a myriad of snowballing issues.

Thank you,
Heidi Souerwine & Jason Tropp
Mechanic Street, Portland

--

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

Fwd: Portland City Council

1 message

Jon Jennings <jpj@portlandmaine.gov>

Tue, Apr 2, 2019 at 4:24 PM

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

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

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

Date: Tue, Apr 2, 2019 at 4:23 PM

Subject: Fwd: Portland City Council

To: Jon Jennings <jpj@portlandmaine.gov>

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

From: **Thomas K. Houck** <THouck@nicholsportland.com>

Date: Tuesday, April 2, 2019

Subject: Portland City Council

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

I, Thomas K. Houck, with Nichols Portland LLC. ask that the Portland City Council postpone any action on the sick leave bill until the state legislature has vetted and votes on the state Sick Leave legislation.



Thomas K. Houck | President & CEO
Nichols Portland, LLC

THouck@NicholsPortland.com

Tel: 207-761-9104 | Cell: 479-459-4120

2400 Congress Street, Portland, ME 04102

Recommendations on application design and material selection are based on available test and field use data and are offered as suggestions only. Therefore, users need to test and approve the suitability of our proposed solutions in their own specific application conditions. Nichols Portland, LLC offers no express or implied warranties concerning form, fit or function of a product in all applications.

--
Nick Mavodones

City Council At-Large
[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
jjp@portlandmaine.gov
www.portlandmaine.gov
Twitter: [@portlandmanager](#)

Fwd: Re: Proposed Homeless Shelter

1 message

Jon Jennings <jpj@portlandmaine.gov>

Wed, Mar 27, 2019 at 9:53 PM

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

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

From: **Anne Pringle** <oldmayor@maine.rr.com>

Date: Wed, Mar 27, 2019 at 3:32 PM

Subject: Fwd: Re: Proposed Homeless Shelter

To: Ray, Belinda <bsr@portlandmaine.gov>, Jennings, Jon <jpj@portlandmaine.gov>

CC: Thibodeau, Spencer <sthibodeau@portlandmaine.gov>

Belinda,

I have sent my WPNA comment out to our email list and am getting very strong support. Here is an interesting idea for a shelter location and the timing might just work, as the Legislature is dealing with the future of the MYC.... And it's in South Portland!

An

Anne

Powerful and eye-opening. Thank you for sharing. It is clear that we need to change our dialogue to addressing this as a treatment issue and not simply homelessness. I would assume that nearly all of our own homeless population have underlying drug or mental illness problems. Seem like a more aggressive approach would be to take RI's tact. Maybe repurpose the underutilized Long Creek facility to house, treat and eventually release folks with continuing coverage. Portland may not have Seattle's severity but treating this now seems wise. I'm sure it won't be cheap or easy but it's worth the effort to save us from worse outcomes.

Thanks

XXX

On Mar 27, 2019, at 12:41 PM, Western Prom Neighborhood Association <oldmayor@maine.rr.com> wrote:

I went to the three-hour public hearing last night and presented the statement below on behalf of WPNA. We were the only speaker to raise to "big picture" policy issues. Councilors on the Committee to pay attention to the points made, but... The Committee will discuss the public input at its April meeting, the date of which has not yet been set.

Someone sent me a very sobering documentary on what has developed in Seattle over many years, because their Council did not address the policy

issues See this link:

<https://www.youtube.com/watch?v=bpAi70WWBlw&feature=youtu.be>

Portland is certainly not experiencing anything like this, but it is a cautionary tale of unintended consequences.

Anne

WESTERN PROMENADE NEIGHBORHOOD ASSOCIATION

March 26, 2019

City of Portland

Health and Human Services and Public Safety Committee

389 Congress Street

Portland, ME 04101

Re: Proposed Homeless Shelter

Dear Chair Ray and Members of the Committee:

Before the City Council decides on the location and size of a proposed new homeless shelter, we believe the **City must address some fundamental policy issues**, specifically:

~~Should Portland continue to shelter homeless people from other parts of the state (including our neighboring communities of South Portland and Westbrook) and from out- of-state? Should a commitment, made by a City Manager more than 40 years ago when the number and composition of the homeless population was vastly different than today, bind us in 2019? Some refer to “our homeless”. Who are truly “our homeless”? Anyone who shows up in Portland and declares a need for shelter?...

~~What are the direct costs (operating and capital cost) and the extended cost of assuming such a broad responsibility (police, medical rescue, emergency room visits, drug treatment and outreach, trash clean up, etc.)?

~~Should the City continue the “low barrier” approach to sheltering whatever homeless cohort it assumes responsibility for? Or should the City instead require, after providing a limited number of shelter nights to people who are homeless because of an emergency, require clients to fully “engage” in

assessments (financial, medical, mental, and job readiness) in order to restore people's lives rather than enable existing life patterns?

~~ What are the recognized impacts of emergency shelters in or adjacent to residential neighborhoods? Should homeless clients in an emergency shelter intended to provide short-term assessment and stabilization really be regarded as "neighbors", any more than short-term renters" are regarded as neighbors?

~~What are the community-wide quality-of-life impacts of the presence of a growing number of homeless in Portland? Reluctance to go downtown, concerns about visiting parks, sense that the general public is not being heard, concerns arising from crime in neighborhoods frequented by the homeless, reactions to aggressive panhandling, etc....

The WPNA believes that it is long overdue for the City to reconsider its open-ended approach to sheltering the homeless. While Portland is clearly a compassionate city, City Councilors must recognize that there are practical and financial limitations on what the City's appropriate role should be. The State and other communities must be held accountable for addressing the needs of Maine's homeless, not just Portland. They will not assume their proper role if Portland continues its "open door" approach: why should they?

It is only after the Council reassesses the proper role for Portland that the City can determine how big a new shelter should be. If only one-third of the homeless served are "from Portland", the number to be planned for would be far less than currently planned or proposed by advocates and the facility would correspondingly be much smaller. And the capital and operating cost would be far less.

Regarding location, it must be remembered that an "emergency shelter" is by definition a short-term facility and it does not matter where it is, if services are on site (as planned) and if transportation is provided (as planned). The goals should be to engage with clients, address their unique needs, and prepare them to transition quickly to more stable housing.

The WPNA strongly agrees with the position of the Libbytown and St. John Valley Neighborhood Associations that the proposed County Way site is a totally inappropriate location for the proposed shelter, for the many reasons cited in their newspaper op ed dated March 18. In addition to those neighborhoods, the West End already encompasses two shelters and a variety of other criteria-based housing and social services. Enough is enough. If the Council thinks it is acceptable to site homeless shelters in or abutting residential neighborhoods, then other neighborhoods have to step up, not just peninsula neighborhoods. The continuing consideration of shelter locations abutting residential neighborhoods is pitting neighborhoods against each other. This is neither fair nor acceptable.

Finally, WPNA emphasizes that **we do not support smaller, scattered shelters**, as this model is infeasible for a variety of reasons (including the inability of our already-stressed provider community to service multiple locations).

A new City shelter should be "right-sized" to the population Portland should be serving, should require client "engagement" in turning their lives around, and (as a short-term facility) should be located away from residential neighborhoods.

Thank you for your consideration of these points.

Very truly yours,

(s) Anne B. Pringle

President

.

--

You received this message because you are subscribed to the Google Groups "Western Promenade Neighborhood Association" group.

To unsubscribe from this group and stop receiving emails from it, send an email to wpromneighassn+unsubscribe@googlegroups.com.

For more options, visit <https://groups.google.com/d/optout>.

--

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

Fwd: Reprieve?

1 message

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

Tue, Apr 16, 2019 at 12:07 PM

For the record

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

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

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

Date: Tue, Apr 16, 2019 at 1:23 AM

Subject: Reprieve?

To: Kim Cook <kcook@portlandmaine.gov>, <bbatson@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Belinda Ray <bsr@portlandmaine.gov>, Nick Mavodones <nmm@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, Jill Duson <jduson@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Jon Jennings <jpj@portlandmaine.gov>, Jessica Grondin <jgrondin@portlandmaine.gov>

Cc: <kjd@portlandmaine.gov>, <ssweb@portlandmaine.gov>, <phweb@portlandmaine.gov>, <bridget.rauscher@portlandmaine.gov>

Dear members of the HHS Committee,

You have reached a decision point on the homeless shelter placement. But you haven't even agreed who will be eligible to utilize the "Portland" shelter. Will you be excluding non-Portland homeless? Will you turn away outsiders? If that is the case then there will need to be an alternative since the numbers of non-Portlanders is not minor.

You have strong opposition to your shelter no matter where it is placed. And there is a good chance that in November, an entirely new way of thinking about the issue will come into office. You've got turnover during this process at the OSS Shelter, at Social Services and at HHS – all top decision makers will be brand new as the next stages of planning take place. Heck, there is a lot of disruption that will take place.

I must say I have lost confidence in this committee's ability and willingness to consider all aspects of the situation and all alternatives. If you choose any of the three locations, you are going to face political suicide. None are good ideas as they stand. And as far as I can see, this is the best you can do. As far as I'm concerned, the three councilors and the Mayor should step down and let some professional business people solve the problem. But that's not going to happen. You can't perceive a different path forward. You're stuck in a rut.

So let me try once again to wake you up to the opportunity to address not just the homeless issue, but also a large portion of the affordable housing issue in Portland. And to simultaneously provide more parking and the social services center you were seeking at one time. Subject to cooperation from the City, I am still willing to offer the concept of repurposing a cruise ship to provide housing.

A privately run shelter wouldn't care where clients come from as long as the government funding continues as is. There are interested parties across the country willing to join in with fundraising, negotiations, transportation and all that jazz. And there is a proposal before the legislature for a \$15 million bond issue for homeless facilities that would serve my effort well.

You may feel a little uneasy with this proposal. But the only thing you should feel uneasy about is all the international publicity Portland will get for seriously considering this concept. I have explained the many benefits of the ship concept. All the creative options it could provide. And I assure you we will redefine what most people think of as a homeless shelter. It will not be anything you've ever considered. Our dear Mayor Strimling can stretch his imagination enough to see how good a solution the cruise ship could be. He just doesn't have the imagination for creative problem solving.

So let me take this problem off your shoulders. We'll have a ship here if all goes well in half the time it would take to build new. It will have several times the capacity. You get a 12+ acres site with multiple "shelters" on board. Not all homeless people are problematic. Not all homeless need to live in fear of bullying from their neighbor. Not all homeless people should be allowed to roam around getting drunk and crapping on the sidewalk. Homeless people are not sardines – you can't treat them all the same. No wonder people have such a low opinion of homeless people. Portland brought this problem on itself.

So lets get going with a real comprehensive innovative solution to house hundreds of homeless of all types. The national/international effort behind me includes a past president of the Los Angeles Rotary and noted fundraiser for national organizations and efforts - Marchelle Sellers; a former Twitter contractor and San Fran entrepreneur, Greg Gopman, developing a similar concept on the west coast; and the German owner of the land under Trump Tower. Among others

When first proposed, the story was of enough interest to generate almost 1,000 articles worldwide. I have been contacted by hundreds of people who want to see the concept developed. And Maine will benefit from the image of innovation. We will be saying – "Maine is open to innovation. We'll tackle old issues with new approaches and higher standards of excellence."

All I can do is give Portland a chance to take a chance. That's what innovation is all about – risk. And that's what leadership is about – courage – to step out of your comfort zone. Kiss the Status Quo goodbye. Let's do this.

Kenneth A. Capron, ret. CPA, MCSE

1375 Forest Avenue D-11

Portland, Maine 04103

Phone: 207-797-7891

Email: kcapron1@maine.rr.com



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Fwd: Request to postpone homeless shelter site vote

2 messages

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

Tue, Apr 16, 2019 at 11:09 AM

For the record

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

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

From: **Lyndsey Cronin** <lyndsey.cronin@hotmail.com>
Date: Tue, Apr 16, 2019 at 10:00 AM
Subject: Request to postpone homeless shelter site vote
To: kjd@portlandmaine.gov <kjd@portlandmaine.gov>, bsr@portlandmaine.gov <bsr@portlandmaine.gov>, sthbodeau@portlandmaine.gov <sthbodeau@portlandmaine.gov>, bbatson@portlandmaine.gov <bbatson@portlandmaine.gov>, pali@portlandmaine.gov <pali@portlandmaine.gov>, jduson@portlandmaine.gov <jduson@portlandmaine.gov>, zbarowitz@gmail.com <zbarowitz@gmail.com>, libbytown@googlegroups.com <libbytown@googlegroups.com>

Good morning,

I see that the committee is planning to vote on the site for the new homeless shelter today at 3:30pm. I'd like to voice frustration and concern on behalf of Libbytown and other Portland residents. The lack of engagement and transparency throughout the process to evaluate all 18 locations is unfair. Numerous residents voiced valid concerns that have not been publicly address which is not instilling confidence that this committee listens or cares about the residents in the communities they're proposing the shelter be built. During the last planning board meeting, points were made around controlling the overflow of individuals in surrounding residential areas, safety concerns around the train tracks, transparency around the proposed treatment of the toxic soil/wasteland at County Way, as well as frustration that Libbytown is once again being burdened with a development that hinders positive economic development. In addition to this obvious concerns that have not been addressed in any public forum, the documents published supporting the project research and analysis were riddled with inaccuracies as multiple residents called out. The SWOT analysis was so obviously weighted towards County Way, people in our neighborhood think that the committee may have their own personal bias in trying to keep the location from their own homes while neglecting to do due diligence on behalf of their own tax paying residents—any of the committee members or Portland political officials live in close proximity to the other sites that were eliminated?

The lack of engagement and obvious tactic to schedule very limited public forums is beyond infuriating as a resident. Put yourself in our shoes—picture the homeless shelter going across the street from your home and tell me you'd be content with one public forum where you have 3 minutes to oppose the plan which is followed just 3 weeks later with no questions answered.

As I stated in the last public forum, I want to see the criteria that eliminated the other 15 locations before a vote that is going to impact my life and the lives of numerous other people in Libbytown before there is a vote. I'm asking as a resident and on behalf of many other Portland residents that this vote is postponed until further analysis and public discussion is conducted.

Best regards,
Lyndsey Cronin

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

Tue, Apr 16, 2019 at 12:45 PM

for the record

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

From: **Lyndsey Cronin** <lyndsey.cronin@hotmail.com>

Date: Tue, Apr 16, 2019 at 12:41 PM

Subject: Re: [LNA] Request to postpone homeless shelter site vote

To: libbytown@googlegroups.com <libbytown@googlegroups.com>, jduson@portlandmaine.gov <jduson@portlandmaine.gov>, kjd@portlandmaine.gov <kjd@portlandmaine.gov>, pali@portlandmaine.gov <pali@portlandmaine.gov>, bbatson@portlandmaine.gov <bbatson@portlandmaine.gov>, bsr@portlandmaine.gov <bsr@portlandmaine.gov>, zbarowitz@gmail.com <zbarowitz@gmail.com>, sthibodeau@portlandmaine.gov <sthibodeau@portlandmaine.gov>

Additionally,

I would like to request that a fair hearing officer be assigned to all meetings regarding the proposed shelter location from this time forward since a significant number of residents have voiced consistent dissatisfaction in this process for quite some time now.

I tried to track down Stephen Bither and Paul Rosenblum's connect info on the city website but didn't see them listed.

Please confirm if they will be in attendance for this afternoon's meeting.

BR,
Lyndsey Cronin

Sent from my iPhone

On Apr 16, 2019, at 10:00 AM, Lyndsey Cronin <lyndsey.cronin@hotmail.com> wrote:

[Quoted text hidden]

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You received this message because you are subscribed to the Google Groups "Libbytown Neighborhood Association" group.

To unsubscribe from this group and stop receiving emails from it, send an email to libbytown+unsubscribe@googlegroups.com.

To post to this group, send email to libbytown@googlegroups.com.

For more options, visit <https://groups.google.com/d/optout>.

Fwd: Shelter numbers

1 message

Jon Jennings <jpj@portlandmaine.gov>

Tue, Apr 9, 2019 at 9:33 AM

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

For the record.

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

From: **Sean Kerwin** <cairdhubain@gmail.com>

Date: Mon, Apr 8, 2019 at 10:11 PM

Subject: Shelter numbers

To: Belinda Ray <BSR@portlandmaine.gov>

CC: Pious Ali <pali@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, <jduson@portlandmaine.gov>, John Jennings <jpj@portlandmaine.gov>, Kim Cook <kcook@portlandmaine.gov>, Nicholas Mavodones <nmm@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>

I absolutely agree with Manager Jennings's budget that strives to lower the number of homeless in Portland. And I support that objective being achieved not just by 'solving homelessness', but by structuring limits on who it is we serve: let's not be a destination point for disenfranchised. However, artificially closing that number before the reality matches intent is not going to solve any problem, it is going to shove it out of doors and create more!

I strongly encourage you all to design the new shelter to accommodate the current reality of shelter requirements. Design it so that the permanent number of beds represent where we want to be. But, design flex/overflow space adequate to house our current needs. If we do any less, either: starting with day 1, the new shelter will be a disaster; or... we will never wind up closing the OSS.

The objective is to bring that number into a sustainable line over time, not to expect the end result on day 1!

Thanks for listening.

Sean Kerwin

--

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

Fwd: Shelter numbers

1 message

Jon Jennings <jpj@portlandmaine.gov>

Tue, Apr 9, 2019 at 9:33 AM

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

For the record.

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

From: **Sean Kerwin** <cairdhubain@gmail.com>

Date: Mon, Apr 8, 2019 at 10:11 PM

Subject: Shelter numbers

To: Belinda Ray <BSR@portlandmaine.gov>

CC: Pious Ali <pali@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, <jduson@portlandmaine.gov>, John Jennings <jpj@portlandmaine.gov>, Kim Cook <kcook@portlandmaine.gov>, Nicholas Mavodones <nmm@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>

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The objective is to bring that number into a sustainable line over time, not to expect the end result on day 1!

Thanks for listening.

Sean Kerwin

--

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

Fwd: Siting the HSC at County Way and including the County Way site in a proposed land swap

1 message

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

Tue, Apr 16, 2019 at 12:08 PM

For the record

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

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

From: **JOHN FITZGERALD** <johnfitzgerald@fitzgeraldtile.com>
Date: Mon, Apr 15, 2019 at 5:27 PM
Subject: Siting the HSC at County Way and including the County Way site in a proposed land swap
To: <kjd@portlandmaine.gov>

Dear Mrs. Dow, I have sent the attached letter to Councilors Ray, Ali, Batson, Thibodeau and Costa. It shares my thoughts on siting the proposed HSC at County Way and including the County Way site in a land swap intended to secure a right of way for the Bayside Trail to Portland Transportation Center Pathway. John Fitzgerald

-----Original Message-----

From: customerservice@fitzgeraldtile.com
[mailto:customerservice@fitzgeraldtile.com]
Sent: Monday, April 15, 2019 5:19 PM
To: John Fitzgerald
Subject: Send data from MFP11545431 04/15/2019 17:18

Scanned from MFP11545431
Date:04/15/2019 17:18
Pages:2
Resolution:200x200 DPI

 **DOC041519.pdf**
95K

Fwd: Vote on the Homeless Services Center location

1 message

Jon Jennings <jpj@portlandmaine.gov>

Tue, Apr 16, 2019 at 10:44 AM

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

For the record

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

From: **stephanie scherer** <stephanie.f.scherer@gmail.com>

Date: Mon, Apr 15, 2019 at 10:31 PM

Subject: Vote on the Homeless Services Center location

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

Cc: Justin Costa <jcosta@portlandmaine.gov>, jduson <jduson@portlandmaine.gov>, Nick Mavodones <nmm@portlandmaine.gov>, Jon Jennings <jpj@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, <kcook@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>

Councilors,

As we approach tomorrow's vote on the future location of the HSC, I wanted to take a moment to reflect on the last 8+ years of work that has gotten us to this point:

- The 2011 Homelessness Prevention Task Force
- The 2015 Homeless Shelter Task Force
- Rounds and rounds of site visits, conversations with, and testimony from homeless service providers, shelter operators, and experts in the field
- A public forum / community conversation around the future of Portland's HSC
- Extensive community stakeholder and neighborhood association outreach, neighborhood walking tours, and feedback sessions
- Dozens of very late Tuesday nights spent in council chambers listening to the discussion and public comment
- And the logical and systematic whittling of 11 viable sites down to the 3 final locations

A whole lot of work has been done! And yet, we are still not even close to the finish line. The OSS continues to be busting at the seams. There are still hundreds of homeless people doing their best to survive the gauntlet that is Oxford / Portland Street, which connects the various service providers one needs to access each day. Folks are still sleeping on the floor. They are still feeling unsafe, navigating a neighborhood where stabbings and drug dealing have become the norm.

While we have our comfy "debates" in City Hall, there are real lives being held in the balance.

So, my expectation for you, my elected officials, is that you continue to move this process forward. That you vote on and select one of the three remaining locations, and that you continue the planning process so that OSS can be replaced with a more humane solution and that it be done in a reasonable timeframe.

Do not drag your feet. Do not kick this "can" down the road. These are real lives that you are making a decision about.

Thank you,
Stephanie Scherer
Hanover Street, Portland

--

Jon P. Jennings
City Manager
City of Portland
389 Congress Street

Portland, ME 04101
(207) 874-8689 Office
(207) 874-8669 Fax
jpj@portlandmaine.gov
www.portlandmaine.gov
Twitter: @portlandmanager

Fyi: Emergency Shelter Services

1 message

Jill Duson <jduson@portlandmaine.gov>
To: Adam Harr <ash@portlandmaine.gov>

Thu, Apr 4, 2019 at 7:58 AM

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

From: **Jill Duson** <jduson@portlandmaine.gov>
Date: Thu, Apr 4, 2019, 7:56 AM
Subject: Emergency Shelter Services
To: Chris Weiner <chrisweiner14@gmail.com>

Hello Chris;

Thank you for taking time to weigh in on the emergency shelter location options.

I have reviewed your message and forwarded it to the HHS committee.

As you may know, the committee is almost done with its review and this issue will soon be before the full council

On Wed, Apr 3, 2019, 11:56 PM Chris Weiner <chrisweiner14@gmail.com> wrote:

My name is Chris Weiner, and I own and live in a condo at 33 Park Street, which is just a few hundred feet from the Angelo's Acre (AA site). Needless to say, myself, my Condo Association, and many of my neighbors are terrified by the fact that AA has made it onto the short list. Nobody here even knew this site had made it this far until recently—and many still are unaware. But as people find out, the concerns are mounting fast.

First and foremost, we are concerned by the safety impacts that a large shelter next door would have on our street and the West End in general. We have needed to install three security cameras on our small property due to intrusions by some in the homeless community in recent months. I know that city living has its drawbacks, but when I spent a lot of hard earned money to buy on Park Street, I didn't think we'd need security cameras to feel safe. This lack of safety will be greatly exacerbated if we have a giant shelter a block away. And while the West End—along with beautiful Harbor View Park—will take the most direct impact, a shelter on AA will also create impacts on the Old Port, the Waterfront area, and Commercial Street in general. These are some of our most economically important sections of town—does it make sense to locate a major shelter here (with all the problems that come with it)? Is this really one of the top three spots in all of Portland??

Second, as a commercial fisherman that cares greatly about the working waterfront, I do not believe we should be building a shelter on one of the few pieces of land available in the waterfront area. With all of the hotels and other development pressures, land on Commercial Street is in short supply. Surely the city could find a use for this site that helps promote and sustain the working waterfront. And let us not overlook the safety hazards of locating a shelter on such a dangerous, active working waterfront.

Third, traffic in this part of town is a mess. With the sheer volume of cars coming to and from the bridge, up high street, and in and out on Commercial, we are at capacity. Placing a big shelter right up to the road on Commercial will be a disaster. Not only will traffic be impeded, but it'll be unsafe for those using the shelter. Moreover, much of the traffic on Commercial is

due to tourism. Commercial street is the gateway to our city for so many. Does it make sense to place a shelter right on the entryway to our city's critical tourism center?

Fourth, the AA site is small and I do not see how it makes any sense to even consider it for this project. A shelter there will undoubtedly create overflow into the beautiful park next door and the neighborhoods nearby. Why not choose a site with ample space?

Lastly, while I fully support using our tax dollars to build and run a shelter, I do not support doing it in a way that destroys our investments. I am not wealthy and it was a big deal for me to spend the amount of money I did to move into the West End. I spent the money because I thought I was buying in a safe, historical spot that would hold its value. If you all decide to build a major shelter next door, our investments are going to take a big hit. It's bad enough now—can you imagine how much worse it will be if that site is chosen? If the city wants to use our taxes to do this, that's great. But please don't forget to look out for those of us paying taxes and helping sustain the growth we've seen here in recent years.

I urge you, the Committee, and the Council to find a more suitable and logical location than the AA site. It does nobody—including the homeless—any good to put this shelter in this spot. Surely there is a better location than a small piece of land on the waterfront, along the edge of the West End and the Old Port, and on the most vibrant and heavily-touristed road in the city.

Thanks for your time and consideration,

Chris

4/15/19

Dear Ms. Dow,

The County Way property being considered as a site for the proposed Homeless Service Center (HSC) is about fifty yards from the front door of my family's business at 12 Westfield Street.

I believe the County Way site is not appropriate for the HSC or any other residential facility. I suggest it be dropped from consideration because it is not city property and therefore cannot compete with other candidates in terms of cost or speed of development.

And, I believe the community will regard the potential siting of the HSC at County Way as a needless barrier to development in a neighborhood that the city's 2017 Comprehensive Plan identified as having "significant potential for transformation," and being "in need of comprehensive revisiting."

The March 18 Press Herald summarized what we know about the area in which the County Way site is located. The state Department of Environmental Protection had put 44 acres now occupied by Mercy Hospital on its Uncontrolled Hazardous Waste Site list. In the 1960's and 1970's the city operated a demolition debris dump in that same area.

To encourage the Mercy Hospital development, state and federal agencies reclassified some of the land as a Voluntary Response Action Program (VRAP) site. The state says VRAP "is intended to encourage the cleanup and redevelopment of contaminated properties." The County Way site under consideration by the HHS Committee is itself on the VRAP list.

A 1987 Maine Department of Environmental Protection memo asserted that "drums containing hydrocarbon products" had been dumped in the area, and a recent assessment by Woodward & Curran noted that property in the area had been abutted by rail yards. Rail yard coal and ash are associated with lead and arsenic soil contamination, and testing in the area has shown elevated levels of both toxins.

Woodward and Curran reported the state dumped soil from the International Marine Terminal on the County Way site the HSS Committee is now considering. According to the newspaper, Woodward and Curran's March 6 draft report said "additional investigation of the site is required."

It is not clear how badly contaminated the County Way site is, but at the March 26 HHS Committee hearing, Brant Sharrock, vice president of Charterhouse Development said he has studied site reports for years and they usually run 100 to 200 pages. The County Way report, Sharrock said, is about 1200 pages long. "The site should be ruled out for environmental reasons only," Sharrock said, "It's going to be very expensive to deal with a lot of the issues brought up in the report . . . It's going to take a long time to get through it."

The City had hoped to save money and time by selecting a city-owned site. City land is a known quantity and repurposing city land would allow the council to select a site before launching into a detailed evaluation of its fitness for residential development.

The County Way site, however, is not owned by the city and suffers from a lengthy (though still obscure) history of environmental abuse. It would be risky if not reckless for the City to acquire the County Way land without understanding the extent of its contamination and the legal liability that may accompany the site as the city attempts to convert it to residential use.

At the HHS hearing, Meredith Roy, president of Charterhouse Development summarized the complications and delays that will bedevil acquisition: residential use is not an approved use under the zoning ordinance, conditional use may be granted but would involve more cost and delays; siting the HSC in the neighborhood is inconsistent with the 2017 Comprehensive Plan (Roy characterized it as “the opposite” of what the Comprehensive Plan intended); the public has expressed concerns over environmental issues and associated costs of remediation. All the above complications may spark litigation that would further drive up costs and delay completion.

The city may merge acquisition of the County Way site into a land swap intended to acquire a right of way for the Bayside Trail to Portland Transportation Center Pathway. Swapping County Way -- rather than buying it outright -- would make it impossible for legislators and taxpayers alike ever to know what the deal cost.

Moreover, city trails have nothing to do with homeless shelters. Bundling them will inevitably lead to misunderstandings as to who is backing the controversial County Way proposal and who just wants to stitch together a right of way for a cross-city bicycle/pedestrian trail.

The HSC selection process may drag on for some time while the costs to Libbytown continue to add up. Roy pointed to a May article in the Press Herald entitled “Bayside at rock bottom” illustrating tensions between residents and businesses of Bayside and the residents of a shelter there. Siting a large shelter in Libbytown, she warned, would cause her Union Station Plaza to lose tenants and make it difficult for her to proceed with renovations at the shopping center.

David Packard of PK Realty and his sister Jennifer own three properties on Westfield Street. They have been working with Portland Trails to convert the street into a “shared” pedestrian and vehicular street. Packard said he believed the change would be “transformative in a positive way.” But the specter of a shelter at the other end of the street forced the Packards to abandon their plan. “There are businesses that want to go in down there that are putting everything on hold,” Packard told the hearing, “because nobody knows what is going to happen.”

I hope the HHS Committee will remove County Way from the list of sites under consideration, and if the Economic Development Committee entertains acquisition of the County Way site, I hope it does so independent of any other swap or purchase.

Sincerely,
John Fitzgerald
Fitzgerald Tile