

33-L-4

1066

9 Portland St.

Cond. Use

Preble St. Resource Ctr.

on Spreadsheet

CONDITIONAL USE REVIEW

USE FOR AN EMERGENCY SHELTER FOR WOMEN
PART OF UPPER FLOOR OF PREBLE STREET RESOURCE CENTER

VICINITY OF 9 PORTLAND STREET

PREBLE STREET RESOURCE, APPLICANT

Submitted to:

Portland Planning Board
Portland, Maine

January 23, 2007

I. INTRODUCTION

The Preble Street Resource Center has requested conditional use approval for the change in use of part of the existing Preble Street Resource Center for an Emergency Shelter for Women. The proposed use will provide overnight emergency shelter for approximately 30 women (see confirmation in [Attachment 7](#)). The proposed use would take place entirely within the upper floor of the existing structure with no additions and no external improvements or alterations. The Conditional Use Application and submitted deeds are included in [Attachment 1](#).

The proposed use as an emergency shelter constitutes a conditional use within the B-3 zone, for which the standards are explicitly set out in Section 14- 218 (b) (4) of the City's Ordinance. It specifies that the Planning Board shall be substituted for the board of appeals as the reviewing authority ([Attachment 2](#) from the Zoning Administrator).

Background

The Preble Street Resource is a private, not for profit organization which operates the Day Shelter at 9 Portland Street for homeless people, with a Soup Kitchen, Food Pantry and relevant social services on the site. The current use and some external improvements were approved in 1993 as part of a "social service center", with additional external works approved in 2003; the original Site Plan is included in [Attachment 11](#) to provide a context for this proposal.

Since 2004 this center has been used as an emergency overflow shelter (operated by City of Portland staff) for the City of Portland's Oxford Street Emergency Shelter. The Oxford Street Emergency Shelter is operated by the Social Services Division of the City's Health and Human Services Department as an emergency shelter for about 120 males and 30 females (154 bed spaces). Use of the Preble Street facility as an "overflow" emergency shelter became a regular occurrence in 2004 and 2005 when the numbers of people needing shelter exceeded the capacity of the Oxford Street shelter.

The Preble Street Resource sees the creation of more focused facilities serving homeless women as a need in Portland. The only other facility in Portland that addressed this need was the YWCA, which has recently been closed. Preble Street Resource have a longer term plan to create, in association with Avesta, a larger Women's Center outside of Bayside in a new building (the Florence House initiative) that would also be able to provide emergency shelter for women.

In the interim, the Conditional Use, if approved, allows the applicant to immediately provide a women-oriented emergency shelter to serve approximately 30 women ie those who currently shelter at the Oxford Street Shelter. At the Workshop there was a mention of the proposed Shelter being used by 50 women, but the applicant has confirmed the proposal is for a Shelter for 30 women ([Attachment 7](#)).

II. PUBLIC OUTREACH AND COMMENT

Notices of this Hearing were sent to all property owners within 500 feet and to interested citizens (total of 195) and a notice was placed in the *Portland Press Herald*. . The applicant has met informally with the Bayside Neighborhood Association to explain the proposals and address any concerns. A Neighborhood

Meeting was held on January 16, 2007 and attended by 10 people (excluding operators of the shelters under discussion); of those 5 were associated with the Bayside Neighborhood Association. Minutes of the meeting are included in [Attachment 8](#) and generally reflect concerns related to the numbers / concentration of people seeking shelter, the cumulative impact on the neighborhood, and the need for a clearer long term plan for addressing homelessness in Portland.

At the Planning Board Workshop similar concerns were raised, and a number of people spoke in support of the proposal, citing the benefits of improved safety (for both homeless women and for the neighborhood) and of having a gender specific shelter managed by an organization which has experience of managing similar facilities (see Attachments 5 and 6).

III. SUMMARY OF FINDINGS

Zoning:	B-3
Parcel Size:	10,770 sq ft
Total Floorspace of the Existing Center:	10,860 sq ft
Proposed Shelter for Women:	3,600 sq ft
Parking Spaces:	N/A

IV. PROPOSED DEVELOPMENT

The proposed Emergency Shelter for Women will be located on the upper level of the existing Preble Street Resource Center and provide approximately 30 bed spaces for women, with appropriate facilities and overnight staffing (area and layout shown in Attachments 9 and 10). Policies and procedures will be in place to ensure overnight security and management.

The applicant, Mark Swann of the Preble Street Resource Center, has outlined the proposals and associated management arrangements in Attachment 3. The Preble Street Resource Center has experience of operation/staffing of one other overnight shelter and one supported housing initiative in Portland.

At the Workshop the applicant mentioned they would like to improve the lighting at the Center but have confirmed that this is not proposed as part of the change in use (Attachment 7). Exterior lighting was included in the original site plan (Attachment 11) and an increase would be an amendment to the original approval.

V. CONDITIONAL USE REVIEW

The proposed development has been reviewed by staff for conformance with the Conditional Use Requirements as set out in the City of Portland Code of Ordinances. Staff comments are highlighted in this report.

CONDITIONAL USE REQUIREMENTS (Sec. 14-218 (b) (4) & Sec. 14-474 c) (2))

Section 14-218 Re Emergency Shelters in the B-3 Zone

(b) The following uses are permitted as provided in section 14-474 (conditional uses), provided that, notwithstanding section 14-474(a) or any other provision of this Code, the Planning Board shall be substituted for the board of appeals as the reviewing authority:

- (4) Emergency shelters, subject to the following conditions, in addition to the provisions of section 14-474:*
 - a. The facility shall be in compliance with the city's current Comprehensive Housing Assistance Plan, a copy of which is on file in the Department of Planning and Urban Development, or, if there is no current edition of the Comprehensive Housing Assistance Plan, with a determination of need by the Director of the Department of Health and Human Services.*

The City's current Comprehensive Housing Assistance Plan (the Consolidated Plan as prepared in accordance with HUD regulations- Section VI – Five Year Strategy for 2005-2010: “Housing and Community Development Priority Needs and Strategies”) acknowledges the increased usage of the City's shelters and states: “Oxford Street Shelter reports an increase in the number of long term users and a significant increase in the number of long term homeless women” (p.29).

The City's Housing Plan (Housing: Sustaining Portland's Future, adopted November 2002) provides a policy context for the Consolidated Plan's Housing Strategy. Policy I states “Ensure that an adequate supply of housing is available to meet the needs, preferences and financial capabilities of all Portland households, now and in the future” with an explicit aim to “Ensure that a continuum of housing is available for people with special needs and circumstances ranging from emergency shelters to permanent housing (rental and homeownership), which offer appropriate supportive services”.

The proposed use would allow a shelter that is separate and more targeted to the particular needs of this group than is possible at the Oxford Street Shelter; it will include social worker support and a safer environment as explained by the applicant in Attachment 3. Information given at the Workshop by the Deputy Chief of Police and others emphasized the benefits of having a separate shelter for women, with increased safety and reduced fear of violence for the women using the shelter.

The City of Portland Director of Health and Human Services (Doug Gardner) acknowledges that the proposed Women's Center has the potential to meet the needs of a vulnerable group of people (homeless women). His comments are included as Attachment 4.

At the Neighborhood Meeting neighbors suggested that greater communication of the overall plan for addressing homelessness be shared with the community, including the other initiatives that may impact the scale and type of provision that remains in Bayside. This is a wider issue which would require action by others as well as the applicant.

b. The facility shall be registered with the City of Portland Department of Health and Human Services.

The City does not have a formal registration system although the city is providing funding support to the proposed Women's Shelter. In order to meet this condition the applicant should submit a formal letter or notice of “registration” to the Director of Health and Human Services.

Section. 14-474 (c) (2) (Conditional Uses generally)

There are unique or distinctive characteristics or effects associated with the proposed conditional use.

The proposed use is effectively an extension of the existing Day Shelter use and a continuation of the use as an overflow emergency shelter. No additional issues are anticipated to arise from the use as an Emergency Shelter for Women.

There will be an adverse impact up on health, safety or welfare of the public or surrounding area./Such impact differs substantially from the impact which would normally occur from such a use in that zone.

The Preble Street Resource Center have confirmed that they will fully staff the shelter overnight and operate policies and procedures to ensure the health, safety and welfare of the public and the surrounding area as well as the users of the facility (Attachment 3).

The use does not create additional shelter bed spaces in this area as it is effectively a transfer from the Oxford Street Center where the total numbers of bedspaces will be reduced. The City will also reallocate

some financing to help Preble Street Resource operate the new Emergency Shelter for Women, to the extent it paid for the women staying at the Oxford Street Shelter. The proposed Emergency Shelter for Women at Preble Street is anticipated to be discontinued in about 2 years, once the new Florence House Women's Center is available (see Attachment 3, first point).

At the Planning Board Workshop the applicant was asked to explain the process used to decide that the proposed Shelter would best be located at Preble Street and what alternative locations were considered. The applicant has submitted this information in Attachment 7.

The board of appeals may impose such reasonable conditions upon the premises benefited by a conditional use as may be necessary to prevent or minimize adverse effects therefrom upon other property in the neighborhood. Such conditions shall be expressly set forth in the resolution authorizing the conditional use permit and in the permit. Violation of such conditions shall be a violation of this article.

While there are more general concerns about the concentration of homeless shelters in the Bayside neighborhood, the particular use proposed is not anticipated to create adverse effects. It is intended as an interim shelter for women until Florence House is available to fulfill this function; the applicant has indicated they would not wish to continue this as a long term shelter even if the Florence House opening was delayed.

A potential condition of approval has been suggested that requires the shelter use to be phased out at such time as the proposed women's shelter (Florence House) is established.

VI. MOTIONS FOR THE BOARD TO CONSIDER

On the basis of the application, plans, reports and other information submitted by the applicant and on staff comments and recommendations contained in Planning Report #03-07, standards for conditional use review and other applicable regulations, and the testimony presented at the Planning Board Hearing, the Planning Board finds:

motion reamend: need that app prepare + submit for Dir of Health + H.S a management plan... for periods 1 hr. before + after monitoring etc.
concerning along safety impact per behs indoor level.

Passed unanimously

i. That the proposal to use a portion of the upper floor of Preble Street Resource Center for a Shelter for Women is/is not in conformance with the Conditional Use Standards of the Land Use Code.

Potential Conditions of Approval:

1. That the conditional use shall be limited to 3,600 sq ft on the upper floor; and
2. That the applicant should submit a formal letter or notice of "registration" to the Director of Health and Human Services; and
3. That any external alterations, such as improved lighting, be submitted for review and approval by the Planning Authority; and
4. That the applicant shall
5. That the shelter use be discontinued within 2 months of the opening of Florence House.

Amended + passed unanimously.

Hours to relate to capacity

be limited to a cap of 43

(Attachments next page)

6. The applicant must return to the Planning Board

required to submit a light plan be submitted for review + approval by staff prior to issuance of CO. + installed w/in 30 days

DS fees shd expire in 3yrs or within w/in 2 mos (as written)

DS- staff need to look at more issues than cut-off.

Attachments:

1. Conditional Use Application dated November 21, 2006
2. Marge Schmuckal, City Zoning Administrator, UI comment, November 21, 2006
3. Mark Swann, Preble Street Resource Center, additional information in e-mail of January 3, 2007
4. Doug Gardner, City of Portland Director of Health and Human Services, comments of January 4, 2007
5. Text of comments made at the January 9, 2007 PB Workshop by Dan Murphy
6. Text of comments read at the January 9, 2007 PB Workshop; submitted on behalf of Sharon Herrick, homeowner on Frederick Street (near Logan Place)
7. Mark Swann, Preble Street Resource Center, information to address issues arising at the Workshop, dated January 17, 2007.
8. Certificate of Neighborhood Meeting dated January 17, 2007, with Invitation, Sign-In sheet and Minutes of the Meeting
9. Proposed area of the change of use (submitted by applicant)
10. Layout of the shelter facilities (submitted by applicant)
11. Site Plan approved in 1993 (extract, from Planning files)



Conditional Use Application

Department of Planning and Development
Portland Planning Board

1. Applicant Information:

Preble Street
Name

18 Portland Street - PO Box 1459
Address

Portland, ME 04104

(207) 775-0026 (207) 842-3614
Phone Fax

2. Subject Property:

9 Portland Street
Address

Portland, ME 04101

033 L004001
Assessor's Reference (Chart-Block-Lot)

3. Property Owner: Applicant Other

Name

Address

Phone Fax

4. Current Zoning Designation(s):

B-3

5. Right, Title, or Interest: Please identify the status of the applicant's right, title, or interest in the subject property:

owner - see attached deed

Provide documentary evidence, attached to this application, of applicant's right, title, or interest in the subject property. (For example, a deed, option or contract to purchase or lease the subject property.)

6. Vicinity Map: Attach a map showing the subject parcel and abutting parcels, labeled as to ownership and/or current use. (Applicant may utilize the City Zoning Map or Parcel Map as a source.)

7. Existing Use:

Describe the existing use of the subject property: Day Shelter, Soup Kitchen, Food Pantry, Social Services

8. Type of Conditional Use Proposed: Since July 2004, the City of Portland's Oxford Street Shelter has used this property as an emergency overflow shelter. Preble Street proposes using it as an emergency shelter for women.

RECEIVED NOV 21 2006

9. **Sketch Plan:** On a separate sheet please provide a sketch plan of the property, showing existing and proposed improvements, including such features as buildings, parking, driveways, walkways, landscape and property boundaries. This may be a professionally drawn plan, or a carefully drawn plan, to scale, by the applicant. (Scale to suit, range from 1"=10' to 1"=100')

10. **Conditional Use Authorized by:** Section 14- 218

11. **Standards - Criteria for Conditional Use Appeal**

Upon a showing that a proposed use is a conditional use under this article, a conditional use permit shall be granted unless the Board determines that:

- a. There are unique or distinctive characteristics or effects associated with the proposed conditional use;
- b. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area;
- c. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

12. **Application Fee:** A fee for must be submitted by check payable to the City of Portland in accordance with Section 14-54 of the Municipal Code (see below). The applicant also agrees to pay all costs of publication (or advertising) of the Workshop and Public Hearing notices as required for this application. Such amount will be billed to the applicant following the appearance of the advertisement.

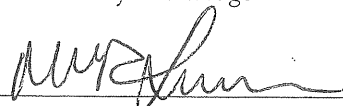
Fee for Service Deposit (\$200.00)
(Required for all applications in addition to the applicable application fee listed below)

<input checked="" type="checkbox"/> Conditional Use	\$100.00
Legal Advertisements	percent of total bill
Notices (workshop and public hearing)	.55 cents each

NOTE: Legal notices placed in the newspaper for the public hearing meeting are required by State Statute and local ordinance. The cost of any and all Newspaper advertisements, legal advertisements and Planning Board notices will be billed directly to the applicant.

13. **Signature:** The above information is true and accurate to the best of my knowledge.

11/21/06
Date of Filing


Signature of Applicant

Further Information: Please contact the Planning Division for further information regarding the conditional use process. Applicants are encouraged to make an appointment to discuss their conditional use before filing the application.

Applicants are encouraged to include a letter or narrative to accompany the conditional use application which can provide additional background or contextual information, and describe the proposed conditional use and reasons for the request in a manner that best suits the situation.

Portland Planning Board, Portland, Maine- Effective: July 6, 1998

Short Form Warranty Deed

2607
MAINE REAL ESTATE TAX PAID


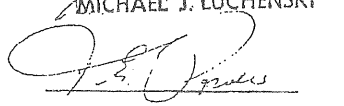
STAMCO, a Maine general partnership with a place of business in Portland, Maine, FOR CONSIDERATION PAID, grants to Preble Street Resource Center, Inc. a Maine non-profit corporation with a mailing address of P.O. Box 1459, Portland, ME 04104, with WARRANTY COVENANTS, the following described real property located in Portland, County of Cumberland, Maine:

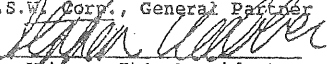
A certain lot or parcel of land together with the buildings thereon, being more particularly described as follows:


No. 1-15 Portland Street, No. 60-68 Preble Street and 246-254 Oxford Street, Portland, Maine, containing eleven thousand one hundred thirty-four (11,134) square feet more or less, all according to the City of Portland valuation plans. The said easterly line on Preble Street is 117.14 feet more or less; the said northerly line on Oxford Street is 126.66 feet more or less; the said southerly line on Portland Street is 142.63 feet more or less; the said westerly line extending through from Portland Street to Oxford Street is 54.2 feet more or less.

Being the same premises conveyed to the Grantor herein by deed of Edward C. Gall dated June 27, 1983 and recorded in the Cumberland County Registry of Deeds in Book 6204, Page 167.

WITNESS our hands and seals this 11th day of January, 1993.

WITNESS

MICHAEL J. LUCHENSKI


STAMCO, a Maine General Partnership
by: T.S.W. Corp., General Partner
by: 
Stephen Webber, It's President

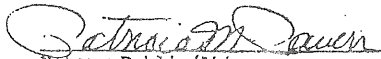
by: 
William Webber, Gen. Partner
Being all of the Partners of STAMCO

Recorded
Cumberland County
Registry of Deeds
01/13/93 09:06:48AM
John B. O'Brien
Register



State of Maine
Cumberland, ss.

January 11, 1993

Personally appeared William Webber in his capacity as general partner of STAMCO and acknowledged the foregoing instrument to be his free act and deed on behalf of STAMCO.

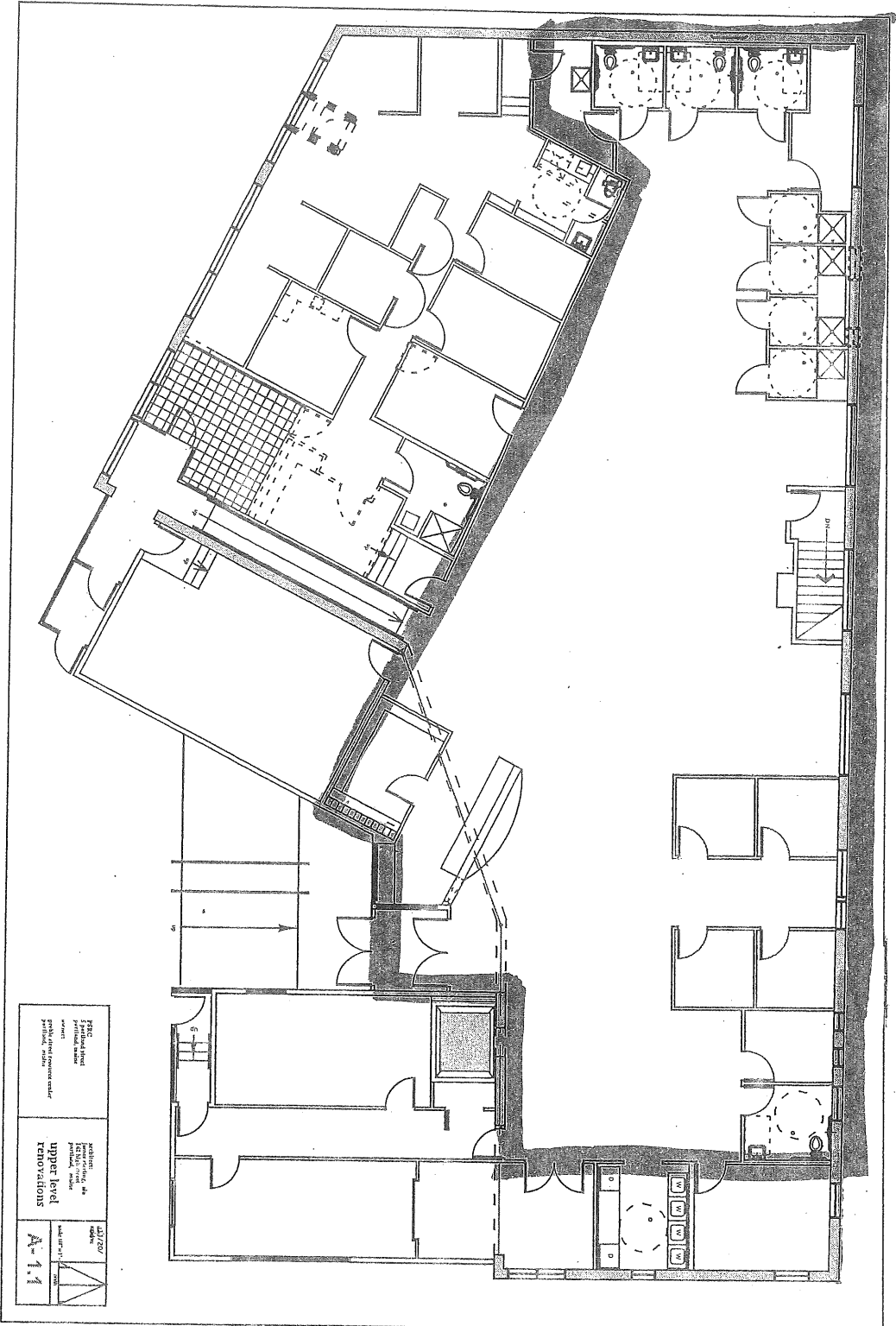

Notary Public/Attorney

PATRICIA M. POWERS, NOTARY PUBLIC
STATE OF MAINE
MY COMMISSION EXPIRES 12/21/96

 → building parcel, apartment building
 → subject parcel



N-33



Find	Property Lookup	Notices	Forms	Application	Invoicing	Charges	Close
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Zone

Appl ID: 1066 Dept: PB Appl. Date: 11/21/2006 CBL: 033 L004001 Recommendation Date: []

Status: Open Property Location: 9 Portland St Approval Date: []

Appl Type: Conditional Use Review Type: Committee Review Enactment Date: []

Comment Date	Comment	Add	Delete	Save
11/22/2006	This is in the B-3 zone which allows this use as a conditional use to the Planning Board. - there are no parking requirements for change of uses within the B-3 zone. They would need to follow up with a building permit application for further approvals.			

Name: mes Follow Up Date: [] Completed:

Created By: jmy Create Date: 11/21/2006 Mod By: jmy Mod Date: []

From: "Mark Swann" <mswann@preblestreet.org>
To: <jf@portlandmaine.gov>
Date: 1/3/2007 10:31:06 AM
Subject: For Planning Department

Jean,

I'll try to address the questions you asked on the phone Friday, to clarify a few issues:

1. Our intent is for the Women's Shelter at the Resource Center to be temporary until our Florence House initiative is open, tentatively scheduled for January, 2009. After Florence House opens, we do not plan to use the Resource Center as a regular overnight shelter.
2. I think it's important to note that the women we will be serving at the Women's Shelter are already in this neighborhood, currently sleeping on mats on the floor at the Oxford Street Shelter in a facility with 100+ men. We feel this will create a safer situation than exists now. In addition, with the closing of the YWCA and with the Oxford Street Shelter nearing capacity again, if we don't open the Women's Shelter, there is a very real likelihood that the Resource Center will need to act as the "emergency overflow" for Oxford Street Shelter as it did from July, 2004 to March, 2005.
3. We fully expect that our Women's Shelter will have a significant positive impact on the lives of the women we will serve. With the closing of the YWCA, there is currently no shelter solely serving women in Portland. A targeted approach to this highly vulnerable population, combining safety and shelter with the social work approach at Preble Street will be a benefit. Preble Street social workers will focus services on moving women off the street and out of shelter, into permanent, supported housing.
4. Preble Street has experience in operating an overnight shelter (Lighthouse Shelter on Elm Street in Portland) as well as providing 24 hour staffing at a permanent, supported housing initiative (Logan Place on Frederick Street in Portland). In addition we provide residential services at Golder Commons in Westbrook, and Unity Village on Stone Street in Portland. Policies and procedures from those four programs, as well as very helpful cooperation from the City's Oxford Street Shelter, will ensure that we open the Women's Shelter in a thoughtful, professional manner.
5. We have met with the Steering Committee of the Bayside Neighborhood Association to discuss our plans at the Resource Center and hear their concerns. They expressed confidence in our ability to operate a shelter program.

If you have further questions, Jean, or need more information please do not hesitate to contact me.

Sincerely,

Mark R. Swann
Executive Director
Preble Street
(207) 775-0026

CC: "Cito Seilenger" <cito@curthax.com>

Attachment 4

From: Doug Gardner
To: Jean Fraser
Date: 1/4/2007 2:44:51 PM
Subject: Preble Street's Conditional Use Application

Good afternoon Jean. In follow-up to our conversation last week, I offer the following in response to your inquiry regarding the need to create a separate emergency shelter for women as proposed by Preble Street Resource Center. The City's Health & Human Services Department, Social Services Division currently operates the Oxford Street Shelter and the Family Shelter. The Oxford Street Shelter has a total capacity of 154 beds and the Family Shelter has a capacity of 77 beds. Given the number of men and women we serve at the Oxford Street Shelter on a nightly basis, it is clear that there remains a community need for emergency shelter beds in Portland. As it relates to a new community need specific to women, I see the issue more akin to a shift in addressing that need from one agency to another. That is, the needs of homeless women are currently being met at the Oxford Street Shelter and the proposed overnight shelter at the Preble Street Resource Center would change the location of the shelter serving many of the same women. There is a compelling argument that a smaller shelter serving only women will better meet the needs of these vulnerable women and at the same time offer the Oxford Street Shelter the opportunity to focus greater attention on the men who will remain at Oxford Street. Therefore, the creation of the proposed emergency shelter for women will not increase the total number of emergency shelter beds in the City of Portland, only the distribution of those beds. Finally, as we discussed there will be a permanent reduction in the total capacity at the Oxford Street Emergency Shelter when/if it becomes a men's only shelter. I have met with representatives from Preble Street on many occasions regarding this proposed women's shelter and subsequent Florence House project, and feel it is worth noting that the proposed women's shelter is a temporary strategy to address the needs of this vulnerable population of women. The long-term (approx. 2 years) strategy is the construction and opening of Florence House; a Preble Street/Avesta Housing project designed to provide supported housing units and emergency shelter beds for homeless women in Portland. I hope this is helpful and please do not hesitate to contact me if you have additional questions or concerns. Doug.

Attachment 5

Mark and his colleagues at Preble Street provide a venue where people who often have a tenuous sense of their dignity can experience and come to appreciate their God given worth. They learn what responsibility looks like through exposure to a program that is responsible, i.e., able to respond to the welfare of their clients. That's what this proposal is about. That is Preble Street's operational track record.

In a Letter From Birmingham Jail, MLK wrote: "We are caught in an inescapable network of mutuality, tied in a single garment of destiny. Whatever affects one directly, affects all indirectly." For those of us living in Portland, the work that Preble St. is engaged in with our most vulnerable citizens makes Portland a more civilized, refined community. *for all of us.*

Preble Street's success is about its collaborations with stakeholders in decisions that affect the community. Working with funding sources, city and private agencies, the local police, Preble Street has evolved into what is today, a community treasure caring for some of our most vulnerable citizens. I encourage your approval of this proposal so this work may expand and adapt to the needs of homeless women.

Dan Murphy

Dan Murphy read this
at PB workshop 1.9.2007

From Sharon Herrick, homeowner on Frederick Street, Portland, Maine.

I understand that the Day Shelter at Oxford St. will be converted into a night time shelter for women. I'm writing in support of the responsiveness that Preble St. has exhibited in my neighborhood, the site of Logan Place. During the initial opening of Logan Place, there were several 'kinks' to work out with the Logan Place residents and neighbors. As managers of the site, Preble Resource Center remained open to neighbor concerns and complaints. In addition, they took action. Now, a year later, the neighborhood is settling into acceptance of Logan Place and the residents have become a part of the neighborhood. The expertise that Preble provides the community has helped bridge the gaps in the management of homelessness in our city. Transitioning the shelter so that women can sleep safely at night benefits the community at-large.

Read out at PB Workshop 1.9.2007
by Linda Holden on behalf of Sharon Herrick.

Attachment 7

Amy Donahoe

From: Mark Swann [mswann@preblestreet.org]
Sent: Wednesday, January 17, 2007 3:01 PM
To: 'Jean Fraser'
Cc: Amy Donahoe; Cito Seilenger
Subject: Womens Shelter clarifying questions

Jean,

You asked for clarification in writing on three issues that came up at the Planning Board Workshop last week regarding our plans to open a Womens Shelter at the Resource Center:

1. Our application to the City is correct in stating the number of beds for this shelter: 30. I was wrong in my remarks at the meeting when I stated a higher number.
2. There was a question regarding Preble Street's efforts at finding another location for the shelter. Preble Street, and the City, did look at and consider other properties for a temporary womens shelter. However, we found nothing available at a reasonable cost and within a reasonable timeframe. Finally, we looked at the Resource Center. We own the building, it is not used at night, and it would not be costly to temporarily house a shelter there. Conversely, renting/purchasing/renovating a facility is very expensive. For example, Preble Street pays approximately \$70,000 annually to rent/run the Lighthouse Shelter and that is only 16 beds. Given that our intent is to do this for two years, it seems the prudent and responsible thing to do.
3. The issue of exterior lighting also was discussed. This lighting is not necessary nor intended prior to opening the women's shelter. However, we do plan to apply to the City Planning Department in the very near future for permission to increase exterior lighting, at several points around the facility.

This afternoon Amy Donahoe will drop off the floor plans as well as the Certificate of Neighborhood Meeting, the invitation to that meeting, the sign up sheet, and the meeting minutes. If you need anything else, please don't hesitate to contact either of us.

Thanks,

Mark

Mark R. Swann
Executive Director
Preble Street
(207) 775-0026



Preble Street

Turning Hunger and Homelessness into Opportunity and Hope

Attachment 8

(6 pages)

Lighthouse Shelter

Logan Place

Resource Center

Stone Soup

Teen Center

Unity Village

NEIGHBORHOOD MEETING CERTIFICATION

BOARD OF DIRECTORS

James Sterling
President

Elaine Rosen
Vice President

Renee Schwalberg
Secretary

Susannah Swihart
Treasurer

Judy Bertram

J.E. Boone

E. Drew Cheney

Peter Darwin

Terry Davies

Andy Dixon

Cathy Houlihan

Ann Houser

David Kreisler

Robert Moldaver

Rob Ravenelle

Maurice Selinger III

Joseph Spagnola

Lannie Welch

Edie White

I, Mark R. Swann, Executive Director of Preble Street, hereby certify that a neighborhood meeting was held on Tuesday, January 16, 2007 at Unity Village's Community Room, 24 Stone Street, Portland, Maine from 4pm to 6pm.

I also certify that on Monday, January 8, 2007, invitations were mailed to all addresses on the mailing list provided by the Planning Division, including property owners within 500 feet of the proposed development and the residents on the "interested parties" list

Signed,

1/17/07

Mark R. Swann
Executive Director

18 Portland Street
PO Box 1459
Portland, ME 04104
207.775.0026 Phone
207.842.3614 Fax
www.preblestreet.org



United Way member agency

Women's Shelter Neighborhood Meeting
January 16, 2007

In Attendance:

Thomas Trott – member of BNA
Ron Spinella – President of BNA
Josh O' Brien – City of Portland
Amy Donahoe – Preble Street
Amanda Wells – Preble Street
Sue Yandell – Back Bay Towers resident
Jon Bradley – Preble Street
Susan McCluskey – member of BNA
Colette Bouchard – member of BNA
Dori Waxman – BNA staff
Jay York – 58 Wilmot Street
Steve Hirshon – 18 Hanover Street
Gary Wagner – 28 Hanover Street

Mark Swann, Executive Director of Preble Street, welcomed everyone. Everyone introduced themselves. Mark then presented Preble Street's plan to operate a Womens Shelter out of the Day Shelter space at the Resource Center. Hours of operation will be from 7pm until 8am, 365 days a year. There will be a minimal of two Preble Street staff there at all times. Preble Street's plan is to operate this shelter at the Resource Center until Florence House opens (estimated to be January, 2009)

Ron: Another Meeting is planned for tomorrow @ 6pm to allow more members of neighborhood to attend.

Josh O'Brien, Oxford Street Shelter Coordinator: Oxford Street is in full support of this plan. Oxford Street Shelter is excited that this will allow them to work more closely with men, allocate more resources for housing, employment, and self sufficiency work.

Question: (Ron) – What questions came up at the city workshop?

Answer: (Mark)

1. The number of beds. The application states thirty. At the workshop I confused things by saying 50, but our intent if stated correctly in the application: 30 beds
2. Planning staff would like drawings of space.
3. Sunset provision. That after two years shelter will close with opening of Florence House.
4. What other options did we look into?
 - With Avesta we made an offer on the YWCA to keep it and its shelter open
 - The city looked into other options, but none panned out

- we decided to convert the resource center to accommodate the night shelter because we own the building, it is not used at night, and we know how expensive it is to rent a shelter. Lighthouse Shelter currently costs us approx \$70,000 on an annual basis to rent/run for 16 beds, for example.

5. Concern about “tone of the neighborhood” from gentleman at workshop. Mark is reaching out to him, to talk one on one.

Question: (Ron) – Will there be a sizeable number of women that will seek shelter at the Women’s shelter that have not been staying at Oxford Street Shelter?

Answer: (Mark) – We do not believe there will be large numbers of women that will access the Women’s Shelter. We are not a domestic violence shelter or an appropriate referral for women who would have been referred to the YWCA. There is a gap in the community.

Answer: (Jon B.) – We will have more focused efforts with women that will facilitate faster transition for women out of the shelter.

Answer: (Mark) – Combining the Oxford Street Shelter beds with the Women’s Shelter shelter beds the number will remain the same in Bayside with increased staffing. There is an overall loss of shelter beds in the community with the closing of the YWCA.

Question: (Dori) – Can we continue to revisit this as a neighborhood over the next two years?

Answer: (Mark) – Yes

Answer: (Ron) – BNA has a monthly meeting with social service providers.

Question: (Ron) - What happens if Florence House is not completed?

Answer: (Mark) – We would not be able to continue as a shelter longterm, and would need to look into other options with the city and others.

Question: (Sue) – Are there children being served here?

Answer: (Jon B.) – No, only single women will be served here. The city does a great job with their family shelter and will continue to serve families with children.

Question: (Ron) – Is there concern about men coming around the Women’s Shelter and safety of women?

Answer: (Mark) – We have begun talking to women and most have been positive. Women have expressed minimal concern about not being able to be with partners.

Answer: (Josh) – Oxford Street Shelter will be committed to ensuring that women get to the Women’s Shelter safely.

Answer: (Jay) – As I said at the city planning workshop, I am dismayed that the city did not look at doing a shelter outside of Bayside, because ultimately you are going to have to. While we are not increasing beds, it is another shelter. I am concerned about the people in the neighborhood with families and the level of activity in the neighborhood is concerning. Florence House is the best thing to come out of this, but Bayside is footing the bill now.

Question: (Dori) – What is the plan in the next 10 years to address homelessness in the city?

Answer: (Mark) – Preble Street and Avesta Housing are committed to projects like Logan Place and Florence house, smaller scattered permanent housing to meet the needs of the population. Solution oriented programs instead of increased shelter numbers.

Answer: (Dori) – The city, Avesta, and Preble Street need to get the plan to the community.

Question: (Ron) – Is the goal at some point a male shelter for 50/60 men as an emergency shelter?

Answer: (Jon B.) – That is what we are trying to do with Florence House. We know from Logan Place that with lots of support the chronically homeless population can maintain housing. The shelter should not be where people live.

Answer: (Ron) – As long as we work on this plan and work together to address the negative behaviors in the neighborhood the shelter will become less of an issue.

Answer: (Steve) – Separate shelters are great, but the community needs to be brought in better. The lighting improvements in the neighborhood are important. Please involve the community in these processes. 4pm meetings do not work for the neighborhood.

Answer: (Mark) – there was no ill intent with the planning of the meeting. It was important to follow the city process. Another meeting has been scheduled tomorrow night at 6pm.

Answer: (Ron)- We will talk to the BNA planning department about not scheduling meetings at 4pm.

Answer: (Dori) – BNA will communicate with city about a better process for the planning department and meetings.

Answer: (Gary) – I am a firefighter paramedic I care about helping people, but I live in the neighborhood and I am concerned that Bayside is always the answer for new

resources. I am concerned about the drugs, deaths, and unsafe behavior. I will not support any new services in Bayside until there is a long-term plan.

Answer: (Ron) – We do not want to drive services out of Bayside, but would like well thought out, well planned resources.

Answer: (Steve) – In agreement with Gary.

Answer: (Mark) – We have been having increased conversations with the police department as well as BNA Safety Committee. The neighborhood and social services are working together on this effort. Preble Street is solution oriented working with youth, women, and men.

Answer: (Ron) – BNA, City, and Preble Street should work together on a long term plan to address homelessness in the city.

Womens Shelter
Neighborhood Mtg
1/16/07

SIGN IN

NAME	ADDRESS	EMAIL OR PHONE #
Thomas Trutt		
Ron Sprella		
JOSH O'Brien	City of Portland	jco2@portlandmaine.gov
Amy Danahoe	Preble Street	
Amanda Wells	Preble Street	
SUE ANDERSON	BACK BAY TOWER	8991045
Tom Bradley	Preble Street	
Susan McCloskey	BNA	773-6517 / susanmc@prexan.com
Colette Bouchard	BNA	773-6787 cbouchard@ginne.org
Jay York	58 Wilmet St.	JKYORK2@maine-nh-center.org
Steve Hession	15 Hanover St	273 6287
GARY JUPANER	28 HANOVER ST	232-0502
Dori Waxman	BNA	



Preble Street

Turning Hunger and Homelessness into Opportunity and Hope

Lighthouse Shelter

Logan Place

Resource Center

Teen Center

Unity Village

January 5, 2007

Dear Neighbor:

Please join us for a neighborhood meeting to discuss our plans to use part of the existing Preble Street Resource Center, located at 9 Portland Street, for an emergency Women's Shelter.

BOARD OF DIRECTORS

Elaine Rosen
President

Joseph Spagnola
Vice President

Renee Schwalberg
Secretary

Susannah Swihart
Treasurer

Judy Bertram

J.E. Boone

E. Drew Cheney

Peter Darvin

Terry Davies

Cathy Houlihan

Ann Houser

Herb Janick

David Kreisler

Robert Moldaver

Robert Ravenelle

Maurice Selinger

James Sterling

Lannie Welch

Edie White

Meeting Location: Community Room
Unity Village
24 Stone Street
Portland

Meeting Date: Tuesday, January 16, 2006

Meeting Time: 4:00 p.m.

The City code requires that property owners within 500 feet of the proposed development and residents on an "interested parties list" be invited to participate in a neighborhood meeting. A sign-in sheet will be circulated and minutes of the meeting will be taken. Both the sign-in sheet and minutes will be submitted to the Planning Board.

If you have any questions, please call me at 775-0026.

Sincerely,

Mark R. Swann
Executive Director

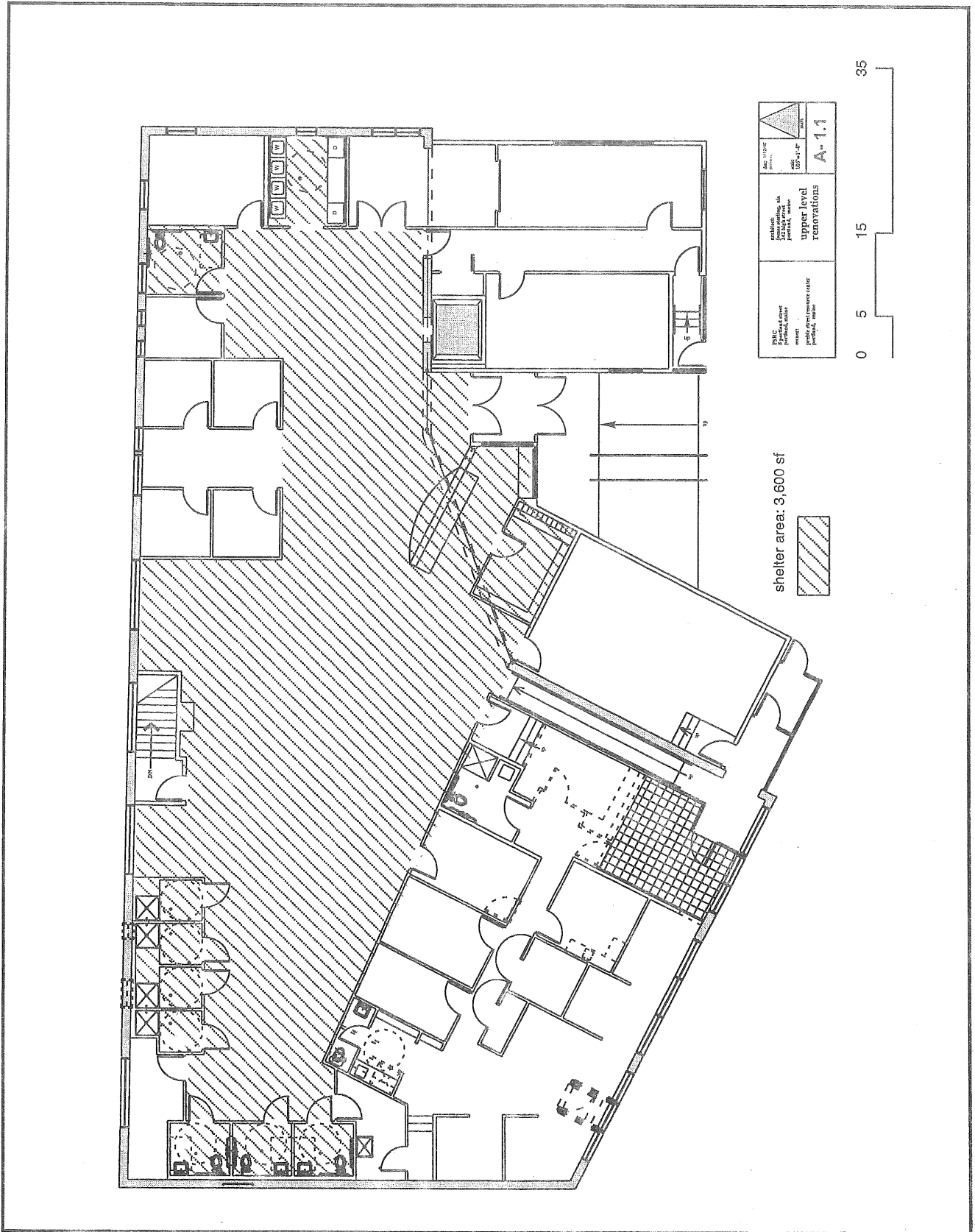
Mark R. Swann
Executive Director

18 Portland Street
PO Box 1459
Portland, ME 04104
207.775.0026 Phone
207.842.3614 Fax
www.preblestreet.org

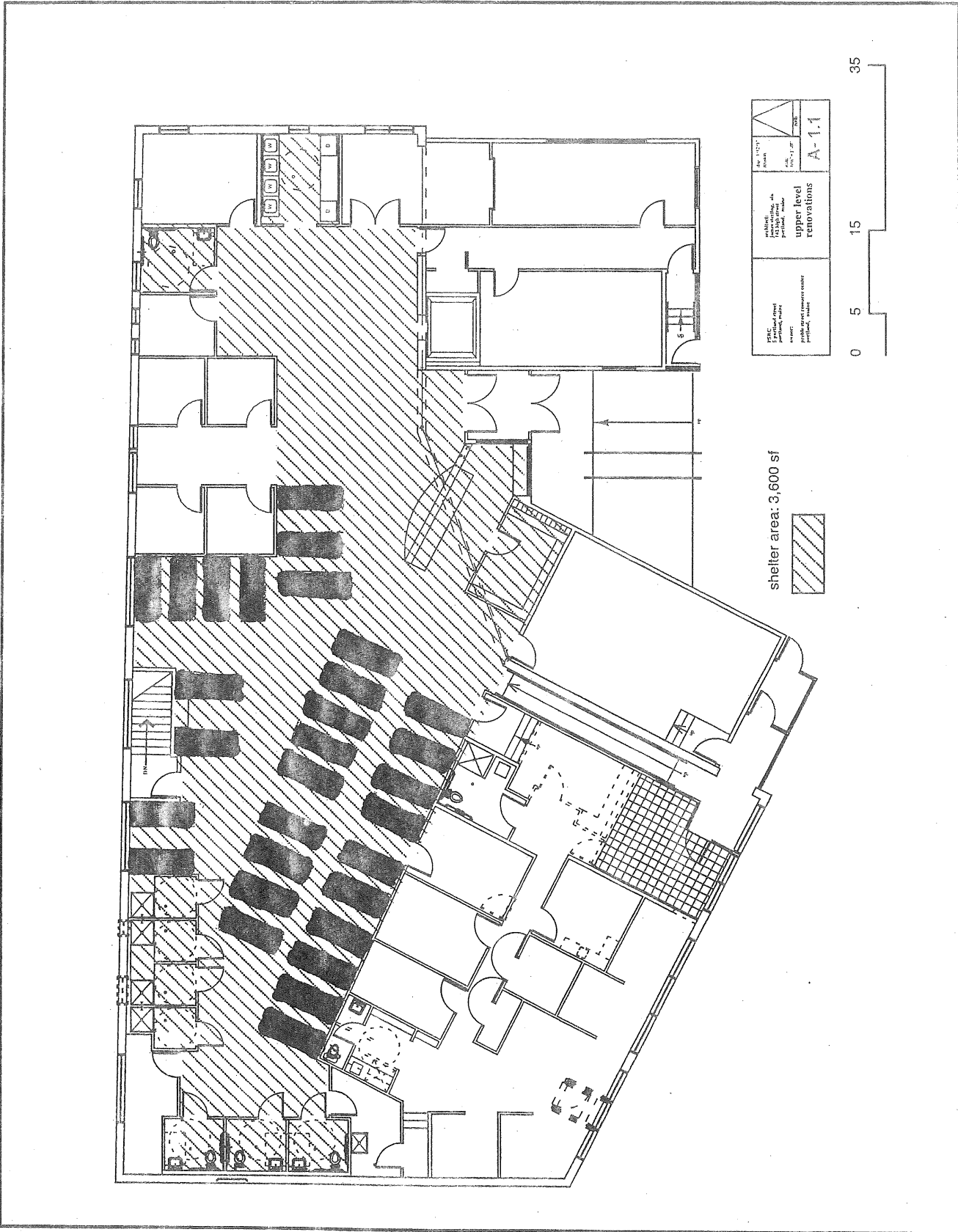


United Way
of Greater Portland

Attachment 9
(from applicant)



Attachment 10
(from applicant)



January 22, 2007
28 Hanover Street
Portland Maine, 04101

Mr. Kevin Beal

I strongly urge the Portland Planning Board to deny the request of the Preble Street Resource Center. The proposed change of use for the occupancy will adversely affect the Bayside Neighborhood. The existing daytime use at Preble Street already generates a significant burden; a burden the city presents no reasonable plan to address.

I understand that some Portland residents are in need of the services the shelter will provide. My argument is not with the creation of the service only the location of the service. I am not a NIMBY. I willingly bought, improved and invested in a neighborhood knowing the Preble Street Resource Center operated only feet from my front door. However the application suggests a significant change of use. The change is simply too much additional stress for an already overburdened neighborhood.

The city admitted in workshops, that it considered no other locations for the much needed service. Although the city offers minor security improvements in the application, anyone living in Bayside knows these efforts are too little too late. The Preble Street Resource Center is increasingly a poor neighbor. The lights and other safety changes are long overdue and should be implemented regardless of the shelter proposal. Additionally, neighborhood safety around the shelter should be evaluated, discussed and an action plan implemented long before any additions to the facility are negotiated.

In recent workshops the city explained the oxford street shelter will soon lose its lease. The city has not yet engaged an effort to find a suitable replacement. Essentially the city has no comprehensive plan to address homelessness; it only proposes Band Aid solutions.

Supporters of the proposal argue that although the number of shelter beds increase so does the number of monitoring staff. Additionally they argue that twenty-four hour staffing means improved monitoring. However twenty four hour staffing only increases the potential for the immediate shelter to be better monitored, not our neighborhood. Based on what I witness daily outside the front door of the staffed and monitored Resource Center, additional staffing is of little consequence to the crime rates in the area.

Simply the request to locate a shelter at the Preble Street Resource Center is a last minute band-aid on a very real problem. I applaud people involved for attempting a low cost solution to a serious crisis. Unfortunately the band aid approach is classic, City of Portland, short term, small minded, no long range plan, thinking. If the proposal is accepted an ill fit band aid will be applied to an already infected area of the city. Portland needs to research other areas for this service outside of Bayside.

Sincerely,

Gary Wagner
207-232-0502

January 22, 2007
28 Hanover Street
Portland Maine, 04101

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Sincerely,

Gary Wagner
207-232-0502

From: Jean Fraser
To: Swann, Mark
Date: 1/17/2007 12:00:06 PM
Subject: RE: FW: crc

Hi,

I am here and trying to get all the documents together.

You might want to correct the question of the 30/50 beds in a separate and more clear e-mail as it was noticed (City of Portland's notice of the Hearing in the newspaper and in notices sent to nearby residents) as being "approximately 30 and up to 50." (As I understood was the request at the Workshop)

Other documents awaited:

- floorplan showing the cot layout
- description of the process taken in selecting this location for the Women's Shelter (eg ?alternatives)
- Neighborhood Meeting Certificate
- confirmation re lighting (ie that it will be a separate, done in future and maybe give an idea of what you have in mind)

Will speak to you or Amy later,
thanks
Jean

>>> "Mark Swann" <mswann@preblestreet.org> 1/16/2007 2:19:54 PM >>>
Thanks Jean, I will get you the meeting minutes, invitation and confirmation tomorrow. Amy Donahoe and I will call you tomorrow to go over everything, but I did want to make it clear that I misspoke at last week's meeting and our application is correct: it is a 30 bed shelter, not 50 bed.

I look forward to talking tomorrow,

Swannie

Mark R. Swann
Executive Director
Preble Street
(207) 775-0026

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

From: Jean Fraser [mailto:JF@portlandmaine.gov]
Sent: Friday, January 12, 2007 5:11 PM
To: mswann@preblestreet.org
Cc: Barbara Barhydt
Subject: RE: FW: crc

Hi

I am out of the office on Tuesday so if this e-mail doesn't make sense please call Barbara Barhydt (874 8699).

Re the Neighborhood Meeting: the Certificate (it should have been with the other papers you got from us) just is a confirmation from you (and you sign) that the meeting was held and that you attach the invitation, sign in sheet and minutes of the meeting. Just helps the Board see that

From: "Mark Swann" <mswann@preblestreet.org>
To: "Jean Fraser" <JF@portlandmaine.gov>
Date: 1/16/2007 2:20:20 PM
Subject: RE: FW: crc

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My other requests relate to issues raised by Planning Board members at the Workshop and do need to be in writing.

I think they accept theres a need for the women's shelter but (in the docs that they have seen) theres no clear reason why it needs to be at Preble st which is near another shelter. This may be a more important issue now that number is up to 50.

Re the lighting I think they just wanted an idea of the scale of it and staff will suggest that there be a condition on the conditional use that requires a further review of any lighting proposals.

In both cases I think it can be brief.

Jean

>>> "Mark Swann" <mswann@preblestreet.org> 1/12/2007 3:50:58 PM >>>

I'm sorry Jean but what exactly is the "Certificate" we need about the neighborhood meeting? we've done the mailing, we're having the meeting Tuesday and we'll take good and complete notes. But what is this certificate thing?

Also, the other things you want do you want in writing? "a description of the process followed in deciding to meet the need for a Wom Shelter at PS" - basically, Jean, we tried to buy the YW with Avesta Housing to save that shelter/residence. That didn't happen. We know how much it costs to build/rent/renovate shelter space (example - we pay approx. \$70,000 annually for the 16 bed Lighthouse Shelter and the City pays an exorbitant amount of rent/occupancy costs - \$200,000 or so - for the Oxford Street Shelter), so we decided to stick with our own building that is not used at night. This is a temporary plan so it made no sense for us to invest lots and lots of money for this shelter. Is that what you want/need me to put in writing?

And, lastly, do you also want in writing that lighting is "not necessary nor intended"....???

swannie
Mark R. Swann
Executive Director
Preble Street
(207) 775-0026

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

From: Jean Fraser [mailto:JF@portlandmaine.gov]
Sent: Friday, January 12, 2007 3:31 PM
To: adonahoe@preblestreet.org
Cc: mswann@preblestreet.org
Subject: Re: FW: crc

Thanks- that is fine for now but the cot layout is needed (11X17 or less) on Wed next week.

Also needed on Wednesday is the Neighborhood Meeting Certificate (I discussed with Mark last week); a description of the process followed in deciding to meet the need for a Womens SHelter at Preble Street (ie why this location; were there any alternatives?); and confirmation that lighting not necessary nor intended prior to opening the shelter (all things that came up at the Workshop).

I think that is all though there is always a last minute issue!

Many thanks
Jean

>>> "Amy Donahoe" <adonahoe@preblestreet.org> 1/12/2007 2:47:11 PM >>>
Let me know if you need anything else. Thanks - Amy

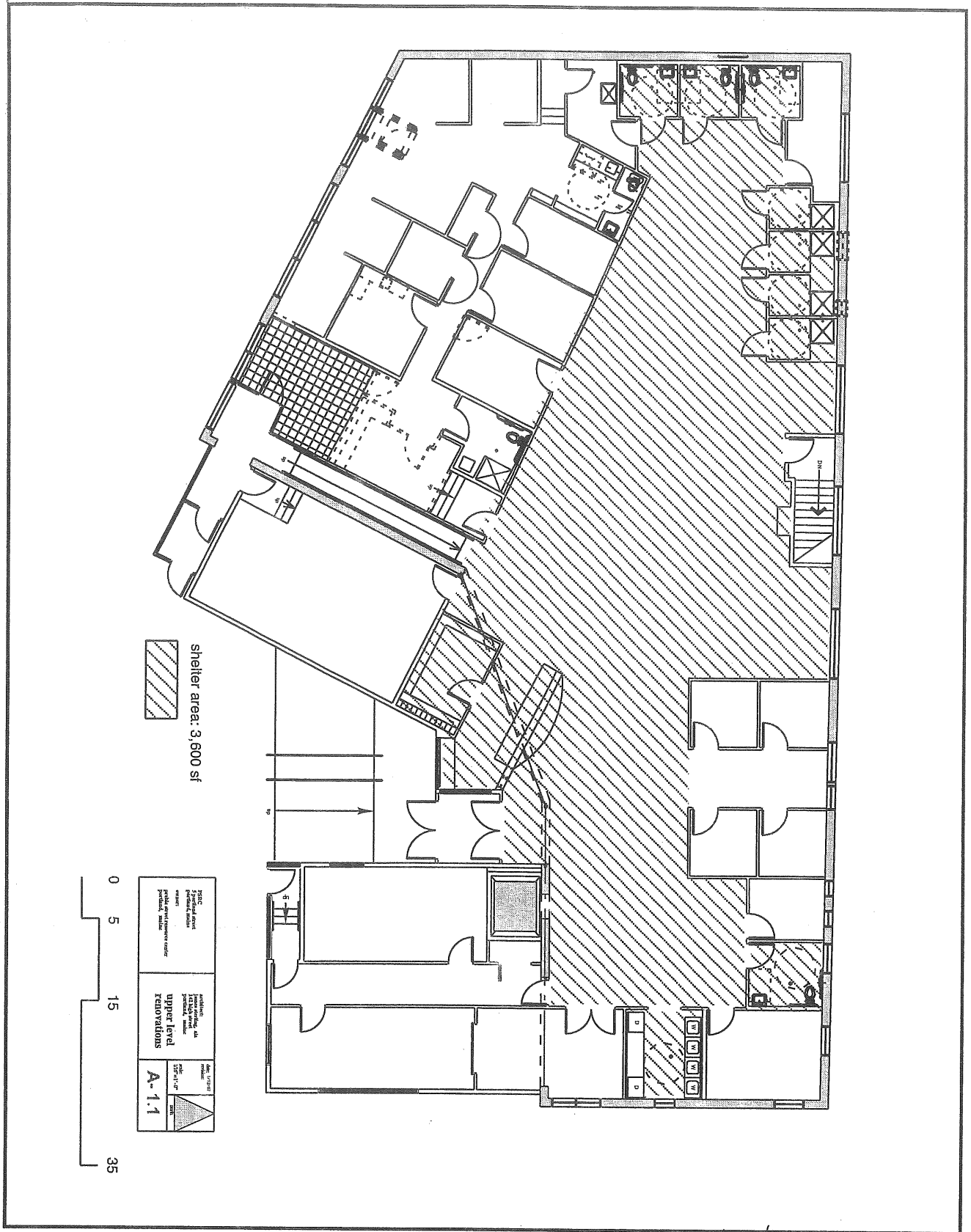
-----Original Message-----

From: james sterling [mailto:cheehaak@gwi.net]
Sent: Friday, January 12, 2007 2:31 PM
To: amy donahoe
Subject: crc

amy: note sf at 3600....scale @ 1/16....js
--
james sterling <http://www.sterlingarchitect.com>

CC: "Barbara Barhydt" <BAB.city-gov.port-gov@portlandmaine.gov>, "Amy Donahoe"
<Adonahoe@preblestreet.org>

Alex + Barbara - This is from architect for
 re questions - Hatched is the area for
 the emer. shelter for
 Noble Street - rcd 1.12.07
 As its 3600 sq ft
 the PSHEA report is re could use early
 women



From: "Mark Swann" <mswann@preblestreet.org>
To: "Jean Fraser" <JF@portlandmaine.gov>
Date: 1/17/2007 3:01:44 PM
Subject: Womens Shelter clarifying questions

Jean,

You asked for clarification in writing on three issues that came up at the Planning Board Workshop last week regarding our plans to open a Womens Shelter at the Resource Center:

1. Our application to the City is correct in stating the number of beds for this shelter: 30. I was wrong in my remarks at the meeting when I stated a higher number.
2. There was a question regarding Preble Street's efforts at finding another location for the shelter. Preble Street, and the City, did look at and consider other properties for a temporary womens shelter. However, we found nothing available at a reasonable cost and within a reasonable timeframe. Finally, we looked at the Resource Center. We own the building, it is not used at night, and it would not be costly to temporarily house a shelter there. Conversely, renting/purchasing/renovating a facility is very expensive. For example, Preble Street pays approximately \$70,000 annually to rent/run the Lighthouse Shelter and that is only 16 beds. Given that our intent is to do this for two years, it seems the prudent and responsible thing to do.
3. The issue of exterior lighting also was discussed. This lighting is not necessary nor intended prior to opening the women's shelter. However, we do plan to apply to the City Planning Department in the very near future for permission to increase exterior lighting, at several points around the facility.

This afternoon Amy Donahoe will drop off the floor plans as well as the Certificate of Neighborhood Meeting, the invitation to that meeting, the sign up sheet, and the meeting minutes. If you need anything else, please don't hesitate to contact either of us.

Thanks,

Mark

Mark R. Swann

Executive Director

Preble Street

(207) 775-0026

CC: "Amy Donahoe" <Adonahoe@preblestreet.org>, "Cito Seilenger" <cito@curthax.com>

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

From: Jean Fraser [<mailto:JF@portlandmaine.gov>]
Sent: Friday, January 12, 2007 3:31 PM
To: adonahoe@preblestreet.org
Cc: mswann@preblestreet.org
Subject: Re: FW: crc

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I think that is all though there is always a last minute issue!

Many thanks
Jean

>>> "Amy Donahoe" <adonahoe@preblestreet.org> 1/12/2007 2:47:11 PM >>>
Let me know if you need anything else. Thanks - Amy

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Sent: Friday, January 12, 2007 2:31 PM
To: amy donahoe
Subject: crc


amy: note sf at 3600....scale @ 1/16....js

--

james sterling <http://www.sterlingarchitect.com>

CC: Barhydt, Barbara

Preview Postcards	Create Labels	CBL: 033 L004001	New Notice	Delete Notice	Citizens Mailing List						
<input type="checkbox"/> 2 x 2		Project: 9 Portland St									
		1066									
		2457 CardType: 0									
Planner:			Preview Labels	Postcard Addresses	Address List						
Notice Date:	01/23/2007	Notice Type:	Public Hearing								
StartTime:		Room or Loc.:									
Prop. Loc.:	9 Portland Street										
What:	<p>The Portland Planning Board will hold a public hearing to consider a proposal by the Preble Street Resource Center to use part of the existing Day Shelter as an emergency overnight shelter for women (approximately 30 and up to 50). The project will be reviewed for compliance with the conditional use requirements.</p> <p>Public comments will be taken at this meeting.</p>				Label Jobs <table border="1"> <thead> <tr> <th># Selected</th> <th>User</th> <th>Create</th> </tr> </thead> <tbody> <tr> <td>454</td> <td>jmy</td> <td>12/29/2</td> </tr> </tbody> </table>	# Selected	User	Create	454	jmy	12/29/2
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454	jmy	12/29/2									
When:	Tuesday, January 23, 2007 7:00 p.m. Room 209, 2nd Floor, City Hall		Copy List	Delete List	G						
More Info:	Plans are available in the Portland Planning Division, 4th Floor, City Hall. If you wish to submit written comments, address them to Jean Fraser, Planner, Planning Division, 4th Floor, 389 Congress Street, Portland, Maine 04101; by phone at (207) 874-8728 or e-mail at jf@portlandmaine.gov				Notice Size or Parameters: 500 feet ApplType: Zone						
Invoice	0	Create Date:	01/12/2007	Created By:	jmy						

 Close

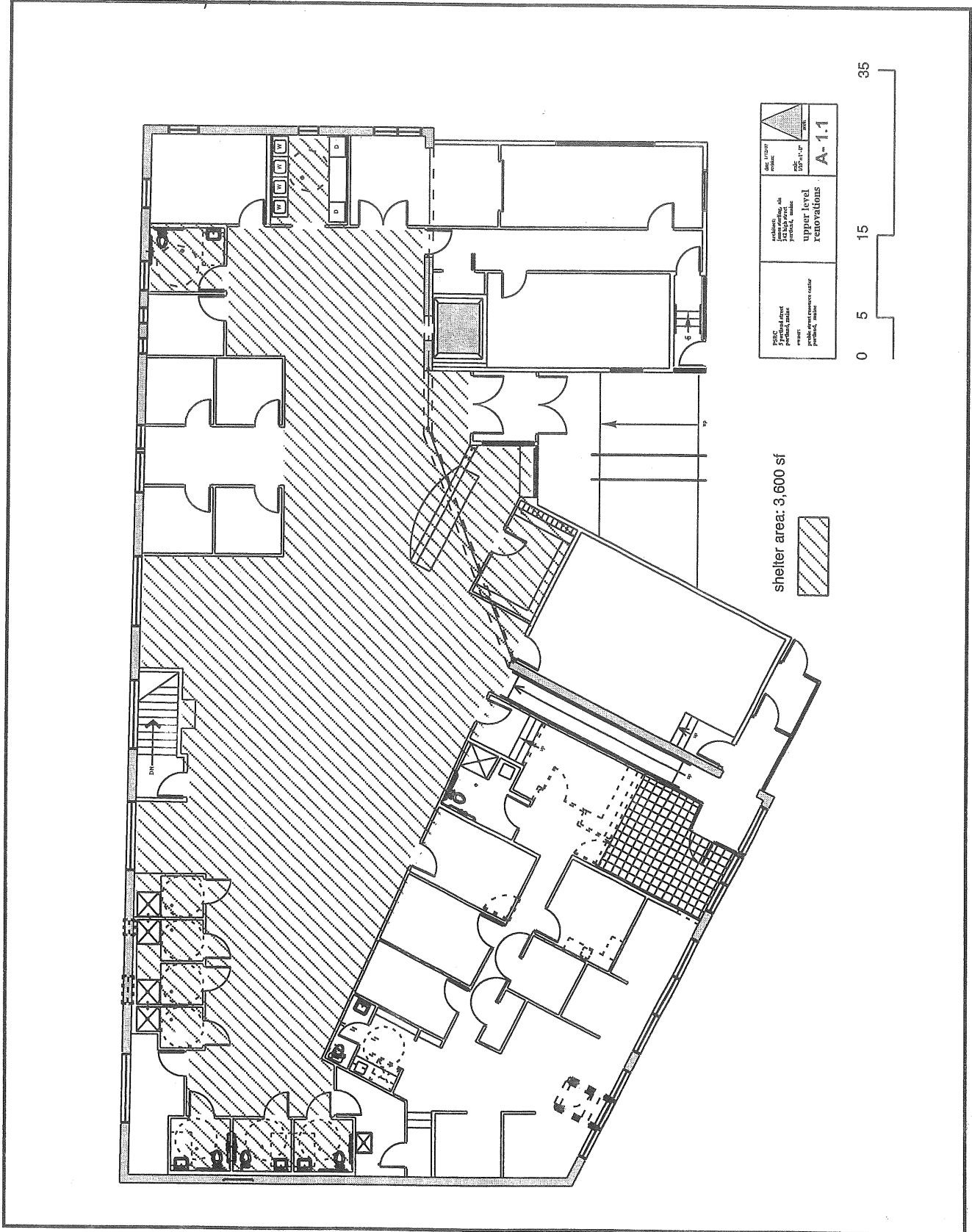
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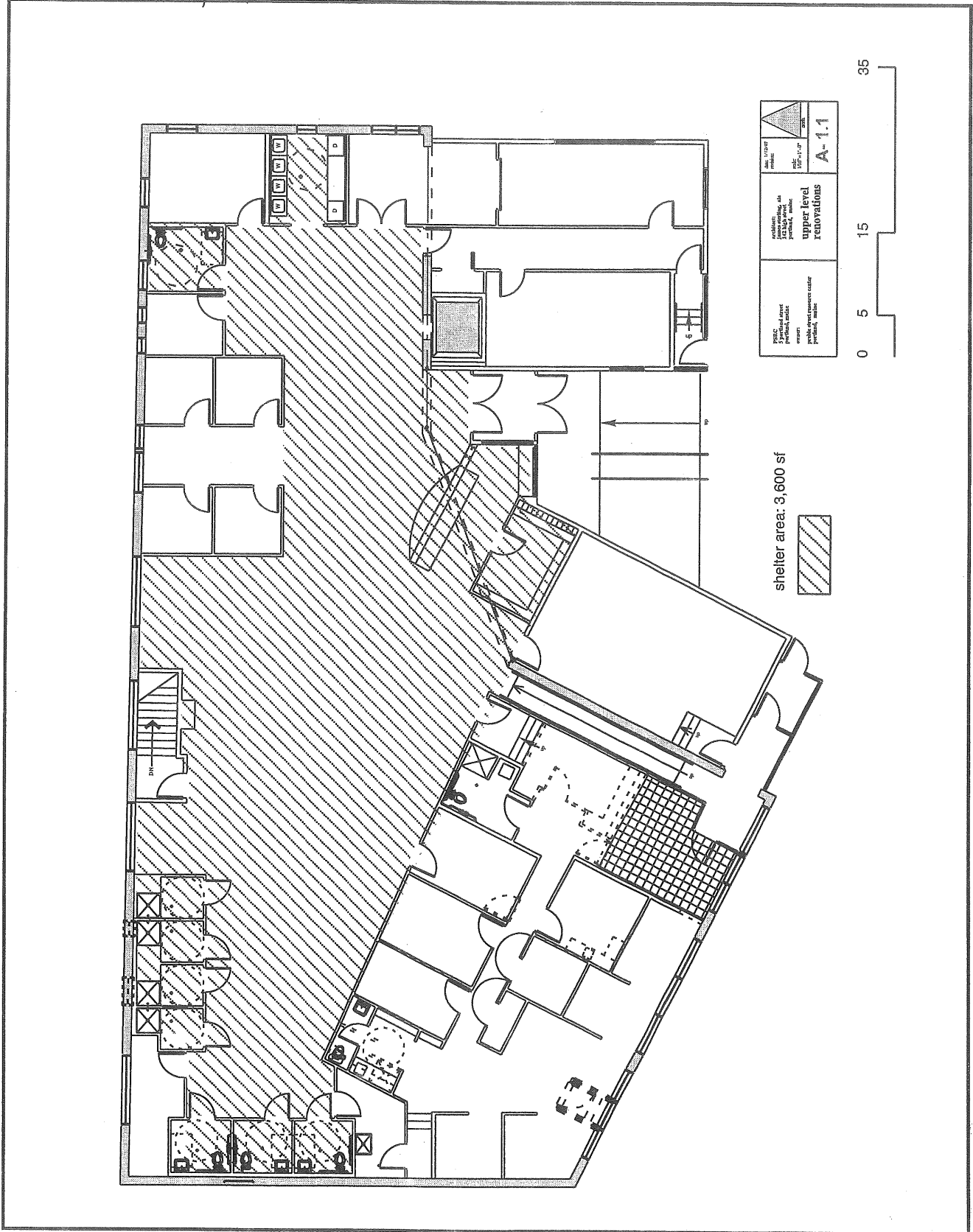
Alex + Barbara - This is from architect for
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 emails/discussions - Hatched is the area for
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As its 3600 sq ft
 the PB Hearing Report is re cond use only



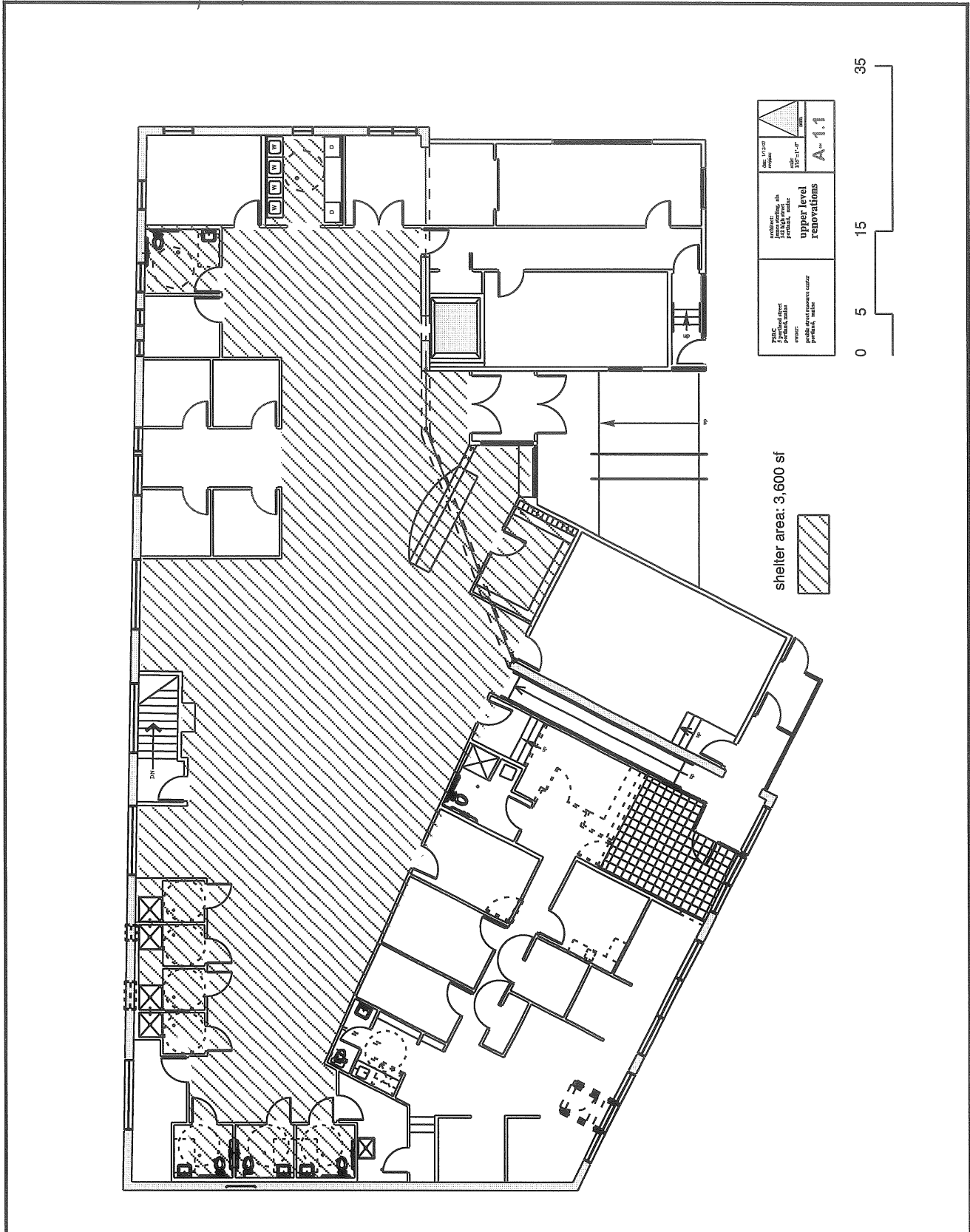
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swannie
Mark R. Swann
Executive Director
Preble Street
(207) 775-0026

From: Jean Fraser
To: Donahoe, Amy
Date: 1/12/2007 3:31:21 PM
Subject: Re: FW: crc

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Sent: Friday, January 12, 2007 2:31 PM
To: amy donahoe
Subject: crc

amy: note sf at 3600....scale @ 1/16....js

--

james sterling <http://www.sterlingarchitect.com>

CC: Swann, Mark

From: Alex Jaegerman
To: Barbara Barhydt; Jean Fraser
Date: 1/11/2007 8:50:05 AM
Subject: Re: Fwd: Emergency Shelter for Women

Jean:

I believe there may be a site plan for the Preble St. Resource Center in the files, as it was recently expanded and improved. I just want to have a site plan in the packet so we can see the building and site context. Is the project itself subject to site plan review as a change of use over 5,000 sf? Lets get a determination on that.

I don't think we have to worry about reducing the capacity of the Oxford Street shelter by 50 beds. We do want a layout of beds in the floor plan for the women's shelter, as requested by the Board.

Alex.

>>> Jean Fraser 1/10/2007 5:16:24 PM >>>
Alex and Barbara,

Do you have any thoughts on the issue I have raised with Doug (below).

Separate from that I have agreed with all concerned that the lighting (and any other external works that might trigger site plan review) will not be part of the conditional use application (can explain more if needed).

It was also suggested at Dev Rev that a condition be included that reinforces the need for a separate site plan review in respect of any associated lighting or external works...

OK?

Jean

~~20~~
775-0026

1.10.07

IF spoke to Amy Donahoe (works w/ Mark Swann) who confirmed lighting not yet designed and want to go ahead w/ shelter w/o lights.

>>> Jean Fraser 1/10/2007 5:00:15 PM >>>
Doug,

Thanks for attending the Planning Board Workshop yesterday and I am sorry they couldn't find something awkward to ask you!

As you heard, Mark Swann confirmed that the proposal is to create a capacity for 50 women; are you intending to reduce the number of bedspaces at Oxford Street by 50 spaces to keep the overall net numbers the same (as indicated in your comments)?

I am trying to figure out how to present the proposals as having 50 spaces without undermining the logic of the case which is that the overall numbers are not increasing but the service is more targeted?

any thoughts?

Thanks,
Jean

1.11.07. IF left message w/ Amy Donahoe asking her to confirm actual floor space (w/in PSRC) being used for the woman's shelter.

From: Alex Jaegerman
To: Barbara Barhydt; Jean Fraser
Date: 1/11/2007 8:50:05 AM
Subject: Re: Fwd: Emergency Shelter for Women

Jean:

I believe there may be a site plan for the Preble St. Resource Center in the files, as it was recently expanded and improved. I just want to have a site plan in the packet so we can see the building and site context. Is the project itself subject to site plan review as a change of use over 5,000 sf? Lets get a determination on that.

I don't think we have to worry about reducing the capacity of the Oxford Street shelter by 50 beds. We do want a layout of beds in the floor plan for the women's shelter, as requested by the Board.

Alex.

>>> Jean Fraser 1/10/2007 5:16:24 PM >>>
Alex and Barbara,

Do you have any thoughts on the issue I have raised with Doug (below).

Separate from that I have agreed with all concerned that the lighting (and any other external works that might trigger site plan review) will not be part of the conditional use application (can explain more if needed).

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OK?

Jean

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Doug,

Thanks for attending the Planning Board Workshop yesterday and I am sorry they couldn't find something awkward to ask you!

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I am trying to figure out how to present the proposals as having 50 spaces without undermining the logic of the case which is that the overall numbers are not increasing but the service is more targeted?

any thoughts?

Thanks,
Jean

Section VI – Five-Year Strategy

Introduction

Portland's five-year strategy component of the Consolidated Plan was developed using information provided by outside agencies and organizations, various City departments and citizen input. The selected topics addressed are those identified by HUD in the regulations pertaining to Consolidated Planning.

Each section presents a summary of needs and the City's approach to meeting them followed by priority strategies. The City has tried to accurately project needs recognizing that much has changed since the 2000 Census and that projections based on that data may also misrepresent current needs. Estimates of the dollars needed to meet needs and projected units of service (Tables 2A and 2B) are included as an appendix and may be unrealistic given the uncertainty of programs and resources. High priorities are those areas where the City will expend dollars, Medium priorities are those areas where the City may spend money and Low priorities are those areas where the City does not anticipate expend CDBG, HOME or ESG funds but may support applications to other funding sources. Annual action plans and updates will provide a more realistic projection of accomplishments.

The City would like to thank the many organizations that provided information and assistance on the selected topics and in some cases made presentations to the City Manager's Advisory Committee during the Plan's development.

- The City Manger's Policy Advisory Committee
- United Way of Greater Portland
- All members of the Emergency Shelter Assessment Committee
- The Frannie Peabody Center
- Shalom House
- Maine State Housing Authority
- Portland Department of Health and Human Services
- Portland Department of Public Works
- Portland Department of Parks and Recreation
- Portland Department of Economic Development
- Portland Housing Authority

Housing and Community Development Priority Needs and Strategies

1. Affordable Housing

Affordable Housing Needs Assessment

Housing is generally considered affordable if it costs no more than 30% of a household's income. For households whose income falls below 80 percent of the area's median family income, affordable housing – rental and owner occupied – is more difficult to obtain. This is particularly true today in Southern Maine as rents and housing prices are rising faster than incomes. Even families who earn the median income find that median home prices are out of their reach.

The situation for rental households is worse even as vacancy rates are reportedly rising. Looking at the 2000 CHAS data, 70 percent of Portland rental households with incomes at or below 50% of median household income were housing cost burdened, i.e. paying more than 30% of their household income for housing. 27 percent of households with incomes between 50% and 80% of median income were cost burdened.

In 2003, according to the Maine State Housing Authority, a renter household needed an income of \$39,974 or \$19.22/hour to afford the average two-bedroom apartment rent (including utilities) of \$999. Median income in Portland, according to MSHA, in 2003 was \$39,000. As a rule most renter households have incomes below the area median.

Landlords are reporting higher vacancy rates than in the recent past; however rents have not come down. A vacancy rate of 5-7% is considered a healthy real estate market. In the City the rental vacancy rate has gone from an estimated 1-3% to an estimated 5 or 6%. Tenants report having an easier time finding available units and increased choice, owners report less calls in response to advertised vacancies.

Rising housing prices, insurance costs and home heating costs mean that owners can not afford to significantly reduce rental amounts. Generally speaking owners able to hold rents down report lower vacancy rates, but note that as insurance and energy costs rise they may have to increase their rents. Hence there continues to be a need for additional rental units with affordability restrictions to enable lower income households to continue to be able to live in the city.

Lower income owners are also cost burdened. While the number of lower income owners is small (more lower income households are renters), 88 percent of owners with incomes below 30% of median and 73 percent of owners with incomes between 30% and 50% of median are housing cost burdened. Lower income owners have little available for home repairs and are often unable to keep up with rehabilitation needs. Undoubtedly the city's housing stock has been constantly improving over time, especially in the current housing market. However, the repair of major systems such as heating, roofs, sewer lines and chimneys, is often beyond the ability of low income homeowners.

Becoming a home owner in the current housing market is very difficult for low and moderate income households. This creates pressure on rental housing as those who would otherwise be moving into ownership have to remain renters or relocate to more affordable housing markets. The lack of affordable housing of all types impacts economic growth adversely and needs to be addressed with new construction.

In November, 2002 after an intensive one year planning effort, the City of Portland adopted a new Housing Plan entitled *Housing: Sustaining Portland's Future* as part of the City's Comprehensive

Plan. The Plan recognized the need to encourage and manage growth over the next 10-20 years in a manner that will preserve and enhance Portland's high quality of life. In particular, with regard to the Consolidated Plan, the Plan calls for housing in the city to be varied and affordable to accommodate Portland's socially and economically diverse population.

Insufficient Wages to Meet Basic Housing Needs

In 2001 the Maine Center for Economic Policy calculated that a three person household (single parent, two children) needed an annual income of \$29,018 to meet a Basic Needs Budget in Maine. In Portland the income needed was calculated to be \$32,676 or \$15.71/hour. Families not earning a livable wage go without health insurance, food, utilities and often live in substandard housing and are at risk of homelessness. Frequent moves due to eviction for non-payment of rent and instability of housing in general have been associated with poor school performance and higher drop out rates. Unfortunately one third of Maine jobs do not pay a livable wage. The availability of quality jobs in Cumberland County and Portland that pay a livable wage is a serious issue. Rent restricted affordable housing can ease the pressures on lower income households.

Temporary Assistance for Needy Families (TANF), formerly welfare, rolls increased in 2002 after six years of decreases according to the United Way. Calls to Ingraham, PROP and the Salvation Army for emergency assistance are also up as is General Assistance spending in Portland. Given rising housing costs, the need for more affordable family housing for lower income families continues to be severe.

Seniors Maintaining Independence

Portland's elderly population is growing. Many seniors prefer to live independently in their own homes for as long as possible. Often seniors and other homeowners on a fixed income can not save money for necessary or emergency home repairs and are, in fact, housing cost burdened. These families and single or two person households are also unable to pay on a conventional home equity loan. Homeowner rehabilitation is an ongoing need in the city for low and moderate-income owners. For some owners, such as those in historic districts of the city or on recently paved streets, there are added rehabilitation costs. City ordinances designed to preserve the historic quality of several areas in the city or minimize street openings for sewer or other underground work include portions of some lower income neighborhoods. Components and materials required or street opening fees can raise rehabilitation costs significantly. Lower income owners may put off necessary repairs because of these real or perceived costs. City provided low or no-interest loans and grants help people affordably maintain their homes and improves their quality of life.

Homelessness

Increased usage of the City's shelters is due, in part, to a lack of affordable rental housing which forces individuals to rely on shelters for long-term housing. According to the 2004 Point In Time Survey of Homelessness in Portland, Maine 37% of those surveyed were chronically homeless as defined by the Interagency Council on Homelessness. Oxford Street Shelter reports an increase in the number of long term shelter users and a significant increase in the number of long term homeless women. 137 individuals stayed at Oxford Street 122-365 nights of the year (FY03/04). In addition, the Shelter Overflow Plan has had to be used most nights this year. Emergency shelter use for individuals has risen dramatically, from 28,798 bed nights in 1993/94 to 76,761 bed nights in 2003/04. Family shelter numbers have dropped from the highs of FY01, but are still almost double what they were in 1994. Portland shelters are increasingly providing a regional service as more shelter residents report their last permanent residence was not in the City of Portland.

For many homeless persons, simply finding an affordable housing unit, while almost impossible given their income, is not enough to stabilize their lives. According to the 2000 Point In Time Survey, nearly 90% of individuals in the shelter system were experiencing mental health and substance abuse disorders. This is consistent with national trends and indicates a need for more supported affordable housing units. Nearly three quarters of survey participants reported needing either a one-bedroom apartment or single-room occupancy unit. However median income for survey participants with some income was \$400-599/month – enough to afford \$120-\$180 in rent. Average rents for advertised studio apartments in the greater Portland region in December, 2004 were \$570.

30 units of supported efficiency units will open in the spring of 2005 and 32 additional efficiency units are moving through the City's approval process with a planned opening in late 2005 or early 2006. However, as the numbers above demonstrate, there will continue to be a need for this type of housing.

Mental Illness

Housing with supports for persons with mental illnesses in Cumberland County continues to be a need. Most individuals have very limited fixed incomes and can not afford market housing. Shelter providers report that almost two thirds of shelter occupants have mental illness and/or substance abuse problems. Often those suffering from psychosis do not engage with outreach workers or the established care system. Access to subsidies such as Section 8 vouchers is limited as well.

This is a growing problem not just with regard to housing, but also mental health services for persons with mental illness. The Augusta Mental Health Institute consent decree compels the state to serve 3,808 AMHI class members (807 in Cumberland County), but by state estimates there are more than 48,000 non-AMHI class members. Of those an estimated 10,195 are in Cumberland County, many in the City of Portland. With limited funding for services the ability of a person with mental health issues to maintain or even obtain housing is compromised.

Federal Budget Changes

A variety of national issues have combined to impact the availability of housing funds from the federal budget. With regard to the Department of Housing and Urban Development in particular, HUD's budget competes with the Veterans Administration budget which has become an important priority given an aging veteran population and veterans returning from combat tours. The Section 8 program has also grown over the years to the point where it is now fully one half of HUD's overall budget. With new entitlement communities being added every year, even flat funding will result in decreases as the CDBG "pie" is sliced into smaller and smaller slivers. The FY05/06 budget resulted in a 5% reduction in the City of Portland's CDBG program.

Congress and the administration may be considering future cuts in HUD programs including CDBG, HOME and the McKinney Programs to offset Section 8 needs and address other federal priorities. New housing production programs while needed to address homelessness and the lack of affordable housing nationally are not being considered now nor are they considered likely over the period covered by this Consolidated Plan. Any reductions in future CDBG or HOME allocations will adversely impact the City of Portland's ability to address our housing needs and meet Consolidated Plan goals.

Refugee Population

According to the 2000 U.S. Census, the City of Portland has a more diverse population than the State and Cumberland County. 95.7% of the County's population is white, compared with Portland's which is 91.3%. Much of this diversity is due to a large, relatively speaking, number of people from other

parts of the world. Portland's percentage of foreign born residents grew from 4.5% (2,778) in 1980 to 7.6% (4,895) in 2000.

Refugee and Immigration Services, a Catholic Charities Maine program, has assisted approximately 1,400 families resettle in Portland since 1982. This number does not include secondary migrants/asylees who were originally settled in another part of the country and have chosen to move to Portland. Many people come to Portland because of its good public safety record, to be near relatives and others from their country of origin and the School Department's English as a Second Language program. While we do not have exact counts for secondary migrants, they are estimated to exceed refugees coming in through the Refugee and Immigration Service especially since immigration has become much more limited since 9/11.

Many refugee families are much larger than typical American families. Finding adequate affordable rental housing can be challenging. The majority of families living in Portland Housing Authority developments are foreign born. PHA has more units with 3 or more bedrooms. At the same time, these families stay on General Assistance and other forms of welfare for a shorter period of time than other families. The City has assisted several new American families with the purchase of a home in Portland.

Section 8 Assistance

Since the last five year Consolidated Plan rents in Portland have continued to rise and the PHA has been able to use exception rents (110% of the Fair Market Rent) for the Section 8 Program. This will change in FY05 as HUD grapples with a Section 8 budget that is fully one-half of the entire HUD allocation. While it appears that FMRs will not be calculated based on new Metropolitan Statistical Areas (MSAs) as proposed in the fall of 2004, PHA will have less flexibility in administering its Section 8 program and will not be able to use exception rents. Meanwhile, waiting lists for the program have been high, currently almost 1,000 households, as more households find rents in Portland beyond their means.

Non-Profit Housing Developer Capacity

Portland has traditionally had a small number of non-profit housing developers, several of whom have focused on serving a specific special needs population. During the recession of the early 1990's Portland's non-profit housing developers had mixed success with several projects as did many for profit developers. In today's housing development environment both for and non-profit developers of a range of housing types are needed. Portland's non-profit development community has built considerable capacity as the City has supported more new rental housing construction projects since 2000. However there is a need for additional capacity building with some of the smaller and newer non-profits who have not heretofore ventured into the housing arena, and new Community Housing Development Organizations (CHDOs).

Portland's Housing Plan – Increasing Housing Options

The goal of Portland's 2002 housing plan, Housing: Sustaining Portland's Future states in part:

Portland, as Maine's largest city, will strive to provide a sufficient supply of quality housing commensurate with a manageable level of growth to sustain the City as a healthy urban center in which to live and work, and its position as a growing regional economic and service center. Housing in the city will be varied and affordable to accommodate Portland's socially and economically diverse population.

To meet the needs of an increasingly diverse population with a wide range of incomes, family sizes and needs, a wide and varied range of housing types and affordability levels will be required. Housing with supports ranging from on-site management, social services, health and personal care will enable some to maintain their independence. Assisted living options for our growing elderly population will also be needed. Persons moving out of structured residential programs for formerly homeless youth or persons with substance abuse issues may need managed affordable housing. Housing for special needs and general populations can often be seen as existing along a continuum of affordability and service provision, rental and ownership. All types of housing are needed in Portland if the City is going to reach its goal of maintaining 25% of Cumberland County's population. Housing and Community Development funding for low and moderate income affordable housing will be critical over the next five years.

City of Portland Housing Policies

There are six housing policies in the City's Housing Plan which will guide the Consolidated Plan's Housing Strategy for 2005-2010. The following summaries of Policies I, II, III, and VI are of particular relevance to the City's Consolidated Plan and Housing Strategy.

- I. Ensure that an adequate supply of housing is available to meet the needs, preferences, and financial capabilities of all Portland households, now and in the future.

Policy I recognizes that:

- no household should have to pay more than 30% of its income for housing;
 - increasing Portland's rental stock to maintain a reasonable balance between supply and demand yielding consumer choice, affordable rents and reasonable return to landlords is necessary;
 - there is a need to increase home ownership opportunities for all types of households at different income levels,
 - a continuum of housing should be available for people with special needs and circumstances ranging from emergency shelter to permanent housing.
- II. Maintain, rehabilitate, and restore the existing housing stock as a safe and important physical, economic and architectural resource for the community.

Policy II addresses Portland's existing housing stock needs by:

- fostering safe and high quality housing through building codes and financial assistance;
 - improving the safety of Portland's housing stock by removing public health hazards, such as lead paint, from single and multi-family residences;
 - establishing a standard of "no net loss of housing" or one for one replacement, for all proposed new development.
- III. Maintain and enhance the livability of Portland's neighborhoods as the city grows and evolves through careful land use regulation, design and public participation that respects neighborhood integrity.

Policy III specifically addresses the need to encourage neighborhood populations that are economically, socially, culturally and ethnically diverse through:

- a mix of housing types for all ages, household sizes and incomes;
- discouraging displacement and adopting long term affordability restrictions on City assisted housing;
- retaining assisted housing, and
- increasing density to achieve diversity.

VI. Strive to ensure freedom of choice in housing type, tenure, and neighborhood for all, regardless of race, color, age, gender, familial status, sexual orientation, religion, national origin, source of income or disability.

Policy VI addresses fair housing and freedom of housing choice for all by:

- increasing and ensuring equal access to housing opportunities for minorities, low-income people and persons with disabilities and special needs;
- working to prohibit discrimination in selling and renting all types of housing;
- updating the Analysis of Impediments to Fair Housing Choice report; and
- working to educate the public about housing laws and opportunities.

City of Portland Housing Principles:

The following housing principles have been endorsed by the Housing Committee and accepted by the City Council. These principles are broad statements that will guide the public decision making process with respect to assisted housing while providing the policy direction and laying the foundation for funding priorities for the City's affordable housing strategy.

- Assisted housing should be provided for those individuals and families with the greatest needs, including the elderly, low income and disabled populations in order for them to live independently and achieve stability and self-sufficiency in their lives.
- Assisted housing should address an identified community need or meet other City policies.
- Assisted housing should create or maintain neighborhood viability and economic vitality in the community.
- Assisted housing should strive to include a mix of individuals and families with differing incomes and populations in order to create healthy stable neighborhoods that are socially and economically diverse.
- Assisted housing should use public resources as efficiently as possible to stimulate private investment and to fill affordability gaps in projects that meet the City's principals and priorities. Public funds should be leveraged to the maximum extent possible.
- Due to the shortage of housing, the City should not allow development projects that result in a net loss of housing units in the City. The City should consider a policy requiring that any loss of housing be replaced on a one for one basis.
- Assisted housing must be developed and managed in a manner that supports neighborhood stability.
- Assisted housing must be developed and managed in a manner that affirmatively promotes fair housing practices.

City of Portland Funding Priorities:

Funding priorities generally describe the goals to be achieved by the housing projects and activities administered by the City. More specifically, these priorities describe the direction for the allocation of funds, and allow for future evaluation of current projects and design of future projects. The City's funding priorities for 2005-2010:

- Public funds should be used to preserve Portland's existing inventory of affordable housing.
- Public funds should be used to increase the inventory of long-term affordable housing, through the development of new units, and/or the rehabilitation and conversion of existing units to long-term affordable housing.

- Public funds should be used to upgrade the City's existing single and multi-family housing stock.
- Public funds should be used to provide home ownership opportunities to first time homebuyers and to stabilize neighborhoods.
- Public funds should be used to assist non-profit housing development organizations with the creation of housing for individuals and families with special needs. Included in the first two funding priorities listed above.
- Support the use of public funds by other agencies to be used to increase the number of long-term rental subsidies for low-income families and individuals in Portland.

City of Portland Funding Process:

The City will utilize two methods to fund specific housing projects and activities in accordance with established principles and priorities.

1. Establish lending programs with specific criteria, funding amounts, and goals, such as the current homebuyer, rehabilitation grant and loan programs administered by the Division of Housing and Neighborhood Services. Prior to implementation, all new lending programs are reviewed and approved by the Housing Committee and the City Council. The Housing Committee reviews and approves revisions to specific criteria, loan and grant caps and general program guidelines periodically.
2. Working with both for and non-profit housing developers and the Maine State Housing Authority, bring development proposals to the Housing Committee and City Council for funding consideration as needed and as funds are available throughout the year.

City of Portland Housing Strategy

Over the next five years, the resources expected to be available to the City of Portland from CDBG, HOME, and ESG will be insufficient to meet existing and anticipated needs. The City's Housing Strategy is therefore based on a realistic assessment of projected resources and the needs that these resources can reasonably address. Descriptions of the City's programs intended to address its priority needs are described below.

New Rental Housing

The City will continue to prioritize the creation of affordable rental housing units for the next five years. To avoid concentrations of lower income households, mixed income, mixed tenure and mixed use developments will be encouraged. The City will continue to budget Housing Development Funds and HOME funds for the development of new affordable rental housing units of all types.

Community Housing Development Organization (CHDO) Capacity Building

In its desire to create new affordable housing and to continue its efforts to maintain existing affordable units, the City may consider options to increase the capacity and capabilities of existing and newly developing CHDOs. Traditionally, the City has offered deferred due on sale loans to approved CHDOs for various types of affordable housing projects. Once a development is sold to an income eligible buyer, the proceeds from the sale are returned to the City and recorded as HOME program income. Although this has been relatively successful, the City can do more to build its CHDO capacity. Some of the options being considered are outlined below.

- Predevelopment loans. The City can set aside up to ten percent of its CHDO construction/acquisition budget to provide loans to CHDOs to help them develop proposals for specific projects. Projected annual CHDO set asides for the next five years are approximately

\$100,000. Thus \$10,000 could be used specifically to provide seed money for predevelopment costs such as architects, legal counsel and fees, engineering studies, etc. Predevelopment loans would not only help existing CHDOs but may become important to newly developing CHDOs that will need seed money to develop competitive proposals. HUD requires that predevelopment loans be repaid to the City. In order to reduce the cost burden to the CHDO this could be a zero percent (0%) due on sale loan and if the project is deemed infeasible, the loan can be forgiven.

- **Operating funds.** HUD regulations allow up to five percent of the City's entire HOME allocation to be set aside for CHDO operating expenses. The City's total annual HOME allocation is projected to be approximately \$750,000 thus \$37,000 could be designated for CHDO operating expenses. These monies can be tapped by a CHDO that is receiving construction/acquisition funds for a specific project. Eligible uses for CHDO operating funds include staff salaries and benefits, employee education, training, and travel, rent and utilities, property taxes, insurance and equipment and supplies. This money can be granted with no required repayment. Operating funds can also be tapped by newly developing CHDOs to help them become competitive in fund raising for affordable housing projects.
- **Project Proceeds.** A third option being considered is to allow CHDOs to keep the proceeds from the sale of affordable housing projects financed by CHDO construction/acquisition monies. In recent years, the City has provided 0% due on sale loans for CHDOs to purchase and/or rehab existing buildings. Once the building is sold, the proceeds of the sale come back to the City to pay off the loan and are recorded as HOME program income. HUD allows the City the discretion to let the CHDO keep the proceeds instead of returning them for loan repayment. In order to keep the proceeds, the CHDO must sell the development to a low or moderate income buyer or to an investor owner who is required to keep the rents affordable through a deed covenant. The proceeds can be used by the CHDO for other affordable housing projects and to fund operational support. The City must enter into a written agreement with a CHDO and specify how any proceeds would be spent.

Over the next 5 years City Council will explore these options and determine whether there is a need to increase existing CHDO capacity in order to provide more affordable housing including special needs housing for under served populations, through new construction projects and acquisition and rehabilitation of existing housing stock.

Multifamily Rehabilitation & Acquisition

During the period of this five-year Plan the City will consider proposals for Multifamily Rehabilitation & Acquisition. As a component of this program, City staff would have the authority to consider requests for acquisition lending and bring proposals before the Housing Committee and City Council. Although acquisition lending does not necessarily create new units, it can create more *affordable* units. Acquisition lending would be a new program for the City, but is a permitted use of HUD funds.

The City will continue with its traditional efforts in providing low interest loans for multifamily rehabilitation. Preserving multifamily housing stock has been an important component of the City's housing programs for many years. In an older New England city like Portland this type of housing defines established neighborhoods and, as it is improved, contributes positively to the city's overall quality of life.

The City also supports the Portland Housing Authority's (PHA) request to HUD for realistic Fair Market Rents based on the current metropolitan statistical area and applications for additional Section

8 certificates and/or vouchers. The City will work with PHA to try and prevent cuts to the HUD public housing, Section 8 and Community Planning and Development budgets.

Owner Occupied Loans and Grants

The City currently provides low interest loans and grants to income eligible owners residing in single family and multifamily homes. This program has served a critical role in maintaining existing housing stock and in providing a better quality of life for many of Portland's low-income elderly and young families. This is especially the case during the winter months when heating systems tend to fail and poorly insulated homes place tremendous heating cost burdens on households with little ability to upgrade their homes. Recently several older homes many with older owners on a fixed income have had their old sewer lines collapse. Repairs of this nature are extremely expensive. The City's owner occupied rehabilitation program will continue to assist low and moderate income owners with a wide variety of rehabilitation needs.

First Time Home Buyer Programs

The City will continue to assist low and moderate-income first time homebuyers through the New Neighbors and HomePort programs. These programs enable first-time low and moderate-income homebuyers to purchase and rehabilitate one to four unit dwellings and single-family homes. The City works in partnership with area banks, the Maine State Housing Authority (MSHA) and the Peoples Regional Opportunity Program (PROP) using CDBG and HOME funding as well as other available resources.

Refugee and Immigrant Populations

The City of Portland has a growing population of refugees and immigrants and a variety of services and service organizations working to ease the transition to life in America. Over the next five years the City will continue to improve outreach efforts by coordinating with Refugee and Immigration Services and the Multi-Lingual Center as well as other immigrant groups. Demand for home ownership assistance among new Americans has grown and is expected to increase.

Senior Housing

Assisted living units for low-income seniors have also been identified as a need. The City will work with elder care providers and housing developers to find ways of developing new units with needed services or bringing services into existing senior housing facilities.

Other Resources

In order to meet its ambitious housing goals, the City anticipates using funds under its control in conjunction with MSHA Tax Exempt Bonds, Low Income Housing Tax Credits, State HOME funds, HUD grants as available as well as a new HUD Lead Hazard Control Grant. In addition, the City will consider applying for, or supporting applications for funding under the HUD Shelter Plus Care Program and the HUD Supportive Housing Program for rental subsidies for homeless individuals and families, and HOPWA funds to meet the needs of persons with HIV or AIDS. The City will also seek out new funding sources and consider supporting applications for funding under the HUD 202 Program for the development of elderly assisted living and the HUD 811 Program for the development of housing for persons with disabilities.

Neighborhood Revitalization Strategy

The City will also consider during the period of this five-year Consolidated Plan applying for the Bayside Neighborhood or other distressed areas to be Neighborhood Revitalization Strategy Areas. Neighborhood revitalization is important to stop the continuing decline and disinvestment in city neighborhoods. The City, by adopting the Bayside Vision is committed to creating opportunity and revitalizing the Bayside neighborhood. Bayside is a distressed neighborhood that needs significant reinvestment of human and economic capital and whose low and very low-income residents have been dis-empowered. Successful neighborhood revitalization forges partnerships by bringing together neighborhoods and stakeholders of the larger community. The City will be analyzing several strategies including:

- Obtaining commitments to neighborhood building.
- Making neighborhoods attractive to investments.
- Generating neighborhood participation to ensure the reinvestment of economic benefits within the community for long-term development.
- Supporting the use of community development corporations, community housing corporations and religious institutions to bridge gaps between local government agencies, the business community, community groups, and residents.
- Fostering the growth of resident-based initiatives to identify and address housing, economic, and human service needs.

Table 2A

Table 2A on the following page summarizes the City's Housing Needs based on 2000 Census Data, Census Updates and Five Year Housing Goals for the period covered by the Consolidated Plan. A more detailed explanation of these numbers is attached as an appendix.

**Table 2A
Priority Needs Summary Table**

PRIORITY HOUSING NEEDS (households)		Priority Need Level * High, Medium, Low		Unmet Need	Goals
Renter	Small Related	0-30%	High	743	10
		31-50%	High	393	103
		51-80%	High	331	55
	Large Related	0-30%	High	134	5
		31-50%	High	63	52
		51-80%	High	55	25
	Elderly	0-30%	High	662	3
		31-50%	High	372	12
		51-80%	High	157	12
	All Other	0-30%	High	698	45
		31-50%	High	536	30
		51-80%	High	318	30
Owner ***	0-30%	High	463	10	
	31-50%	High	661	40	
	51-80%	High	947	100	
Special Populations		0-80%	High	1553	55
Total Goals					587
Total 215 Goals					587

*This is a revised Table

** Priority Determination:

High Priority = Activities to address this need will be funded by the City with federal funds, either alone or in conjunction with the investment of other public and/or private funds during the next five years.

Medium Priority = If funds are available, activities to address this need may be funded by the City with federal funds either alone or in conjunction with the investment of other public and/or private funds during the next five years. The City will take other actions to help locate other funds for these needs.

Low Priority = The City does not anticipate funding activities to address this need during the next five years, but will consider certifications of consistency for projects whose sponsors apply for federal assistance.

*** Includes HomeBuyer Assistance and Owner Occupied Rehabilitation.

2. Public Improvements

Public Improvement Needs

The City of Portland utilizes its CDBG funding to revitalize, stabilize and upgrade neighborhoods by funding public improvement projects such as the reconstruction of streets, sidewalks, curbs, sewers, parks, playgrounds, tree planting, public facilities and historic preservation, principally in low and moderate income neighborhoods. The 2000 Census data changed the eligibility of some neighborhoods; adding Libbytown and removing Peaks Island. Eligible areas include the East and West End, East and West Bayside, Parkside, St. John/Valley Street, Cliff Island, Libbytown and public housing developments owned by the Portland Housing Authority. CDBG funds are also used to eliminate slum and blighting conditions citywide.

As an older New England city, Portland has a number of physical improvement needs. The list that follows this section itemizes needs for the next five years, but in any one year the annual action plan may include a newly identified need. The ability to address all projects included in this list is dependent on funding availability and project cost. The City Manager's Policy Advisory Committee reviews and recommends the five year physical improvement plan as part of its review of the overall Consolidated Plan.

Public Improvements Strategy

Identification of Projects

The City of Portland's Department of Planning & Development, along with the Departments of Public Works and Parks & Recreation has developed a five year plan for public improvement projects in low and moderate income neighborhoods through an assessment of infrastructure needs, a comprehensive citizen participation process, staff review and informal input from citizens. The City holds six neighborhood meetings each fall to obtain input from neighborhood residents as to the needs of each area. Those needs are added to the plan. During any given year emergencies may arise, a City Councilor or citizen may identify a new need or make a request for a public improvement. Often these requests are incorporated into the plan. The plan is not a static document and may be revised to reflect real changes in the environment. After the annual neighborhood meetings, the City Manager's Policy Advisory Committee makes recommendations to the City Manager for annual public improvement projects along with the rest of the annual Action Plan. The City Manager makes his recommendation to the City Council which holds two public hearings on the Plan and then approves the annual budget and Action Plan.

Neighborhood Targeting

The City will continue to target HCD, other Federal, State and City funds as they may become available to the West Bayside neighborhood to implement the Bayside Plan which was adopted by City Council as part of the City's Comprehensive Plan in December, 1999. The Bayside Plan includes comprehensive neighborhood revitalization of the area bounded by Franklin Arterial to the East, Forest Avenue to the West, Cumberland Avenue and Marginal Way to the South and North respectively. Planned improvements include new rental and owner-occupied housing, commercial development, a walk/ride trail, new parks, street, sidewalk and sewer reconstruction and tree planting. Projects in East Bayside, St. John/Valley, Libbytown, Munjoy Hill and the West End will also be prioritized to ensure neighborhood stability and quality of life in all of Portland's low and moderate income neighborhoods.

Social Service Facilities

The City also allocates, based on responses to an annual Request for Proposals (RFP), CDBG funds for public improvements to non-profit organizations in need of capital improvements for their facilities. Funding requests follow the same RFP procedure used for Public Services. In the past funded projects have included a new Parkside Neighborhood Community Center, emergency heating system improvements at a child care facility, sewer repairs at Portland West's main facility housing the YouthBuild Program, after-school study center and community meeting space. During the period covered by this five year plan new requests will be considered using the same RFP process.

Historic Preservation

Portland is a city over 350 years old and historic preservation is a high priority. The City tries to allocate a small percentage of its annual CDBG public improvement funds to restore and preserve deteriorating historic properties. The Spring Street Fire Museum, Victoria Mansion Tower repair, Deering Oaks Castle-In-The-Park and St. Lawrence Church restoration are some of the projects which have received funding in the past.

Physical Improvement Priorities 2005-2010

Public Works – West End

Brackett Street - Sidewalk Reconstruction Vaughan St. to Dow Street (last phase) Brick Sidewalk and aprons Danforth St. to York St. (two phases) Granite Curb, Brick Sidewalk and aprons	\$210,000
Neal Street - Sidewalk Reconstruction Congress Street to Pine Street (two phases) Granite Curb, Brick Sidewalk and aprons	\$ 85,000
Park Street - Sidewalk Reconstruction Danforth Street to Spring Street (two phases) Granite Curb, Brick Sidewalk and aprons	\$190,000

Public Works – Valley Street/St. John Street

Valley Street – Sidewalk Reconstruction D Street to Park Avenue (five phases) Granite Curb, Brick Sidewalk and aprons	\$280,000
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Public Works – Parkside

Cumberland Avenue – Sidewalk Reconstruction Mellen Street to Deering Avenue (two phases) Brick Sidewalks and aprons	\$145,000
Mellen Street – Sidewalk Reconstruction Cumberland Avenue to Park Avenue (seven phases) Granite Curb, Brick Sidewalk and aprons, Sewer City to fund paving	\$215,000
Park Avenue – Sidewalk Reconstruction and Lighting State Street to Deering Avenue &	\$500,000

Mellen to end of Medical Building & Deering Oaks Forest Avenue to Deering Avenue (nine phases) Lighting, Granite Curb, Brick Sidewalk and aprons	
State Street – Pedestrian Bump Out Improvement Cumberland Avenue to Deering Street West Side Reset granite curb, brick sidewalks and aprons	\$ 20,000
State Street – Sidewalk Reconstruction Cumberland Avenue to Deering Street East Side Reset granite curb, brick sidewalks and aprons	\$ 50,000
Weymouth Street – Sidewalk Reconstruction Congress Street to Park Avenue Granite Curb and Brick Sidewalks	\$ 55,000
<u>Public Works – East End</u>	
Cumberland Avenue – Sidewalk Reconstruction Washington Avenue to North Street (six phases) Granite Curb and Brick Sidewalks	\$280,000
Federal Street – Sidewalk Reconstruction India Street to Mountfort Street (phase I of three phase project) Granite Curb, Brick Sidewalks and aprons	\$ 95,000
Kellogg Street – Sidewalk Reconstruction Adams Street to Congress Street (four phases) Granite Curb, Brick Sidewalks and aprons	\$245,000
Monument Street – Sidewalk Reconstruction Munjoy Street to Ponce Street (five phases) Granite Curb, Brick Sidewalks	\$265,000
O’Brion Street – Sidewalk Reconstruction Fore Street to Wilson Street (phase I of two phase project) Granite Curb, Brick Sidewalks and aprons	\$ 75,000
Ponce Street – Sidewalk Reconstruction Congress Street to Monument Street (two phases) Granite Curb and Brick Sidewalks	\$ 60,000
Waterville Street – Sidewalk Reconstruction Monument Street to Adams Street (two phases) Granite Curb and Brick Sidewalks	\$200,000
<u>Public Works – East Bayside</u>	
East Lancaster Street – Sidewalk Reconstruction Anderson Street to Smith Street (two phases) Granite Curb, Brick Sidewalks and aprons	\$ 55,000
Everett Street – Complete Roadway Reconstruction Winthrop Street to Anderson Street (three phases)	\$280,000

Sewer, Storm Drain, Street, Granite Curb &
Concrete Sidewalks

Madison Street – Complete Roadway Reconstruction \$310,000
Anderson Street to Washington Avenue (three phases)
Phase I funded in 04/05
Street, Sewer, Storm Drain, Concrete Sidewalks
and Granite Curb

Washington Avenue – Sidewalk Reconstruction \$175,000
Fox Street to Cumberland Avenue
Granite Curb and Brick Sidewalks

Public Works – West Bayside

Cumberland Avenue – Sidewalk Reconstruction \$ 110,000
Wilmot St. to Myrtle St. - Odd Side
Granite Curb and Brick Sidewalks and aprons

Elm Street – Sidewalk Reconstruction \$ 90,000
Cumberland Avenue to Somerset Street (first 2 of 4 phases)
Granite Curb, Brick Sidewalks and aprons

Preble Street – Sidewalk Reconstruction \$ 55,000
Oxford Street to Kennebec Street (first of 2 phases)
Granite Curb, Brick Sidewalks and aprons

Public Works – Libbytown

Whitney Avenue – Sidewalk Construction \$ 115,000
Congress Street to Elizabeth Road - East Side
Curb Installation and Concrete Sidewalk

Congress Street – Sidewalk Reconstruction \$ 20,000
Lowell to Marston – North Side
Concrete Sidewalk

Congress Street at Frederic/Marston – Pedestrian Improvements \$120,000
Pedestrian crossing at intersection

Powland Street – Sidewalk Construction \$ 75,000
Congress Street to End – East Side
Granite Curb, Asphalt Sidewalk and aprons

Lowell Street – Sidewalk Reconstruction \$ 20,000
Park Avenue to Burnham Street – East Side
Granite Curb, Concrete Sidewalk and
Asphalt aprons

Public Works – Sidewalk Reconstruction

District 1 \$300,000

District 2 \$300,000

District 3 (Libbytown)	\$300,000
<u>Public Works – Cliff Island</u>	
Cliff Island Landing Ramp Funding for Final Phase	\$100,000
<u>Public Works – Handicap Access Improvements</u>	
General Handicap Access Improvements Installation of sidewalk ramps to improve Pedestrian access – Various Locations - Annual Allocation	\$250,000
<u>Parks and Recreation – East End</u>	
Bayside Park, Fox Street Playground Rehabilitation, Park Amenities Final Phase funding	\$ 50,000
Fort Sumner Park Reconstruction of Neighborhood Park	\$275,000
Adams Street/Munjoy South Playground Reconstruction of Playground, Park Amenities Final Phase funding	\$ 75,000
Eastern Prom Master Plan Implementation Improvements to Walkways, Parking & Circulation, Trails, Erosion & Drainage Control, Rehabilitation of USS Portland	\$500,000
Bayside Trail Construction of Neighborhood Trail	\$100,000
Peppermint Park/Smith Street Playground Rehabilitation of Playground, Park Amenities	\$100,000
Boyd Street Community Garden New Fence & Shed	\$ 10,000
<u>Parks and Recreation – West End</u>	
Taylor Street Rehabilitation Basketball Court Rehabilitation, Park Amenities, Play Equipment, Fencing, Landscaping Final Phase funding	\$ 68,035
Reiche Playground and Field Reconstruction Soccer Field Reconstruction	\$200,000
Valley Street Playground Reconstruction Park Amenities, Skate Park, Basketball Court, Play Equipment	\$300,000

Congress Square Redesign and Reconstruction of Site	\$435,000
Deering Oaks Master Plan Implementation Rehabilitation of Playground, Fountain & Pond Improvements, Walkway Improvements	\$325,000
Western Promenade Improvements Stairway Replacement, Rehabilitation of Rock Walls and Walkways	\$300,000
Parks and Recreation – Libbytown	
Kiwanis Pool Building Rehabilitation of Pool Building Final Phase funding	\$ 50,000
Dougherty Field Master Plan Implementation	\$200,000
<u>Parks and Recreation – Tree Planting</u>	
Tree Planting in Eligible Neighborhoods	\$100,000
<u>Parks and Recreation – Historic Preservation</u>	
Eastern and Western Prom Drinking Fountain Replacement Replacement of Historic Fountains	\$ 12,000
Lincoln Park Restoration Rehabilitation of Fence, Gates, Sidewalks, Benches	\$250,000
Eastern Cemetery Restoration Design, Site Rehabilitation, Retaining Wall, Fencing	\$250,000

3. Social Services

Introduction

Social or Public Services have been an important component of the City of Portland's Housing and Community Development Program for 30 years. This section presents needs, issues and challenges related to broad Social Service areas generally and as they impact particular demographic groups. In developing this section the City relied on the United Way of Greater Portland's 2003-2004 Greater Portland Community Assessment, the City's Department of Health and Human Services, Portland's 2004 Continuum of Care for the Homeless and Point in Time Survey and informal key informant interviews with social service providers at the State and Local level. Homelessness is addressed more specifically in Section 4 of the Consolidated Plan.

Many social service issues are interrelated; lack of affordable rental housing may lead to repeated evictions and exacerbate family stress, instability and perhaps parental substance abuse and domestic violence. All of these factors impact a child's ability to learn or stay in school and can lead to family or youth homelessness. The State of Maine's budget situation over the past few years has limited resources available for the broad range of services needed to address these needs. Determining at what point in a continuum of need which services would be most effective is difficult generally, but especially when resources are limited. Addressing needs early through prevention efforts as opposed to during a crisis is also difficult with limited funding. There continue to be many systemic issues at work within Portland's social service delivery system that impact services. Addressing issues collaboratively is critical to making the best use of scarce funding while increasing the efficiency of service delivery and ensuring that services are available to those most in need.

The City's Health and Human Services Department provides public health, including dental health, services to low income and homeless Portland individuals and families, elder services at the Barron Center and through the Elder Affairs Office. HHS also provides social services including homeless shelters, housing placement, case management, and employment assistance. Funding for these services comes from CDBG and other federal and state grants, Medicaid and local tax dollars. Maine's new presumptive eligibility for Medicaid has increased the number of very low income and homeless individuals on Medicaid. Maintaining the safety net for those most in need has been the City's foremost priority and is reflected in the Housing and Community Development Social Services Priority Needs List. The list is periodically assessed to ensure that Community Development allocations for public services continue to reflect current and emerging community needs that can best benefit from CDBG funds.

United Way of Greater Portland 2003-2004 Community Assessment

The 2003-2004 United Way of Greater Portland Community Assessment provides us with a sense of how we are doing meeting human needs in our community and helps a number of organizations determine what their role might be to meet those needs. This report utilizes indicators for the first time as well as a telephone survey, focus groups and expert discussions. Much indicator data is not fully available or developed. Work in this area is expected to continue over the next few years. Each assessed health and human service area identified a desired outcome and key indicators.

Indicators are looked at over time to see how a community is doing meeting a variety of needs. For example if calls for emergency assistance continue to rise over time, that could indicate that the social service system is not improving upon its ability to help families to make ends meet. At the same time, larger socio-economic trends could be affecting the economic health of families. The social service

system may be delivering services in an efficient and effective manner and mitigating more severe impacts, but those efforts would not be recognized by tracking calls for service.

In addition to the eight health and human service areas described below, there were several recurring themes and systemic issues that were revealed during the development of this community assessment. These issues cut across service areas and affect many special needs populations such as the elderly, mental health consumers, victims of domestic violence, immigrants and refugees. They challenge our residents and the human service system overall.

- Increased inability to make ends meet – more and more people must make hard choices to make ends meet.
- Lack of affordable housing – the inability to afford rent and locate housing are the most frequently identified reasons for being homeless.
- Lack of affordable health care – people are unable to afford increasing health care costs.
- Lack of affordable health insurance – the highest concern in the Citizen Assessment Survey.
- Service center communities bear the cost of services – the cost of these services has not been shared by other municipalities.
- Agencies pressured from many directions – greater collaboration and possible consolidation is needed.
- Growing reliance on MaineCare – MaineCare is becoming the primary source of funding from the State of Maine.
- Growing ethnic diversity – residents from more than 30 countries live here.
- Transportation – lack of adequate transportation affects people in need in a variety of ways.
- Navigating the system –the system of services for our neediest citizens has become increasingly complex creating significant barriers.
- Substance abuse – substance abuse underlies many issues identified in the community assessment.
- Community – the ability to be part of and recognized by a community is identified as important.

1) Meeting Basic Needs & Making Ends Meet

Outcome: *All people in need will, in a timely manner, have their basic needs met – food, short-term shelter, clothing, medical, financial and transportation. All people, especially at-risk populations, will have job training and employment opportunities with wages and benefits to achieve self-sufficiency.*

Indicators:

- One-third of Maine jobs do not pay a livable wage.
- Temporary Assistance to Needy Families (TANF) rolls increase
- Unemployment is up
- Calls for emergency assistance are up
- General Assistance spending in Cumberland County and the City of Portland are steadily increasing
- Household debt in Maine is at the highest level in 20 years
- Health care costs compete with basic necessities

- According to the Maine Coalition for Food Security, an estimated 30% of Maine children under the age of 12 are at risk of hunger

2) Affordable Housing and Emergency Shelter

Outcome: *All people will have affordable housing options as well as access to shelter in a crisis.*

Indicators:

- Emergency shelter utilization in Greater Portland increased 143% over the last 10 years
- Portland attracts the largest number of Maine's homeless population
- The housing affordability gap exists for both homeownership and for renters
- Housing affordability is most acute in southern Maine and the coastal region
- Affordable housing construction lags far behind the need, especially for rental units

3) Preventing Violence & Abuse

Outcome: *Prevent, treat and reduce violence and abuse in our communities.*

Indicators:

- Cumberland County crime rate continues five-year downward slide
- Reports of hate crimes have risen slightly after decreasing nearly two-thirds in 1999
- More people report sexual assaults to local hotline than police department
- Reports of domestic violence assault in Cumberland County increased the last four years while restraining order requests backtracked the last two years
- Local and national reports on child abuse say 80% of cases involve substance abuse and previous abuse
- 31% of Portland youth in the public school system say they have threatened to harm someone physically
- Each year hundreds of thousands of elderly people are abused, neglected and exploited by family members in the United States. They often do not see themselves as victims and many do not know their rights

4) Fostering Mental Health

Outcome: *People with mental health problems maintain or resume productive lives.*

Indicators:

- The development of Maine's mental health system over the last decade parallels a nationwide shift that de-emphasizes institutional-based care in favor of community-based care
- The current state mental health budget continues a shift started years ago toward reliance on Medicaid funding
- Children's community-based mental health services are threatened with significant cuts in the state mental health budget in the upcoming budget
- When community-based systems are stretched too thin, more people with severe and persistent mental health problems end up in inappropriate settings

- Despite the increase in community-based services, consumers still face the challenge of stigma associated with mental illness

5) Supporting Refugees & Immigrants

Outcome: *Refugees and immigrants have opportunities for personal, educational and professional growth and access to services that respect their cultural origin.*

Indicators:

- Maine is rich in cultural diversity despite being one of the whitest states in the nation according to the 2000 US Census (97%)
- In 2002, 898 secondary migrant refugees settled in Lewiston and Portland
- Language and cultural barriers present the biggest challenges to understanding the needs and aspirations of Portland's refugee and immigrant communities
- Following the terrorist attacks of September 11, 2001, Muslims in Maine and people mistakenly targeted as Muslim experienced increased incidences of bias, hatred and violent hate crime
- Services to Portland's multicultural communities are vulnerable to budget cutbacks

6) Senior Independence

Outcome: *Older adults are able to live independently in a setting of their choice through basic support services such as nutrition, home repair, homemaker, home health and transportation.*

Indicators:

- The majority of older persons with disabilities live in the community and, in order to maintain their independence, receive assistance from spouses, adult children, and other family members
- Falls are one of the leading causes of hospitalizations for Mainers over age 65, and are a serious threat to independence
- An increasing number of Mainers know where to turn for assistance when they need help for an older family member
- Lack of transportation limits independence and has greater impact on older women, low-income seniors and seniors in rural areas
- High car accident injury rates for seniors show the risks many seniors face relying on this method of transportation to maintain independence
- Seniors who are involved in community life, have family or other social contacts, and feel connected are likely to be happier and healthier than those who are not
- Suicide is the leading cause of injury death for elderly Maine males
- An older person's ability to live in the home, apartment or other setting of his/her choice is often central to maintaining independence.

7) Strengthening Families & Children

Outcome: *Families and children will develop strong, effective life skills and communication skills which foster self-esteem and strengthen their ability to adapt to changing circumstances.*

Indicators:

- Less than 50% of Maine families report they have access to high quality, affordable child care

- There is a shortage of affordable child care in Maine
- There is a shortage of available child care in Maine
- Maine's staff-to-child ratios for facilities serving over 13 children are very close to the national standards. However, Maine allows larger group sizes than the national recommendations for groups of children over 2 ½ years old
- The quality of child care staff often determines the quality of the program
- Research suggests Maine's child care staff turnover may be as high as 20%
- Only a small percentage of child care facilities in Maine are accredited
- The health of a family is dependent on the communication skills of each member

8) Supporting Youth

Outcome: *Children and youth are respected, safe and nurtured in their communities.*

Indicators:

- While youth participation in activities is high, the percent of youth participating frequently is significantly lower
- More than 80% of Maine youth feel useful and supported by their families
- More than 80% of Maine youth report they have positive adults in their lives
- Approximately one in seven young people who should have graduated in the Greater Portland public schools Class of 2001 did not complete high school
- Substance abuse rates among young people remain high and "hard" drug use is increasing
- The number of juvenile arrests has decreased significantly since 1997
- In 2001, nearly one in five Maine youth in grades 9-12 reported considering suicide
- Almost 50% of Maine students in grades 9-12 did not use a condom during their last sexual intercourse.

Elderly Issues, Trends, and Needs

The elderly population in Maine and Portland is projected to rise over the next 5 years. Older adults are more active and want to remain independent longer than in the past. Services will need to focus on health promotion, wellness and prevention programming to meet the needs of our seniors. An emerging need identified at the State and City level is elder abuse. The development of a community response to elder abuse, neglect and exploitation, including age-appropriate support services for older victims of domestic violence will be needed during the period covered by this Five Year Plan.

Seniors often want to stay in their own homes or apartments, living independently, for as long as possible. Independent living, in addition to being an individual preference, can be less expensive even with in-home supports, than assisted living. However, most seniors are on limited fixed incomes and need to spend a growing percentage of their income on health care. This leaves little for home repairs and rehabilitation both major and minor which can then be deferred causing unsafe living conditions. Other home modifications for accessibility may be required as people age in place as well as a variety of in-home services.

According to the City's Office of Elder Affairs, there are a number of needs associated with elders staying at home. These needs include low cost and available home repair services, and help with household chores, e.g. shopping, house cleaning, laundry, minor chores and meal preparation or delivery. Elders also need transportation that is reliable, timely, and accessible. Delivery of prescription drugs, information and referral services and "friendly" visitors to check in. Isolation is an

issue for elders who live alone and can not get out to see other people on a regular basis. Isolation can lead to other problems including mental health issues.

While many elders may wish to remain at home, more assisted living facilities will be necessary to accommodate a growing aged population. Facilities that accept Medicaid as a payment source will be needed, especially those that can accommodate persons with dementia. Additional nursing home beds may not be needed over the next five years, but that is to some degree a function of how successful we, as a community, are in providing adequate in-home services.

AIDS/HIV Issues, Trends, and Needs and Demographics and Needs of Persons with HIV/AIDS

Frannie Peabody Center Working On

Families and Children – Issues, Trends, and Needs

Families and children, especially those with low and moderate incomes, face many interrelated issues that are difficult to separate or address quickly or comprehensively. These issues cut across most of the United Way's Health and Human Service Areas and impact one another. For example, as it becomes more difficult to make ends meet, domestic violence and substance abuse rates increase. Children in poverty struggle to have their basic health, shelter and nutritional needs met. While welfare reform has increased the number of parents in the work force, few of those jobs are full-time or pay a living wage. Employment training for the long-term unemployed, persons with little or no work experience and new Americans will continue to be needed over the next five years. Child care, as noted above, is lacking due to both affordability and availability.

Portland's growing refugee and immigrant families face the same issues as those born in America, but with additional cultural and language barriers. Recently efforts have been made to reach out with services to the refugee and immigrant community in the areas of domestic violence and health care. Social service providers need to analyze their services to ensure that non-native born families can comfortably access them.

Public safety continues to be a high priority for the City. The perception of safety impacts everyone's quality of life. Community policing offices in the city's most densely populated and lower income neighborhoods provide a central community oriented place for people to use for information about services, assistance with a neighborhood or domestic problem, and for young children and teens to gather for events and activities.

According to the City's Public Health Director, adolescent substance abuse has changed in Portland. Today hard core drugs such as heroin are cheaper to obtain than traditional youth drugs like marijuana. Opiate use by young people is on the rise. Increased education, drug prevention and treatment programs are needed. Family counseling to help families in crisis who are struggling with addiction or may be at risk of violence, homelessness or depression continues to be a need. Gay, lesbian, bisexual, transsexual and questioning teens have a difficult time in school, at home and in their families, and need supportive services.

City of Portland Priority Needs List and Strategy

The Social Services Priority Needs List includes the types of social services that address important human needs in Portland and that are appropriate for funding through the City's Housing and Community Development Program. The list, as part of the City's Consolidated Plan and Annual

PLANNING BOARD REPORT #03-07

CONDITIONAL USE REVIEW

USE FOR AN EMERGENCY SHELTER FOR WOMEN
PART OF UPPER FLOOR OF PREBLE STREET RESOURCE CENTER

VICINITY OF 9 PORTLAND STREET

PREBLE STREET RESOURCE, APPLICANT

Submitted to:

Portland Planning Board
Portland, Maine

January 23, 2007

I. INTRODUCTION

The Preble Street Resource Center has requested conditional use approval for the change in use of part of the existing Preble Street Resource Center for an Emergency Shelter for Women. The proposed use will provide overnight emergency shelter for approximately 30 women (see confirmation in Attachment 7). The proposed use would take place entirely within the upper floor of the existing structure with no additions and no external improvements or alterations. The Conditional Use Application and submitted deeds are included in Attachment 1.

The proposed use as an emergency shelter constitutes a conditional use within the B-3 zone, for which the standards are explicitly set out in Section 14- 218 (b) (4) of the City's Ordinance. It specifies that the Planning Board shall be substituted for the board of appeals as the reviewing authority (Attachment 2 from the Zoning Administrator).

Background

The Preble Street Resource is a private, not for profit organization which operates the Day Shelter at 9 Portland Street for homeless people, with a Soup Kitchen, Food Pantry and relevant social services on the site. The current use and some external improvements were approved in 1993 as part of a "social service center", with additional external works approved in 2003; the original Site Plan is included in Attachment 11 to provide a context for this proposal.

Since 2004 this center has been used as an emergency overflow shelter (operated by City of Portland staff) for the City of Portland's Oxford Street Emergency Shelter. The Oxford Street Emergency Shelter is operated by the Social Services Division of the City's Health and Human Services Department as an emergency shelter for about 120 males and 30 females (154 bed spaces). Use of the Preble Street facility as an "overflow" emergency shelter became a regular occurrence in 2004 and 2005 when the numbers of people needing shelter exceeded the capacity of the Oxford Street shelter.

The Preble Street Resource sees the creation of more focused facilities serving homeless women as a need in Portland. The only other facility in Portland that addressed this need was the YWCA, which has recently been closed. Preble Street Resource have a longer term plan to create, in association with Avesta, a larger Women's Center outside of Bayside in a new building (the Florence House initiative) that would also be able to provide emergency shelter for women.

In the interim, the Conditional Use, if approved, allows the applicant to immediately provide a women-oriented emergency shelter to serve approximately 30 women ie those who currently shelter at the Oxford Street Shelter. At the Workshop there was a mention of the proposed Shelter being used by 50 women, but the applicant has confirmed the proposal is for a Shelter for 30 women (Attachment 7).

II. PUBLIC OUTREACH AND COMMENT

Notices of this Hearing were sent to all property owners within 500 feet and to interested citizens (total of 195) and a notice was placed in the *Portland Press Herald*. The applicant has met informally with the Bayside Neighborhood Association to explain the proposals and address any concerns. A Neighborhood

Meeting was held on January 16, 2007 and attended by 10 people (excluding operators of the shelters under discussion); of those 5 were associated with the Bayside Neighborhood Association. Minutes of the meeting are included in Attachment 8 and generally reflect concerns related to the numbers / concentration of people seeking shelter, the cumulative impact on the neighborhood, and the need for a clearer long term plan for addressing homelessness in Portland.

At the Planning Board Workshop similar concerns were raised, and a number of people spoke in support of the proposal, citing the benefits of improved safety (for both homeless women and for the neighborhood) and of having a gender specific shelter managed by an organization which has experience of managing similar facilities (see Attachments 5 and 6).

III. SUMMARY OF FINDINGS

Zoning:	B-3
Parcel Size:	10,770 sq ft
Total Floorspace of the Existing Center:	10,860 sq ft
Proposed Shelter for Women:	3,600 sq ft
Parking Spaces:	N/A

IV. PROPOSED DEVELOPMENT

The proposed Emergency Shelter for Women will be located on the upper level of the existing Preble Street Resource Center and provide approximately 30 bed spaces for women, with appropriate facilities and overnight staffing (area and layout shown in Attachments 9 and 10). Policies and procedures will be in place to ensure overnight security and management.

The applicant, Mark Swann of the Preble Street Resource Center, has outlined the proposals and associated management arrangements in Attachment 3. The Preble Street Resource Center has experience of operation/staffing of one other overnight shelter and one supported housing initiative in Portland.

At the Workshop the applicant mentioned they would like to improve the lighting at the Center but have confirmed that this is not proposed as part of the change in use (Attachment 7). Exterior lighting was included in the original site plan (Attachment 11) and an increase would be an amendment to the original approval.

V. CONDITIONAL USE REVIEW

The proposed development has been reviewed by staff for conformance with the Conditional Use Requirements as set out in the City of Portland Code of Ordinances. Staff comments are highlighted in this report.

CONDITIONAL USE REQUIREMENTS (Sec. 14-218 (b) (4) & Sec. 14-474 c) (2))

Section 14-218 Re Emergency Shelters in the B-3 Zone

(b) The following uses are permitted as provided in section 14-474 (conditional uses), provided that, notwithstanding section 14-474(a) or any other provision of this Code, the Planning Board shall be substituted for the board of appeals as the reviewing authority:

(4) Emergency shelters, subject to the following conditions, in addition to the provisions of section 14-474:

a. The facility shall be in compliance with the city's current Comprehensive Housing Assistance Plan, a copy of which is on file in the Department of Planning and Urban Development, or, if there is no current edition of the Comprehensive Housing Assistance Plan, with a determination of need by the Director of the Department of Health and Human Services.

The City's current Comprehensive Housing Assistance Plan (the Consolidated Plan as prepared in accordance with HUD regulations- Section VI – Five Year Strategy for 2005-2010: “Housing and Community Development Priority Needs and Strategies”) acknowledges the increased usage of the City's shelters and states: “Oxford Street Shelter reports an increase in the number of long term users and a significant increase in the number of long term homeless women” (p.29).

The City's Housing Plan (Housing: Sustaining Portland's Future, adopted November 2002) provides a policy context for the Consolidated Plan's Housing Strategy. Policy I states “Ensure that an adequate supply of housing is available to meet the needs, preferences and financial capabilities of all Portland households, now and in the future” with an explicit aim to “Ensure that a continuum of housing is available for people with special needs and circumstances ranging from emergency shelters to permanent housing (rental and homeownership), which offer appropriate supportive services”.

The proposed use would allow a shelter that is separate and more targeted to the particular needs of this group than is possible at the Oxford Street Shelter; it will include social worker support and a safer environment as explained by the applicant in Attachment 3. Information given at the Workshop by the Deputy Chief of Police and others emphasized the benefits of having a separate shelter for women, with increased safety and reduced fear of violence for the women using the shelter.

The City of Portland Director of Health and Human Services (Doug Gardner) acknowledges that the proposed Women's Center has the potential to meet the needs of a vulnerable group of people (homeless women). His comments are included as Attachment 4.

At the Neighborhood Meeting neighbors suggested that greater communication of the overall plan for addressing homelessness be shared with the community, including the other initiatives that may impact the scale and type of provision that remains in Bayside. This is a wider issue which would require action by others as well as the applicant.

- b. The facility shall be registered with the City of Portland Department of Health and Human Services.*

The City does not have a formal registration system although the city is providing funding support to the proposed Women's Shelter. In order to meet this condition the applicant should submit a formal letter or notice of “registration” to the Director of Health and Human Services.

Section. 14-474 (c) (2) (Conditional Uses generally)

There are unique or distinctive characteristics or effects associated with the proposed conditional use.

The proposed use is effectively an extension of the existing Day Shelter use and a continuation of the use as an overflow emergency shelter. No additional issues are anticipated to arise from the use as an Emergency Shelter for Women.

There will be an adverse impact up on health, safety or welfare of the public or surrounding area./Such impact differs substantially from the impact which would normally occur from such a use in that zone.

The Preble Street Resource Center have confirmed that they will fully staff the shelter overnight and operate policies and procedures to ensure the health, safety and welfare of the public and the surrounding area as well as the users of the facility (Attachment 3).

The use does not create additional shelter bed spaces in this area as it is effectively a transfer from the Oxford Street Center where the total numbers of bedspaces will be reduced. The City will also reallocate

some financing to help Preble Street Resource operate the new Emergency Shelter for Women, to the extent it paid for the women staying at the Oxford Street Shelter. The proposed Emergency Shelter for Women at Preble Street is anticipated to be discontinued in about 2 years, once the new Florence House Women's Center is available (see Attachment 3, first point).

At the Planning Board Workshop the applicant was asked to explain the process used to decide that the proposed Shelter would best be located at Preble Street and what alternative locations were considered. The applicant has submitted this information in Attachment 7.

The board of appeals may impose such reasonable conditions upon the premises benefited by a conditional use as may be necessary to prevent or minimize adverse effects therefrom upon other property in the neighborhood. Such conditions shall be expressly set forth in the resolution authorizing the conditional use permit and in the permit. Violation of such conditions shall be a violation of this article.

While there are more general concerns about the concentration of homeless shelters in the Bayside neighborhood, the particular use proposed is not anticipated to create adverse effects. It is intended as an interim shelter for women until Florence House is available to fulfill this function; the applicant has indicated they would not wish to continue this as a long term shelter even if the Florence House opening was delayed.

A potential condition of approval has been suggested that requires the shelter use to be phased out at such time as the proposed women's shelter (Florence House) is established.

VI. MOTIONS FOR THE BOARD TO CONSIDER

On the basis of the application, plans, reports and other information submitted by the applicant and on staff comments and recommendations contained in Planning Report #03-07, standards for conditional use review and other applicable regulations, and the testimony presented at the Planning Board Hearing, the Planning Board finds:

- i. That the proposal to use a portion of the upper floor of Preble Street Resource Center for a Shelter for Women is/is not in conformance with the Conditional Use Standards of the Land Use Code.

Potential Conditions of Approval:

1. That the conditional use shall be limited to 3,600 sq ft on the upper floor; and
2. That the applicant should submit a formal letter or notice of "registration" to the Director of Health and Human Services; and
3. That any external alterations, such as improved lighting, be submitted for review and approval by the Planning Authority; and
4. That the shelter use be discontinued within 2 months of the opening of Florence House.

(Attachments next page)

Attachments:

1. Conditional Use Application dated November 21, 2006
2. Marge Schmuckal, City Zoning Administrator, UI comment, November 21, 2006
3. Mark Swann, Preble Street Resource Center, additional information in e-mail of January 3, 2007
4. Doug Gardner, City of Portland Director of Health and Human Services, comments of January 4, 2007
5. Text of comments made at the January 9, 2007 PB Workshop by Dan Murphy
6. Text of comments read at the January 9, 2007 PB Workshop; submitted on behalf of Sharon Herrick, homeowner on Frederick Street (near Logan Place)
7. Mark Swann, Preble Street Resource Center, information to address issues arising at the Workshop, dated January 17, 2007.
8. Certificate of Neighborhood Meeting dated January 17, 2007, with Invitation, Sign-In sheet and Minutes of the Meeting
9. Proposed area of the change of use (submitted by applicant)
10. Layout of the shelter facilities (submitted by applicant)
11. Site Plan approved in 1993 (extract, from Planning files)



Conditional Use Application

Department of Planning and Development
Portland Planning Board

1. Applicant Information:

Preble Street
Name

18 Portland Street - PO Box 1459
Address

Portland, ME 04104

(207) 775-0026 (207) 842-3614
Phone Fax

2. Subject Property:

9 Portland Street
Address

Portland, ME 04101

033 1 004001
Assessor's Reference (Chart-Block-Lot)

3. Property Owner: Applicant Other

Name

Address

Phone Fax

4. Current Zoning Designation(s):

B-3

5. Right, Title, or Interest: Please identify the status of the applicant's right, title, or interest in the subject property:

owner - see attached deed

Provide documentary evidence, attached to this application, of applicant's right, title, or interest in the subject property. (For example, a deed, option or contract to purchase or lease the subject property.)

6. Vicinity Map: Attach a map showing the subject parcel and abutting parcels, labeled as to ownership and/or current use. (Applicant may utilize the City Zoning Map or Parcel Map as a source.)

7. Existing Use:

Describe the existing use of the subject property: Day Shelter, Soup Kitchen, Food Pantry, Social Services

8. Type of Conditional Use Proposed: Since July 2004, the City of Portland's Oxford Street

Shelter has used this property as an emergency overflow shelter. Preble Street proposes using it as an emergency shelter for women.

RECEIVED NOV 21 2006

9. **Sketch Plan:** On a separate sheet please provide a sketch plan of the property, showing existing and proposed improvements, including such features as buildings, parking, driveways, walkways, landscape and property boundaries. This may be a professionally drawn plan, or a carefully drawn plan, to scale, by the applicant. (Scale to suit, range from 1"=10' to 1"=100'.)

10. **Conditional Use Authorized by:** Section 14- 218

11. **Standards - Criteria for Conditional Use Appeal**

Upon a showing that a proposed use is a conditional use under this article, a conditional use permit shall be granted unless the Board determines that:

- a. There are unique or distinctive characteristics or effects associated with the proposed conditional use;
- b. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area;
- c. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

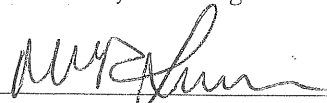
12. **Application Fee:** A fee for must be submitted by check payable to the City of Portland in accordance with Section 14-54 of the Municipal Code (see below). The applicant also agrees to pay all costs of publication (or advertising) of the Workshop and Public Hearing notices as required for this application. Such amount will be billed to the applicant following the appearance of the advertisement.

<input checked="" type="checkbox"/>	Fee for Service Deposit (\$200.00)	
	(Required for all applications in addition to the applicable application fee listed below)	
<input checked="" type="checkbox"/>	Conditional Use	\$100.00
	Legal Advertisements	percent of total bill
	Notices (workshop and public hearing)	.55 cents each

NOTE: Legal notices placed in the newspaper for the public hearing meeting are required by State Statute and local ordinance. The cost of any and all Newspaper advertisements, legal advertisements and Planning Board notices will be billed directly to the applicant.

13. **Signature:** The above information is true and accurate to the best of my knowledge.

11/21/06
Date of Filing


Signature of Applicant

Further Information: Please contact the Planning Division for further information regarding the conditional use process. Applicants are encouraged to make an appointment to discuss their conditional use before filing the application.

Applicants are encouraged to include a letter or narrative to accompany the conditional use application which can provide additional background or contextual information, and describe the proposed conditional use and reasons for the request in a manner that best suits the situation.

Portland Planning Board, Portland, Maine- Effective: July 6, 1998

Short Form Warranty Deed

2607
MAINE REAL ESTATE TAX PAID


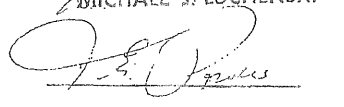
STAMCO, a Maine general partnership with a place of business in Portland, Maine, FOR CONSIDERATION PAID, grants to Preble Street Resource Center, Inc. a Maine non-profit corporation with a mailing address of P.O. Box 1459, Portland, ME 04104, with WARRANTY COVENANTS, the following described real property located in Portland, County of Cumberland, Maine:

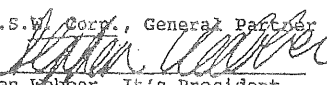
A certain lot or parcel of land together with the buildings thereon, being more particularly described as follows:

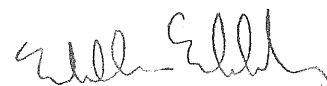
No. 1-15 Portland Street, No. 60-68 Preble Street and 246-254 Oxford Street, Portland, Maine, containing eleven thousand one hundred thirty-four (11,134) square feet more or less, all according to the City of Portland valuation plans. The said easterly line on Preble Street is 117.14 feet more or less; the said northerly line on Oxford Street is 126.66 feet more or less; the said southerly line on Portland Street is 142.63 feet more or less; the said westerly line extending through from Portland Street to Oxford Street is 54.2 feet more or less.

Being the same premises conveyed to the Grantor herein by deed of Edward C. Gall dated June 27, 1983 and recorded in the Cumberland County Registry of Deeds in Book 6204, Page 167.

WITNESS our hands and seals this 11th day of January, 1993.

WITNESS

MICHAEL I. LUCHENSKI


STAMCO, a Maine General Partnership
by: T.S.W. Corp., General Partner
by: 
Stephen Webber, It's President

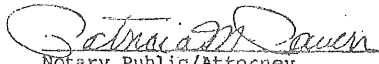
by: 
William Webber, Gen. Partner
Being all of the Partners of STAMCO

Recorded
Cumberland County
Registry of Deeds
01/13/93 09:06:48AM
John B. O'Brien
Register

State of Maine
Cumberland, ss.

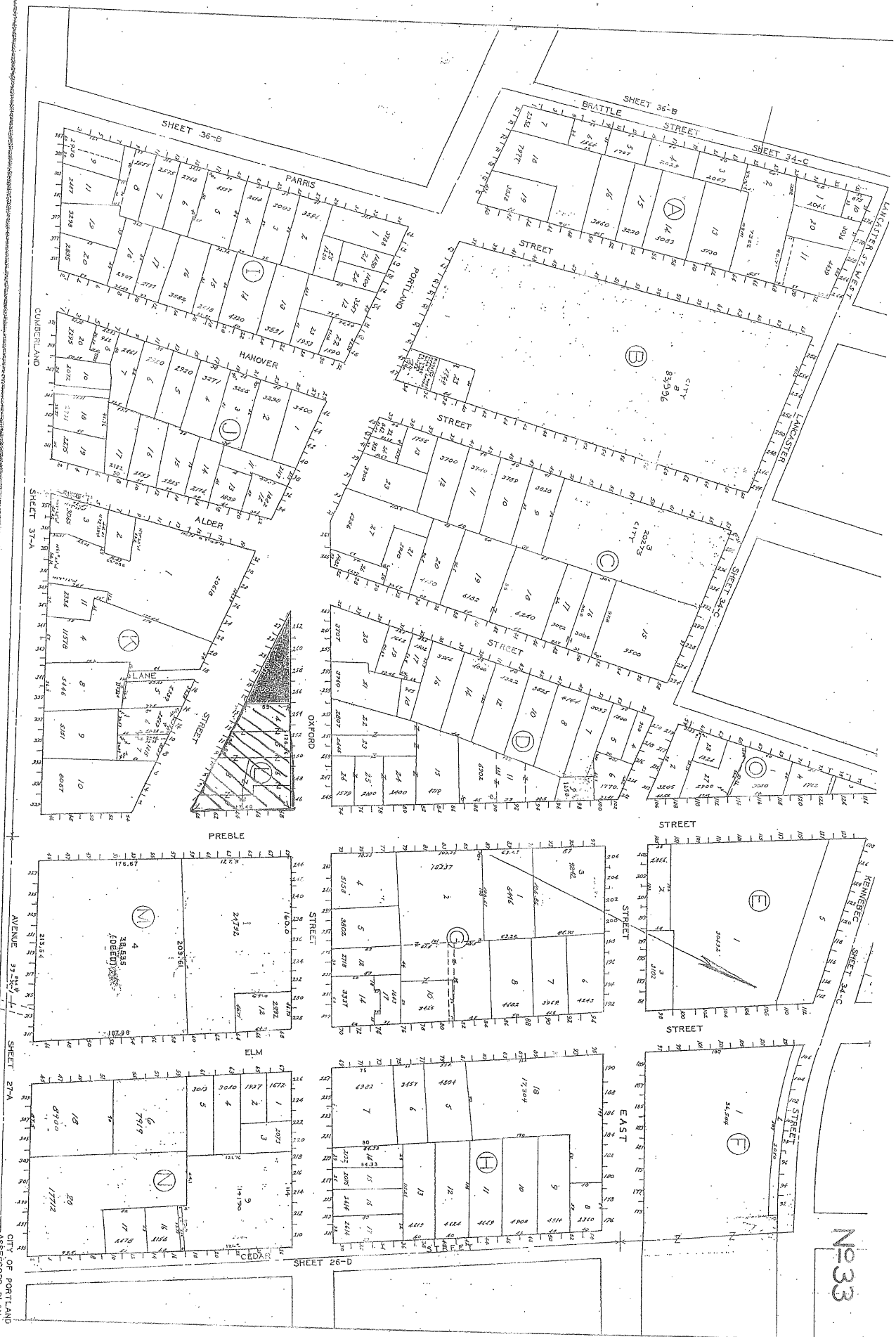
January 11, 1993

Personally appeared William Webber in his capacity as general partner of STAMCO and acknowledged the foregoing instrument to be his free act and deed on behalf of STAMCO.


Notary Public/Attorney

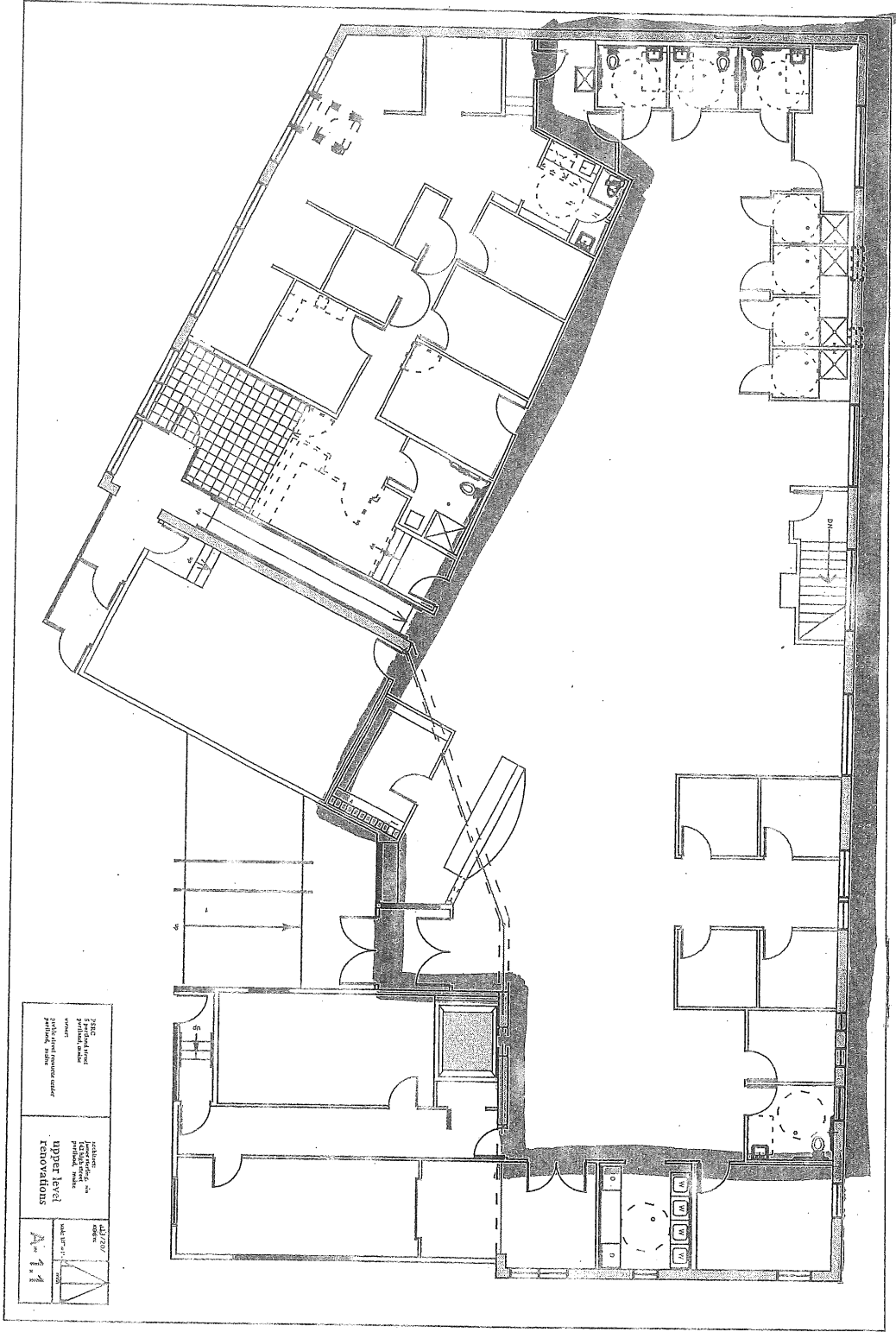
PATRICIA M. POWERS, NOTARY PUBLIC
STATE OF MAINE
MY COMMISSION EXPIRES 12/21/96

 → subject parcel
 → abutting parcel; improvement building



N-33

CITY OF PORTLAND
 ASSESSORS PLAN
 SCALE 1" = 50'



DATE 1/21/2017	SCALE 1/8" = 1'-0"	PROJECT UPPER LEVEL RENOVATIONS
DESIGNED BY J. M. [unreadable]	DATE 1/21/2017	PROJECT UPPER LEVEL RENOVATIONS
DRAWN BY [unreadable]	DATE 1/21/2017	PROJECT UPPER LEVEL RENOVATIONS
CHECKED BY [unreadable]	DATE 1/21/2017	PROJECT UPPER LEVEL RENOVATIONS
APPROVED BY [unreadable]	DATE 1/21/2017	PROJECT UPPER LEVEL RENOVATIONS

Find	Property Lookup	Notices	Forms	Application	Invoicing	Charges	Close					
Zone												
Appl ID	1066	Dept	PB	Appl. Date	11/21/2006	CBL	033 L004001	Recommendation Date				
Status	Open	Property Location		9 Portland St		Approval Date		Enactment Date				
Appl Type	Conditional Use	Review Type		Committee Review								
Comment Date								Comment		Add	Delete	Save
11/22/2006		This is in the B-3 zone which allows this use as a conditional use to the Planning Board. - there are no parking requirements for change of uses within the B-3 zone. They would need to follow up with a building permit application for further approvals.										
Name		mes		Follow Up Date				Completed		<input type="checkbox"/>		
Created By: jmy Create Date: 11/21/2006 Mod By: jmy Mod Date:												

From: "Mark Swann" <mswann@preblestreet.org>
To: <jf@portlandmaine.gov>
Date: 1/3/2007 10:31:06 AM
Subject: For Planning Department

Jean,

I'll try to address the questions you asked on the phone Friday, to clarify a few issues:

1. Our intent is for the Women's Shelter at the Resource Center to be temporary until our Florence House initiative is open, tentatively scheduled for January, 2009. After Florence House opens, we do not plan to use the Resource Center as a regular overnight shelter.
2. I think it's important to note that the women we will be serving at the Women's Shelter are already in this neighborhood, currently sleeping on mats on the floor at the Oxford Street Shelter in a facility with 100+ men. We feel this will create a safer situation than exists now. In addition, with the closing of the YWCA and with the Oxford Street Shelter nearing capacity again, if we don't open the Women's Shelter, there is a very real likelihood that the Resource Center will need to act as the "emergency overflow" for Oxford Street Shelter as it did from July, 2004 to March, 2005.
3. We fully expect that our Women's Shelter will have a significant positive impact on the lives of the women we will serve. With the closing of the YWCA, there is currently no shelter solely serving women in Portland. A targeted approach to this highly vulnerable population, combining safety and shelter with the social work approach at Preble Street will be a benefit. Preble Street social workers will focus services on moving women off the street and out of shelter, into permanent, supported housing.
4. Preble Street has experience in operating an overnight shelter (Lighthouse Shelter on Elm Street in Portland) as well as providing 24 hour staffing at a permanent, supported housing initiative (Logan Place on Frederick Street in Portland). In addition we provide residential services at Golder Commons in Westbrook, and Unity Village on Stone Street in Portland. Policies and procedures from those four programs, as well as very helpful cooperation from the City's Oxford Street Shelter, will ensure that we open the Women's Shelter in a thoughtful, professional manner.
5. We have met with the Steering Committee of the Bayside Neighborhood Association to discuss our plans at the Resource Center and hear their concerns. They expressed confidence in our ability to operate a shelter program.

If you have further questions, Jean, or need more information please do not hesitate to contact me.

Sincerely,

Mark R. Swann
Executive Director
Preble Street
(207) 775-0026

CC: "Cito Seilenger" <cito@curthax.com>

Attachment 4

From: Doug Gardner
To: Jean Fraser
Date: 1/4/2007 2:44:51 PM
Subject: Preble Street's Conditional Use Application

Good afternoon Jean. In follow-up to our conversation last week, I offer the following in response to your inquiry regarding the need to create a separate emergency shelter for women as proposed by Preble Street Resource Center. The City's Health & Human Services Department, Social Services Division currently operates the Oxford Street Shelter and the Family Shelter. The Oxford Street Shelter has a total capacity of 154 beds and the Family Shelter has a capacity of 77 beds. Given the number of men and women we serve at the Oxford Street Shelter on a nightly basis, it is clear that there remains a community need for emergency shelter beds in Portland. As it relates to a new community need specific to women, I see the issue more akin to a shift in addressing that need from one agency to another. That is, the needs of homeless women are currently being met at the Oxford Street Shelter and the proposed overnight shelter at the Preble Street Resource Center would change the location of the shelter serving many of the same women. There is a compelling argument that a smaller shelter serving only women will better meet the needs of these vulnerable women and at the same time offer the Oxford Street Shelter the opportunity to focus greater attention on the men who will remain at Oxford Street. Therefore, the creation of the proposed emergency shelter for women will not increase the total number of emergency shelter beds in the City of Portland, only the distribution of those beds. Finally, as we discussed there will be a permanent reduction in the total capacity at the Oxford Street Emergency Shelter when/if it becomes a men's only shelter. I have met with representatives from Preble Street on many occasions regarding this proposed women's shelter and subsequent Florence House project, and feel it is worth noting that the proposed women's shelter is a temporary strategy to address the needs of this vulnerable population of women. The long-term (approx. 2 years) strategy is the construction and opening of Florence House; a Preble Street/Avesta Housing project designed to provide supported housing units and emergency shelter beds for homeless women in Portland. I hope this is helpful and please do not hesitate to contact me if you have additional questions or concerns. Doug.

Attachment 5

Mark and his colleagues at Preble Street provide a venue where people who often have a tenuous sense of their dignity can experience and come to appreciate their God given worth. They learn what responsibility looks like through exposure to a program that is responsible, i.e., able to respond to the welfare of their clients. That's what this proposal is about. That is Preble Street's operational track record.

In a Letter From Birmingham Jail, MLK wrote: "We are caught in an inescapable network of mutuality, tied in a single garment of destiny. Whatever affects one directly, affects all indirectly." For those of us living in Portland, the work that Preble St. is engaged in with our most vulnerable citizens makes Portland a more civilized, refined community. *For all of us.*

Preble Street's success is about its collaborations with stakeholders in decisions that affect the community. Working with funding sources, city and private agencies, the local police, Preble Street has evolved into what is today, a community treasure caring for some of our most vulnerable citizens. I encourage your approval of this proposal so this work may expand and adapt to the needs of homeless women.

Dan Murphy

Dan Murphy read this
at PB workshop 1.9.2007

Attachment 6

From Sharon Herrick, homeowner on Frederick Street, Portland, Maine.

I understand that the Day Shelter at Oxford St. will be converted into a night time shelter for women. I'm writing in support of the responsiveness that Preble St. has exhibited in my neighborhood, the site of Logan Place. During the initial opening of Logan Place, there were several 'kinks' to work out with the Logan Place residents and neighbors. As managers of the site, Preble Resource Center remained open to neighbor concerns and complaints. In addition, they took action. Now, a year later, the neighborhood is settling into acceptance of Logan Place and the residents have become a part of the neighborhood. The expertise that Preble provides the community has helped bridge the gaps in the management of homelessness in our city. Transitioning the shelter so that women can sleep safely at night benefits the community at-large.

Read out at PB Workshop 1.9.2007
by Linda Holden on behalf of Sharon Herrick.

Attachment 7

Amy Donahoe

From: Mark Swann [mswann@preblestreet.org]
Sent: Wednesday, January 17, 2007 3:01 PM
To: ~~'Jean Fraser'~~
Cc: Amy Donahoe; Cito Seilenger
Subject: Womens Shelter clarifying questions

Jean,

You asked for clarification in writing on three issues that came up at the Planning Board Workshop last week regarding our plans to open a Womens Shelter at the Resource Center:

1. Our application to the City is correct in stating the number of beds for this shelter: 30. I was wrong in my remarks at the meeting when I stated a higher number.
2. There was a question regarding Preble Street's efforts at finding another location for the shelter. Preble Street, and the City, did look at and consider other properties for a temporary womens shelter. However, we found nothing available at a reasonable cost and within a reasonable timeframe. Finally, we looked at the Resource Center. We own the building, it is not used at night, and it would not be costly to temporarily house a shelter there. Conversely, renting/purchasing/renovating a facility is very expensive. For example, Preble Street pays approximately \$70,000 annually to rent/run the Lighthouse Shelter and that is only 16 beds. Given that our intent is to do this for two years, it seems the prudent and responsible thing to do.
3. The issue of exterior lighting also was discussed. This lighting is not necessary nor intended prior to opening the women's shelter. However, we do plan to apply to the City Planning Department in the very near future for permission to increase exterior lighting, at several points around the facility.

This afternoon Amy Donahoe will drop off the floor plans as well as the Certificate of Neighborhood Meeting, the invitation to that meeting, the sign up sheet, and the meeting minutes. If you need anything else, please don't hesitate to contact either of us.

Thanks,

Mark

Mark R. Swann
Executive Director
Preble Street
(207) 775-0026



Preble Street

Turning Hunger and Homelessness into Opportunity and Hope

Attachment 8
(6 pages)

Lighthouse Shelter

Logan Place

Resource Center

Stone Soup

Teen Center

Unity Village

NEIGHBORHOOD MEETING CERTIFICATION

BOARD OF DIRECTORS

James Sterling
President

Elaine Rosen
Vice President

Renee Schwalberg
Secretary

Susannah Swihart
Treasurer

Judy Bertram

J.E. Boone

E. Drew Cheney

Peter Darwin

Terry Davies

Andy Dixon

Cathy Houlihan

Ann Houser

David Kreisler

Robert Moldaver

Rob Ravenelle

Maurice Selinger III

Joseph Spagnola

Lannie Welch

Eddie White

I, Mark R. Swann, Executive Director of Preble Street, hereby certify that a neighborhood meeting was held on Tuesday, January 16, 2007 at Unity Village's Community Room, 24 Stone Street, Portland, Maine from 4pm to 6pm.

I also certify that on Monday, January 8, 2007, invitations were mailed to all addresses on the mailing list provided by the Planning Division, including property owners within 500 feet of the proposed development and the residents on the "interested parties" list

Signed,

1/17/07

Mark R. Swann
Executive Director

18 Portland Street
PO Box 1459
Portland, ME 04104
207.775.0026 Phone
207.842.3614 Fax
www.preblestreet.org



Women's Shelter Neighborhood Meeting
January 16, 2007

In Attendance:

Thomas Trott – member of BNA
Ron Spinella – President of BNA
Josh O' Brien – City of Portland
Amy Donahoe – Preble Street
Amanda Wells – Preble Street
Sue Yandell – Back Bay Towers resident
Jon Bradley – Preble Street
Susan McCluskey – member of BNA
Colette Bouchard – member of BNA
Dori Waxman – BNA staff
Jay York – 58 Wilmot Street
Steve Hirshon – 18 Hanover Street
Gary Wagner – 28 Hanover Street

Mark Swann, Executive Director of Preble Street, welcomed everyone. Everyone introduced themselves. Mark then presented Preble Street's plan to operate a Womens Shelter out of the Day Shelter space at the Resource Center. Hours of operation will be from 7pm until 8am, 365 days a year. There will be a minimal of two Preble Street staff there at all times. Preble Street's plan is to operate this shelter at the Resource Center until Florence House opens (estimated to be January, 2009)

Ron: Another Meeting is planned for tomorrow @ 6pm to allow more members of neighborhood to attend.

Josh O'Brien, Oxford Street Shelter Coordinator: Oxford Street is in full support of this plan. Oxford Street Shelter is excited that this will allow them to work more closely with men, allocate more resources for housing, employment, and self sufficiency work.

Question: (Ron) – What questions came up at the city workshop?

Answer: (Mark)

1. The number of beds. The application states thirty. At the workshop I confused things by saying 50, but our intent if stated correctly in the application: 30 beds
2. Planning staff would like drawings of space.
3. Sunset provision. That after two years shelter will close with opening of Florence House.
4. What other options did we look into?
 - With Avesta we made an offer on the YWCA to keep it and its shelter open
 - The city looked into other options, but none panned out

- we decided to convert the resource center to accommodate the night shelter because we own the building, it is not used at night, and we know how expensive it is to rent a shelter. Lighthouse Shelter currently costs us approx \$70,000 on an annual basis to rent/run for 16 beds, for example.

5. Concern about “tone of the neighborhood” from gentleman at workshop. Mark is reaching out to him, to talk one on one.

Question: (Ron) – Will there be a sizeable number of women that will seek shelter at the Women’s shelter that have not been staying at Oxford Street Shelter?

Answer: (Mark) – We do not believe there will be large numbers of women that will access the Women’s Shelter. We are not a domestic violence shelter or an appropriate referral for women who would have been referred to the YWCA. There is a gap in the community.

Answer: (Jon B.) – We will have more focused efforts with women that will facilitate faster transition for women out of the shelter.

Answer: (Mark) – Combining the Oxford Street Shelter beds with the Women’s Shelter shelter beds the number will remain the same in Bayside with increased staffing. There is an overall loss of shelter beds in the community with the closing of the YWCA.

Question: (Dori) – Can we continue to revisit this as a neighborhood over the next two years?

Answer: (Mark) – Yes

Answer: (Ron) – BNA has a monthly meeting with social service providers.

Question: (Ron) - What happens if Florence House is not completed?

Answer: (Mark) – We would not be able to continue as a shelter longterm, and would need to look into other options with the city and others.

Question: (Sue) – Are there children being served here?

Answer: (Jon B.) – No, only single women will be served here. The city does a great job with their family shelter and will continue to serve families with children.

Question: (Ron) – Is there concern about men coming around the Women’s Shelter and safety of women?

Answer: (Mark) – We have begun talking to women and most have been positive. Women have expressed minimal concern about not being able to be with partners.

Answer: (Josh) – Oxford Street Shelter will be committed to ensuring that women get to the Women’s Shelter safely.

Answer: (Jay) – As I said at the city planning workshop, I am dismayed that the city did not look at doing a shelter outside of Bayside, because ultimately you are going to have to. While we are not increasing beds, it is another shelter. I am concerned about the people in the neighborhood with families and the level of activity in the neighborhood is concerning. Florence House is the best thing to come out of this, but Bayside is footing the bill now.

Question: (Dori) – What is the plan in the next 10 years to address homelessness in the city?

Answer: (Mark) – Preble Street and Avesta Housing are committed to projects like Logan Place and Florence house, smaller scattered permanent housing to meet the needs of the population. Solution oriented programs instead of increased shelter numbers.

Answer: (Dori) – The city, Avesta, and Preble Street need to get the plan to the community.

Question: (Ron) – Is the goal at some point a male shelter for 50/60 men as an emergency shelter?

Answer: (Jon B.) – That is what we are trying to do with Florence House. We know from Logan Place that with lots of support the chronically homeless population can maintain housing. The shelter should not be where people live.

Answer: (Ron) – As long as we work on this plan and work together to address the negative behaviors in the neighborhood the shelter will become less of an issue.

Answer: (Steve) – Separate shelters are great, but the community needs to be brought in better. The lighting improvements in the neighborhood are important. Please involve the community in these processes. 4pm meetings do not work for the neighborhood.

Answer: (Mark) – there was no ill intent with the planning of the meeting. It was important to follow the city process. Another meeting has been scheduled tomorrow night at 6pm.

Answer: (Ron)- We will talk to the BNA planning department about not scheduling meetings at 4pm.

Answer: (Dori) – BNA will communicate with city about a better process for the planning department and meetings.

Answer: (Gary) – I am a firefighter paramedic I care about helping people, but I live in the neighborhood and I am concerned that Bayside is always the answer for new

resources. I am concerned about the drugs, deaths, and unsafe behavior. I will not support any new services in Bayside until there is a long-term plan.

Answer: (Ron) – We do not want to drive services out of Bayside, but would like well thought out, well planned resources.

Answer: (Steve) – In agreement with Gary.

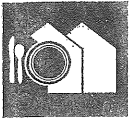
Answer: (Mark) – We have been having increased conversations with the police department as well as BNA Safety Committee. The neighborhood and social services are working together on this effort. Preble Street is solution oriented working with youth, women, and men.

Answer: (Ron) – BNA, City, and Preble Street should work together on a long term plan to address homelessness in the city.

Womens Shelter
Neighborhood Mtg
1/16/07

SIGN IN

NAME	ADDRESS	EMAIL or PHONE #
Thoms Trutt		
Ron Sprella		
JOSH O'Brien	City of Portland	jco@portlandmaine.gov
Amy Danhoe	Preble Street	
Amanda Wells	Preble Street	
SUE ANDERSON	BACK BAY TOWER	8991045
Tom Bradley	Preble Street	
Susan McCloskey	BNA	773-6517 susanmc@prevar.com
Colette Bouchard	BNA	773 6787 cbouchard@ginne.org
Jay York	58 Wilmet St.	York2@maine-n-c.org
Steve Hession	15 Hanover St	213 6287
GARY JUPONER	28 HANOVER ST	232-0502
Dori Waxman	BNA	



Preble Street

Turning Hunger and Homelessness into Opportunity and Hope

Lighthouse Shelter

Logan Place

Resource Center

Teen Center

Unity Village

January 5, 2007

Dear Neighbor:

Please join us for a neighborhood meeting to discuss our plans to use part of the existing Preble Street Resource Center, located at 9 Portland Street, for an emergency Women's Shelter.

BOARD OF DIRECTORS

Elaine Rosen
President

Joseph Spagnola
Vice President

Renee Schwalberg
Secretary

Susannah Swihart
Treasurer

Judy Bertram

J.E. Boone

E. Drew Cheney

Peter Darvin

Terry Davies

Cathy Houlihan

Ann Houser

Herb Janick

David Kreisler

Robert Moldaver

Robert Ravenelle

Maurice Selinger

James Sterling

Lannie Welch

Edie White

Meeting Location:

Community Room

Unity Village

24 Stone Street

Portland

Meeting Date:

Tuesday, January 16, 2006

Meeting Time:

4:00 p.m.

The City code requires that property owners within 500 feet of the proposed development and residents on an "interested parties list" be invited to participate in a neighborhood meeting. A sign-in sheet will be circulated and minutes of the meeting will be taken. Both the sign-in sheet and minutes will be submitted to the Planning Board.

If you have any questions, please call me at 775-0026.

Sincerely,

Mark R. Swann
Executive Director

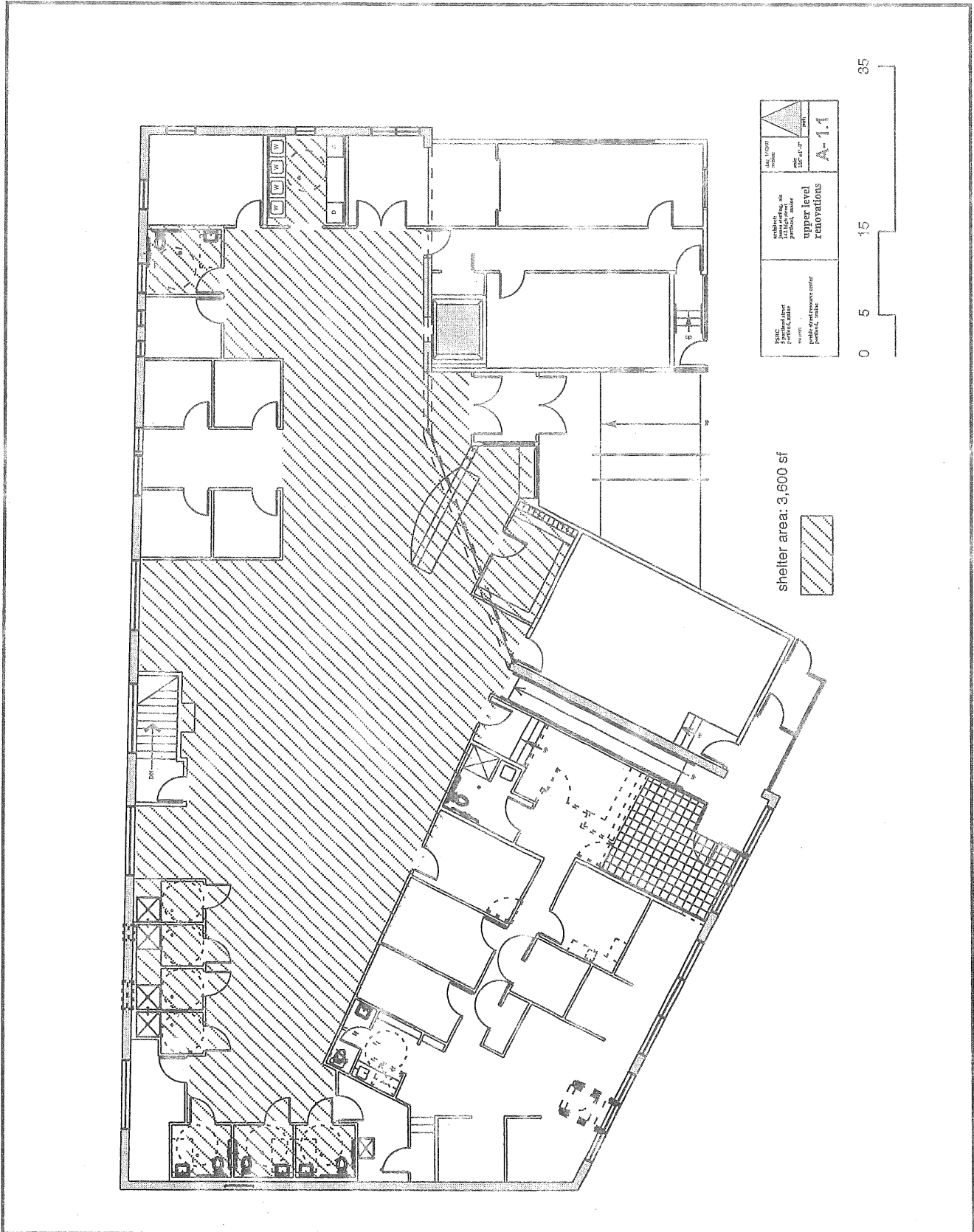
Mark R. Swann
Executive Director

18 Portland Street
PO Box 1459
Portland, ME 04104
207.775.0026 Phone
207.842.3614 Fax
www.preblestreet.org

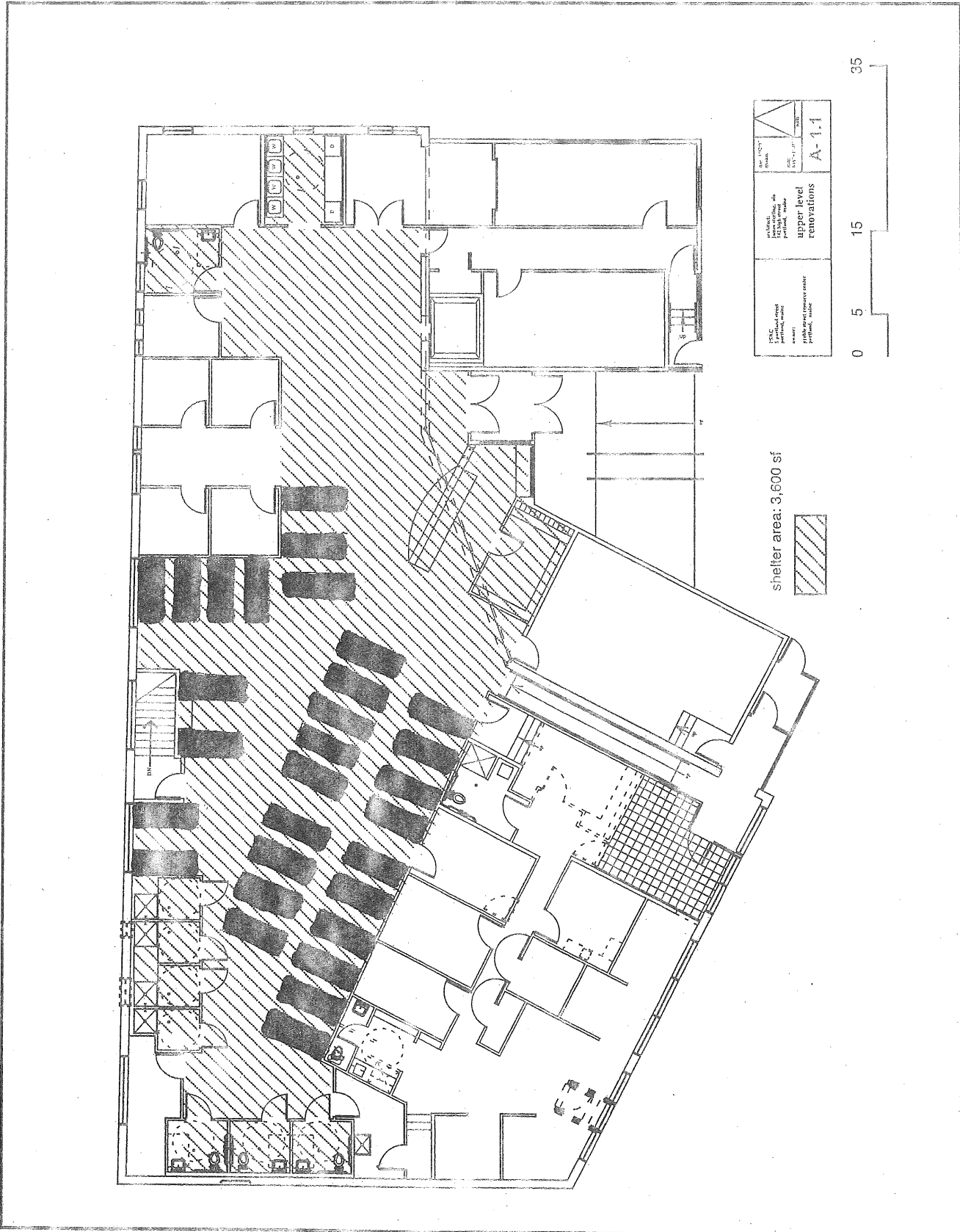


United Way
of Greater Portland

Attachment 9
(from applicant)



Attachment 10
(from applicant)



Memorandum
Department of Planning and Development
Planning Division



To: Chair Patterson and Members of the Portland Planning Board

From: Jean Fraser, Planner

Date: January 5, 2007

Re: January 9, 2007 Planning Board Workshop
Conditional Use Application: 9 Portland Street
Preble Street Resource Center

Introduction

The Preble Street Resource Center has requested conditional use approval for the change in use of part of the existing Preble Street Resource Center for an Emergency Shelter for Women. The proposed use will provide overnight emergency shelter for approximately 30 women. The proposed use would take place entirely within the existing structure with no additions and no external works or alterations. The Conditional Use Application and submitted deeds are included in Attachment 1.

The proposed use as an emergency shelter constitutes a conditional use within the B-3 zone, for which the standards are explicitly set out in Section 14- 218 (b) (4) of the City's Ordinance. It specifies that the Planning Board shall be substituted for the board of appeals as the reviewing authority (Attachment 2 from the Zoning Administrator).

Notices of this Workshop were sent to all property owners within 500 feet and to interested citizens. The applicant has met informally with the Bayside Neighborhood Association to explain the proposals and address any concerns. One telephone call registering concern was received from Ross Furman.

Background

The Preble Street Resource is a private, not for profit organization which operates the Day Shelter at 9 Portland Street for homeless people, with a Soup Kitchen, Food Pantry and relevant social services on the site. The current use was approved in 1993 as part of a "social service center", with some external works approved in 2003.

Since 2004 this center has also been used as an emergency overflow shelter (operated by City of Portland staff) for the City of Portland's Oxford Street Emergency Shelter. The Oxford Street Emergency Shelter is operated by the Social Services Division of the City's Health and Human Services Department as an emergency shelter for about 120 males and 30 females (154 bed spaces). Use of the Preble Street facility as an "overflow" emergency shelter became a regular occurrence in 2004 and 2005 when the numbers of people needing shelter exceeded the capacity of the Oxford Street shelter.

The Preble Street Resource sees the creation of more focused facilities serving homeless women as a need in Portland. The only other facility in Portland that addressed this need was the YWCA, which has recently been closed. Preble Street Resource have a longer term plan to create, in association with Avesta, a larger Women's Center outside of Bayside in a new building (the Florence House initiative) that would also be able to provide emergency shelter for women. In the interim, the Conditional Use, if approved, allows them to immediately provide a women-oriented emergency shelter to serve the 30 women who currently are served at the Oxford Street Shelter.

The City of Portland's Health and Human Services Department intends to reduce the numbers of bed spaces at the Oxford Street shelter and operate it as a men-only facility once the Preble Street Resource Emergency Shelter for Women is up and running. The City will also reallocate some financing to help Preble Street Resource operate the new Emergency Shelter for Women, to the extent it paid for the women staying at the Oxford Street Shelter.

Proposal

The proposed Emergency Shelter for Women will be located on the upper level of the existing Preble Street Resource Center and provide approximately 30 bed spaces for women, with appropriate facilities and overnight staffing. Policies and procedures will be in place to ensure overnight security and management.

The applicant, Mark Swann of the Preble Street Resource Center, has outlined the proposals and associated management arrangements in Attachment 3. The Preble Street Resource Center has experience of operation/staffing of one other overnight shelter and one supported housing initiative in Portland.

CONDITIONAL USE REQUIREMENTS (Sec. 14-218 (b) (4) & Sec. 14-474 c) (2))

Section 14-218 Re Emergency Shelters in the B-3 Zone

(b) The following uses are permitted as provided in section 14-474 (conditional uses), provided that, notwithstanding section 14-474(a) or any other provision of this Code, the Planning Board shall be substituted for the board of appeals as the reviewing authority:

- (4) Emergency shelters, subject to the following conditions, in addition to the provisions of section 14-474:*

- a. *The facility shall be in compliance with the city's current Comprehensive Housing Assistance Plan, a copy of which is on file in the department of planning and urban development, or, if there is no current edition of the Comprehensive Housing Assistance Plan, with a determination of need by the director of the department of health and human services.*

The City's current Comprehensive Housing Assistance Plan (the Consolidated Plan as prepared in accordance with HUD regulations- Section VI – Five Year Strategy for 2005-2010: “Housing and Community Development Priority Needs and Strategies”) acknowledges the increased usage of the City's shelters and states: “Oxford Street Shelter reports an increase in the number of long term users and a significant increase in the number of long term homeless women” (p.29).

The City's Housing Plan (Housing: Sustaining Portland's Future, adopted November 2002) provides a policy context for the Consolidated Plan's Housing Strategy. Policy I states “Ensure that an adequate supply of housing is available to meet the needs, preferences and financial capabilities of all Portland households, now and in the future” with an explicit aim to “Ensure that a continuum of housing is available for people with special needs and circumstances ranging from emergency shelters to permanent housing (rental and homeownership), which offer appropriate supportive services”.

The proposed use would allow a shelter that is separate and more targeted to the particular needs of this group than is possible at the Oxford Street Shelter; it will include social worker support and a safer environment as explained by the applicant in Attachment 3.

The City of Portland Director of Health and Human Services (Doug Gardner) acknowledges that the proposed Women's Center has the potential to meet the needs of a vulnerable group of people (homeless women). His comments are included as Attachment 4.

- b. *The facility shall be registered with the City of Portland Department of Health and Human Services.*

Confirmation regarding this issue is awaited from The Preble Street Resource Center and the City of Portland Department of Health and Human Resources.

Section. 14-474 (c) (2) (Conditional Uses generally)

There are unique or distinctive characteristics or effects associated with the proposed conditional use.

The proposed use is effectively an extension of the existing Day Shelter use and a continuation of the use as an overflow emergency shelter. No additional issues are anticipated to arise from the use as an Emergency Shelter for Women.

There will be an adverse impact up on health, safety or welfare of the public or surrounding area./Such impact differs substantially from the impact which would normally occur from such a use in that zone.

The Preble Street Resource Center have confirmed that they will fully staff the shelter overnight and operate policies and procedures to ensure the health, safety and welfare of the public and the surrounding area as well as the users of the facility (Attachment 3).

The use does not create additional shelter bed spaces in this area as it is effectively a transfer from the Oxford Street Center where the total numbers of bedspaces will be reduced. The proposed Emergency Shelter for Women at Preble Street is anticipated to be discontinued in about 2 years, once the new Florence House Women's Center is available (see Attachment 3, first point).

Neighbor Ross Furman telephoned staff to register concerns and confirmed he would write to outline these concerns in detail. The letter was not received in time for attachment to this Memorandum and will be circulated at the Workshop if received.

The board of appeals may impose such reasonable conditions upon the premises benefited by a conditional use as may be necessary to prevent or minimize adverse effects therefrom upon other property in the neighborhood. Such conditions shall be expressly set forth in the resolution authorizing the conditional use permit and in the permit. Violation of such conditions shall be a violation of this article.

While there are more general concerns about the presence of homeless shelters in the Bayside neighborhood, the particular use proposed is not anticipated to create adverse effects.

If there is evidence that adverse impacts may be created, the Board could consider placing a time limit on the approval and/or requiring a further review/monitoring after the use is in operation. It might also be appropriate to place a condition of approval that will require this use to be phased out at such time as the proposed women's shelter (Florence House) is established.

Attachments:

1. Conditional Use Application dated November 21, 2006
2. Marge Schmuckal, City Zoning Administrator, UI comment, November 21, 2006
3. Mark Swann, Preble Street Resource Center, additional information in e-mail of January 3, 2007
4. Doug Gardner, City of Portland Director of Health and Human Services, comments of January 4, 2007

From: Jean Fraser
To: Gardner, Doug
Date: 1/2/2007 4:09:16 PM
Subject: Fwd: Re: Preble Street Resource Center - Conditional use Application

Hello again,

I forgot to say that I need the comments by Thursday morning this week (Jan 4th) please.

Thanks
Jean (Fraser)
Planner
Ext 8728

>>> Jean Fraser 12/29/2006 4:19:56 PM >>>
Hello Doug,

Thanks for taking a few minutes to fill me in last week.

Unfortunately Mark Swann was away all week and only back today - I couldn't reach him until the early afternoon as he was in meetings. Hence the draft report has been delayed but a rough draft is attached.

I would be grateful for your comments (to place before the Planning Board) especially those that address the criteria the board will be applying to the review (in *italics* in the report) ie it would be helpful if you could support the need for a women's shelter that is separated from a men's shelter and more targetted in terms of service.

I guess it would be helpful to confirm what I stated regarding the intention to reduce the bedspaces at the Oxford Street Shelter.

think that is all for now; please call me if any major concerns.

thanks
Jean (Fraser)
Planner

Ext 8728

From: Doug Gardner
To: Barbara Barhydt
Date: 12/15/2006 10:11:49 AM
Subject: Re: Preble Street Resource Center - Conditional use Application

Absolutely. Just give me a call Jean when you return and we can sit-down to discuss. Have a good weekend - Doug.

>>> Barbara Barhydt 12/14 4:28 PM >>>
Hello:

We would like to talk with you about the conditional use application for an emergency shelter for women at the Preble Street Resource Center. This request will be reviewed by the Planning Board at a workshop on Jan. 9th and a public hearing on Jan. 23rd. Jean Fraser is the planner for this and will be returning to the office next week. She asked that I let you know this is pending, so she can meet with you upon her return.

For background, the Conditional Use Standards for emergency shelters in the B-3 Zone are as follows:

a. The facility shall be in compliance with the city's current Comprehensive Housing Assistance Plan, a copy of which is on file in the department of planning and urban development, or, if there is no current edition of the Comprehensive Housing Assistance Plan, with a determination of need by the director of the department of health and human services. ***[Aaron Shapiro gave us the Five Year Strategy (this is the replacement for the former HAP's) and highlighted the relevant versions.]***

b. The facility shall be registered with the City of Portland Department of Health and Human Services.

The other general conditional use standards stat the use shall be granted unless the Board determine that:

- a. There are unique or distinctive characteristics of effects associated with the proposed conditional use;
- b. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area; and
- c. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

Thank you.

Barbara

CC: Alex Jaegerman ; Jean Fraser

From: Jean Fraser
To: Schmuckal, Marge
Date: 12/26/2006 5:29:55 PM
Subject: Preble Street Resource Center Conditional Use Application

temp

①

Marge,

②

I am drafting the PB memo for the conditional use to an overnight emergency shelter for 30 women and wondered if your files indicated that they had any formal approval to the day shelter use?

③

In your view, what is the main issue that distinguishes a day shelter from an emergency overnight shelter? (ie I am trying to understand why an overnight shelter requires a further conditional use approval).

Thanks
Jean

X8728 or I will raise at this weeks Dev Rev.

From: Marge Schmuckal
To: Jean Fraser
Date: 12/28/2006 1:03:50 PM
Subject: Oxford St shelter

Jean,

Our microfiche shows that in 1993, a site plan review and building permit was reviewed and approved for a social services bldg which included a soup kitchen and day shelter. At the same time Mercy Hospital was granted a permit for a medical clinic in the same building off the Portland Street side.

In my opinion the day shelter is for homeless folks to get out of the weather and "hang out". An emergency shelter assumes overnight temporary residence for sleeping.

What would be your take on it?

Marge

*Not for PB memo
need to check planning files*

January 5, 2007

Dear Neighbor:

Please join us for a neighborhood meeting to discuss our plans to use part of the existing Preble Street Resource Center, located at 9 Portland Street, for an emergency Women's Shelter.

Meeting Location: Community Room
Unity Village
24 Stone Street
Portland

Meeting Date: Tuesday, January 16, 2006

Meeting Time: 4:00 p.m.

The City code requires that property owners within 500 feet of the proposed development and residents on an "interested parties list" be invited to participate in a neighborhood meeting. A sign-in sheet will be circulated and minutes of the meeting will be taken. Both the sign-in sheet and minutes will be submitted to the Planning Board.

If you have any questions, please call me at 775-0026.

Sincerely,

Mark R. Swann
Executive Director

**Conditional Use application: Emergency Shelter for Women
9 Portland Street
Preble Resource Center**

- The applicant proposes to use part of the Preble Street Resource Center for an emergency shelter for Women for approximately 30 women; the women currently are sheltered at the City of Portland's nearby Oxford Street Shelter along with about 120 men.
- The Preble Street Center was used in 2004 and 2005 intermittently as an emergency overflow shelter by the City of Portland.
- The Preble Street Resource Center have a medium term plan to develop a Women's Center at Florence House which is anticipated to be open in about 2 years; the shelter at Preble Street would be an interim shelter for women until Florence House is available as a shelter.
- Emergency shelters are permitted in the B3 zone subject to meeting the conditional use requirements which are set out in the Memo.
- To date staff has not received any written representations from neighbors.
- Key issues:
 1. **Need:** in this case the use will serve a group of women who are already in the area but being served by another facility; so 'need' relates more to whether the use "needs" to be relocated to the Preble Street Resource Center. The proposal is consistent with the Comprehensive Housing Assistance Plan to the extent that the proposal addresses a general need identified in that Plan.

Doug Gardner, Director of the City of Portland Health and Human Services Department is here to answer any questions related to this issue.

2. **Adverse Impacts:** Another key issue is whether there are adverse impacts on the health, welfare and safety of the public or surrounding area. Given that the use is a relocation of an existing use and the Preble Street Resource Center has experience in operating this type of facility, it is not anticipated to create adverse impacts.
3. **Possible condition of approval:** The Memo includes a reference to a possible condition of approval that would require discontinuance of this use at such time as Florence House is available to provide this service.

Alex Jaegerman will comment further in the context of the Zoning Requirements.

Mark Swann, Preble St.

1.9.2007

PB Workshop (SO, LH, MP, KB, DS, BH)

- ① JF pres.
- ② Alex added a bit re zoning
- ③ Qu from Lee over 'need' re Plans (JF responded that Plans are not specific so aug. by Doug Gardner)
- ④ Mark Swann
2 years discussion re FH initiative
built on success Logan Place
Oxford OK but must be better
Avesta to hold press conf re Florence House
Avesta confirmed \approx 2 yrs to get through process

Women's Shelter - interim until FH.

- described - is upstairs
 - side benefit of man at Oxford
 - 7pm ^{Sam Shelter} Soup Kitchen
 - up to 50 cots but serve 30
 - #'s steady last 2 years
 - min 2 staff at any given time
 - more ^{staff} 3-10 pm
 - minimal changes w/ in facility
 - ext. increasing lighting in courtyard
 - proc + pot. manuals + access to Citys putting together new for WS.
 - not an expansion, rework / targeting
- not mentioned. —————

- Previews ^{used only} 04 - March 05.

- safety + rough issues - vulnerable group of people being served
- met Blue etc. re relationship agency policies part of Bayardo safety comm rough watch

- Excited about this new unit initiative done when need is there + not being met feels long overdue anxious to get started.

Questions from Board

SO - supports

U - ~~would~~ 30 or 50 [Mark would like to have capacity to go to 50]
- would like proposed at next mtg)

KB - ask Deputy Chief re safety issues

Dep Chief - where mixed / mentally challenged / drugs / alcohol probs at Oxford

- "this makes sense"

OS - re "sunset" facility - MS applauds this at Preble St not ideal + don't intend to retain this

"cease upon opening of FH" acceptable to MS

MP - definitely seeking "sunset cond" for Haring

Open to the Public

Ron Spinella -
377 Cumb. Ave

had a productive mtg w/
PSRC staff - "sunset" prov.
is high on list of
don't believe shd have more
permanent shelters
compelled by intimation that
this group unlikely to
have impacts

Sam Beow -
195 Lancaster St
Boys + Girls

can think of no argument
for this not to happen
commended Logan Place

Dan Murphy -
Woodmont St
Dir of St Eliz Childhood
Center

+ rel. exp. mental illness/
alcoholism

Mark has raised the quality
of life in our comm
"affordability"
success is re collaboration
- PS consider "comm treasure"
+ MS comm treasure
supports initiative to expand
+ adapt to meet needs

Linda Holden
47 Portland St
--- program

could've
seen

- "happy to be neighbor"
PSRC
Good partnership
- closing YWCA tragic & this
helps.
- make Portland best city fo
- Sharon Herrick, neighbor of
Logan Pl. and commending
PSRC+

Heather Blandard
formerly homeless
now PS -- (hear?)

4U was an option for her
120 men / 30 women at Oxford
"wend" and women
welcome

welcome lots as better than mats.

Richard Burman
Unity Village ^{\$6m}

8-st. condos ^{\$9m}
behind Unity

- at Unity Village hired
PSRC to manage tenants

- good to disperse "density of
homelessness"

- interim good / FH ~~but~~ another
step.

Kendra Dance
21 Cedar St.
neighbor of both

} Preble St - welcomes creation of
gender specific

} their commitment is to whole
community.

separation really positive if
reducing violation violence
before / after shelter times.

Cindy Ametto
Exec Dir Sexual
Assault Resp.
Service of Maine

- working w/ PSRC re
outreach women / teen women
- exploitation / expect of violence
this issue overlooked because
of focus on other basic prov.

- women exp. anxiety about
going to Oxford; often
avoid

- important step; PSRC good to lead
women can move to safety in lives

- Jay Welton - thinks adding an add'l shelter in
Bayside is asking a lot of ex. neighbors
- large pop (largest in state)
 - added to PHS
 - PHS commendable goal but wonder if
this interim women's shelter could
go elsewhere?
2-3 years a long time from

York
David Gulick -
own m/f bldg
on Alder

not unsympathetic
but we + our tenants
lost tenants because don't
want children exposed to
drunkenness/violence/cursing
U. concerned impact on us + tenants
to home'

MB asked MS to include in Hearing Report
what process has been followed in
choosing location; any alternatives

U - see into re-lighting
(Alex mentioned ask for site Plan)

Shalom - thinks need will increase ⁵⁰ ₅₀ should be
agreed.
- write up the issues re safety for
woman improved

Memorandum
Department of Planning and Development
Planning Division



To: Chair Patterson and Members of the Portland Planning Board

From: Jean Fraser, Planner

Date: January 5, 2007

Re: January 9, 2007 Planning Board Workshop
Conditional Use Application: 9 Portland Street
Preble Street Resource Center

Introduction

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The applicant, Mark Swann of the Preble Street Resource Center, has outlined the proposals and associated management arrangements in Attachment 3. The Preble Street Resource Center has experience of operation/staffing of one other overnight shelter and one supported housing initiative in Portland.

CONDITIONAL USE REQUIREMENTS (Sec. 14-218 (b) (4) & Sec. 14-474 c) (2))

Section 14-218 Re Emergency Shelters in the B-3 Zone

(b) The following uses are permitted as provided in section 14-474 (conditional uses), provided that, notwithstanding section 14-474(a) or any other provision of this Code, the Planning Board shall be substituted for the board of appeals as the reviewing authority:

- (4) Emergency shelters, subject to the following conditions, in addition to the provisions of section 14-474:*

- a. *The facility shall be in compliance with the city's current Comprehensive Housing Assistance Plan, a copy of which is on file in the department of planning and urban development, or, if there is no current edition of the Comprehensive Housing Assistance Plan, with a determination of need by the director of the department of health and human services.*

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Confirmation regarding this issue is awaited from The Preble Street Resource Center and the City of Portland Department of Health and Human Resources.

Section. 14-474 (c) (2) (Conditional Uses generally)

There are unique or distinctive characteristics or effects associated with the proposed conditional use.

The proposed use is effectively an extension of the existing Day Shelter use and a continuation of the use as an overflow emergency shelter. No additional issues are anticipated to arise from the use as an Emergency Shelter for Women.

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The Preble Street Resource Center have confirmed that they will fully staff the shelter overnight and operate policies and procedures to ensure the health, safety and welfare of the public and the surrounding area as well as the users of the facility (Attachment 3).

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While there are more general concerns about the presence of homeless shelters in the Bayside neighborhood, the particular use proposed is not anticipated to create adverse effects.

If there is evidence that adverse impacts may be created, the Board could consider placing a time limit on the approval and/or requiring a further review/monitoring after the use is in operation. It might also be appropriate to place a condition of approval that will require this use to be phased out at such time as the proposed women's shelter (Florence House) is established.

Attachments:

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2. Marge Schmuckal, City Zoning Administrator, UI comment, November 21, 2006
3. Mark Swann, Preble Street Resource Center, additional information in e-mail of January 3, 2007
4. Doug Gardner, City of Portland Director of Health and Human Services, comments of January 4, 2007



Conditional Use Application

Department of Planning and Development
Portland Planning Board

1. Applicant Information:

Preble Street
Name

18 Portland Street - PO Box 1459
Address

Portland, ME 04104

(207) 775-0026 (207) 842-3614
Phone Fax

2. Subject Property:

9 Portland Street
Address

Portland, ME 04101

033 L004001
Assessor's Reference (Chart-Block-Lot)

3. Property Owner: Applicant Other

Name

Address

Phone Fax

4. Current Zoning Designation(s):

B-3

5. Right, Title, or Interest: Please identify the status of the applicant's right, title, or interest in the subject property:

owner - see attached deed

Provide documentary evidence, attached to this application, of applicant's right, title, or interest in the subject property. (For example, a deed, option or contract to purchase or lease the subject property.)

6. Vicinity Map: Attach a map showing the subject parcel and abutting parcels, labeled as to ownership and/or current use. (Applicant may utilize the City Zoning Map or Parcel Map as a source.)

7. Existing Use:

Describe the existing use of the subject property: Day Shelter, Soup Kitchen, Food Pantry, Social Services

8. Type of Conditional Use Proposed: Since July 2004, the City of Portland's Oxford Street

Shelter has used this property as an emergency overflow shelter. Preble Street proposes using it as an emergency shelter for women.

RECEIVED NOV 21 2006

9. **Sketch Plan:** On a separate sheet please provide a sketch plan of the property, showing existing and proposed improvements, including such features as buildings, parking, driveways, walkways, landscape and property boundaries. This may be a professionally drawn plan, or a carefully drawn plan, to scale, by the applicant. (Scale to suit, range from 1"=10' to 1"=100')

10. **Conditional Use Authorized by:** Section 14- 218

11. **Standards - Criteria for Conditional Use Appeal**

Upon a showing that a proposed use is a conditional use under this article, a conditional use permit shall be granted unless the Board determines that:

- a. There are unique or distinctive characteristics or effects associated with the proposed conditional use;
- b. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area;
- c. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

12. **Application Fee:** A fee for must be submitted by check payable to the City of Portland in accordance with Section 14-54 of the Municipal Code (see below). The applicant also agrees to pay all costs of publication (or advertising) of the Workshop and Public Hearing notices as required for this application. Such amount will be billed to the applicant following the appearance of the advertisement.


Fee for Service Deposit (\$200.00)
(Required for all applications in addition to the applicable application fee listed below)

<input checked="" type="checkbox"/> Conditional Use	\$100.00
Legal Advertisements	percent of total bill
Notices (workshop and public hearing)	.55 cents each

NOTE: Legal notices placed in the newspaper for the public hearing meeting are required by State Statute and local ordinance. The cost of any and all Newspaper advertisements, legal advertisements and Planning Board notices will be billed directly to the applicant.

13. **Signature:** The above information is true and accurate to the best of my knowledge.

11/21/06
Date of Filing


Signature of Applicant

Further Information: Please contact the Planning Division for further information regarding the conditional use process. Applicants are encouraged to make an appointment to discuss their conditional use before filing the application.

Applicants are encouraged to include a letter or narrative to accompany the conditional use application which can provide additional background or contextual information, and describe the proposed conditional use and reasons for the request in a manner that best suits the situation.

Portland Planning Board, Portland, Maine- Effective: July 6, 1998

Short Form Warranty Deed

2607
MAINE REAL ESTATE TAX PAID


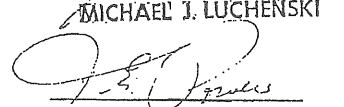
STAMCO, a Maine general partnership with a place of business in Portland, Maine, FOR CONSIDERATION PAID, grants to Preble Street Resource Center, Inc. a Maine non-profit corporation with a mailing address of P.O. Box 1459, Portland, ME 04104, with WARRANTY COVENANTS, the following described real property located in Portland, County of Cumberland, Maine:

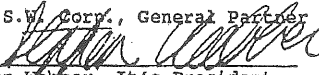
A certain lot or parcel of land together with the buildings thereon, being more particularly described as follows:


No. 1-15 Portland Street, No. 60-68 Preble Street and 246-254 Oxford Street, Portland, Maine, containing eleven thousand one hundred thirty-four (11,134) square feet more or less, all according to the City of Portland valuation plans. The said easterly line on Preble Street is 117.14 feet more or less; the said northerly line on Oxford Street is 126.66 feet more or less; the said southerly line on Portland Street is 142.63 feet more or less; the said westerly line extending through from Portland Street to Oxford Street is 54.2 feet more or less.

Being the same premises conveyed to the Grantor herein by deed of Edward C. Gall dated June 27, 1983 and recorded in the Cumberland County Registry of Deeds in Book 6204, Page 167.

WITNESS our hands and seals this 11th day of January, 1993.

WITNESS

MICHAEL J. LUCHENSKI


STAMCO, a Maine General Partnership
by: T.S.W. Corp., General Partner
by: 
Stephen Webber, It's President

by: 
William Webber, Gen. Partner
Being all of the Partners of STAMCO

Recorded
Cumberland County
Registry of Deeds
01/13/93 09:06:40AM
John B. O'Brien
Register



State of Maine
Cumberland, ss.

January 11, 1993

Personally appeared William Webber in his capacity as general partner of STAMCO and acknowledged the foregoing instrument to be his free act and deed on behalf of STAMCO.

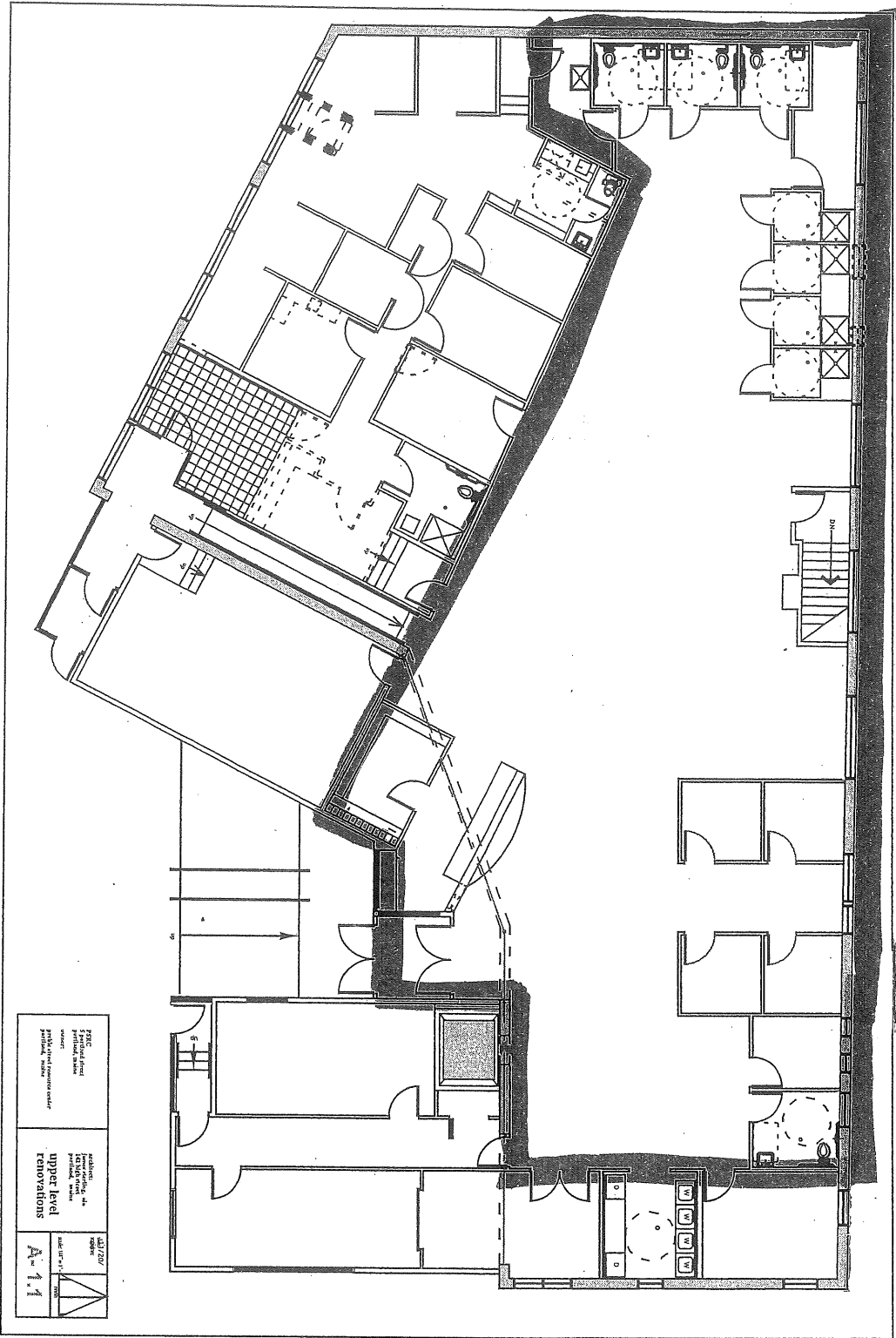

Notary Public/Attorney

PATRICIA M. POWERS, NOTARY PUBLIC
STATE OF MAINE
MY COMMISSION EXPIRES 12/21/96

 → abutting parcel, apartment building
 → subject parcel



№33



Find	Property Lookup	Notices	Forms	Application	Invoicing	Charges	Close	
Zone								
Appl ID	1066	Dept	PB	Appl. Date	11/21/2006	CBL	033 L004001	Recommendation Da
Status	Open	Property Location		9 Portland St			Approval Da	
Appl Type	Conditional Use	Review Type		Committee Review			Enactment Da	
<hr/>								
Comment Date	Comment					Add	Delete	Save
11/22/2006	This is in the B-3 zone which allows this use as a conditional use to the Planning Board. - there are no parking requirements for change of uses within the B-3 zone. They would need to follow up with a building permit application for further approvals.							
Name	mes		Follow Up Date			Completed	<input type="checkbox"/>	
<hr/>								
Created By:	jmy	Create Date:	11/21/2006	Mod By:	jmy	Mod Date:		

From: "Mark Swann" <mswann@preblestreet.org>
To: <jjf@portlandmaine.gov>
Date: 1/3/2007 10:31:06 AM
Subject: For Planning Department

Jean,

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4. Preble Street has experience in operating an overnight shelter (Lighthouse Shelter on Elm Street in Portland) as well as providing 24 hour staffing at a permanent, supported housing initiative (Logan Place on Frederick Street in Portland). In addition we provide residential services at Golder Commons in Westbrook, and Unity Village on Stone Street in Portland. Policies and procedures from those four programs, as well as very helpful cooperation from the City's Oxford Street Shelter, will ensure that we open the Women's Shelter in a thoughtful, professional manner.
5. We have met with the Steering Committee of the Bayside Neighborhood Association to discuss our plans at the Resource Center and hear their concerns. They expressed confidence in our ability to operate a shelter program.

If you have further questions, Jean, or need more information please do not hesitate to contact me.

Sincerely,

Mark R. Swann
Executive Director
Preble Street
(207) 775-0026

CC: "Cito Seilenger" <cito@curthax.com>

Attachment 4

From: Doug Gardner
To: Jean Fraser
Date: 1/4/2007 2:44:51 PM
Subject: Preble Street's Conditional Use Application

Good afternoon Jean. In follow-up to our conversation last week, I offer the following in response to your inquiry regarding the need to create a separate emergency shelter for women as proposed by Preble Street Resource Center. The City's Health & Human Services Department, Social Services Division currently operates the Oxford Street Shelter and the Family Shelter. The Oxford Street Shelter has a total capacity of 154 beds and the Family Shelter has a capacity of 77 beds. Given the number of men and women we serve at the Oxford Street Shelter on a nightly basis, it is clear that there remains a community need for emergency shelter beds in Portland. As it relates to a new community need specific to women, I see the issue more akin to a shift in addressing that need from one agency to another. That is, the needs of homeless women are currently being met at the Oxford Street Shelter and the proposed overnight shelter at the Preble Street Resource Center would change the location of the shelter serving many of the same women. There is a compelling argument that a smaller shelter serving only women will better meet the needs of these vulnerable women and at the same time offer the Oxford Street Shelter the opportunity to focus greater attention on the men who will remain at Oxford Street. Therefore, the creation of the proposed emergency shelter for women will not increase the total number of emergency shelter beds in the City of Portland, only the distribution of those beds. Finally, as we discussed there will be a permanent reduction in the total capacity at the Oxford Street Emergency Shelter when/if it becomes a men's only shelter. I have met with representatives from Preble Street on many occasions regarding this proposed women's shelter and subsequent Florence House project, and feel it is worth noting that the proposed women's shelter is a temporary strategy to address the needs of this vulnerable population of women. The long-term (approx. 2 years) strategy is the construction and opening of Florence House; a Preble Street/Avesta Housing project designed to provide supported housing units and emergency shelter beds for homeless women in Portland. I hope this is helpful and please do not hesitate to contact me if you have additional questions or concerns. Doug.

From: "Mark Swann" <mswann@preblestreet.org>
To: <jf@portlandmaine.gov>
Date: 1/3/2007 10:31:06 AM
Subject: For Planning Department

Jean,

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If you have further questions, Jean, or need more information please do not hesitate to contact me.

Sincerely,

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If you have further questions, Jean, or need more information please do not hesitate to contact me.

Barbara - Penny not answered

Do you know re this? as

Mark needs
to know -

From: Alex Jaegerman
To: Jean Fraser
Date: 1/2/2007 8:50:47 AM
Subject: Re: Preble Street Resource Center- Conditional Use for Women's Shelter

he doesn't
want
to do
one.

They should probably have a neighborhood meeting, but if the ordinance doesn't require it, we can't force them to. Penny, can you confirm that one is not required?

Alex.

>>> Jean Fraser 12/29/2006 2:36:55 PM >>>

Alex,

I have spoken to Mark Swann and he will submit a short narrative for enclosure in the packet.

In discussion with him we agreed that the first notice will not state that the use is temporary as the timescale for the Florence Center may change and he is not sure about any condition that ties them to a date. However, the option of adding a time limit as a condition will be mentioned in the Memo and the Board may follow up on that.

More importantly, the question of a Neighborhood Meeting came up because the Hearing is so close on the heels of the Workshop.

Our written guidance to developers states: "*Neighborhood meetings, organized and hosted by the applicant, are required for the following development proposals: • proposed zone changes, contract zones and zoning text amendments; • subdivisions of five or more units or lots; and • major site plan proposals.*"

The proposal is a Conditional Use application only so does not appear to require a Neighborhood Meeting.

Does this application require a Neighborhood Meeting; has anyone in the city stated that it must have a Neighborhood Meeting?

Mark Swann has already met informally with the Bayside Neighborhood Association and thought it went well; hes not anxious to have a Neighborhood Meeting but will do so if that is a requirement of the Conditional Use review process.

I believe Waynflete did have a Neighborhood Meeting re the Conditonal Use Application for 3 Storer St. - but they were also subject to Site Plan Review.

Please advise (Mark needs to know asap so if Neighborhood Meeting is required he can send out the invitations by Tuesday Jan 9th for a meeting by Jan 16th- Hearing is the 23rd)

thanks
Jean

CC: Barbara Barhydt

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Preble Street
(207) 775-0026

CC: "Cito Seilenger" <cito@curthax.com>

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Preble Street
(207) 775-0026

CC: "Cito Seilenger" <cito@curthax.com>

From: Jennifer Dorr
To: Jean Fraser
Date: 1/3/2007 11:36:18 AM
Subject: Fwd: Salvation Army project

Jean,

I received the following e-mail from Colette Bouchard. Can you answer the question for her?

Thanks - Jennifer

>>> "Colette Bouchard" <CBouchard@ginne.org> 1/3/2007 11:13:46 AM >>>

I was in a meeting with Public Works today, and the question came up whether Salvation Army's planned changes at Preble St. location (Adult Rehab Center) (not Cumberland Ave./Cedar St. location) will require them to redo sidewalks on Preble St. Steve Early was not sure.

I would appreciate it if you could tell me. Thank you.

Colette Bouchard

Bayside Neighborhood Assoc.

This message is intended for the use of the addressee only and may contain information that is privileged and confidential. If you are not the intended recipient of this message, be notified that any dissemination or use of this message is strictly prohibited. If you have received this message in error, please delete all copies of the message and its attachments and notify the sender immediately. Thank you.

CC: CBouchard@ginne.org

From: Jean Fraser
To: Jaegerman , Alex
Date: 12/29/2006 2:36:55 PM
Subject: Preble Street Resource Center- Conditional Use for Women's Shelter

Alex,

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thanks
Jean

CC: Barhydt, Barbara

14-218 (b)(4) + 14-474 (c)(2) Standards

Heble St - Could Use - Questions

Jan 09

① what part of property to be used?

② For how long eg temporary? - Condition req. termination of this when another set up

③ How many bed spaces?

④ what other facilities - are these particularly aimed at women? - 24 staff - what else for women

⑤ why needed/ why better than Oxford St.

⑥ If temporary, for how long + how can be sure will end?

⑦ what policies + procedures in place to ensure well-managed

Need narrative confirming what said to Alex.

⑧ Has he spoken to Bayardo NA/rep etc.

Mark Swann 775-0026 in on Friday; left voicemail 12/27

reg. mtg + narrative

Discussion Dev Lee 12/27

Mark spoke to Alex - confirmed was temporary & explained need need this in a narrative Clarify re a condition

Oxford St is currently 30-40 women at least 100 men

① benefit; removal; separation
② targeted group
③ City staff
④ men

Logan Lighthouse Shelter for kids

Mark met w/ folks from BaySide

Discussion w/ Doug Gardner
Dir. H+HS
12.27.06 2pm

Temporary proposal - thinks Mark would say.

Oxford St. 154 beds owned/op C.P.
male + female
incl. 30 women

55 unit women not in BaySide

Preble St open as temp women's center while Florence ~~houses~~ developed
4 private N/P w/ Avesta
2 yrs away.

Oxford St: should be able to reduce.

Concern in the neigh - concentration of homeless people in BaySide.

overall #'s not changing

Preble St never run a shelter before what policies + procedures in place.

City is partially financing meeting need now but supportive

Emergency means dense + not at all homelike but designed/ more facussed woman's needs but more concerted; good to sep m/f.

797 0205
~~Heath Frayer~~
~~Phone #~~
~~Twitter~~



City of Portland, Maine
Department of Planning and Development
Conditional Use Application

Application ID: 1066 **Application Date:** 11/21/2006 **CBL:** 033 L004001 **Property Location:** 9 Portland St

Applicant Information:

Preble Street Resource
 Name

Business Name

18 Portland St., P.O. Box 1459
 Address

Portland, ME 04104
 City, State and Zip

207-775-0026 207-842-3614
 Telephone Fax

Applicant's Right, Title or Interest in Subject Property:
Owner

Current Zoning Designation: B3

Existing Use of Property:
 Day shelter, soup kitchen, food pantry and social services.

Proposed Use of Property:
 Since July 2004, the City of Portland's Oxford Street Shelter has used thi sproperty as an emergency overflow shelter. Preble Street proposes using it as an emergency shelter for women.

Property Owner:

Preble Street Resource
 Name

331 Cumberland Ave
 Address

Portland, ME 04101
 City, State and Zip

Telephone Fax

Amendment A _____

Amendment B _____

Amendment C _____

Section 14: 218

Planning Approval

REVIEW TYPE: Committee Review

RECOMMENDATION DATE: _____ **APPROVAL DATE:** _____ **ENACTMENT DATE:** _____



Conditional Use Application

Department of Planning and Development
Portland Planning Board

1. **Applicant Information:**

Preble Street

Name

18 Portland Street - PO Box 1459

Address

Portland, ME 04104

(207) 775-0026 (207) 842-3614

Phone

Fax

2. **Subject Property:**

9 Portland Street

Address

Portland, ME 04101

033 L004001

Assessor's Reference (Chart-Block-Lot)

3. **Property Owner:** Applicant Other

Name

Address

Phone

Fax

4. **Current Zoning Designation(s):**

B-3

5. **Right, Title, or Interest:** Please identify the status of the applicant's right, title, or interest in the subject property:

owned - see attached deed

Provide documentary evidence, attached to this application, of applicant's right, title, or interest in the subject property. (For example, a deed, option or contract to purchase or lease the subject property.)

6. **Vicinity Map:** Attach a map showing the subject parcel and abutting parcels, labeled as to ownership and/or current use. (Applicant may utilize the City Zoning Map or Parcel Map as a source.)

7. **Existing Use:**

Describe the existing use of the subject property: Day Shelter, Soup Kitchen, Food Pantry, Social Services

8. **Type of Conditional Use Proposed:** Since July 2004, the City of Portland's Oxford Street

Shelter has used this property as an emergency overflow shelter. Preble Street proposes using it as an emergency shelter for women.

RECEIVED NOV 21 2006

Short Form Warranty Deed

2607

MAINE REAL ESTATE TAX PAID


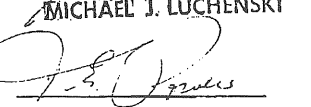
STAMCO, a Maine general partnership with a place of business in Portland, Maine, FOR CONSIDERATION PAID, grants to Preble Street Resource Center, Inc. a Maine non-profit corporation with a mailing address of P.O. Box 1459, Portland, ME 04104, with WARRANTY COVENANTS, the following described real property located in Portland, County of Cumberland, Maine:

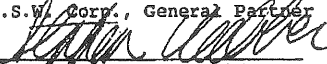
A certain lot or parcel of land together with the buildings thereon, being more particularly described as follows:

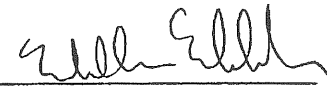
No. 1-15 Portland Street, No. 60-68 Preble Street and 246-254 Oxford Street, Portland, Maine, containing eleven thousand one hundred thirty-four (11,134) square feet more or less, all according to the City of Portland valuation plans. The said easterly line on Preble Street is 117.14 feet more or less; the said northerly line on Oxford Street is 126.66 feet more or less; the said southerly line on Portland Street is 142.63 feet more or less; the said westerly line extending through from Portland Street to Oxford Street is 54.2 feet more or less.

Being the same premises conveyed to the Grantor herein by deed of Edward C. Gall dated June 27, 1983 and recorded in the Cumberland County Registry of Deeds in Book 6204, Page 167.

WITNESS our hands and seals this 11th day of January, 1993.

WITNESS

MICHAEL J. LUCHENSKI


STAMCO, a Maine General Partnership
by: T.S.W. Corp., General Partner
by: 
Stephen Webber, It's President

by: 
William Webber, Gen. Partner
Being all of the Partners of STAMCO

Recorded
Cumberland County
Registry of Deeds
01/13/93 09:06:49AM
John B. O'Brien
Register

State of Maine
Cumberland, ss.

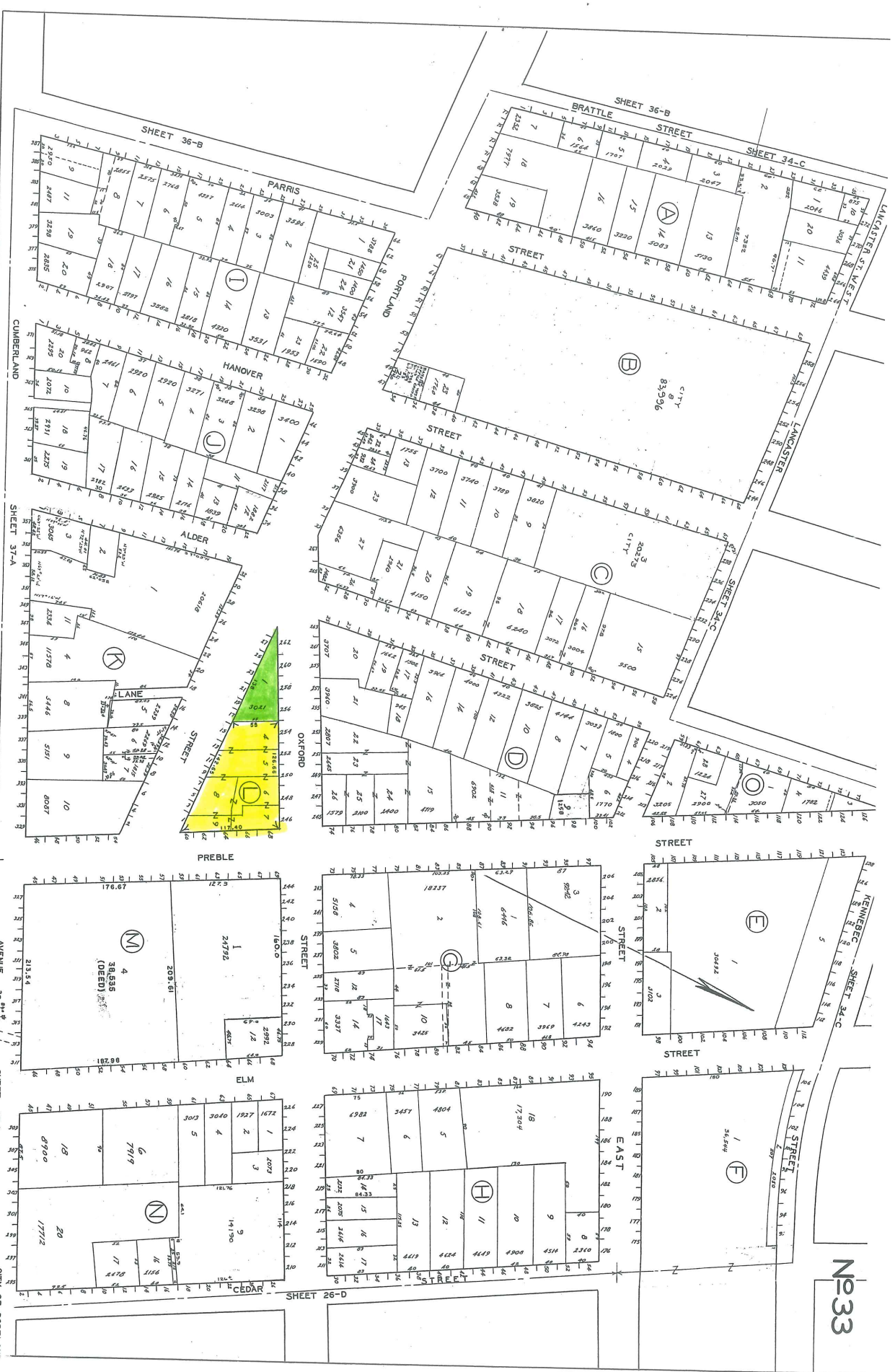
January 11, 1993

Personally appeared William Webber in his capacity as general partner of STAMCO and acknowledged the foregoing instrument to be his free act and deed on behalf of STAMCO.


Notary Public/Attorney

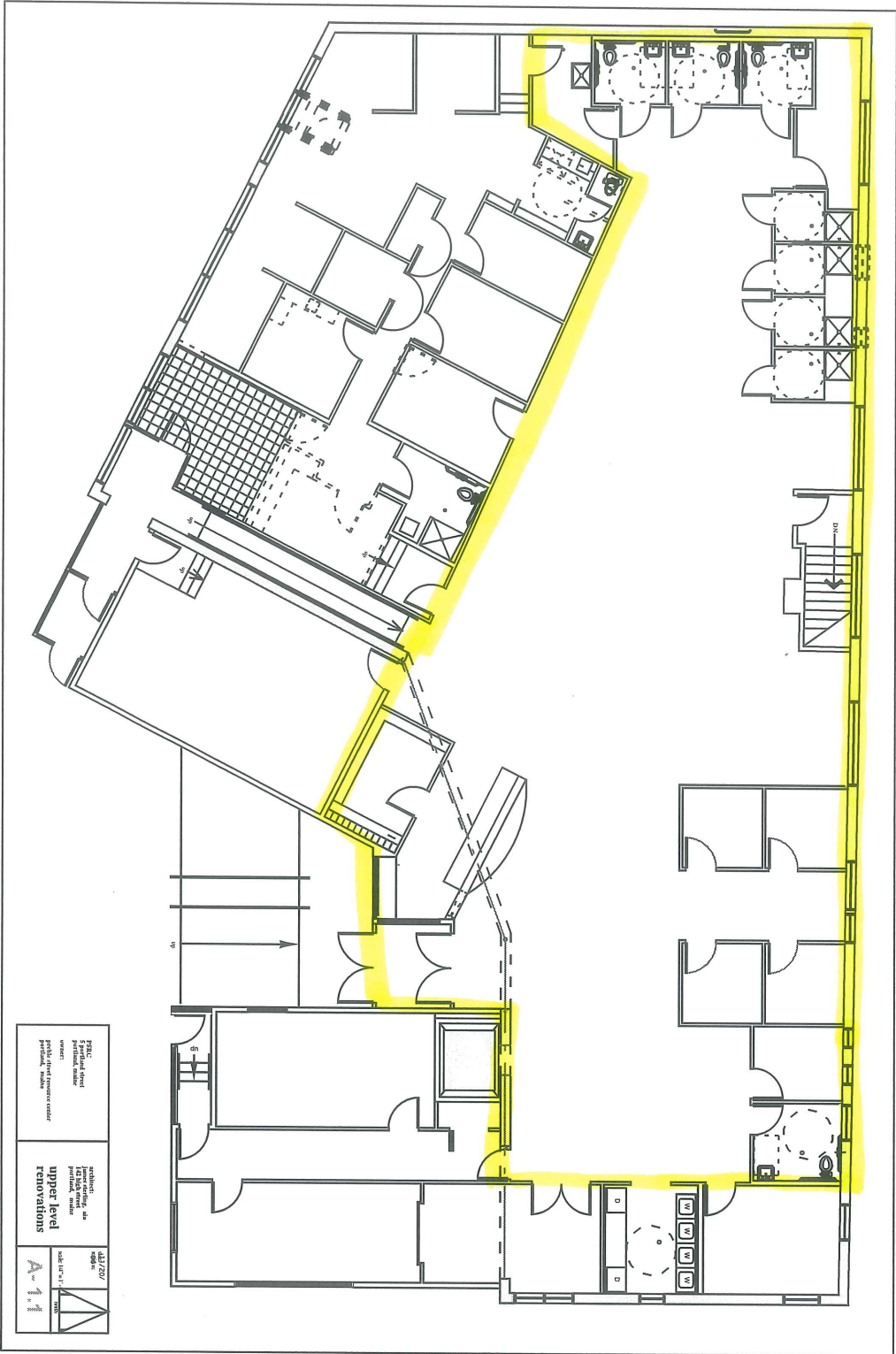
PATRICIA M. POWERS, NOTARY PUBLIC
STATE OF MAINE
MY COMMISSION EXPIRES 12/21/96

→ subject parcel
 → abutting parcel; apartment building



CITY OF PORTLAND
 ASSESSORS PLAN
 SCALE 1" = 50'
 RETRACED 6-51

N=33



<p>4/13/20 Additions pertaining to professional make over of professional make over</p>	<p>4/13/20 Additions pertaining to professional make over of professional make over</p>	<p>4/13/20 Additions pertaining to professional make over of professional make over</p>
Upper Level Renovations		
A-1.1		



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

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We will institute this change for all new and pending projects as of July 15, 2005, for review time expended after that date. For all developments there will be no additional charge for the first four hours of review processing time. We will collect a deposit of \$200.00 at the time of development review and zoning amendment application. Should the planner or attorney combined spend over four hours on the review of a project, the deposit will be drawn down to cover that cost. When the \$200.00 deposit has been expended, the applicant will receive a monthly invoice for reimbursement of review services rendered.

These charges will be billed at an hourly rate based on actual review costs to the City. At present the billing rate for planning services is \$30.00 per hour, and the rate for legal services is \$40.00. These rates and the deposit amount are subject to change on an annual or as-needed basis to reflect then-current cost structures.

As we strive to provide efficient and timely review services, it is necessary to provide a funding mechanism that does not unduly burden the property taxpayer. Nationally, more municipal services are being converted to a user fee basis. We commit to doing our best to provide efficiency in the process in order to keep the costs reasonable, and we will work with you to make the most efficient use of the billable time. (As we implement this fee system, we will be available to describe any invoiced charges.)

As always, we will strive continually to improve the quality of our customer services to the development community.

If you have any questions, please do not hesitate to call us at 874-8720.

Sincerely,

Sarah Hopkins
Development Review Services Manager

Alexander Jaegerman
Planning Division Director



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A Guide to Holding Neighborhood Meetings

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Neighborhood meetings, organized and hosted by the applicant, are required for the following development proposals:

- proposed zone changes, contract zones and zoning text amendments;
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Who must be invited to a neighborhood meeting?

Property owners within 500 feet of the proposed development (1000 feet for proposed industrial development), as well as those people on a list of interested citizens and neighborhood groups, must be invited to the planned neighborhood meeting.

Upon request, the Planning Division will provide to the applicant mailing labels for the neighborhood meeting invitation. We require at least 48 hours prior notice to generate the mailing labels. A charge of \$1.00 per sheet of labels will be payable upon receipt of the labels.

When and where must the neighborhood meeting be held?

The neighborhood meeting must be held after the first Planning Board workshop but not less than seven days prior to the Planning Board public hearing.

The meeting should be held in the evening, during the week, at a location in the neighborhood. Neighborhood schools are usually available for evening meetings.

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What information should the invitation include?

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Neighborhood Meeting Handouts

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After holding the neighborhood meeting, the applicant must submit the sign-up sheet and meeting minutes to the Planning Division. The meeting minutes and sign-up sheet will be attached to the Planning Board report. A public hearing will not be scheduled until the meeting minutes and sign-up sheet are submitted to the Planning Division.

Certification

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Please call the Planning Division (874-8720) if you have any questions.

Attachments

1. Neighborhood Meeting Invitation Format
2. Handout to Attendees from the Planning Division
3. Neighborhood Meeting Certification

**** Applicant/Consultant: Please include all of the information listed below in the notice sent to neighbors)**

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Applicant/Consultant
Letterhead

(Date)

Dear Neighbor:

Please join us for a neighborhood meeting to discuss our plans for a (development proposal) located at (location/street address).

Meeting Location: _____

Meeting Date: _____

Meeting Time: _____

The City code requires that property owners within 500 feet of the proposed development and residents on an “interested parties list” be invited to participate in a neighborhood meeting. A sign-in sheet will be circulated and minutes of the meeting will be taken. Both the sign-in sheet and minutes will be submitted to the Planning Board.

If you have any questions, please call (telephone number of applicant or consultant).

Sincerely,

(Applicant)

Note:

Under Section 14-32(C) of the City Code of Ordinances, an applicant for a major development, subdivision of over five lots/units, or zone change is required to hold a neighborhood meeting at least seven days prior to the Planning Board public hearing on the proposal.



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Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

November 3, 2003

James Sterling
Architect
P.O. Box 7305
Portland, ME 04112

RE: Amendment to Site Plan at 5 Portland Street
ID #2003-0219, CBL #033-L-004

Dear Mr. Sterling: *Jim*

This letter is to confirm the revision to the approved site plan of the Preble Street Resource Center project located at 5 Portland Street. The approved revision includes additional benches, trees, and a retaining wall. The revised plan has been reviewed and approved by the project review staff including representatives of the Planning, Public Works, Building Inspections, Fire and Parks Departments.

If you have any questions regarding the revision please contact Kandice Talbot, Planner, at 874-8901.

Sincerely,

Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Sarah Hopkins, Development Review Services Manager
Kandice Talbot, Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Karen Dunfey, Inspections
Michael Bobinsky, Public Works Director
Traffic Division
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Don Hall, Appraiser, Assessor's Office
Approval Letter File

Department of Planning & Development
Lee D. Urban, Director



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Planning

John N. Lufkin
Economic Development

November 3, 2003

James Sterling
Architect
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Portland, ME 04112

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Approval Letter File

Preble Street Resource Ctr

RECEIVED

DEC 04 1992

COMMUNITY RESOURCE CENTER

DEPT OF BUILDING INSPECTIONS
CITY OF PORTLAND

A MODEL PROGRAM FOR SERVICES TO THE HOMELESS
AND LOW-INCOME PERSONS

INTRODUCTION

Hunger and homelessness emerged during the 1980's as major social problems in communities throughout the U.S. Community groups, churches and social service organizations committed to providing relief to the poor have taken the lead in addressing these problems. In the city of Portland, the Preble Street Resource Center (PSRC) was created to provide nutritious breakfasts to feed the hungry, assist the homeless in locating affordable housing and provide an array of social services. Soup kitchens run by area churches provided lunches, dinners and weekend meals to homeless and low income people. In addition, the city of Portland and other organization opened emergency shelters where homeless people could sleep at night.

By the end of the decade, a fragmented "system" of food, shelter, and social services to aid the homeless had emerged. Unfortunately, due to the separate genesis of each component of the system, it continues to be fragmented and lacking in a consistent vision. The Community Resource Center (CRC) has been conceived jointly by the consumer community, local groups and several agencies serving homeless individuals in Portland as a single, coordinated enterprise joining our formidable energies and integrating services.

HISTORY

In 1989, the Preble Street Resource Center (PSRC) met with representatives from other soup kitchen and food provider organizations. The intent of this meeting was to facilitate improved communication among hunger relief groups, coordinate efforts and share resources and storage space. Since that time, the Food Providers Group has been meeting regularly to address such issues and to deal with emerging situations (e.g. no lunch program in August; Salvation Army evening meals discontinued in October, 1990). PSRC continues to organize, staff and host these meetings.

At the inaugural meeting of the Food Providers Group it was apparent that the hunger relief efforts were working; hungry, homeless and low income people were being fed. At the same time, there was consensus that more needed to be done to address the many issues facing soup kitchen guests and food pantry users. Feeding people was not enough. Group members saw the need to make support services and resources available to homeless and low income people to help them escape their economic trap. The group wanted to lessen their clients' dependence on food service providers by addressing the causes of their poverty.

In the fall of 1989, the Board of Trustees of the Preble Street Resource Center held a planning retreat. Among the goals identified in a five year strategic plan was to take the leadership role in designing and implementing the consolidation of the Portland meal programs and in the process extending the scope of services to homeless and low income people. In May, 1990 PSRC organized a new group to plan for such a program.

The CRC Planning Group was made up of representatives from the following organizations:

Preble Street Resource Center	-Social Service Agency w/Breakfast Soup Kitchen
St. Luke's Soup Kitchen	-Weekend Lunch Soup Kitchen
Portland Interfaith Council	-Coalition of Area Churches
Wayside Evening Soup Kitchen	-Weekday Dinner Soup Kitchen
City of Portland	-Social Services and Public Health Divisions

Page Two

Holy Innocents	-Mental Health Case Management Agency
Peoples Regional Opportunity Prgm	-Community Action Agency
People Helping People	-Consumer Advocacy Group
West End Emergency Food Pantry	-Largest Food Pantry in Portland
United Way of Greater Portland	
Junior League of Portland	
and 3 Consumer Representatives	

This group developed the concept of the Community Resource Center (CRC). One intent of the CRC Planning Group was to involve as many consumers and community organizations as possible in the planning of the Community Resource Center. They decided on an approximate floor space and design, defined staffing, considered management and administrative approaches, and visited a similar program in Boston, St. Francis House, to confirm that such a program could work.

The approach to service delivery used by PSRC was viewed as reflecting an ideal model: in the process of meeting hunger and nutrition needs, other services are made available to PSRC breakfast guests. These additional services include housing location assistance, transitional support, crisis intervention, case management, and the use of outreach workers with expertise in public health nursing, mental health, psychiatry, HIV disease prevention, family planning, legal services, and employment training and counseling. PSRC has demonstrated experience with service provision that builds on client strengths and facilitates independence and self-sufficiency. giving people a hand up and not just a hand out.

Plans were discussed for how to incorporate this service delivery model into all the meal programs. What emerged was the idea of placing all of the food programs under one roof and have the compliment of services provided by PSRC available at all meals. Members of the Food Provider Group were then encouraged to take this concept back to their respective organizations for discussion and approval.

THE COMMUNITY RESOURCE CENTER

As envisioned, the CRC will consist of a Breakfast Soup Kitchen, a Day Shelter, a Clothing Bank, a Housing Location Assistance Program and a Homelessness Prevention Project run by Preble Street Resource Center. A permanent medical clinic will be set up by the City of Portland Division of Public Health's Homeless Health Project and staffed by City public health nurses and substance abuse counselors. The West End Emergency Food Pantry will be located at the CRC, the Wayside Evening Soup Kitchen will offer its dinner at the CRC, and the St. Luke's Soup Kitchen will offer its weekend lunch at the CRC. Basically, the primary network of food, medical and social service providers for homeless, street and low-income persons in Portland will be available at one central location, offering an array of basic services.

A primary goal of the CRC will be to operate as a community partnership, although Preble Street Resource Center will be the legal entity owning the building. Consumers will be members of the policy making CRC Council, as well as being partners in the day-to-day operations. Maintenance, reception, kitchen and some office work will largely be the responsibility of consumer volunteers. The consumer newsletter "Street Voices" will publish out of the Community Resource Center.

The opportunity is at hand to make coordinated services and resources available to homeless and low income people, with the aim of serving people more efficiently and assisting clients on the road to empowerment and self-sufficiency. Fragmented services and resources would be coordinated to maximize client opportunities. The goal to work together as a community to help homeless and low income people become equal members of society will be advanced through the innovative programming of the Community Resource Center.

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW**

Processing Form

Preble Street Resource Center (331 Cumberland A) Date 12/4/92

Applicant Box 1459; Ptld, ME 04104 252 Oxford St.

Mailing Address social services & health clinic Address of Proposed Site

Proposed Use of Site social services & health clinic Site Identifier(s) from Assessors Maps 33 L 49

Acreage of Site / Ground Floor Coverage appx 8000 sq ft appx Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors _____

Board of Appeals Action Required: () Yes () No Total Floor Area _____

Planning Board Action Required: () Yes () No

Other Comments: contact person: David Eaton : 774-2458

(Pres/Board- Agency)

Date Dept. Review Due: _____

MINOR SITE PLAN REVIEW

BUILDING DEPARTMENT SITE PLAN REVIEW
(Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
 - Requires Board of Appeals Action
 - Requires Planning Board/City Council Action

*cross-ref
- Mercy Hosp Clinic
5 Preble St (same bldg)*

Explanation _____

- Use complies with Zoning Ordinance — Staff Review Below

Zoning: **SPACE & BULK,**
as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS	
COMPLIES																			
COMPLIES CONDITIONALLY																			
DOES NOT COMPLY																			

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: WDH 4-6-93

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION: Portland Street

Date of Issue 6/22/93

Issued to: Mercy Hospital

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 93/0241 has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

first floor - left

APPROVED OCCUPANCY

medical clinic

Limiting Conditions:

This certificate supersedes certificate issued

approved

(Date)

Inspector

Inspector of Buildings

This certificate shall be void if building or premises are to be transferred from one owner to another without proper change of title. Copy will be furnished to owner or lease for one dollar.

980241

Permit # City of Portland BUILDING PERMIT APPLICATION Fee 495.00 Zone Map # Lot #
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Mercy Hospital Phone # 879-3309

Address: 144 State St. P-24, ME

LOCATION OF CONSTRUCTION 5 Portland Street

Contractor: F.P. & C.H. Murray, Inc.

Address: P.O. Box 2530 Acton: D. Robinson y 799-8136

Est. Construction Cost: 95,000. Proposed Use: Free Clinic

of Existing Res. Units Past Use: VACANT

Building Dimensions L W Total Sq. Ft.

Stories # Bedrooms Lot Size

Proposed Use: Seasonal Condor/Alum Conversion

Expans. Conversion Interior Renovations as per plans

Foundations

1. Type of Soil:

2. Set Backs: Front Rear Side(s)

3. Footing Size:

4. Foundation Size:

K. Other:

Handwritten: concrete Sills must be anchored.

1. Sills Size:

2. Girder Size:

3. Lally Column Spacing:

4. Jacked Size:

5. Bridging Type:

6. Plyw Sheathing Type:

7. Other Material:

8. Spacing:

9. No. of Studs:

10. Header Size:

11. Bracing:

12. Corner Posts Size:

13. Installation Type:

14. Sheathing Type:

15. Studing Type:

16. Masonry Materials:

17. Metal Materials:

18. Siding Size:

19. Header Sizes:

20. Wall Covering Type:

21. Fire Wall if required:

22. Other Materials:

Handwritten: Proble Plural Resource
252 Oxford St
(same city)

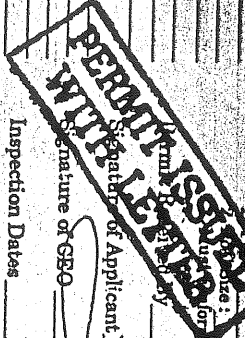
For Official Use Only
Date: 3/31/93
Subdivision:
Name:
Address:
City:
State:
Zip:
APR - 7 1993

Review Required: Date:
Zoning Board Approval: No Yes
Planning Board Approval: No Yes
Conditional Use: No Yes
Shortland Zoning: No Yes
Special Exception: No Yes
Other:

Street Frontage Provided: Back Side
Provided Setback: Front Back Side
Zoning:
Review Required: No Yes
Date:
Site Plan Subdivision
Floodplain Yes No
Other:

Ceiling:
1. Ceiling Joists Size: Spacing
2. Ceiling Sheathing Size: Spacing
3. Type Ceiling: Size
4. Insulation Type: Size
5. Ceiling Height: Requires Review
Roof:
1. Truss or Rafter Size: Span Approved
2. Sheathing Type: Size Approved
3. Roof Covering Type: Size Approved
Chimneys: Number of Fire Places: Approved
Type: Heating: Type of Heat:

Electrical:
Services Entrance Size: Smoke Detector Required: Yes No
1. Approval of soil test if required: Yes No
2. No. of Tubs or Showers: Yes No
3. No. of Fixtures: Yes No
4. No. of Lavatories: Yes No
5. No. of Other Fixtures: Yes No



Signature of Applicant: [Signature] Date: 3-31-93
Signature of GEO: [Signature] Date:
Inspection Dates:
White Tag - CEO [Signature] White Tag - GPCOG

930240

City of Portland

BUILDING PERMIT APPLICATION

Fee \$145

4/1/93

Map #

Lot #

Address: 501 1455 PCID, NE 04104

Phone # 775-0026

Project Management Inc

Phone # 775-7442

Proposed Use: SOCIAL SERVICES bldg

Change of Use - from manufacturing facility

Historic Preservation

For Official Use Only PERMITS ISSUED

Date: 12/4/92

Index File Number: _____

Blg Code: _____

Zone Used: _____

Estimated Cost: 25,000

City of Portland

Minor Site Plan

Change of Use - from manufacturing facility

Historic Preservation

Callings

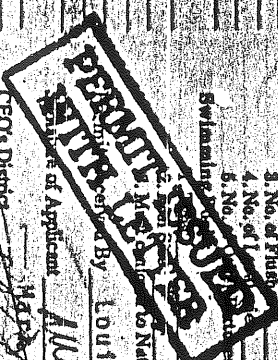
Roof

Chimneys

Heating

Electrical

Plumbing



CEOs Director: Ivory Tag - CEO

CONTINUED TO REVERSE SIDE

Planning & Urban Development



Joseph E. Gray Jr.
Director

CITY OF PORTLAND

December 18, 1992

Mr. David Eaton
Preble Street Resource Center
Box 1459
Portland, ME 04104

Dear Mr. Eaton:

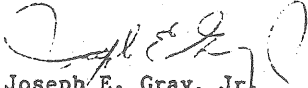
On December 18, 1992 the Portland Planning Authority granted minor site plan approval for a social service center at 252 Oxford Street. The approval is subject to the following conditions:

1. That the proposed spot elevations (final grades) of the driveway and parking area be submitted to City staff for review and approval.
2. Exterior lighting and signage shall be submitted for City staff review and approval.
3. That the sidewalk along Portland Street be repaired or replaced as required by the City Engineer.
4. Applicant has indicated that there will be no exterior changes to the building. In the event there are changes proposed to the building, the revisions shall be submitted to City staff for review and approval.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before a building permit can be issued. A defect bond, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

If there are any questions, please contact the Planning Staff.

Sincerely,



Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Richard Knowland, Acting Chief Planner
P. Samuel Hoffses, Chief of Building Inspections
William Ciroux, Zoning Administrator
George Flaherty, Director of Parks and Public Works
William Bray, Deputy Director of Parks and Public Works
Jeff Tarling, City Arborist
Natalie Burns, Associate Corporation Counsel
Lt. Wallace Garroway, Fire Prevention
Paul Niehoff, Materials Engineer
✓ Louise Chase, Building Permit Secretary
Approval Letter File
James Sterling



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

April 7, 1993

RE: 252 Oxford Street

Project Management Inc.
Box 4857
Portland, Maine 04112

Dear Sir:

Your application to change the use from manufacturing facility to social services building, has been reviewed and a permit is herewith issued subject to the following requirements:

No certificate of occupancy can be issued until all requirements of this letter are met.

Site Plan Review Requirements

Inspection Services Approved William Giroux
Fire Department Approved LT. Gaylen McDougall
Public Works Site work issues to be resolved prior to issuance of a building permit for the lower level. Contractor to meet on site with staff prior to site construction. Melodie Esterberg
Planning Division 1. That the proposed spot elevation, (final grades) of the driveway and parking area be submitted for City staff review and approval. 2. Exterior lighting and signals shall be submitted for City staff review and approval. 3. That the sidewalk along Portland Street be repaired or replaced as required by the City Engineer. 4. Applicant has indicated there will be no exterior changes to the building. In the event there are changes proposed to the building, the revisions shall be submitted to City staff for review and approval.

Building & Fire Code Requirements

1. Any sprinkler work shall be approved by the State Fire Marshall's office.
2. Stairs shall comply with Section 5-2.2 Life Safety Code.
3. A floor plan showing seating and tables shall be submitted to the Portland Fire Prevention Bureau for approval.

Project Management

2

April 7, 1993

4. All exit signs, lights and means of egress lighting shall comply with Article 8 section and subsection 822. and 823. of the City's Building Code BOCA 1990. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 M.R.S.A. refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,



P. Samuel Hoffaus
Chief of Inspection Services

/el

cc: William Giroux, Zoning Administrator
LT Gaylen McDougall, Fire Prevention Bureau

930240

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$145 4/1/93 Map # _____ Lot# _____
Please fill out any part which applies to job. Proper plans must accompany form. \$300 - Minor SP

Owner: Preble Street Resource LLC Phone # 775-0026
Address: Box 1459 - Ptlid, ME 04104

LOCATION OF CONSTRUCTION 252 Oxford St. - (second floor)
(331 Cumberland A)

Project Management Inc Subj: 775-7442
Add: Box 4857-Ptlid, ME 04112 Phone # _____
Est. Construction Cost: \$25,000 Proposed Use: social services bldg

Building Dimensions L _____ W _____ Total Sq. Ft. _____
of Existing Res. Units _____ # of New Res. Units _____
of Bedrooms _____ Lot Size: _____

La Proposed Use: Seasonal Condominium Conversion _____
Expelan Conversion Change of Use - from manufacturing facility

Foundations: (W interior renovations) & Minor Site Plan
1. Type of Soil: _____
2. Gal. Backs: Front _____ Rear _____ Sides _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other: _____

Floors:
1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C.
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Roof:
1. Truss or Raft Size _____ Span Action: Approved
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____
6. Other: _____

Chimneys:
Type: _____ Number of Fire Places _____
Heating:
Type of Heat: _____
Electrical:
Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:
1. Approval of soil test if required Yes _____ No _____
2. No. of Tubs or Showers _____
3. No. of Finishes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:
1. Type: _____ Square Footage _____
2. Pool Size: _____
3. Must conform _____ Code and State Law.

Interior Walls:
1. Studding Size _____
2. Header Size _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

Exterior Walls:
1. Studding Size _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____
5. Bridging _____
6. Corner Posts Size _____
7. Insulation Type _____
8. Sheathing Type _____
9. Siding Type _____
10. Masonry Material _____
11. Metal Material _____

Interior Walls:
1. Studding Size _____
2. Header Size _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

For Official Use Only
Date 12/4/92 Subdivision: _____
Inside Fire Limits _____ Name APR - 7 1993
Bldg Code _____ Lot _____
Time Limit _____ Ownership: _____
Estimated Cost 25,000 Estimated Cost _____
Street Frontage Provided: _____
Provided Setbacks: Front _____ Back _____ Side _____
Rearview Required: _____
Zoning Board Approval: Yes _____ No _____ Date: _____
Planning Board Approval: Yes _____ No _____ Date: _____
Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
Shoreland Zoning: Yes _____ No _____ Floodplain Yes _____ No _____
Special Reception _____
Other: (Expelan)

CEILING:
1. Ceiling Joists Size: _____ Spacing _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceiling: _____ Does not require review: _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____
6. Other: _____
HISTORIC PRESERVATION
Historic District or Landmark: _____
Does not require review: _____

Roof:
1. Truss or Raft Size _____ Span Action: Approved
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____
6. Other: _____

Chimneys:
Type: _____ Number of Fire Places _____
Heating:
Type of Heat: _____
Electrical:
Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:
1. Approval of soil test if required Yes _____ No _____
2. No. of Tubs or Showers _____
3. No. of Finishes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:
1. Type: _____ Square Footage _____
2. Pool Size: _____
3. Must conform _____ Code and State Law.

Permit Issued
Signature: [Signature] Date: 12/4/92
Signature: [Signature] Date: 4-1-93
Signature: [Signature] Date: 4-1-93

CONTINUED TO REVERSE SIDE
Ivory Tag - CEO [Signature]
Mr. Ivory

CONDITIONAL USE REVIEW

**USE FOR AN EMERGENCY SHELTER FOR WOMEN
PART OF UPPER FLOOR OF PREBLE STREET RESOURCE CENTER**

VICINITY OF 9 PORTLAND STREET

PREBLE STREET RESOURCE, APPLICANT

Submitted to:

Portland Planning Board
Portland, Maine

January 23, 2007

I. INTRODUCTION

The Preble Street Resource Center has requested conditional use approval for the change in use of part of the existing Preble Street Resource Center for an Emergency Shelter for Women. The proposed use will provide overnight emergency shelter for approximately 30 women (see confirmation in [Attachment 7](#)). The proposed use would take place entirely within the upper floor of the existing structure with no additions and no external improvements or alterations. The Conditional Use Application and submitted deeds are included in [Attachment 1](#).

The proposed use as an emergency shelter constitutes a conditional use within the B-3 zone, for which the standards are explicitly set out in Section 14- 218 (b) (4) of the City's Ordinance. It specifies that the Planning Board shall be substituted for the board of appeals as the reviewing authority ([Attachment 2](#) from the Zoning Administrator).

Background

The Preble Street Resource is a private, not for profit organization which operates the Day Shelter at 9 Portland Street for homeless people, with a Soup Kitchen, Food Pantry and relevant social services on the site. The current use and some external improvements were approved in 1993 as part of a "social service center", with additional external works approved in 2003; the original Site Plan is included in [Attachment 11](#) to provide a context for this proposal.

Since 2004 this center has been used as an emergency overflow shelter (operated by City of Portland staff) for the City of Portland's Oxford Street Emergency Shelter. The Oxford Street Emergency Shelter is operated by the Social Services Division of the City's Health and Human Services Department as an emergency shelter for about 120 males and 30 females (154 bed spaces). Use of the Preble Street facility as an "overflow" emergency shelter became a regular occurrence in 2004 and 2005 when the numbers of people needing shelter exceeded the capacity of the Oxford Street shelter.

The Preble Street Resource sees the creation of more focused facilities serving homeless women as a need in Portland. The only other facility in Portland that addressed this need was the YWCA, which has recently been closed. Preble Street Resource have a longer term plan to create, in association with Avesta, a larger Women's Center outside of Bayside in a new building (the Florence House initiative) that would also be able to provide emergency shelter for women.

In the interim, the Conditional Use, if approved, allows the applicant to immediately provide a women-oriented emergency shelter to serve approximately 30 women ie those who currently shelter at the Oxford Street Shelter. At the Workshop there was a mention of the proposed Shelter being used by 50 women, but the applicant has confirmed the proposal is for a Shelter for 30 women ([Attachment 7](#)).

II. PUBLIC OUTREACH AND COMMENT

Notices of this Hearing were sent to all property owners within 500 feet and to interested citizens (total of 195) and a notice was placed in the *Portland Press Herald*. . The applicant has met informally with the Bayside Neighborhood Association to explain the proposals and address any concerns. A Neighborhood

Meeting was held on January 16, 2007 and attended by 10 people (excluding operators of the shelters under discussion); of those 5 were associated with the Bayside Neighborhood Association. Minutes of the meeting are included in [Attachment 8](#) and generally reflect concerns related to the numbers / concentration of people seeking shelter, the cumulative impact on the neighborhood, and the need for a clearer long term plan for addressing homelessness in Portland.

At the Planning Board Workshop similar concerns were raised, and a number of people spoke in support of the proposal, citing the benefits of improved safety (for both homeless women and for the neighborhood) and of having a gender specific shelter managed by an organization which has experience of managing similar facilities (see Attachments 5 and 6).

III. SUMMARY OF FINDINGS

Zoning:	B-3
Parcel Size:	10,770 sq ft
Total Floorspace of the Existing Center:	10,860 sq ft
Proposed Shelter for Women:	3,600 sq ft
Parking Spaces:	N/A

IV. PROPOSED DEVELOPMENT

The proposed Emergency Shelter for Women will be located on the upper level of the existing Preble Street Resource Center and provide approximately 30 bed spaces for women, with appropriate facilities and overnight staffing (area and layout shown in Attachments 9 and 10). Policies and procedures will be in place to ensure overnight security and management.

The applicant, Mark Swann of the Preble Street Resource Center, has outlined the proposals and associated management arrangements in Attachment 3. The Preble Street Resource Center has experience of operation/staffing of one other overnight shelter and one supported housing initiative in Portland.

At the Workshop the applicant mentioned they would like to improve the lighting at the Center but have confirmed that this is not proposed as part of the change in use (Attachment 7). Exterior lighting was included in the original site plan (Attachment 11) and an increase would be an amendment to the original approval.

V. CONDITIONAL USE REVIEW

The proposed development has been reviewed by staff for conformance with the Conditional Use Requirements as set out in the City of Portland Code of Ordinances. Staff comments are highlighted in this report.

CONDITIONAL USE REQUIREMENTS (Sec. 14-218 (b) (4) & Sec. 14-474 c) (2))

Section 14-218 Re Emergency Shelters in the B-3 Zone

(b) The following uses are permitted as provided in section 14-474 (conditional uses), provided that, notwithstanding section 14-474(a) or any other provision of this Code, the Planning Board shall be substituted for the board of appeals as the reviewing authority:

- (4) Emergency shelters, subject to the following conditions, in addition to the provisions of section 14-474:*
 - a. The facility shall be in compliance with the city's current Comprehensive Housing Assistance Plan, a copy of which is on file in the Department of Planning and Urban Development, or, if there is no current edition of the Comprehensive Housing Assistance Plan, with a determination of need by the Director of the Department of Health and Human Services.*

The City's current Comprehensive Housing Assistance Plan (the Consolidated Plan as prepared in accordance with HUD regulations- Section VI – Five Year Strategy for 2005-2010: “Housing and Community Development Priority Needs and Strategies”) acknowledges the increased usage of the City's shelters and states: “Oxford Street Shelter reports an increase in the number of long term users and a significant increase in the number of long term homeless women” (p.29).

The City's Housing Plan (Housing: Sustaining Portland's Future, adopted November 2002) provides a policy context for the Consolidated Plan's Housing Strategy. Policy I states “Ensure that an adequate supply of housing is available to meet the needs, preferences and financial capabilities of all Portland households, now and in the future” with an explicit aim to “Ensure that a continuum of housing is available for people with special needs and circumstances ranging from emergency shelters to permanent housing (rental and homeownership), which offer appropriate supportive services”.

The proposed use would allow a shelter that is separate and more targeted to the particular needs of this group than is possible at the Oxford Street Shelter; it will include social worker support and a safer environment as explained by the applicant in Attachment 3. Information given at the Workshop by the Deputy Chief of Police and others emphasized the benefits of having a separate shelter for women, with increased safety and reduced fear of violence for the women using the shelter.

The City of Portland Director of Health and Human Services (Doug Gardner) acknowledges that the proposed Women's Center has the potential to meet the needs of a vulnerable group of people (homeless women). His comments are included as Attachment 4.

At the Neighborhood Meeting neighbors suggested that greater communication of the overall plan for addressing homelessness be shared with the community, including the other initiatives that may impact the scale and type of provision that remains in Bayside. This is a wider issue which would require action by others as well as the applicant.

b. The facility shall be registered with the City of Portland Department of Health and Human Services.

The City does not have a formal registration system although the city is providing funding support to the proposed Women's Shelter. In order to meet this condition the applicant should submit a formal letter or notice of “registration” to the Director of Health and Human Services.

Section. 14-474 (c) (2) (Conditional Uses generally)

There are unique or distinctive characteristics or effects associated with the proposed conditional use.

The proposed use is effectively an extension of the existing Day Shelter use and a continuation of the use as an overflow emergency shelter. No additional issues are anticipated to arise from the use as an Emergency Shelter for Women.

There will be an adverse impact up on health, safety or welfare of the public or surrounding area./Such impact differs substantially from the impact which would normally occur from such a use in that zone.

The Preble Street Resource Center have confirmed that they will fully staff the shelter overnight and operate policies and procedures to ensure the health, safety and welfare of the public and the surrounding area as well as the users of the facility (Attachment 3).

The use does not create additional shelter bed spaces in this area as it is effectively a transfer from the Oxford Street Center where the total numbers of bedspaces will be reduced. The City will also reallocate

some financing to help Preble Street Resource operate the new Emergency Shelter for Women, to the extent it paid for the women staying at the Oxford Street Shelter. The proposed Emergency Shelter for Women at Preble Street is anticipated to be discontinued in about 2 years, once the new Florence House Women's Center is available (see Attachment 3, first point).

At the Planning Board Workshop the applicant was asked to explain the process used to decide that the proposed Shelter would best be located at Preble Street and what alternative locations were considered. The applicant has submitted this information in Attachment 7.

The board of appeals may impose such reasonable conditions upon the premises benefited by a conditional use as may be necessary to prevent or minimize adverse effects therefrom upon other property in the neighborhood. Such conditions shall be expressly set forth in the resolution authorizing the conditional use permit and in the permit. Violation of such conditions shall be a violation of this article.

While there are more general concerns about the concentration of homeless shelters in the Bayside neighborhood, the particular use proposed is not anticipated to create adverse effects. It is intended as an interim shelter for women until Florence House is available to fulfill this function; the applicant has indicated they would not wish to continue this as a long term shelter even if the Florence House opening was delayed.

A potential condition of approval has been suggested that requires the shelter use to be phased out at such time as the proposed women's shelter (Florence House) is established.

VI. MOTIONS FOR THE BOARD TO CONSIDER

On the basis of the application, plans, reports and other information submitted by the applicant and on staff comments and recommendations contained in Planning Report #03-07, standards for conditional use review and other applicable regulations, and the testimony presented at the Planning Board Hearing, the Planning Board finds:

- i. That the proposal to use a portion of the upper floor of Preble Street Resource Center for a Shelter for Women is/is not in conformance with the Conditional Use Standards of the Land Use Code.

Potential Conditions of Approval:

1. That the conditional use shall be limited to 3,600 sq ft on the upper floor; and
2. That the applicant should submit a formal letter or notice of "registration" to the Director of Health and Human Services; and
3. That any external alterations, such as improved lighting, be submitted for review and approval by the Planning Authority; and
4. That the shelter use be discontinued within 2 months of the opening of Florence House.

(Attachments next page)

Attachments:

1. Conditional Use Application dated November 21, 2006
2. Marge Schmuckal, City Zoning Administrator, UI comment, November 21, 2006
3. Mark Swann, Preble Street Resource Center, additional information in e-mail of January 3, 2007
4. Doug Gardner, City of Portland Director of Health and Human Services, comments of January 4, 2007
5. Text of comments made at the January 9, 2007 PB Workshop by Dan Murphy
6. Text of comments read at the January 9, 2007 PB Workshop; submitted on behalf of Sharon Herrick, homeowner on Frederick Street (near Logan Place)
7. Mark Swann, Preble Street Resource Center, information to address issues arising at the Workshop, dated January 17, 2007.
8. Certificate of Neighborhood Meeting dated January 17, 2007, with Invitation, Sign-In sheet and Minutes of the Meeting
9. Proposed area of the change of use (submitted by applicant)
10. Layout of the shelter facilities (submitted by applicant)
11. Site Plan approved in 1993 (extract, from Planning files)



Conditional Use Application

Department of Planning and Development
Portland Planning Board

1. Applicant Information:

Preble Street

Name

18 Portland Street - PO Box 1459

Address

Portland, ME 04104

(207) 775-0026 (207) 842-3614

Phone

Fax

2. Subject Property:

9 Portland Street

Address

Portland, ME 04101

033 L 004001

Assessor's Reference (Chart-Block-Lot)

3. Property Owner: Applicant Other

Name

Address

Phone

Fax

4. Current Zoning Designation(s):

B-3

5. Right, Title, or Interest: Please identify the status of the applicant's right, title, or interest in the subject property:

owned - see attached deed

Provide documentary evidence, attached to this application, of applicant's right, title, or interest in the subject property. (For example, a deed, option or contract to purchase or lease the subject property.)

6. Vicinity Map: Attach a map showing the subject parcel and abutting parcels, labeled as to ownership and/or current use. (Applicant may utilize the City Zoning Map or Parcel Map as a source.)

7. Existing Use:

Describe the existing use of the subject property: Day Shelter, Soup Kitchen, Food Pantry, Social Services

8. Type of Conditional Use Proposed: Since July 2004, the City of Portland's Oxford Street Shelter has used this property as an emergency overflow shelter. Preble Street proposes using it as an emergency shelter for women.

RECEIVED NOV 21 2006

9. **Sketch Plan:** On a separate sheet please provide a sketch plan of the property, showing existing and proposed improvements, including such features as buildings, parking, driveways, walkways, landscape and property boundaries. This may be a professionally drawn plan, or a carefully drawn plan, to scale, by the applicant. (Scale to suit, range from 1"=10' to 1"=100'.)

10. **Conditional Use Authorized by:** Section 14- 218

11. **Standards - Criteria for Conditional Use Appeal**

Upon a showing that a proposed use is a conditional use under this article, a conditional use permit shall be granted unless the Board determines that:

- a. There are unique or distinctive characteristics or effects associated with the proposed conditional use;
- b. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area;
- c. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

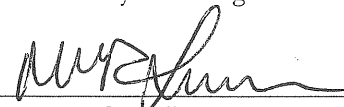
12. **Application Fee:** A fee for must be submitted by check payable to the City of Portland in accordance with Section 14-54 of the Municipal Code (see below). The applicant also agrees to pay all costs of publication (or advertising) of the Workshop and Public Hearing notices as required for this application. Such amount will be billed to the applicant following the appearance of the advertisement.

<input checked="" type="checkbox"/>	Fee for Service Deposit (\$200.00)	
	(Required for all applications in addition to the applicable application fee listed below)	
<input checked="" type="checkbox"/>	Conditional Use	\$100.00
	Legal Advertisements	percent of total bill
	Notices (workshop and public hearing)	.55 cents each

NOTE: Legal notices placed in the newspaper for the public hearing meeting are required by State Statute and local ordinance. The cost of any and all Newspaper advertisements, legal advertisements and Planning Board notices will be billed directly to the applicant.

13. **Signature:** The above information is true and accurate to the best of my knowledge.

11/21/06
Date of Filing


Signature of Applicant

Further Information: Please contact the Planning Division for further information regarding the conditional use process. Applicants are encouraged to make an appointment to discuss their conditional use before filing the application.

Applicants are encouraged to include a letter or narrative to accompany the conditional use application which can provide additional background or contextual information, and describe the proposed conditional use and reasons for the request in a manner that best suits the situation.

Portland Planning Board, Portland, Maine- Effective: July 6, 1998

#5

Short Form Warranty Deed

2607
MAINE REAL ESTATE TAX PAID

STAMCO, a Maine general partnership with a place of business in Portland, Maine, FOR CONSIDERATION PAID, grants to Preble Street Resource Center, Inc. a Maine non-profit corporation with a mailing address of P.O. Box 1459, Portland, ME 04104, with WARRANTY COVENANTS, the following described real property located in Portland, County of Cumberland, Maine:


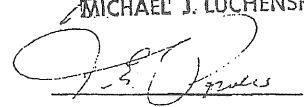
A certain lot or parcel of land together with the buildings thereon, being more particularly described as follows:

No. 1-15 Portland Street, No. 60-68 Preble Street and 246-254 Oxford Street, Portland, Maine, containing eleven thousand one hundred thirty-four (11,134) square feet more or less, all according to the City of Portland valuation plans. The said easterly line on Preble Street is 117.14 feet more or less; the said northerly line on Oxford Street is 126.66 feet more or less; the said southerly line on Portland Street is 142.63 feet more or less; the said westerly line extending through from Portland Street to Oxford Street is 54.2 feet more or less.

Being the same premises conveyed to the Grantor herein by deed of Edward C. Gall dated June 27, 1983 and recorded in the Cumberland County Registry of Deeds in Book 6204, Page 167.

WITNESS our hands and seals this 11th day of January, 1993.

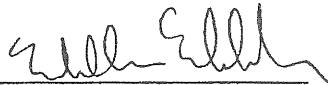
WITNESS


MICHAEL J. LUCHENSKI


STAMCO, a Maine General Partnership

by: T.S.W. Corp., General Partner

by: 
Stephen Webber, It's President

by: 
William Webber, Gen. Partner
Being all of the Partners of STAMCO

State of Maine
Cumberland, ss.

January 11, 1993

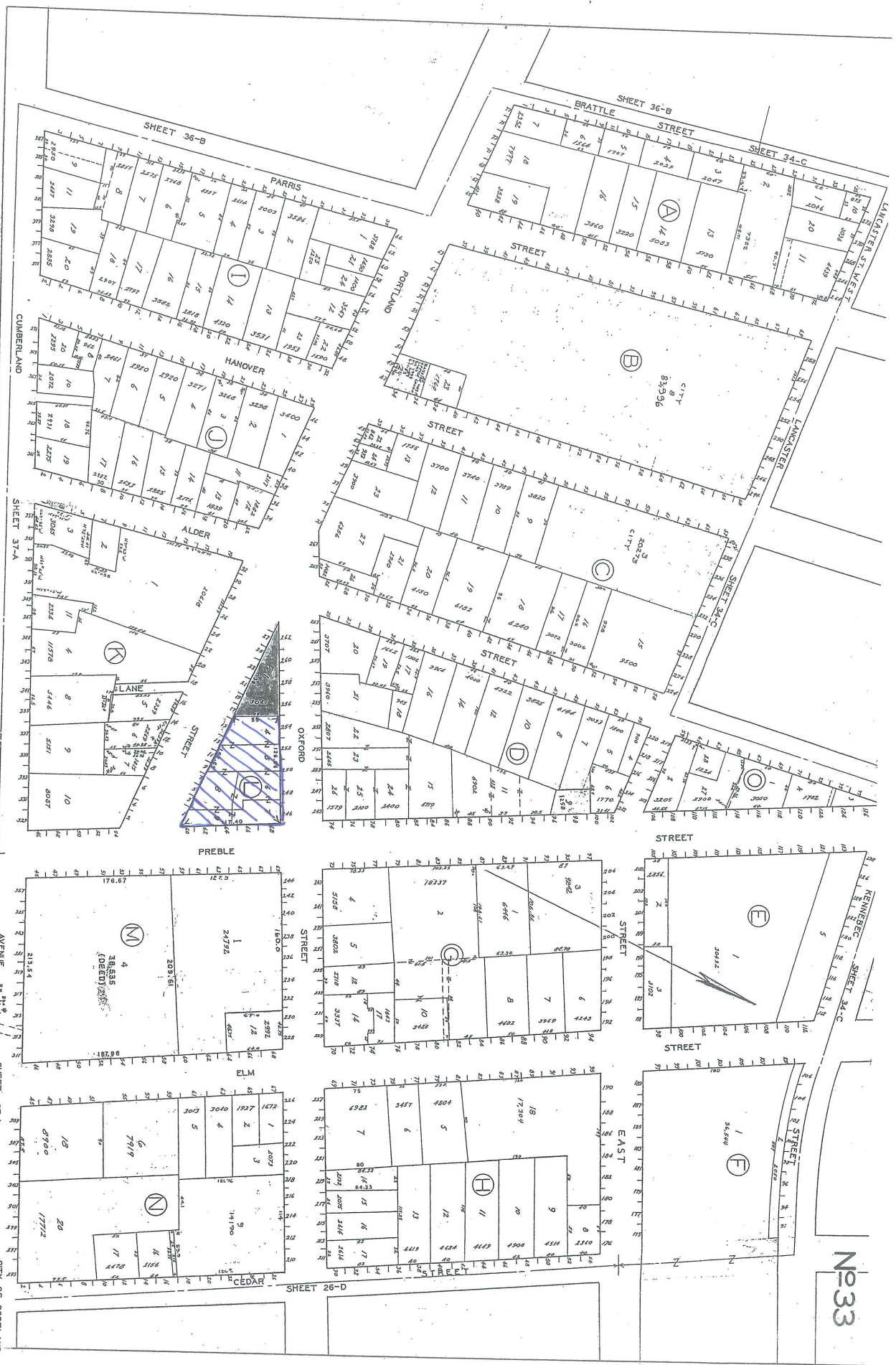
Recorded
Cumberland County
Registry of Deeds
01/13/93 09:06:48AM
John B. O'Brien
Register

Personally appeared William Webber in his capacity as general partner of STAMCO and acknowledged the foregoing instrument to be his free act and deed on behalf of STAMCO.


Notary Public/Attorney

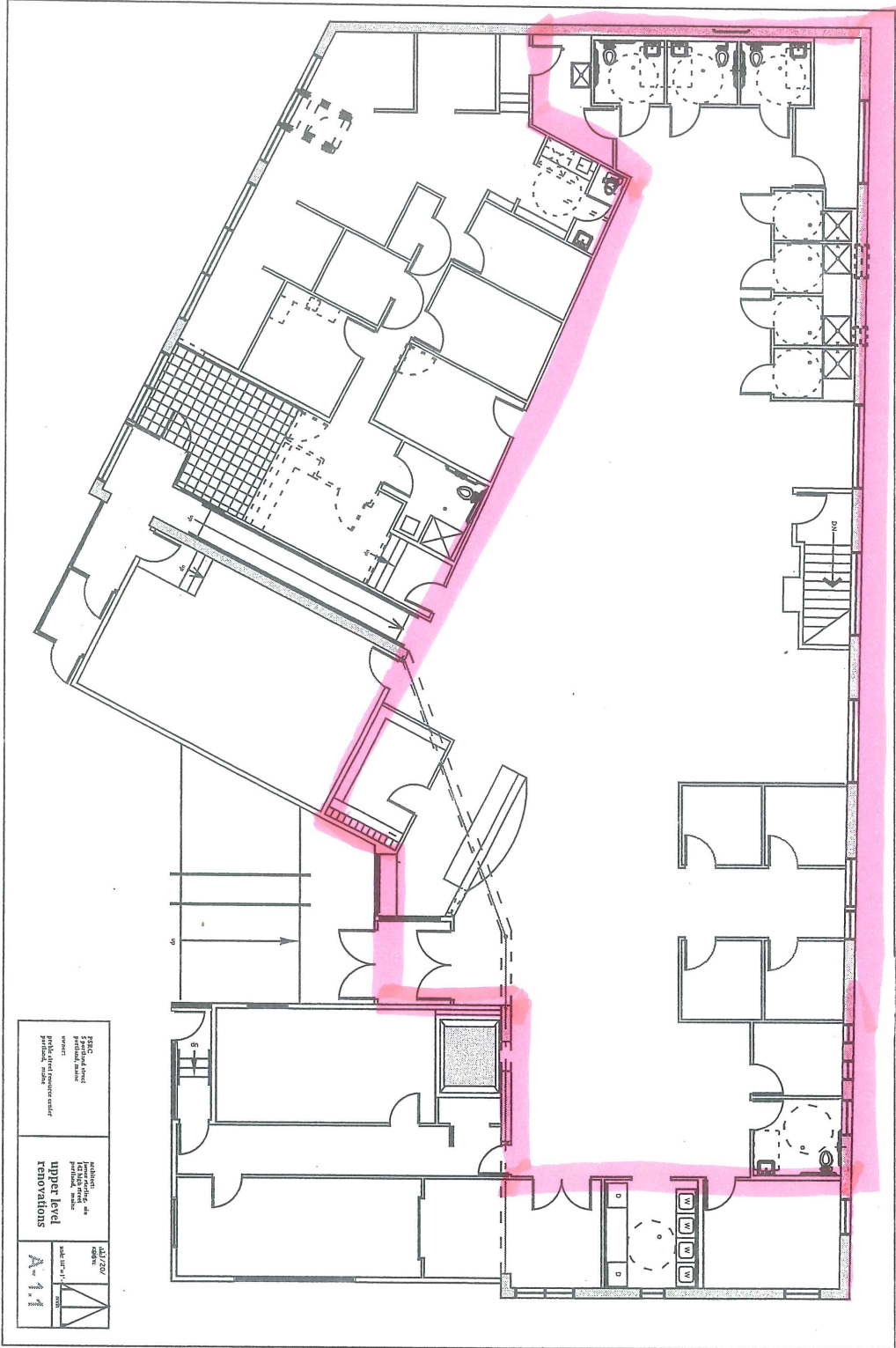
PATRICIA M. POWERS, NOTARY PUBLIC
STATE OF MAINE
MY COMMISSION EXPIRES 12/21/96

→ abutting parcel, apartment building
→ subject parcel



CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1" = 50'

N-33



Find	Property Lookup	Notices	Forms	Application	Invoicing	Charges	Close																		
Zone																									
Appl ID	1066	Dept	PB	Appl. Date	11/21/2006	CBL	033 L004001	Recommendation Date																	
Status	Open	Property Location	9 Portland St			Approval Date		Enactment Date																	
Appl Type	Conditional Use		Review Type	Committee Review																					
<table border="1"><thead><tr><th>Comment Date</th><th>Comment</th><th>Add</th><th>Delete</th><th>Save</th></tr></thead><tbody><tr><td>11/22/2006</td><td>This is in the B-3 zone which allows this use as a conditional use to the Planning Board. - there are no parking requirements for change of uses within the B-3 zone. They would need to follow up with a building permit application for further approvals.</td><td></td><td></td><td></td></tr><tr><td>Name</td><td>mes</td><td>Follow Up Date</td><td></td><td>Completed</td><td><input type="checkbox"/></td></tr></tbody></table>										Comment Date	Comment	Add	Delete	Save	11/22/2006	This is in the B-3 zone which allows this use as a conditional use to the Planning Board. - there are no parking requirements for change of uses within the B-3 zone. They would need to follow up with a building permit application for further approvals.				Name	mes	Follow Up Date		Completed	<input type="checkbox"/>
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Name	mes	Follow Up Date		Completed	<input type="checkbox"/>																				
Created By:	jmy	Create Date:	11/21/2006	Mod By:	jmy	Mod Date:																			

From: "Mark Swann" <mswann@preblestreet.org>
To: <jf@portlandmaine.gov>
Date: 1/3/2007 10:31:06 AM
Subject: For Planning Department

Jean,

I'll try to address the questions you asked on the phone Friday, to clarify a few issues:

1. Our intent is for the Women's Shelter at the Resource Center to be temporary until our Florence House initiative is open, tentatively scheduled for January, 2009. After Florence House opens, we do not plan to use the Resource Center as a regular overnight shelter.

2. I think it's important to note that the women we will be serving at the Women's Shelter are already in this neighborhood, currently sleeping on mats on the floor at the Oxford Street Shelter in a facility with 100+ men. We feel this will create a safer situation than exists now. In addition, with the closing of the YWCA and with the Oxford Street Shelter nearing capacity again, if we don't open the Women's Shelter, there is a very real likelihood that the Resource Center will need to act as the "emergency overflow" for Oxford Street Shelter as it did from July, 2004 to March, 2005.

3. We fully expect that our Women's Shelter will have a significant positive impact on the lives of the women we will serve. With the closing of the YWCA, there is currently no shelter solely serving women in Portland. A targeted approach to this highly vulnerable population, combining safety and shelter with the social work approach at Preble Street will be a benefit. Preble Street social workers will focus services on moving women off the street and out of shelter, into permanent, supported housing.

4. Preble Street has experience in operating an overnight shelter (Lighthouse Shelter on Elm Street in Portland) as well as providing 24 hour staffing at a permanent, supported housing initiative (Logan Place on Frederick Street in Portland). In addition we provide residential services at Golder Commons in Westbrook, and Unity Village on Stone Street in Portland. Policies and procedures from those four programs, as well as very helpful cooperation from the City's Oxford Street Shelter, will ensure that we open the Women's Shelter in a thoughtful, professional manner.

5. We have met with the Steering Committee of the Bayside Neighborhood Association to discuss our plans at the Resource Center and hear their concerns. They expressed confidence in our ability to operate a shelter program.

If you have further questions, Jean, or need more information please do not hesitate to contact me.

Sincerely,

Mark R. Swann
Executive Director
Preble Street
(207) 775-0026

CC: "Cito Seilenger" <cito@curthax.com>

Attachment 4

From: Doug Gardner
To: Jean Fraser
Date: 1/4/2007 2:44:51 PM
Subject: Preble Street's Conditional Use Application

Good afternoon Jean. In follow-up to our conversation last week, I offer the following in response to your inquiry regarding the need to create a separate emergency shelter for women as proposed by Preble Street Resource Center. The City's Health & Human Services Department, Social Services Division currently operates the Oxford Street Shelter and the Family Shelter. The Oxford Street Shelter has a total capacity of 154 beds and the Family Shelter has a capacity of 77 beds. Given the number of men and women we serve at the Oxford Street Shelter on a nightly basis, it is clear that there remains a community need for emergency shelter beds in Portland. As it relates to a new community need specific to women, I see the issue more akin to a shift in addressing that need from one agency to another. That is, the needs of homeless women are currently being met at the Oxford Street Shelter and the proposed overnight shelter at the Preble Street Resource Center would change the location of the shelter serving many of the same women. There is a compelling argument that a smaller shelter serving only women will better meet the needs of these vulnerable women and at the same time offer the Oxford Street Shelter the opportunity to focus greater attention on the men who will remain at Oxford Street. Therefore, the creation of the proposed emergency shelter for women will not increase the total number of emergency shelter beds in the City of Portland, only the distribution of those beds. Finally, as we discussed there will be a permanent reduction in the total capacity at the Oxford Street Emergency Shelter when/if it becomes a men's only shelter. I have met with representatives from Preble Street on many occasions regarding this proposed women's shelter and subsequent Florence House project, and feel it is worth noting that the proposed women's shelter is a temporary strategy to address the needs of this vulnerable population of women. The long-term (approx. 2 years) strategy is the construction and opening of Florence House; a Preble Street/Avesta Housing project designed to provide supported housing units and emergency shelter beds for homeless women in Portland. I hope this is helpful and please do not hesitate to contact me if you have additional questions or concerns. Doug.

Mark and his colleagues at Preble Street provide a venue where people who often have a tenuous sense of their dignity can experience and come to appreciate their God given worth. They learn what responsibility looks like through exposure to a program that is responsible, i.e., able to respond to the welfare of their clients. That's what this proposal is about. That is Preble Street's operational track record.

In a Letter From Birmingham Jail, MLK wrote: "We are caught in an inescapable network of mutuality, tied in a single garment of destiny. Whatever affects one directly, affects all indirectly." For those of us living in Portland, the work that Preble St. is engaged in with our most vulnerable citizens makes Portland a more civilized, refined community. *for all of us.*

Preble Street's success is about its collaborations with stakeholders in decisions that affect the community. Working with funding sources, city and private agencies, the local police, Preble Street has evolved into what is today, a community treasure caring for some of our most vulnerable citizens. I encourage your approval of this proposal so this work may expand and adapt to the needs of homeless women.

Dan Murphy

*Dan Murphy read this
at PB workshop 1.9.2007*

Attachment 6

From Sharon Herrick, homeowner on Frederick Street, Portland, Maine.

I understand that the Day Shelter at Oxford St. will be converted into a night time shelter for women. I'm writing in support of the responsiveness that Preble St. has exhibited in my neighborhood, the site of Logan Place. During the initial opening of Logan Place, there were several 'kinks' to work out with the Logan Place residents and neighbors. As managers of the site, Preble Resource Center remained open to neighbor concerns and complaints. In addition, they took action. Now, a year later, the neighborhood is settling into acceptance of Logan Place and the residents have become a part of the neighborhood. The expertise that Preble provides the community has helped bridge the gaps in the management of homelessness in our city. Transitioning the shelter so that women can sleep safely at night benefits the community at-large.

Read out at PB Workshop 1.9.2007
by Linda Holden on behalf of Sharon Herrick.

Attachment 7

Amy Donahoe

From: Mark Swann [mswann@preblestreet.org]
Sent: Wednesday, January 17, 2007 3:01 PM
To: 'Jean Fraser'
Cc: Amy Donahoe; Cito Seilenger
Subject: Womens Shelter clarifying questions

Jean,

You asked for clarification in writing on three issues that came up at the Planning Board Workshop last week regarding our plans to open a Womens Shelter at the Resource Center:

1. Our application to the City is correct in stating the number of beds for this shelter: 30. I was wrong in my remarks at the meeting when I stated a higher number.
2. There was a question regarding Preble Street's efforts at finding another location for the shelter. Preble Street, and the City, did look at and consider other properties for a temporary womens shelter. However, we found nothing available at a reasonable cost and within a reasonable timeframe. Finally, we looked at the Resource Center. We own the building, it is not used at night, and it would not be costly to temporarily house a shelter there. Conversely, renting/purchasing/renovating a facility is very expensive. For example, Preble Street pays approximately \$70,000 annually to rent/run the Lighthouse Shelter and that is only 16 beds. Given that our intent is to do this for two years, it seems the prudent and responsible thing to do.
3. The issue of exterior lighting also was discussed. This lighting is not necessary nor intended prior to opening the women's shelter. However, we do plan to apply to the City Planning Department in the very near future for permission to increase exterior lighting, at several points around the facility.

This afternoon Amy Donahoe will drop off the floor plans as well as the Certificate of Neighborhood Meeting, the invitation to that meeting, the sign up sheet, and the meeting minutes. If you need anything else, please don't hesitate to contact either of us.

Thanks,

Mark

Mark R. Swann
Executive Director
Preble Street
(207) 775-0026



Preble Street

Turning Hunger and Homelessness into Opportunity and Hope

Attachment 8

(6 pages)

Lighthouse Shelter

Logan Place

Resource Center

Stone Soup

Teen Center

Unity Village

NEIGHBORHOOD MEETING CERTIFICATION

BOARD OF DIRECTORS

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Cathy Houlihan

Ann Houser

David Kreisler

Robert Moldaver

Rob Ravenelle

Maurice Selinger III

Joseph Spagnola

Lannie Welch

Eddie White

I, Mark R. Swann, Executive Director of Preble Street, hereby certify that a neighborhood meeting was held on Tuesday, January 16, 2007 at Unity Village's Community Room, 24 Stone Street, Portland, Maine from 4pm to 6pm.

I also certify that on Monday, January 8, 2007, invitations were mailed to all addresses on the mailing list provided by the Planning Division, including property owners within 500 feet of the proposed development and the residents on the "interested parties" list

Signed,

1/17/07

Mark R. Swann
Executive Director

18 Portland Street
PO Box 1459
Portland, ME 04104
207.775.0026 Phone
207.842.3614 Fax
www.preblestreet.org



**Women's Shelter Neighborhood Meeting
January 16, 2007**

In Attendance:

Thomas Trott – member of BNA
Ron Spinella – President of BNA
Josh O' Brien – City of Portland
Amy Donahoe – Preble Street
Amanda Wells – Preble Street
Sue Yandell – Back Bay Towers resident
Jon Bradley – Preble Street
Susan McCluskey – member of BNA
Colette Bouchard – member of BNA
Dori Waxman – BNA staff
Jay York – 58 Wilmot Street
Steve Hirshon – 18 Hanover Street
Gary Wagner – 28 Hanover Street

Mark Swann, Executive Director of Preble Street, welcomed everyone. Everyone introduced themselves. Mark then presented Preble Street's plan to operate a Womens Shelter out of the Day Shelter space at the Resource Center. Hours of operation will be from 7pm until 8am, 365 days a year. There will be a minimal of two Preble Street staff there at all times. Preble Street's plan is to operate this shelter at the Resource Center until Florence House opens (estimated to be January, 2009)

Ron: Another Meeting is planned for tomorrow @ 6pm to allow more members of neighborhood to attend.

Josh O'Brien, Oxford Street Shelter Coordinator: Oxford Street is in full support of this plan. Oxford Street Shelter is excited that this will allow them to work more closely with men, allocate more resources for housing, employment, and self sufficiency work.

Question: (Ron) – What questions came up at the city workshop?

Answer: (Mark)

1. The number of beds. The application states thirty. At the workshop I confused things by saying 50, but our intent if stated correctly in the application: 30 beds
2. Planning staff would like drawings of space.
3. Sunset provision. That after two years shelter will close with opening of Florence House.
4. What other options did we look into?
 - With Avesta we made an offer on the YWCA to keep it and its shelter open
 - The city looked into other options, but none panned out

- we decided to convert the resource center to accommodate the night shelter because we own the building, it is not used at night, and we know how expensive it is to rent a shelter. Lighthouse Shelter currently costs us approx \$70,000 on an annual basis to rent/run for 16 beds, for example.

5. Concern about “tone of the neighborhood” from gentleman at workshop. Mark is reaching out to him, to talk one on one.

Question: (Ron) – Will there be a sizeable number of women that will seek shelter at the Women’s shelter that have not been staying at Oxford Street Shelter?

Answer: (Mark) – We do not believe there will be large numbers of women that will access the Women’s Shelter. We are not a domestic violence shelter or an appropriate referral for women who would have been referred to the YWCA. There is a gap in the community.

Answer: (Jon B.) – We will have more focused efforts with women that will facilitate faster transition for women out of the shelter.

Answer: (Mark) – Combining the Oxford Street Shelter beds with the Women’s Shelter shelter beds the number will remain the same in Bayside with increased staffing. There is an overall loss of shelter beds in the community with the closing of the YWCA.

Question: (Dori) – Can we continue to revisit this as a neighborhood over the next two years?

Answer: (Mark) – Yes

Answer: (Ron) – BNA has a monthly meeting with social service providers.

Question: (Ron) - What happens if Florence House is not completed?

Answer: (Mark) – We would not be able to continue as a shelter longterm, and would need to look into other options with the city and others.

Question: (Sue) – Are there children being served here?

Answer: (Jon B.) – No, only single women will be served here. The city does a great job with their family shelter and will continue to serve families with children.

Question: (Ron) – Is there concern about men coming around the Women’s Shelter and safety of women?

Answer: (Mark) – We have begun talking to women and most have been positive. Women have expressed minimal concern about not being able to be with partners.

Answer: (Josh) – Oxford Street Shelter will be committed to ensuring that women get to the Women’s Shelter safely.

Answer: (Jay) – As I said at the city planning workshop, I am dismayed that the city did not look at doing a shelter outside of Bayside, because ultimately you are going to have to. While we are not increasing beds, it is another shelter. I am concerned about the people in the neighborhood with families and the level of activity in the neighborhood is concerning. Florence House is the best thing to come out of this, but Bayside is footing the bill now.

Question: (Dori) – What is the plan in the next 10 years to address homelessness in the city?

Answer: (Mark) – Preble Street and Avesta Housing are comitted to projects like Logan Place and Florence house, smaller scattered permanent housing to meet the needs of the population. Solution oriented programs instead of increased shelter numbers.

Answer: (Dori) – The city, Avesta, and Preble Street need to get the plan to the community.

Question: (Ron) – Is the goal at some point a male shelter for 50/60 men as an emergency shelter?

Answer: (Jon B.) – That is what we are trying to do with Florence House. We know from Logan Place that with lots of support the chronically homeless population can maintain housing. The shelter should not be where people live.

Answer: (Ron) – As long as we work on this plan and work together to address the negative behaviors in the neighborhood the shelter will become less of an issue.

Answer: (Steve) – Separate shelters are great, but the community needs to be brought in better. The lighting improvements in the neighborhood are important. Please involve the community in these processes. 4pm meetings do not work for the neighborhood.

Answer: (Mark) – there was no ill intent with the planning of the meeting. It was important to follow the city process. Another meeting has been scheduled tomorrow night at 6pm.

Answer: (Ron)- We will talk to the BNA planning department about not scheduling meetings at 4pm.

Answer: (Dori) – BNA will communicate with city about a better process for the planning department and meetings.

Answer: (Gary) – I am a firefighter paramedic I care about helping people, but I live in the neighborhood and I am concerned that Bayside is always the answer for new

resources. I am concerned about the drugs, deaths, and unsafe behavior. I will not support any new services in Bayside until there is a long-term plan.

Answer: (Ron) – We do not want to drive services out of Bayside, but would like well thought out, well planned resources.

Answer: (Steve) – In agreement with Gary.

Answer: (Mark) – We have been having increased conversations with the police department as well as BNA Safety Committee. The neighborhood and social services are working together on this effort. Preble Street is solution oriented working with youth, women, and men.

Answer: (Ron) – BNA, City, and Preble Street should work together on a long term plan to address homelessness in the city.



Preble Street

Turning Hunger and Homelessness into Opportunity and Hope

Lighthouse Shelter

Logan Place

Resource Center

Teen Center

Unity Village

January 5, 2007

Dear Neighbor:

Please join us for a neighborhood meeting to discuss our plans to use part of the existing Preble Street Resource Center, located at 9 Portland Street, for an emergency Women's Shelter.

BOARD OF DIRECTORS

Elaine Rosen
President

Joseph Spagnola
Vice President

Renee Schwalberg
Secretary

Susannah Swihart
Treasurer

Judy Bertram

J.E. Boone

E. Drew Cheney

Peter Darvin

Terry Davies

Cathy Houlihan

Ann Houser

Herb Janick

David Kreisler

Robert Moldaver

Robert Ravenelle

Maurice Selinger

James Sterling

Lannie Welch

Edie White

Meeting Location: Community Room
Unity Village
24 Stone Street
Portland

Meeting Date: Tuesday, January 16, 2006

Meeting Time: 4:00 p.m.

The City code requires that property owners within 500 feet of the proposed development and residents on an "interested parties list" be invited to participate in a neighborhood meeting. A sign-in sheet will be circulated and minutes of the meeting will be taken. Both the sign-in sheet and minutes will be submitted to the Planning Board.

If you have any questions, please call me at 775-0026.

Sincerely,

Mark R. Swann
Executive Director

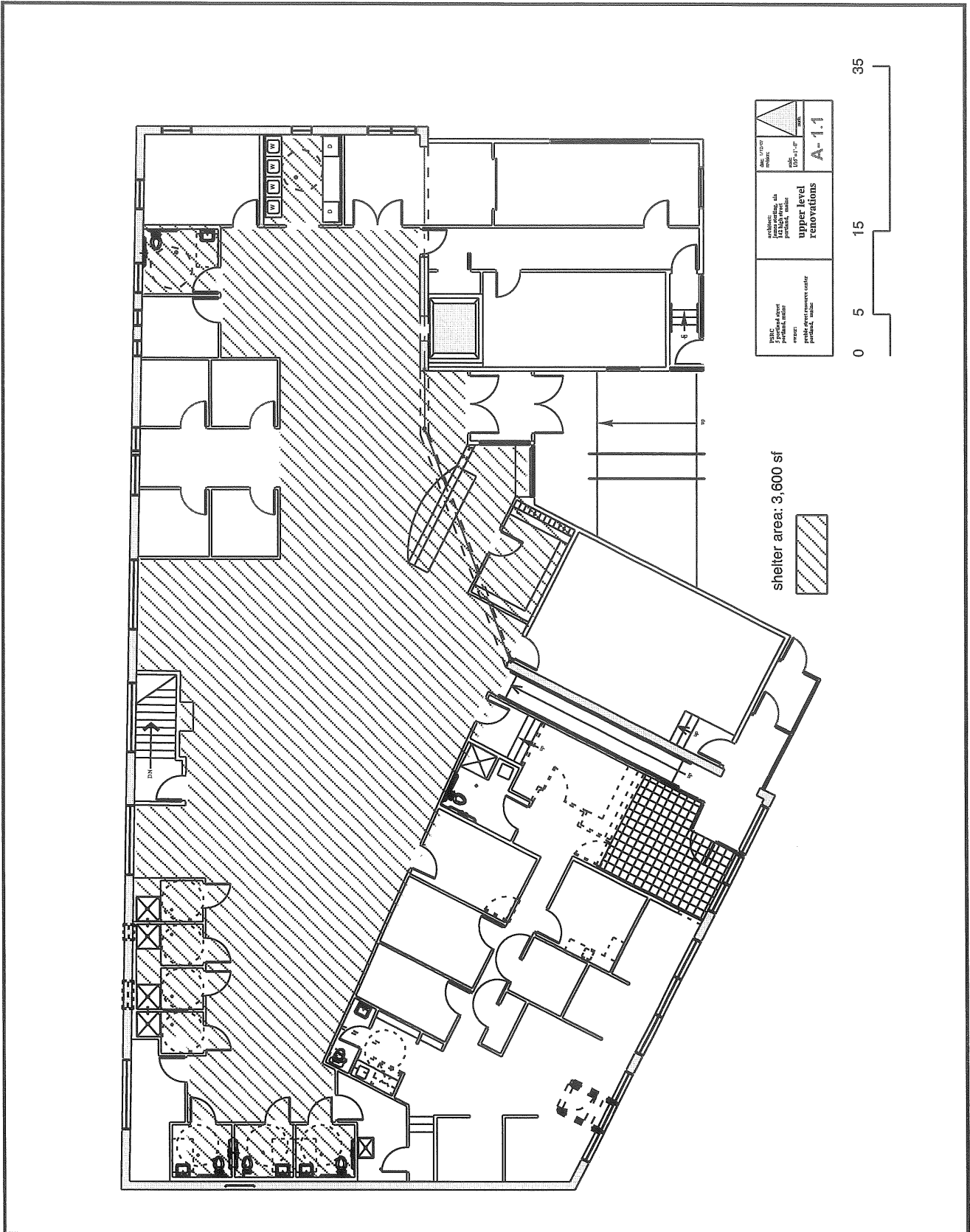
Mark R. Swann
Executive Director

18 Portland Street
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207.775.0026 Phone
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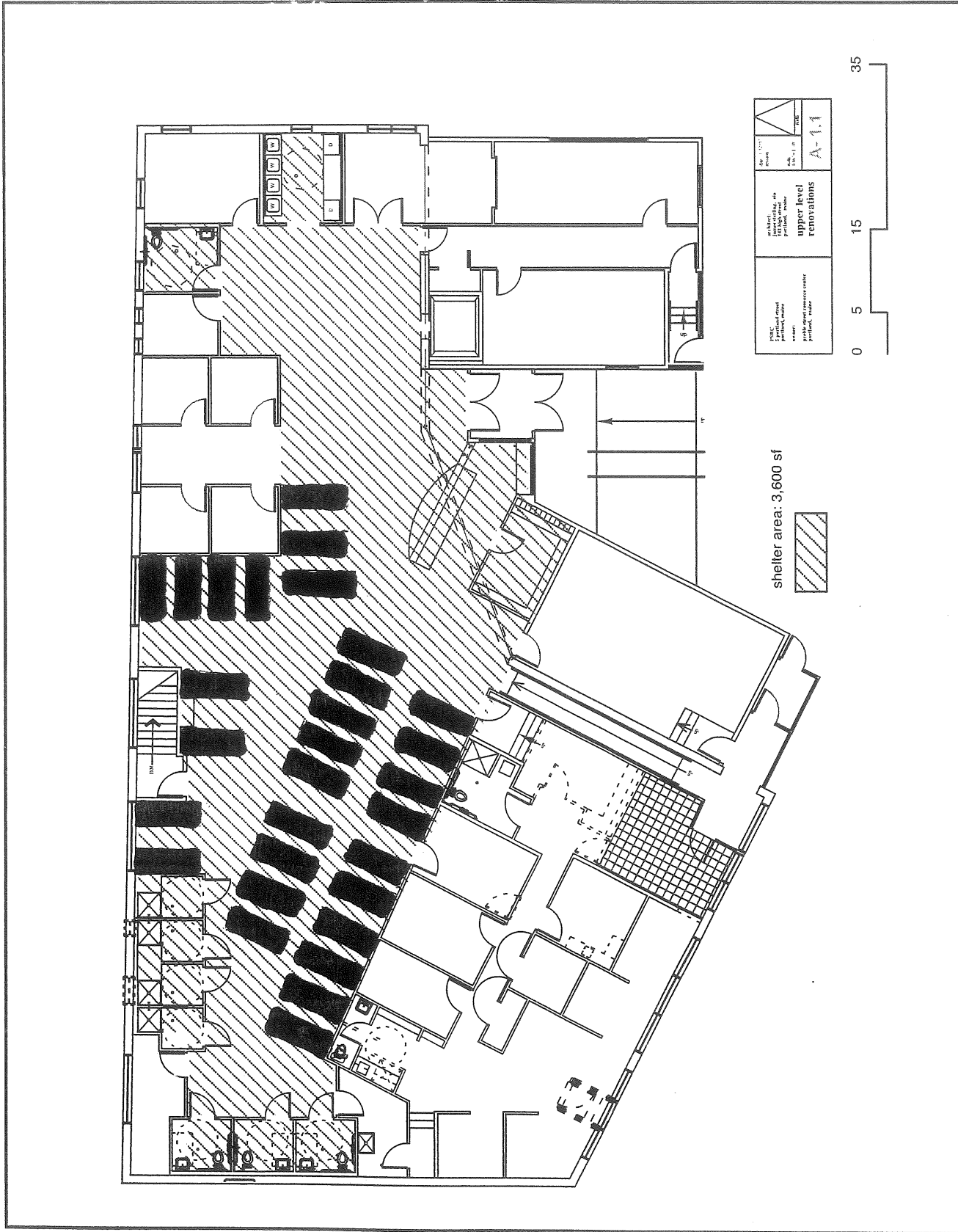


United Way
of Greater Portland

Attachment 9
(from applicant)



Attachment 10
(from applicant)



Planning & Urban Development



Joseph E. Gray Jr.
Director

CITY OF PORTLAND

December 18, 1992

Mr. David Eaton
Preble Street Resource Center
Box 1459
Portland, ME 04104

Dear Mr. Eaton:

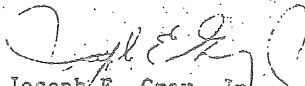
On December 18, 1992 the Portland Planning Authority granted minor site plan approval for a social service center at 252 Oxford Street. The approval is subject to the following conditions:

1. That the proposed spot elevations (final grades) of the driveway and parking area be submitted to City staff for review and approval.
2. Exterior lighting and signage shall be submitted for City staff review and approval.
3. That the sidewalk along Portland Street be repaired or replaced as required by the City Engineer.
4. Applicant has indicated that there will be no exterior changes to the building. In the event there are changes proposed to the building, the revisions shall be submitted to City staff for review and approval.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before a building permit can be issued. A defect bond, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

If there are any questions, please contact the Planning Staff.

Sincerely,


Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Richard Knowland, Acting Chief Planner
F. Samuel Hoffses, Chief of Building Inspections
William Ciroux, Zoning Administrator
George Flaherty, Director of Parks and Public Works
William Bray, Deputy Director of Parks and Public Works
Jeff Tarling, City Arborist
Natalie Burns, Associate Corporation Counsel
Lt. Wallace Garroway, Fire Prevention
Paul Nishoff, Materials Engineer
✓ Louise Chase, Building Permit Secretary
Approval Letter File
James Sterling

Planning & Urban Development



Joseph E. Gray Jr.
Director

CITY OF PORTLAND

December 18, 1992

Mr. David Eaton
Preble Street Resource Center
Box 1459
Portland, ME 04104

Dear Mr. Eaton:

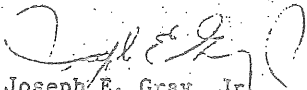
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3. That the sidewalk along Portland Street be repaired or replaced as required by the City Engineer.
4. Applicant has indicated that there will be no exterior changes to the building. In the event there are changes proposed to the building, the revisions shall be submitted to City staff for review and approval.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before a building permit can be issued. A defect bond, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

If there are any questions, please contact the Planning Staff.

Sincerely,



Joseph E. Gray, Jr.
Director of Planning and Urban Development

- cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
- Richard Knowland, Acting Chief Planner
- P. Samuel Hoffses, Chief of Building Inspections
- William Circoux, Zoning Administrator
- George Flaherty, Director of Parks and Public Works
- William Bray, Deputy Director of Parks and Public Works
- Jeff Tarling, City Arborist
- Natalie Burns, Associate Corporation Counsel
- Lt. Wallace Garroway, Fire Prevention
- Paul Nichoff, Materials Engineer
- ✓ Louise Chase, Building Permit Secretary
- Approval Letter File
- James Sterling

Planning & Urban Development



Joseph E. Gray Jr.
Director

CITY OF PORTLAND

December 18, 1992

Mr. David Eaton
Preble Street Resource Center
Box 1459
Portland, ME 04104

Dear Mr. Eaton:

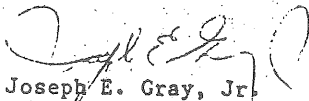
On December 18, 1992 the Portland Planning Authority granted minor site plan approval for a social service center at 252 Oxford Street. The approval is subject to the following conditions:

1. That the proposed spot elevations (final grades) of the driveway and parking area be submitted to City staff for review and approval.
2. Exterior lighting and signage shall be submitted for City staff review and approval.
3. That the sidewalk along Portland Street be repaired or replaced as required by the City Engineer.
4. Applicant has indicated that there will be no exterior changes to the building. In the event there are changes proposed to the building, the revisions shall be submitted to City staff for review and approval.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before a building permit can be issued. A defect bond, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

If there are any questions, please contact the Planning Staff.

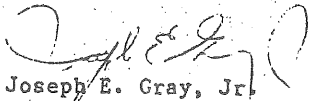
Sincerely,


Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Richard Knowland, Acting Chief Planner
P. Samuel Hoffses, Chief of Building Inspections
William Ciroux, Zoning Administrator
George Flaherty, Director of Parks and Public Works
William Bray, Deputy Director of Parks and Public Works
Jeff Tarling, City Arborist
Natalie Burns, Associate Corporation Counsel
Lt. Wallace Garroway, Fire Prevention
Paul Niehoff, Materials Engineer
✓ Louise Chase, Building Permit Secretary
Approval Letter File
James Sterling

If there are any questions, please contact the Planning Staff.

Sincerely,



Joseph E. Gray, Jr.
Director of Planning and Urban Development

- cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
- Richard Knowland, Acting Chief Planner
- P. Samuel Hoffses, Chief of Building Inspections
- William Ciroux, Zoning Administrator
- George Flaherty, Director of Parks and Public Works
- William Bray, Deputy Director of Parks and Public Works
- Jeff Tarling, City Arborist
- Natalie Burns, Associate Corporation Counsel
- Lt. Wallace Garroway, Fire Prevention
- Paul Niehoff, Materials Engineer
- ✓ Louise Chase, Building Permit Secretary
- Approval Letter File
- James Sterling

Memorandum
Department of Planning and Development
Planning Division



To: Chair Patterson and Members of the Portland Planning Board

From: Jean Fraser, Planner

Date: January 5, 2007

Re: January 9, 2007 Planning Board Workshop
Conditional Use Application: 9 Portland Street
Preble Street Resource Center

Introduction

The Preble Street Resource Center has requested conditional use approval for the change in use of part of the existing Preble Street Resource Center for an Emergency Shelter for Women. The proposed use will provide overnight emergency shelter for approximately 30 women. The proposed use would take place entirely within the existing structure with no additions and no external works or alterations. The Conditional Use Application and submitted deeds are included in Attachment 1.

The proposed use as an emergency shelter constitutes a conditional use within the B-3 zone, for which the standards are explicitly set out in Section 14- 218 (b) (4) of the City's Ordinance. It specifies that the Planning Board shall be substituted for the board of appeals as the reviewing authority (Attachment 2 from the Zoning Administrator).

Notices of this Workshop were sent to all property owners within 500 feet and to interested citizens. The applicant has met informally with the Bayside Neighborhood Association to explain the proposals and address any concerns. One telephone call registering concern was received from Ross Furman.

Background

The Preble Street Resource is a private, not for profit organization which operates the Day Shelter at 9 Portland Street for homeless people, with a Soup Kitchen, Food Pantry and relevant social services on the site. The current use was approved in 1993 as part of a "social service center", with some external works approved in 2003.

Since 2004 this center has also been used as an emergency overflow shelter (operated by City of Portland staff) for the City of Portland's Oxford Street Emergency Shelter. The Oxford Street Emergency Shelter is operated by the Social Services Division of the City's Health and Human Services Department as an emergency shelter for about 120 males and 30 females (154 bed spaces). Use of the Preble Street facility as an "overflow" emergency shelter became a regular occurrence in 2004 and 2005 when the numbers of people needing shelter exceeded the capacity of the Oxford Street shelter.

The Preble Street Resource sees the creation of more focused facilities serving homeless women as a need in Portland. The only other facility in Portland that addressed this need was the YWCA, which has recently been closed. Preble Street Resource have a longer term plan to create, in association with Avesta, a larger Women's Center outside of Bayside in a new building (the Florence House initiative) that would also be able to provide emergency shelter for women. In the interim, the Conditional Use, if approved, allows them to immediately provide a women-oriented emergency shelter to serve the 30 women who currently are served at the Oxford Street Shelter.

The City of Portland's Health and Human Services Department intends to reduce the numbers of bed spaces at the Oxford Street shelter and operate it as a men-only facility once the Preble Street Resource Emergency Shelter for Women is up and running. The City will also reallocate some financing to help Preble Street Resource operate the new Emergency Shelter for Women, to the extent it paid for the women staying at the Oxford Street Shelter.

Proposal

The proposed Emergency Shelter for Women will be located on the upper level of the existing Preble Street Resource Center and provide approximately 30 bed spaces for women, with appropriate facilities and overnight staffing. Policies and procedures will be in place to ensure overnight security and management.

The applicant, Mark Swann of the Preble Street Resource Center, has outlined the proposals and associated management arrangements in Attachment 3. The Preble Street Resource Center has experience of operation/staffing of one other overnight shelter and one supported housing initiative in Portland.

CONDITIONAL USE REQUIREMENTS (Sec. 14-218 (b) (4) & Sec. 14-474 c) (2))

Section 14-218 Re Emergency Shelters in the B-3 Zone

(b) The following uses are permitted as provided in section 14-474 (conditional uses), provided that, notwithstanding section 14-474(a) or any other provision of this Code, the Planning Board shall be substituted for the board of appeals as the reviewing authority:

- (4) Emergency shelters, subject to the following conditions, in addition to the provisions of section 14-474:*

- a. *The facility shall be in compliance with the city's current Comprehensive Housing Assistance Plan, a copy of which is on file in the department of planning and urban development, or, if there is no current edition of the Comprehensive Housing Assistance Plan, with a determination of need by the director of the department of health and human services.*

The City's current Comprehensive Housing Assistance Plan (the Consolidated Plan as prepared in accordance with HUD regulations- Section VI – Five Year Strategy for 2005-2010: "Housing and Community Development Priority Needs and Strategies") acknowledges the increased usage of the City's shelters and states: "Oxford Street Shelter reports an increase in the number of long term users and a significant increase in the number of long term homeless women" (p.29).

The City's Housing Plan (Housing: Sustaining Portland's Future, adopted November 2002) provides a policy context for the Consolidated Plan's Housing Strategy. Policy I states "Ensure that an adequate supply of housing is available to meet the needs, preferences and financial capabilities of all Portland households, now and in the future" with an explicit aim to "Ensure that a continuum of housing is available for people with special needs and circumstances ranging from emergency shelters to permanent housing (rental and homeownership), which offer appropriate supportive services".

The proposed use would allow a shelter that is separate and more targeted to the particular needs of this group than is possible at the Oxford Street Shelter; it will include social worker support and a safer environment as explained by the applicant in Attachment 3.

The City of Portland Director of Health and Human Services (Doug Gardner) acknowledges that the proposed Women's Center has the potential to meet the needs of a vulnerable group of people (homeless women). His comments are included as Attachment 4.

- b. *The facility shall be registered with the City of Portland Department of Health and Human Services.*

Confirmation regarding this issue is awaited from The Preble Street Resource Center and the City of Portland Department of Health and Human Resources.

Section 14-474 (c) (2) (Conditional Uses generally)

There are unique or distinctive characteristics or effects associated with the proposed conditional use.

The proposed use is effectively an extension of the existing Day Shelter use and a continuation of the use as an overflow emergency shelter. No additional issues are anticipated to arise from the use as an Emergency Shelter for Women.

There will be an adverse impact up on health, safety or welfare of the public or surrounding area./Such impact differs substantially from the impact which would normally occur from such a use in that zone.

The Preble Street Resource Center have confirmed that they will fully staff the shelter overnight and operate policies and procedures to ensure the health, safety and welfare of the public and the surrounding area as well as the users of the facility (Attachment 3).

The use does not create additional shelter bed spaces in this area as it is effectively a transfer from the Oxford Street Center where the total numbers of bedspaces will be reduced. The proposed Emergency Shelter for Women at Preble Street is anticipated to be discontinued in about 2 years, once the new Florence House Women's Center is available (see Attachment 3, first point).

Neighbor Ross Furman telephoned staff to register concerns and confirmed he would write to outline these concerns in detail. The letter was not received in time for attachment to this Memorandum and will be circulated at the Workshop if received.

The board of appeals may impose such reasonable conditions upon the premises benefited by a conditional use as may be necessary to prevent or minimize adverse effects therefrom upon other property in the neighborhood. Such conditions shall be expressly set forth in the resolution authorizing the conditional use permit and in the permit. Violation of such conditions shall be a violation of this article.

While there are more general concerns about the presence of homeless shelters in the Bayside neighborhood, the particular use proposed is not anticipated to create adverse effects.

If there is evidence that adverse impacts may be created, the Board could consider placing a time limit on the approval and/or requiring a further review/monitoring after the use is in operation. It might also be appropriate to place a condition of approval that will require this use to be phased out at such time as the proposed women's shelter (Florence House) is established.

Attachments:

1. Conditional Use Application dated November 21, 2006
2. Marge Schmuckal, City Zoning Administrator, UI comment, November 21, 2006
3. Mark Swann, Preble Street Resource Center, additional information in e-mail of January 3, 2007
4. Doug Gardner, City of Portland Director of Health and Human Services, comments of January 4, 2007



Conditional Use Application

Department of Planning and Development
Portland Planning Board

1. Applicant Information:

Preble Street
Name

18 Portland Street - PO Box 1459
Address

Portland, ME 04104

(207) 775-0026 (207) 842-3614
Phone Fax

2. Subject Property:

9 Portland Street
Address

Portland, ME 04101

033 L 004001
Assessor's Reference (Chart-Block-Lot)

3. Property Owner: Applicant Other

Name

Address

Phone Fax

4. Current Zoning Designation(s):

B-3

5. Right, Title, or Interest: Please identify the status of the applicant's right, title, or interest in the subject property:

owner - see attached deed

Provide documentary evidence, attached to this application, of applicant's right, title, or interest in the subject property. (For example, a deed, option or contract to purchase or lease the subject property.)

6. Vicinity Map: Attach a map showing the subject parcel and abutting parcels, labeled as to ownership and/or current use. (Applicant may utilize the City Zoning Map or Parcel Map as a source.)

7. Existing Use:

Describe the existing use of the subject property: Day Shelter, Soup Kitchen, Food Pantry, Social Services

8. Type of Conditional Use Proposed: Since July 2004, the City of Portland's Oxford Street

Shelter has used this property as an emergency overflow shelter. Preble Street proposes using it as an emergency shelter for women.

RECEIVED NOV 21 2006

9. **Sketch Plan:** On a separate sheet please provide a sketch plan of the property, showing existing and proposed improvements, including such features as buildings, parking, driveways, walkways, landscape and property boundaries. This may be a professionally drawn plan, or a carefully drawn plan, to scale, by the applicant. (Scale to suit, range from 1"=10' to 1"=100')

10. **Conditional Use Authorized by:** Section 14- 218

11. **Standards - Criteria for Conditional Use Appeal**

Upon a showing that a proposed use is a conditional use under this article, a conditional use permit shall be granted unless the Board determines that:

- a. There are unique or distinctive characteristics or effects associated with the proposed conditional use;
- b. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area;
- c. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

12. **Application Fee:** A fee for must be submitted by check payable to the City of Portland in accordance with Section 14-54 of the Municipal Code (see below). The applicant also agrees to pay all costs of publication (or advertising) of the Workshop and Public Hearing notices as required for this application. Such amount will be billed to the applicant following the appearance of the advertisement.


✓ Fee for Service Deposit (\$200.00)
(Required for all applications in addition to the applicable application fee listed below)

✓ Conditional Use	\$100.00
Legal Advertisements	percent of total bill
Notices (workshop and public hearing)	.55 cents each

NOTE: Legal notices placed in the newspaper for the public hearing meeting are required by State Statute and local ordinance. The cost of any and all Newspaper advertisements, legal advertisements and Planning Board notices will be billed directly to the applicant.

13. **Signature:** The above information is true and accurate to the best of my knowledge.

11/21/06
Date of Filing


Signature of Applicant

Further Information: Please contact the Planning Division for further information regarding the conditional use process. Applicants are encouraged to make an appointment to discuss their conditional use before filing the application.

Applicants are encouraged to include a letter or narrative to accompany the conditional use application which can provide additional background or contextual information, and describe the proposed conditional use and reasons for the request in a manner that best suits the situation.

Portland Planning Board, Portland, Maine- Effective: July 6, 1998

Short Form Warranty Deed

2607
MAINE REAL ESTATE TAX PAID


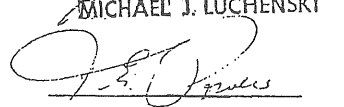
STAMCO, a Maine general partnership with a place of business in Portland, Maine, FOR CONSIDERATION PAID, grants to Preble Street Resource Center, Inc. a Maine non-profit corporation with a mailing address of P.O. Box 1459, Portland, ME 04104, with WARRANTY COVENANTS, the following described real property located in Portland, County of Cumberland, Maine:

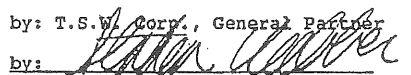
A certain lot or parcel of land together with the buildings thereon, being more particularly described as follows:

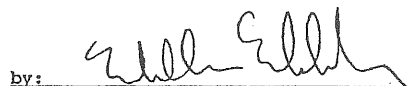
No. 1-15 Portland Street, No. 60-68 Preble Street and 246-254 Oxford Street, Portland, Maine, containing eleven thousand one hundred thirty-four (11,134) square feet more or less, all according to the City of Portland valuation plans. The said easterly line on Preble Street is 117.14 feet more or less; the said northerly line on Oxford Street is 126.66 feet more or less; the said southerly line on Portland Street is 142.63 feet more or less; the said westerly line extending through from Portland Street to Oxford Street is 54.2 feet more or less.

Being the same premises conveyed to the Grantor herein by deed of Edward C. Gall dated June 27, 1983 and recorded in the Cumberland County Registry of Deeds in Book 6204, Page 167.

WITNESS our hands and seals this 11th day of January, 1993.

WITNESS

MICHAEL J. LUCHENSKI


STAMCO, a Maine General Partnership
by: T.S.W. Corp., General Partner
by: 
Stephen Webber, It's President


by: 
William Webber, Gen. Partner
Being all of the Partners of STAMCO

Recorded
Cumberland County
Registry of Deeds
01/13/93 09:06:40AM
John B. O'Brien
Register

State of Maine
Cumberland, ss.

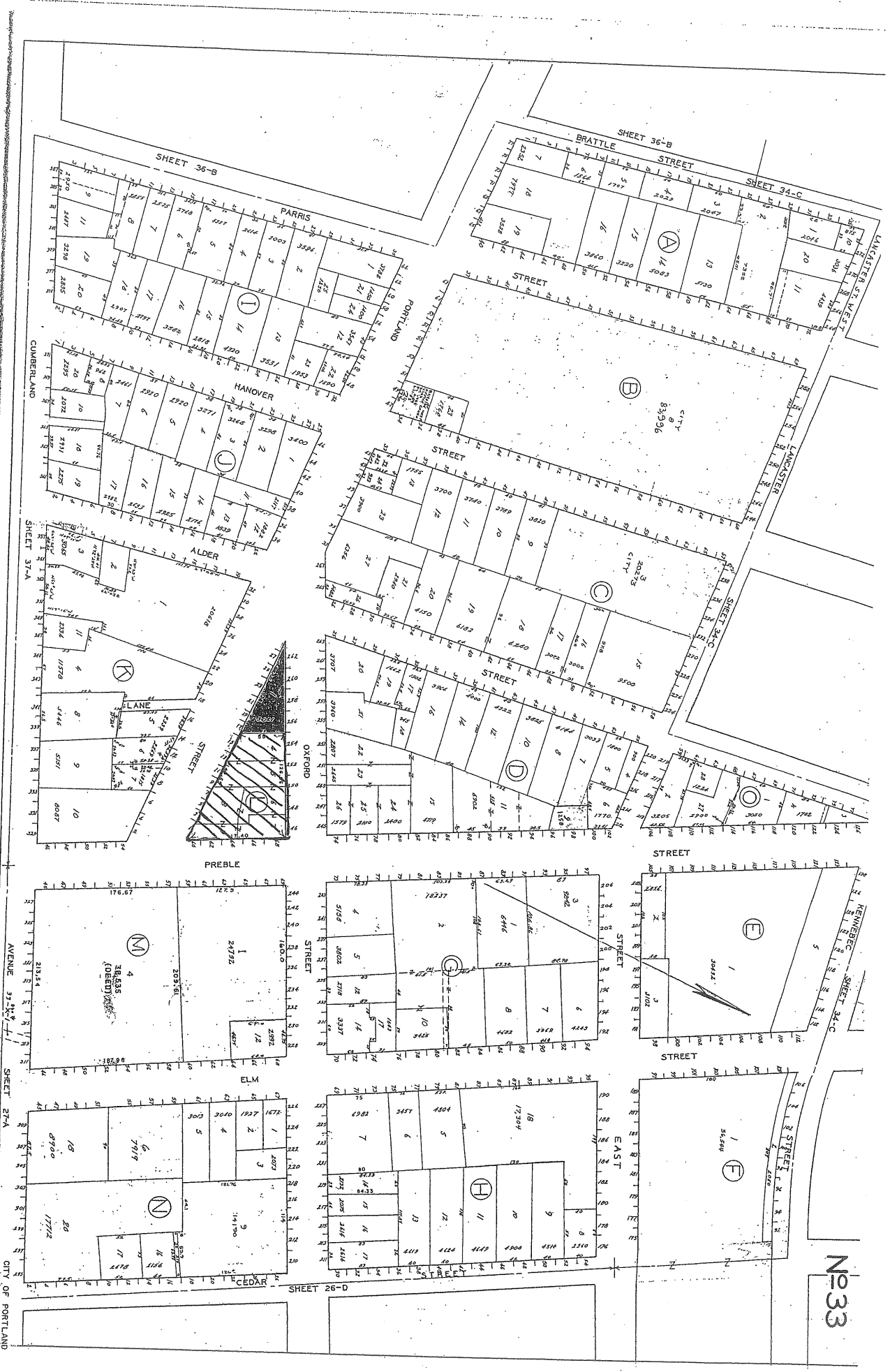
January 11, 1993

Personally appeared William Webber in his capacity as general partner of STAMCO and acknowledged the foregoing instrument to be his free act and deed on behalf of STAMCO.

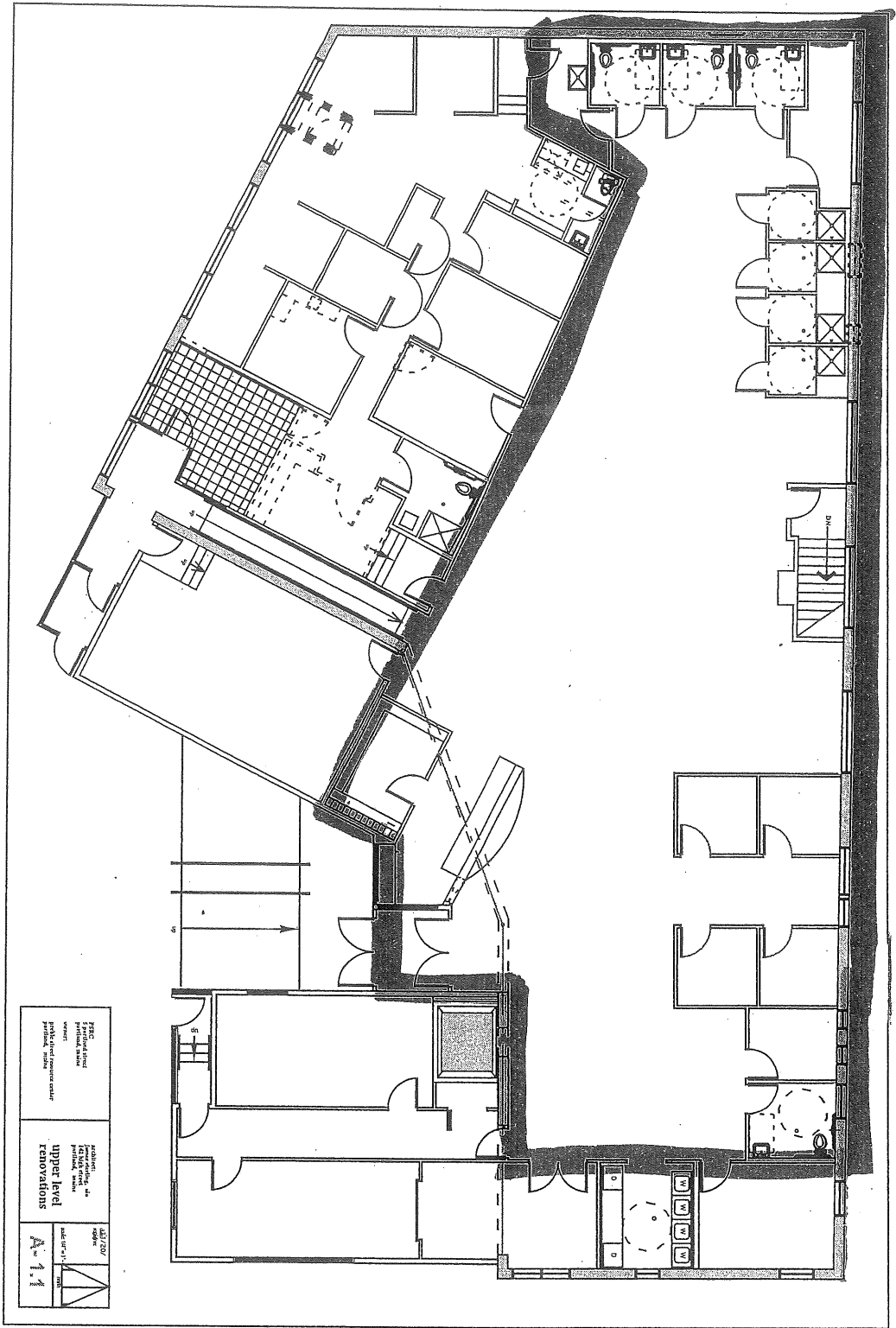

Notary Public/Attorney

PATRICIA M. POWERS, NOTARY PUBLIC
STATE OF MAINE
MY COMMISSION EXPIRES 12/21/96

→ subject parcel
→ abutting parcel; apartment building



N#33



Find	Property Lookup	Notices	Forms	Application	Invoicing	Charges	Close		
Zone									
Appl ID	1066	Dept	PB	Appl. Date	11/21/2006	CBL	033 L004001	Recommendation Date	
Status	Open	Property Location	9 Portland St			Approval Date			
Appl Type	Conditional Use	Review Type	Committee Review			Enactment Date			
Comment Date	Comment					Add	Delete	Save	
11/22/2006	This is in the B-3 zone which allows this use as a conditional use to the Planning Board. - there are no parking requirements for change of uses within the B-3 zone. They would need to follow up with a building permit application for further approvals.								
Name	mes			Follow Up Date		Completed	<input type="checkbox"/>		
Created By:	jmy	Create Date:	11/21/2006	Mod By:	jmy	Mod Date:			

From: "Mark Swann" <mswann@preblestreet.org>
To: <jf@portlandmaine.gov>
Date: 1/3/2007 10:31:06 AM
Subject: For Planning Department

Jean,

I'll try to address the questions you asked on the phone Friday, to clarify a few issues:

1. Our intent is for the Women's Shelter at the Resource Center to be temporary until our Florence House initiative is open, tentatively scheduled for January, 2009. After Florence House opens, we do not plan to use the Resource Center as a regular overnight shelter.
2. I think it's important to note that the women we will be serving at the Women's Shelter are already in this neighborhood, currently sleeping on mats on the floor at the Oxford Street Shelter in a facility with 100+ men. We feel this will create a safer situation than exists now. In addition, with the closing of the YWCA and with the Oxford Street Shelter nearing capacity again, if we don't open the Women's Shelter, there is a very real likelihood that the Resource Center will need to act as the "emergency overflow" for Oxford Street Shelter as it did from July, 2004 to March, 2005.
3. We fully expect that our Women's Shelter will have a significant positive impact on the lives of the women we will serve. With the closing of the YWCA, there is currently no shelter solely serving women in Portland. A targeted approach to this highly vulnerable population, combining safety and shelter with the social work approach at Preble Street will be a benefit. Preble Street social workers will focus services on moving women off the street and out of shelter, into permanent, supported housing.
4. Preble Street has experience in operating an overnight shelter (Lighthouse Shelter on Elm Street in Portland) as well as providing 24 hour staffing at a permanent, supported housing initiative (Logan Place on Frederick Street in Portland). In addition we provide residential services at Golder Commons in Westbrook, and Unity Village on Stone Street in Portland. Policies and procedures from those four programs, as well as very helpful cooperation from the City's Oxford Street Shelter, will ensure that we open the Women's Shelter in a thoughtful, professional manner.
5. We have met with the Steering Committee of the Bayside Neighborhood Association to discuss our plans at the Resource Center and hear their concerns. They expressed confidence in our ability to operate a shelter program.

If you have further questions, Jean, or need more information please do not hesitate to contact me.

Sincerely,

Mark R. Swann
Executive Director
Preble Street
(207) 775-0026

CC: "Cito Seilenger" <cito@curthax.com>

Attachment 4

From: Doug Gardner
To: Jean Fraser
Date: 1/4/2007 2:44:51 PM
Subject: Preble Street's Conditional Use Application

Good afternoon Jean. In follow-up to our conversation last week, I offer the following in response to your inquiry regarding the need to create a separate emergency shelter for women as proposed by Preble Street Resource Center. The City's Health & Human Services Department, Social Services Division currently operates the Oxford Street Shelter and the Family Shelter. The Oxford Street Shelter has a total capacity of 154 beds and the Family Shelter has a capacity of 77 beds. Given the number of men and women we serve at the Oxford Street Shelter on a nightly basis, it is clear that there remains a community need for emergency shelter beds in Portland. As it relates to a new community need specific to women, I see the issue more akin to a shift in addressing that need from one agency to another. That is, the needs of homeless women are currently being met at the Oxford Street Shelter and the proposed overnight shelter at the Preble Street Resource Center would change the location of the shelter serving many of the same women. There is a compelling argument that a smaller shelter serving only women will better meet the needs of these vulnerable women and at the same time offer the Oxford Street Shelter the opportunity to focus greater attention on the men who will remain at Oxford Street. Therefore, the creation of the proposed emergency shelter for women will not increase the total number of emergency shelter beds in the City of Portland, only the distribution of those beds. Finally, as we discussed there will be a permanent reduction in the total capacity at the Oxford Street Emergency Shelter when/if it becomes a men's only shelter. I have met with representatives from Preble Street on many occasions regarding this proposed women's shelter and subsequent Florence House project, and feel it is worth noting that the proposed women's shelter is a temporary strategy to address the needs of this vulnerable population of women. The long-term (approx. 2 years) strategy is the construction and opening of Florence House; a Preble Street/Avesta Housing project designed to provide supported housing units and emergency shelter beds for homeless women in Portland. I hope this is helpful and please do not hesitate to contact me if you have additional questions or concerns. Doug.



Strengthening a Remarkable City. Building a Community for Life www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

March 14, 2007

James Sterling
Architect
P.O. Box 7305
Portland, ME 04112

Mark Swann
Preble Street Resource
18 Portland Street,
PO Box 1459
Portland, ME 04104

RE: **Lighting Plan**
Amendment to Site Plan at 5 Portland Street (also identified as 9 Portland Street)
CBL #033-L-004

Dear Mr. Sterling and Mr. Swann:

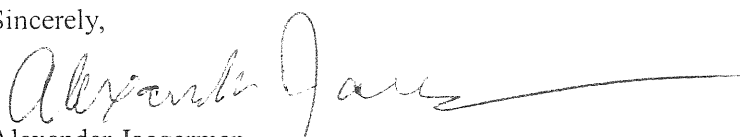
This letter confirms approval of the lighting plan which amends the approved Site Plan (ID #2003-0219) at the Preble Street Resource Center project located at 5/9 Portland Street. The approved lighting plan includes 10 additional wall mounted lights along Oxford Street/Preble Street, 3 additional wall mounted lights in the courtyard, and one new pole mounted light in the courtyard near the corner of Preble Street and Portland Street, as shown in the Exterior Lighting Photometric Plan dated March 12, 2007.

The lighting plan has been reviewed and approved by project review staff including a specialist lighting engineer.

The lighting approved by this letter shall be installed within 30 days of the date of this letter as per Condition iv. of the letter of February 6, 2007 approving the Conditional Use Application #1066 (copy attached).

If you have any questions regarding this letter please contact Jean Fraser, Planner, at 874-8728.

Sincerely,


Alexander Jaegerman
Planning Division Director

Attachment: Approval Letter re Conditional Use Application #1066 (Emergency Shelter for Women)
[Circulation next page]

cc: Lee D. Urban, Planning and Development Department Director
Doug Gardner, Director of Health and Human Services
Barbara Barhydt, Development Review Services Manager
Jean Fraser, Planner
Philip DiPierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Jeanie Bourke, Inspections
Michael Bobinsky, Public Works Director
Jim Carmody, Traffic Division
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Captain Greg Cass, Fire Prevention
Assessor's Office
Approval Letter File

CITY OF PORTLAND, MAINE
PLANNING BOARD

Michael Patterson, Chair
Janice E. Tevanian, Vice Chair
Kevin Beal
Bill Hall
Lee Lowry III
Shalom Odokara
David Silk

February 6, 2007

Mark Swann
Preble Street Resource
18 Portland Street
PO Box 1459
Portland, ME 04104
RE: 9 Portland Street (Preble Street Resource Center)
Conditional Use Application #1066; CBL: 033 L004001

Dear Mr. Swann:

On January 23, 2007 the Portland Planning Board voted 7-0 that the proposal for a change of use to an Emergency Shelter for Women is in conformance with the Conditional Use Standards of the Land Use Code, with the following conditions:

- i. That the conditional use shall be limited to 3,600 sq ft on the upper floor and be limited to a capacity of 43 women; and
- ii. That the applicant shall submit a formal letter or notice of "registration" to the Director of Health and Human Services; and
- iii. That any external alterations be submitted for review and approval by the Planning Authority; and
- iv. That the applicant shall submit a lighting plan designed for increased security, to be reviewed by staff and installed within 30 days of staff approval; and
- v. That the shelter use be discontinued within 2 months of the opening of Florence House or within 3 years of the date of this approval, whichever comes first; and
- vi. That the applicant shall prepare and submit for review and endorsement by the Director of Health and Human Services, a management plan requiring monitoring and control on site and the adjacent right of way of the site, for periods one hour before and after programs begin and terminate, to monitor such issues as people congregating, safety, improper behaviors, and noise level.

The approval is based on the application, plans, reports and other information submitted by the applicant and on staff comments and recommendations contained in Planning Report #03-07, standards for conditional use review and other applicable regulations, and the testimony presented at the Planning Board Hearing.

The Planning Office's Development Review Coordinator will inspect the final installation of the lights per the plan approved by planning staff prior to the issuance of the final Certificate of Occupancy. This inspection would be in addition to any inspections relating to the Permit for the Change of Use. Please contact Jean Fraser (contact details below) to arrange for the final inspections bearing in mind these could take up to five (5) working days to schedule.

If there are any questions related to the conditions of approval or otherwise please contact Jean Fraser at 874-8728 or jf@portlandmaine.gov.

Sincerely,



Michael J. Patterson, Chair
Portland Planning Board

Enclosed: Planning Board Hearing Report #03-07

cc: Lee D. Urban, Planning and Development Department Director
Doug Gardner, Director of Health and Human Services
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Jean Fraser, Planner
Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Inspections Division
Michael Bobinsky, Public Works Director
Kathi Early, Public Works Engineering Manager
Jim Carmody, City Transportation Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Greg Cass, Fire Prevention
Assessor's Office
Approval Letter File

From: james sterling <cheehaak@gwi.net>
To: Jean Fraser <JF@portlandmaine.gov>, amy donahoe <adonahoe@preblestreet.org>, Harold Thomas <hthomas1@maine.rr.com>
Date: 3/13/2007 11:28:20 AM
Subject: Re: PSRC Lighting

hardcopy to be delivered.....js

james sterling <www.sterlingarchitect.com>3/12/07 04:26 PM

> Thanks...

>

>>>> james sterling <cheehaak@gwi.net> 3/12/2007 3:01:11 PM >>>

> AND MY RESPONSE:

>

>

> james sterling <www.sterlingarchitect.com>3/12/07 12:27 PM

>

>> Jim,

>>

>> I refer to our telephone conversation last week and await the

>> following:

>>

>> 1. A short narrative (e-mail fine) which explains the heights of

> the

>> lights placed along Oxford Street- to clarify intended height and

> why

>> can't be as high as recommended (bearing in mind the reviewers

>> comments);

>

> DOING THIS ON THE DRAWING TO CONSOLIDATE MATERIAL

>>

>> 2. Final revised photometric plan showing locations and

> specifications

>> and lighting levels for existing, relocated and new lights as

> proposed;

>> and

> AS ABOVE

>

>

>> 3. PDF of the Site Plan showing whats already there (I presume this

> is

>> at the same scale as the photometric so we can see how the lighting

> fits

>> in).

> WILL BE INCLUDED

>>

>> Once I get these I can arrange for the approval letter to be signed

> by

>> Alex; it is drafted already. I understood these would be with me

>> quickly as you wished to get on with ordering the lights.

>

> HOPEFULLY TOMORROW

>>

>> Also I would be grateful for a scaled Site Plan showing all the

>> improvements previously approved (11.3.03) as well as the revised
>> lighting (including the new pole in the courtyard)- but this is not
>> needed for the approval letter.

>>

>> Could you also confirm your address for the approval letter (it will
>> also be addressed to Mark Swann as he was the applicant for the
>> Conditional Use)- our files show it as:

>>

>> James Sterling
>> Architect
>> P.O. Box 7305
>> Portland, ME 04112

>

> CORRECT

> JS

>>

>> Thinks that's it and hope this ties things up.

>>

>> Jean (Fraser)

>> Planner

>> 874-8728

>>

>>

--

james sterling <http://www.sterlingarchitect.com>

From: Jean Fraser
To: sterling, james
Date: 3/12/2007 11:27:22 AM
Subject: PSRC Lighting

Jim,

I refer to our telephone conversation last week and await the following:

1. A short narrative (e-mail fine) which explains the heights of the lights placed along Oxford Street- to clarify intended height and why can't be as high as recommended (bearing in mind the reviewers comments);
2. Final revised photometric plan showing locations and specifications and lighting levels for existing, relocated and new lights as proposed; and
3. PDF of the Site Plan showing whats already there (I presume this is at the same scale as the photometric so we can see how the lighting fits in).

Once I get these I can arrange for the approval letter to be signed by Alex; it is drafted already. I understood these would be with me quickly as you wished to get on with ordering the lights.

Also I would be grateful for a scaled Site Plan showing all the improvements previously approved (11.3.03) as well as the revised lighting (including the new pole in the courtyard)- but this is not needed for the approval letter.

Could you also confirm your address for the approval letter (it will also be addressed to Mark Swann as he was the applicant for the Conditional Use)- our files show it as:

James Sterling
Architect
P.O. Box 7305
Portland, ME 04112

Thinks thats it and hope this ties things up.

Jean (Fraser)
Planner
874-8728

CC: Donahoe, Amy

1 for corner, spider mount

McGRAW-EDISON®

DESCRIPTION

Galleria's beauty and versatility make it an excellent choice for roadway and general area lighting applications. An aesthetic reveal in the formed aluminum housing gives the Galleria a distinctive look while a variety of mounting options and lamp wattages provide maximum flexibility.

Galleria's superior light distributions makes it the optimum choice for almost any small, medium or large area lighting application.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

A ... Housing

Formed aluminum housing with stamped reveal has interior-welded seams for structural integrity and is finished in premium TGIC polyester powder coat. U.L. listed and CSA certified for wet locations.

B ... Ballast Tray

Ballast tray is hard-mounted to housing interior for cooler operation.

C ... Ballast

Long-life core and coil ballast.

D ... Reflector

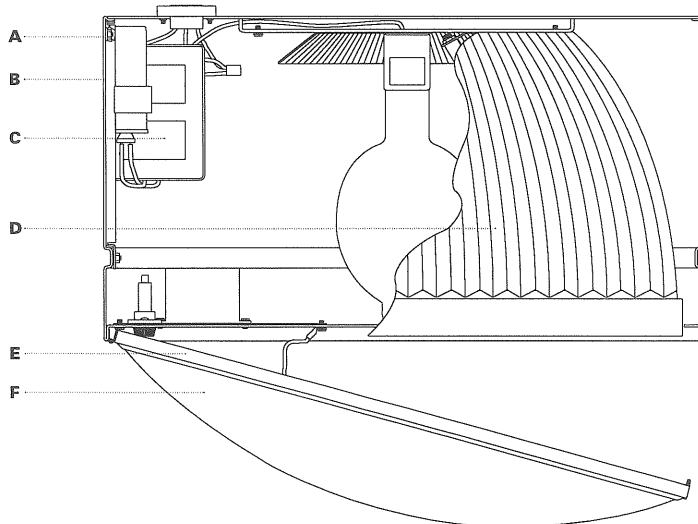
Spun and stamped aluminum reflector in vertical lamp units, or hydroformed anodized aluminum reflector in horizontal lamp units. Rotatable optics standard.

E ... Door

Formed aluminum door has heavy-duty hinges, captive retaining screws and is finished in premium TGIC polyester powder coat. (Spider mount unit has steel door.)

F ... Lens

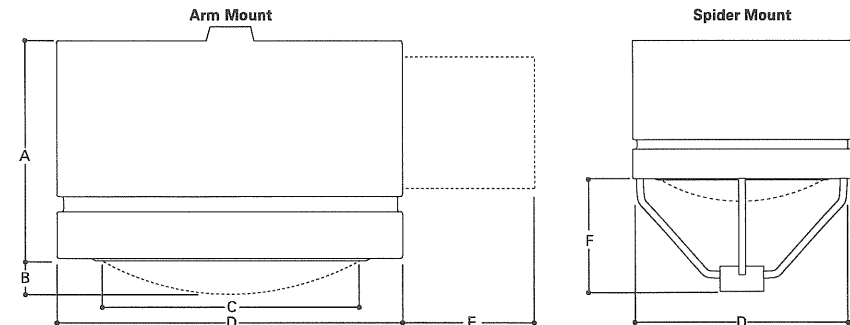
Convex tempered glass lens or flat glass.



DARK SKY COMPLIANT FCO Full Cutoff
In all flat glass configurations.

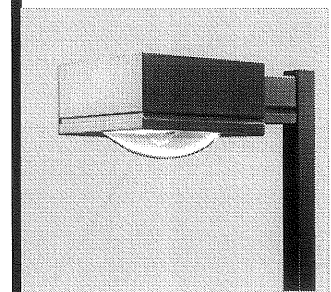
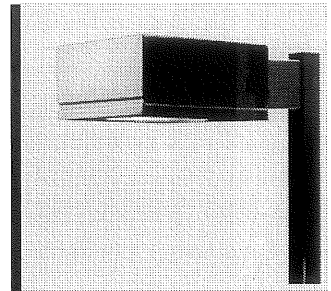
Fixture Size	Wattage
GSS	70W—175W
GSM	175W—1000W
GSL	400W—1000W

DIMENSIONS



FIXTURE	A	B	C	D	E	F
GSS (in.)	9 1/4	1 1/2	12 7/8	15 5/8	6 or 9	3 1/4
(mm)	235	38	327	397	152 or 229	337
GSM (in.)	11	3 1/2	19 1/4	21 3/4	6 or 14	15 or 16
(mm)	279	89	480	552	152 or 356	381 or 406
GSL (in.)	14 1/2	4 1/4	25 7/8	27	6 or 14	18 3/4 or 19 3/4
(mm)	368	108	657	686	152 or 356	476 or 502

NOTE: Top cap used on GSM with 1000W flat glass vertically lamped optics only.



GSS/GSM/GSL GALLERIA SQUARE

70-1000W
Metal Halide
Pulse Start Metal Halide
High Pressure Sodium

ARCHITECTURAL
AREA LUMINAIRE

ENERGY DATA

CWA Ballast Input Watts

- 150W MH HPF (210 Watts)
- 175W MH HPF (210 Watts)
- 175W MH HPF (210 Watts)
- 250W MH HPF (295 Watts)
- 250W HPS HPF (300 Watts)
- 400W MH HPF (455 Watts)
- 400W HPS HPF (465 Watts)
- 1000W MH HPF (1080 Watts)
- 1000W HPS HPF (1100 Watts)

EPA

Effective Projected Area: (Sq. Ft.)

[Without Arm]

GSS: 1.2 GSM: 2.4 GSL: 3.9

[With Arm]

GSS: 1.7 GSM: 3.02 GSL: 4.90

[Spider Mount]

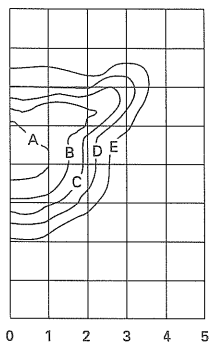
GSS: 1.04 GSM: 2.22 GSL: 3.7

SHIPPING DATA

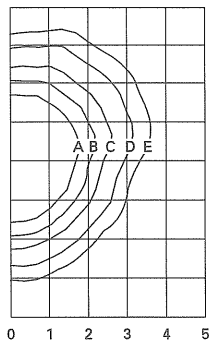
Approximate Net Weight:

- 36 lbs. (16 kgs.)
- 79 lbs. (36 kgs.)
- 88 lbs. (40 kgs.)

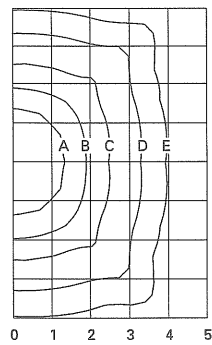




GSS-AM-175-MH-MT-3F-FG
175-Watt MH, Type III
14,000-Lumen Clear Lamp



GSM-AM-1000-MH-MT-3V-FG
1000-Watt MH, Type III Vertical
110,000-Lumen Clear Lamp



GSM-AM-1000-MH-MT-AS-SG
1000-Watt MH, Area Square
110,000-Lumen Clear Lamp

Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
175W					
10'	11.25	4.50	2.25	1.16	0.45
15'	5.00	2.00	1.00	0.50	0.25
20'	2.80	1.12	0.56	0.28	0.19
1000W					
30'	3.50	2.00	1.00	0.50	0.20
35'	2.60	0.73	0.37	0.18	0.07
40'	2.00	1.00	0.50	0.20	0.10

ORDERING INFORMATION

Sample Number: GSM-AM-400-MH-MT-3V-SG-BK-L

Product Family GSS: Galleria Square Small GSM: Galleria Square Medium GSL: Galleria Square Large	Lamp Wattage ⁵ 70: 70W 100: 100W 150: 150W 175: 175W 250: 250W 320: 320W ⁶ 350: 350W ⁶ 400: 400W ⁷ 450: 450W ⁶ 750: 750W ⁶ 1000: 1000W ⁸	Lamp Type MH: Metal Halide MP: Pulse Start Metal Halide (CWA) HPS: High Pressure Sodium	Distribution 1F: Type I Formed ¹² 2F: Type II Formed 2S: Type II Segmented ¹³ 3F: Type III Formed 3S: Type III Segmented ¹³ 4S: Type IV Segmented ¹³ 5S: Type V Segmented ¹³ FR: Forward Throw AR: Area Round AS: Area Square 3V: Type III Vertical ¹⁴ RW: Rectangular Wide ^{14, 15} SL: Forward Throw Spill ¹⁶ Light Eliminator	Color ¹⁸ AP: Grey BZ: Bronze BK: Black WH: White DP: Dark Platinum GM: Graphite Metallic	Accessories ²² MA1060: House Side Shield for GSS (Field Installed) ²³ MA1061: House Side Shield for GSM (Field Installed) ²³ MA1062: House Side Shield for GSL (Field Installed) ²³ OA/RA1016: NEMA Twistlock Photocontrol - Multi-Tap OA/RA1027: NEMA Twistlock Photocontrol - 480V GSM-EXTHS: External House Side Shield - 2.24 EPA GSL-EXTHS: External House Side Shield - 2.46 EPA MA1004XX: 14" Arm for Square Pole. 1.0 EPA ¹⁴ MA1005XX: 6" Arm for Square Pole. 0.5 EPA ¹⁴ MA1006XX: Direct Mount Kit for Square Pole ¹⁴ MA1007XX: 14" Arm for Round Pole. 1.0 EPA ¹⁴ MA1008XX: 6" Arm for Round Pole. 0.5 EPA ¹⁴ MA1009XX: Direct Mount Kit for Round Pole ¹⁴ MA1021XX: 6" Arm for Square Pole. 0.5 EPA ³ MA1022XX: 6" Arm for Round Pole. 0.5 EPA ³ MA1023XX: 9" Arm for Square Pole. 0.5 EPA ³ MA1024XX: 9" Arm for Round Pole. 0.5 EPA ³ MA1029XX: Wall Mount Bracket with 10" Arm MA1046XX: Wall Mount Bracket ³ MA1208XX: 11 1/2" Arm and Round Pole Adapter. 0.8 EPA OA1066XX: Mast Arm Adapter MA1010XX: Single-arm Tenon Adapter for 3 1/2" O.D. Tenon MA1011XX: 2@180° Tenon Adapter for 3 1/2" O.D. Tenon MA1012XX: 3@120° Tenon Adapter for 3 1/2" O.D. Tenon MA1013XX: 4@90° Tenon Adapter for 3 1/2" O.D. Tenon MA1014XX: 2@90° Tenon Adapter for 3 1/2" O.D. Tenon MA1015XX: 2@120° Tenon Adapter for 3 1/2" O.D. Tenon MA1016XX: 3@90° Tenon Adapter for 3 1/2" O.D. Tenon MA1017XX: Single-arm Tenon Adapter for 2 3/8" O.D. Tenon MA1018XX: 2@180° Tenon Adapter for 2 3/8" O.D. Tenon MA1019XX: 3@120° Tenon Adapter for 2 3/8" O.D. Tenon MA1045XX: 4@90° Tenon Adapter for 2 3/8" O.D. Tenon MA1048XX: 2@90° Tenon Adapter for 2 3/8" O.D. Tenon MA1049XX: 3@90° Tenon Adapter for 2 3/8" O.D. Tenon
Mounting Method AM: Arm Mount ¹ AIR: Arm Included for ² Round Pole AIS: Arm Included for ² Square Pole SM1: Spider Mount ³ (2 3/8" OD Tenon) SM2: Spider Mount (3" OD Tenon) SM3: Spider Mount ⁴ (3 1/2" OD Tenon)	Voltage ⁹ 120: 120V 208: 208V 240: 240V 277: 277V 480: 480V MT: Multi-Tap ¹⁰ TT: Triple-Tap ¹⁰ 5T: 5-Tap ¹¹	Lens Type FG: Flat Glass ¹⁷ SG: Sag Glass	Options ¹⁹ F: Single Fuse (120, 277 or 347V) FF: Double Fuse (208, 240 or 480V) EM: Quartz Restrike w/ Delay (Hot Restrike Only) Q: Quartz Restrike (Hot restrike only) R: NEMA Twistlock Photocontrol Receptacle HS: House Side Shield ²⁰ VS: Vandal Shield ²¹ L: Lamp Included		

Notes: 1 Arm not included. See Accessories. 2 Arm length varies based on housing size: 9" for GSS, 11-1/2" for GSM and 14" for GSL. 3 Available on GSS housing only. 4 Available on GSL housing only. 5 Medium-base lamp for GSS housing. Mogul-base lamp on GSM and GSL housings. 6 Pulse Start Metal Halide only. 250, 350, 400 and 450W Pulse Start for vertical mount only. 7 Requires reduced envelope ED-28 lamp when used with GSM housing and flat glass vertically lamped optics. 8 Requires reduced envelope BT-37 lamp when used with GSM housing. 9 Product also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information. 10 Multi-Tap ballast is 120/208/240/277V wired 277V. Triple-Tap ballast is 120/277/347V wired 347V. 11 5-Tap ballast is 120/208/240/277/480V wired 480V. Only available in 400-1000W. 12 Medium housing fixture only. 13 Maximum wattage on segmented optical distributions is 400W. 400W Metal Halide lamp must use reduced envelope ED-28 lamp. Not available in GSL housing. 14 Available on GSM and GSL housings only. 15 RW optic not available with flat glass. 16 Must use reduced envelope lamp, not available in GSL housing. 17 1000W GSL with flat glass requires BT-37 lamp and is not available in AS, RW or 3V distributions. 18 Other finish colors available, including a full line of RAL color matches. Consult your Cooper Lighting Representative. 19 Must be listed in the order shown and separated by a dash. 20 House side shield available on 2F, 3F, FT, 2S, 3S, 4S distributions only, and all vertically lamped distributions when combined with sag glass. 21 Arm mount only, 400W Maximum. 22 Order separately, replace XX with color suffix. 23 Compatible with sag lens vertical optics only.

STOCK SAMPLE NUMBER (Lamp Included):

SAMPLE NUMBER: GSM-AI-400-MH-5T-AS-FG-BZ-L

GSM	AI	400	MH	5T	AS	FG	BZ	L
Product Family GSM=Galleria Square Medium	Mounting Method AI=11 1/2" Arm Included	Lamp Wattage 400=400W 1000=1000W	Lamp Type MH=Metal Halide	Voltage 5T=5-Tap Wired 480V	Distribution AS=Area Square 3V=Type III Vertical	Lens Type FG=Flat Glass SG=Sag Glass	Color BZ=Bronze	L=Lamp Included

NOTES [stock]: Other options not available with stock products.

Millenium®

Architectural Lighting for High Abuse Environments

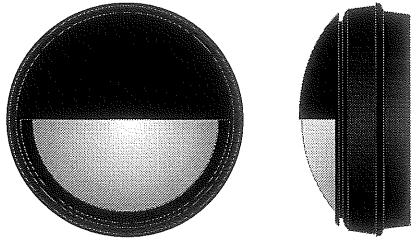
MRI7ED Series

17" Round with Eyelid

Wall Mount/Surface

114 Watt Maximum - CFL

150 Watt Maximum - HID



Height	Width	Depth
17.6"	17.6"	8.7"

Specifications

Lens: U.V. stabilized, high impact resistant, virgin injection molded polycarbonate or acrylic. High efficiency blondel fluted lens obscures lamp image and maximizes uniformity. Close tolerance push/turn/lock-in-place mating of injection molded lens and lens base. Lens and lens base secured with one concealed captive POSIGRIP™ fastener.

Lens Base: High impact resistant, injection molded opaque black, bronze or white polycarbonate. Lens base shields lamp from viewing angles. For optional chemically bonding, impact resistant finishes, see Ordering Information.

Eyelid: High impact resistant, injection molded opaque black, bronze or white polycarbonate. Eyelid shields lamp from viewing angle and provides backlight. For optional chemically bonding, impact resistant finishes, see Ordering Information.

Housing: Marine grade die-cast aluminum. Rib reinforced construction. Integral heat sinks. Housing flange interlocks and wraps around lens base producing maximum moisture deflection and resistance to prying. Housing provided with four-point mounting holes, one wireway hole and temporary junction box mounting drill points. Standard black, bronze or white exterior urethane powder coat finished – 5-step pre-treatment. See Ordering Information for optional finishes.

Reflector: Compact Fluorescent: Full reflector/wire cover – 92% reflectivity. HID: Full reflector/wire cover. High efficiency semi-specular aluminum.

Electrical: Fluorescent magnetic ballasts – 120V/277V power factor corrected, fluorescent electronic 120/277/347 and dual voltage ballasts high power factor (<10% THD), HID ballasts high power factor. Metal halide lamps utilize pulse start technology. Shock absorbing, medium base lamp sockets provided for HID lamps.

Gasketing: Die-cut, closed cell neoprene self adhesive gasket seals housing to mounting surface. Closed cell, silicone "O" ring gaskets positioned and friction secured in gasket channels of lens base and housing.

Hardware: One stainless steel POSIGRIP™ fastener.

Listings/Certifications: UL and CUL listed for Wet Locations (listing includes Emergency Battery Pack "EL" option). UL Classified IP64 (E185326).

Installation: Standard four-point mounting required for Peace of Mind Lifetime Guarantee™. HID units cannot be inverted to be an uplight.

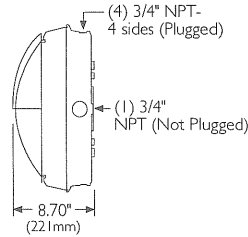
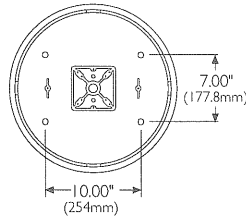
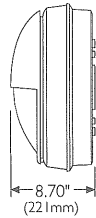
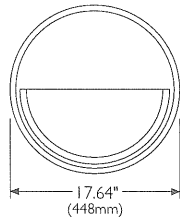
Ordering Information

Series	Lens Type	Finish	Lamp Type	Lamp Qty*	Voltage*	Options	Accessories				
MRI7ED											
Lens Type PIA [▲] Pearlescent High Impact Acrylic PP Pearlescent Polycarbonate S Clear Starburst		Lamp (Type/Qty/Ballast/Voltage/Starting Temp) 13 13 Watt Twin (1,2/MB/120,277/32°F) 13Q 13 Watt Quad (1,2/EB/120,277,347/0°F) 18Q 18 Watt Quad (1,2/EB/120,277,347/0°F) 26Q 26 Watt Quad (1,2/EB/120,277,347/0°F) 32P [■] 32 Watt PLT (1,2/EB/120,277,347/0°F) 42P [■] 42 Watt PLT (1,2/EB/120,277,347/0°F) 57P [●] 57 Watt PLT (1,2/EB/120,277/0°F) 50M [†] 50 Watt MH (1/HPF/120,277,347/-20°F) 50S [●] 50 Watt HPS (1/HPF/120,277,347/-40°F) 70M [†] 70 Watt MH (1/HPF/120,277,347/-20°F) 70S [●] 70 Watt HPS (1/HPF/120,277,347/-40°F) 70P [●] 70 Watt PLT (1/EB/120,277/0°F) 100M [†] 100 Watt MH (1/HPF/120,277,347/-20°F) 100S [●] 100 Watt HPS (1/HPF/120,277,347/-40°F) 150S [●] 150 Watt HPS (1/HPF/120,277,347/-40°F)		Lamp Qty* 1 One Lamp 2 Two Lamps		Voltage* 120 120 Volts 277 277 Volts 347 347 Volts DV 120/277 Volts, electronic ballasts only		Options EL One-Lamp WL Emergency Pack (32P lamp max.) FS Single Fuse & Holder QR Quartz restrrike system for maximum 100 Watt DC bay quartz lamp (see 9009) QRC Hot/Cold Quartz restrrike QS Quartz socket only NAT Natatorium Environment Option		Accessories BPC [‡] Photo Control - Shielded Button Type 9009 100 Watt DC Bay Quartz Lamp 9500 POSIGRIP™ Screwdriver	
<p>* See Lamp Type for availability ▲ Not available with Lifetime Guarantee † UV shielding lamp supplied ‡ 277, 347 Volt NA 150S ● Not available with PIA lens ■ PIA lens available with 1 lamp only</p>											

Millenium®

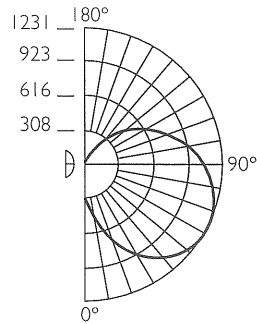
MR17ED

Cross Section / Details



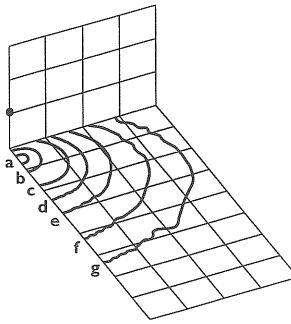
Photometric Information

Wall



Candlepower Distribution

Isofootcandle Curves



Wall Mount Mounting Height (in feet)

Horizontal Plane Isofootcandle Line				
	7	8	9	10
a	9.14	7.00	5.53	4.48
b	6.53	5.00	3.95	3.20
c	2.61	2.00	1.58	1.28
d	1.31	1.00	0.79	0.64
e	0.65	0.50	0.40	0.32
f	0.26	0.20	0.16	0.13
g	0.13	0.10	0.08	0.06

Report Number: ITL 54277

Lamp: 100 Watt MH, 7300 Lumens

Lens: Pearlescent Polycarbonate

Grid lines in units of mounting height

Peace of Mind Guarantee

Kenall high abuse luminaires are designed and built to take exceptional physical punishment. When installed according to our instructions, Kenall will repair or replace any Millenium fixture rendered inoperable due to physical abuse for the product life of the original installation.

PEACE OF MIND

Lifetime Guarantee™

Quick Specification

Housing: Marine grade die-cast aluminum housing.

Lens: Precision injection molded high impact lens with lifetime breakage guarantee.

Lens Base: Eyelid/lens positioned in the silicone gasketed lens base channel and secured with one concealed captive POSIGRIP™ fastener. Shielded lamps.

Electrical: Vibration absorbing HID lamp socket.

Listings: UL listed for Wet Locations (listing includes Emergency Battery Pack "EL" option). UL Classified IP64 (E185326).

Project Information

Job Name _____

Job Location _____

Fixture Type _____ Quantity _____

Catalog Number _____

Approved by _____

Date _____

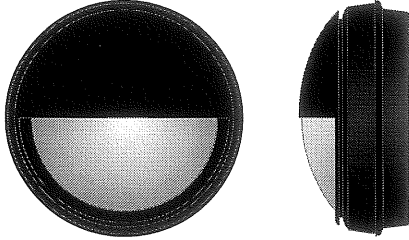


Existing

Millenium®

Architectural Lighting for High Abuse Environments

MRI7ED Series
 17" Round with Eyelid
 Wall Mount/Surface
 114 Watt Maximum - CFL
 150 Watt Maximum - HID



Height	Width	Depth
17.6"	17.6"	8.7"

Specifications

Lens: U.V. stabilized, high impact resistant, virgin injection molded polycarbonate or acrylic. High efficiency blondel fluted lens obscures lamp image and maximizes uniformity. Close tolerance push/turn/lock-in-place mating of injection molded lens and lens base. Lens and lens base secured with one concealed captive POSIGRIP™ fastener.

Lens Base: High impact resistant, injection molded opaque black, bronze or white polycarbonate. Lens base shields lamp from viewing angles. For optional chemically bonding, impact resistant finishes, see Ordering Information.

Eyelid: High impact resistant, injection molded opaque black, bronze or white polycarbonate. Eyelid shields lamp from viewing angle and provides backlight. For optional chemically bonding, impact resistant finishes, see Ordering Information.

Housing: Marine grade die-cast aluminum. Rib reinforced construction. Integral heat sinks. Housing flange interlocks and wraps around lens base producing maximum moisture deflection and resistance to prying. Housing provided with four-point mounting holes, one wireway hole and temporary junction box mounting drill points. Standard black, bronze or white exterior urethane powder coat finished – 5-step pre-treatment. See Ordering Information for optional finishes.

Reflector: Compact Fluorescent: Full reflector/wire cover – 92% reflectivity. HID: Full reflector/wire cover. High efficiency semi-specular aluminum.

Electrical: Fluorescent magnetic ballasts – 120V/277V power factor corrected, fluorescent electronic 120/277/347 and dual voltage ballasts high power factor (<10% THD), HID ballasts high power factor. Metal halide lamps utilize pulse start technology. Shock absorbing, medium base lamp sockets provided for HID lamps.

Gasketing: Die-cut, closed cell neoprene self adhesive gasket seals housing to mounting surface. Closed cell, silicone "O" ring gaskets positioned and friction secured in gasket channels of lens base and housing.

Hardware: One stainless steel POSIGRIP™ fastener.

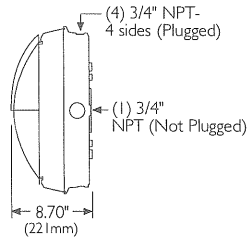
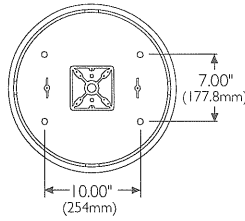
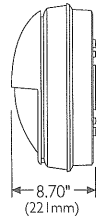
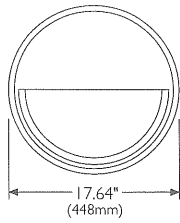
Listings/Certifications: UL and CUL listed for Wet Locations (listing includes Emergency Battery Pack "EL" option). UL Classified IP64 (E185326).

Installation: Standard four-point mounting required for Peace of Mind Lifetime Guarantee™. HID units cannot be inverted to be an uplight.

Ordering Information

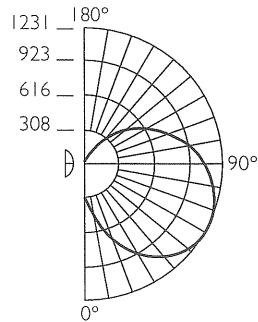
Series	Lens Type	Finish	Lamp Type	Lamp Qty*	Voltage*	Options	Accessories				
MR17ED											
Lens Type PIA [▲] Pearlescent High Impact Acrylic PP Pearlescent Polycarbonate S Clear Starburst		Lamp (Type/Qty/Ballast/Voltage/Starting Temp) 13 13 Watt Twin (1,2/MB/120,277/32°F) 13Q 13 Watt Quad (1,2/EB/120,277,347/0°F) 18Q 18 Watt Quad (1,2/EB/120,277,347/0°F) 26Q 26 Watt Quad (1,2/EB/120,277,347/0°F) 32P [■] 32 Watt PLT (1,2/EB/120,277,347/0°F) 42P [■] 42 Watt PLT (1,2/EB/120,277,347/0°F) 57P [●] 57 Watt PLT (1,2/EB/120,277/0°F) 50M [†] 50 Watt MH (1/H/HPF/120,277,347/-20°F) 50S [●] 50 Watt HPS (1/H/HPF/120,277,347/-40°F) 70M [†] 70 Watt MH (1/H/HPF/120,277,347/-20°F) 70S [●] 70 Watt HPS (1/H/HPF/120,277,347/-40°F) 70P [●] 70 Watt PLT (1/EB/120,277/0°F) 100M [†] 100 Watt MH (1/H/HPF/120,277,347/-20°) 100S [●] 100 Watt HPS (1/H/HPF/120,277,347/-40°F) 150S [●] 150 Watt HPS (1/H/HPF/120,277,347/-40°F)		Lamp Qty* 1 One Lamp 2 Two Lamps		Voltage* 120 120 Volts 277 277 Volts 347 347 Volts DV 120/277 Volts, electronic ballasts only		Options EL One-Lamp WL Emergency Pack (32°F) (42P lamp max.) FS Single Fuse & Holder QR Quartz restrrike system for maximum 100 Watt DC bay quartz lamp (see 9009) QRC Hot/Cold Quartz restrrike QS Quartz socket only NAT Natatorium Environment Option		Accessories BPC [‡] Photo Control - Shielded Button Type 9009 100 Watt DC Bay Quartz Lamp 9500 POSIGRIP™ Screwdriver	
Finish MB Matte Black (Standard) MW Matte White (Standard) DB Dark Bronze (Standard) LG Grey (Optional) SL Silver (Optional) FG Forest Green (Optional) CC Custom Color (Consult factory)		* See Lamp Type for availability [▲] Not available with Lifetime Guarantee [†] UV shielding lamp supplied [‡] 277, 347 Volt NA 150S [●] Not available with PIA lens [■] PIA lens available with 1 lamp only									

Cross Section / Details



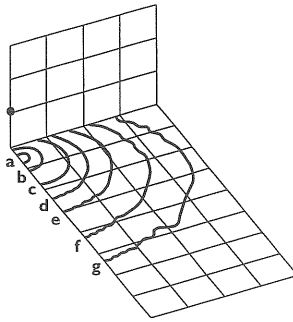
Photometric Information

Wall



Candlepower Distribution

Isofootcandle Curves



Wall Mount Mounting Height (in feet)

	Horizontal Plane Isofootcandle Line			
	7	8	9	10
a	9.14	7.00	5.53	4.48
b	6.53	5.00	3.95	3.20
c	2.61	2.00	1.58	1.28
d	1.31	1.00	0.79	0.64
e	0.65	0.50	0.40	0.32
f	0.26	0.20	0.16	0.13
g	0.13	0.10	0.08	0.06

Report Number: ITL 54277

Lamp: 100 Watt MH, 7300 Lumens

Lens: Pearlescent Polycarbonate

Grid lines in units of mounting height

Peace of Mind Guarantee

Kenall high abuse luminaires are designed and built to take exceptional physical punishment. When installed according to our instructions, Kenall will repair or replace any Millenium fixture rendered inoperable due to physical abuse for the product life of the original installation.

PEACE OF MIND

Lifetime Guarantee™

Quick Specification

Housing: Marine grade die-cast aluminum housing.

Lens: Precision injection molded high impact lens with lifetime breakage guarantee.

Lens Base: Eyelid/lens positioned in the silicone gasketed lens base channel and secured with one concealed captive POSIGRIP™ fastener. Shielded lamps.

Electrical: Vibration absorbing HID lamp socket.

Listings: UL listed for Wet Locations (listing includes Emergency Battery Pack "EL" option). UL Classified IP64 (E185326).

Project Information

Job Name _____

Job Location _____

Fixture Type _____ Quantity _____

Catalog Number _____

Approved by _____

Date _____

*new - along Oxford + Preble
wall mounted.*

LUMARK®

TYPE:

CATALOG #:

DESCRIPTION

The curvilinear forms with progressive tapered sides provide an enhancing, dynamic look to balance today's progressive architecture. The **IMPACT** Wedge cutoff wall luminaire make it an ideal complement to site design. These luminaires are U.L. Listed and CSA Certified for wet location when mounted down and damp location up mounted.

APPLICATION

The **IMPACT's** rugged die-cast construction, full cutoff classified optics is perfect for light restricted zones surrounding schools, office complexes, apartments, and recreational facilities providing facade and security lighting needs.

SPECIFICATION FEATURES

A...Housing

The housing is a two-piece design of die-cast aluminum for precise control of tolerances and repeatability.

B...Mounting

Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" J-Box or wall with "Hook-N-Lock" mechanism for quick installation. Secured with two (2) captive corrosion resistant black oxide coated allen head set screws concealed but accessible from bottom.

C...Optical Modules

All optical modules utilizes high performance 95% reflective sheet. Strong Type II optical module is standard.

D...Ballast

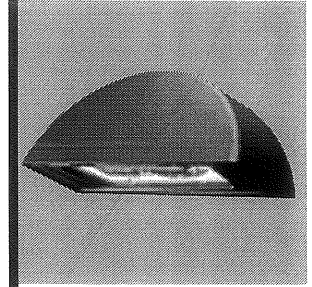
HID luminaires supplied with high power factor ballast with Class H insulation. Minimum starting temperatures are -40°C (-40°F) for HPS and -30°C (-20°F) for MH. Compact Fluorescent luminaires feature program start, high efficient multi-voltage 50/60Hz ballast with -18°C (0°F) minimum starting.

E...Door

Die-cast door mounted with, 1/8" heat- and impact-resistant clear tempered glass lens, with internal plated steel clips and sealed with EPDM gasketing. Hinged door secured in place via two (2) captive fasteners.

F...Finish

Durable polyester powder coat finish. Standard color is bronze. Optional white, black and silver colors available. Other finish colors available. Consult your Cooper Lighting Representative concerning special color requirements.



**IP IMPACT
WEDGE**

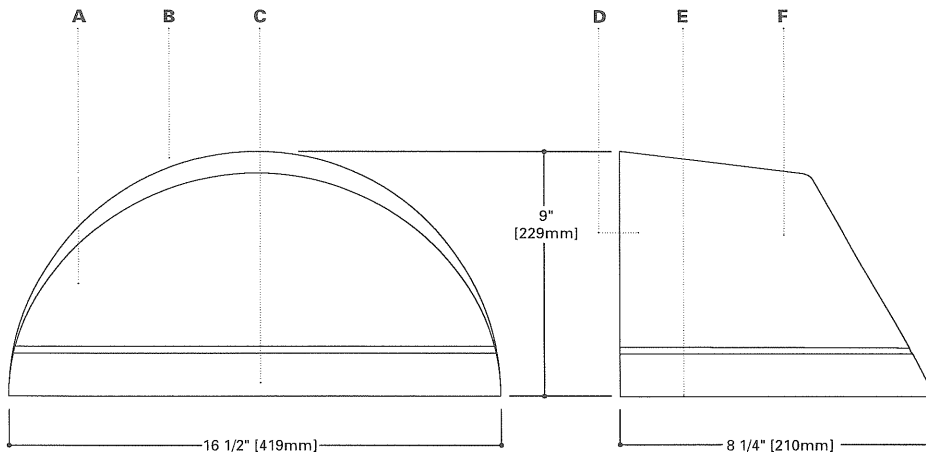
50 - 175 W

**High Pressure Sodium
Metal Halide**

26 - 52 W

Compact Fluorescent

**WALL MOUNTED
LUMINAIRE**



TECHNICAL DATA

25°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum
Down Mounted - Wet Location
Up Mounted - Damp Location

IES FILES

Metal Halide	
175W (MHI_17)	17
High Pressure Sodium	
150W (HPI_15)	15
Compact Fluorescent	
26W (PLIP26)	26
32W (PLIP32)	32
42W (PLIP42)	42
52W (PLIP52)	52

ENERGY DATA

High Reactance Ballast Input Watts

50W HPS HPF (66 Watts)
50W MH HPF (72 Watts)
70W HPS HPF (91 Watts)
70W MH HPF (90 Watts)
100W HPS HPF (130 Watts)
100W MH HPF (129 Watts)
150W HPS HPF (190 Watts)
150W MH HPF (185 Watts)

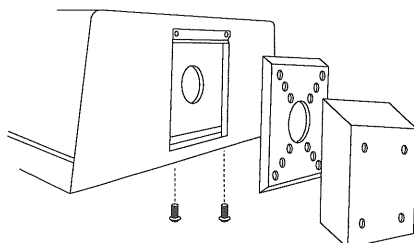
CWA Ballast Input Watts

175W MH HPF (210 Watts)

Electronic Ballast Input Watts

26W PL HPF (29 Watts)
32W PL HPF (36 Watts)
42W PL HPF (46 Watts)
52W PL HPF (55 Watts)

HOOK-N-LOCK MOUNTING (Mounting attachment included. J-Box not included.)

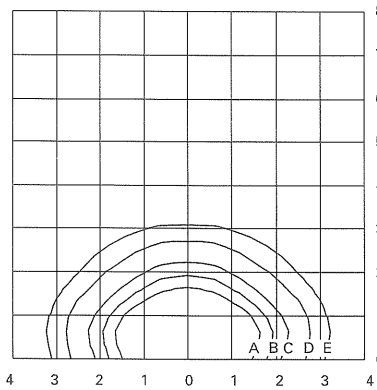


COOPER LIGHTING

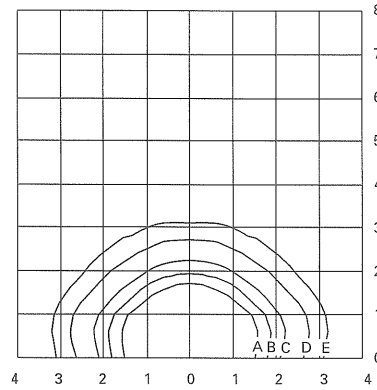
ADH021643



PHOTOMETRICS



MHIP-W-175-MT-LL
175-Watt MH
14,000-Lumen Clear Lamp



HPIP-W-150-MT-LL
150-Watt HPS
16,000-Lumen Clear Lamp

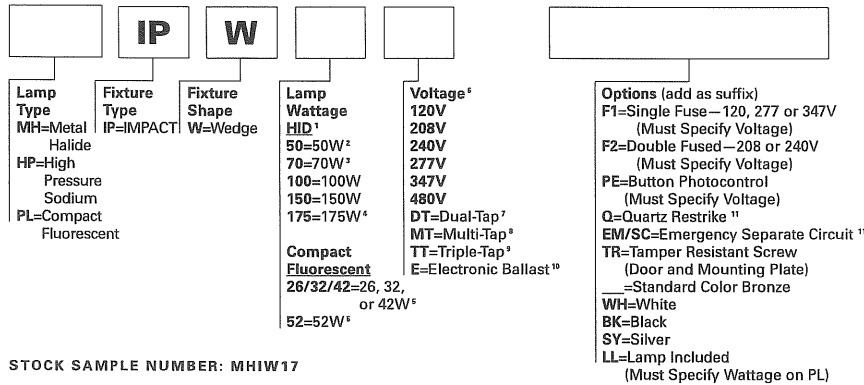
Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

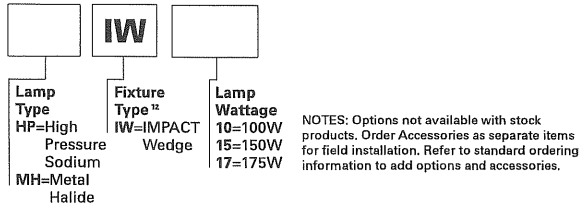
Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
10'	4.50	2.25	1.13	0.45	0.23
15'	2.00	1.00	0.50	0.20	0.10
20'	1.12	0.56	0.28	0.11	0.06

ORDERING INFORMATION

SAMPLE NUMBER: MHIP-W-150-MT-LL



STOCK SAMPLE NUMBER: MHIW17



Catalog Number	Lamp Wattage	Lamp Type/Base	Voltage	Ballast Type/ Power Factor	Net Wt. (lbs.)	Shipping Volume (cu. ft.)
MHIP-W-50-MT-LL	50	MH/Medium	Dual-Tap	Hi. X/HPF	16	1.64
MHIP-W-70-MT-LL	70	MH/Medium	Multi-Tap	CWA/HPF	16	1.64
HPIP-W-50-DT-LL	50	HPS/Medium	Dual-Tap	Hi. X/HPF	16	1.64
HPIP-W-70-MT-LL	70	HPS/Medium	Multi-Tap	Hi. X/HPF	16	1.64
PLIP-W-26/32/42-E	26/32/42	PL/GX24Q-3&4	120-277V	Electronic	16	1.64
PLIP-W-52-E	52	PL/GX24Q-3	120-277V	Electronic	16	1.64

Stock Catalog Number

HPIW10	100	HPS/Medium	Multi-Tap	Hi. X/HPF	12	1.45
MHIW10	100	MH/Medium	Multi-Tap	Hi. X/HPF	12	1.45
HPIW15	150	HPS/Medium	Multi-Tap	Hi. X/HPF	18	1.45
MHIW17	175	MH/Medium	Multi-Tap	CWA/HPF	17	1.45

NOTES: ¹All lamps are medium-base. ²Available only in 120, 277V and Dual-Tap. ³Not available in 480V. ⁴Metal Halide construction only. ⁵(2) 26W quad tube lamps only. ⁶HID products also available in non-US voltages and 50Hz for international markets. Consult your Cooper Lighting Representative for availability and ordering information. ⁷Dual-Tap ballast are 120/277V wired 277V. ⁸Multi-Tap ballast are 120/208/240/277V wired 277V. ⁹Triple-Tap ballast are 120/277/347V wired 347V. ¹⁰Supplied with 120V through 277V 50/60Hz for Compact Fluorescent. ¹¹The power might need to cycle and allow HID lamp to cool in warm climates. Use a 100W maximum HID lamp. ¹²Painted bronze. Supplied with lamp and Multi-Tap HPF ballast wired 277V.

NOTE: Specifications and dimensions subject to change without notice.

From: Jean Fraser
To: Thomas, Hal
Date: 2/28/2007 5:14:40 PM
Subject: Re: PSRC Lighting

Thanks- but i am confused about the height of the fixtures.

The original plan indicated that the lights along Oxford Street were at 10 feet high and the letter from Bartlett Design recommended that they be raised to 12 feet. So why are some at 8/10 feet?

I think we need to understand why those not underneath the canopies can not be at 12 feet?

Thanks for keeping it moving as we are already "late" with all this from the Planning Board viewpoint.

Jean (Fraser)
Planner
874 8728

>>> "Hal Thomas" <hthomas1@maine.rr.com> 2/27/2007 3:56:34 PM >>>
Jean

I am sending to you the latest lighting photometrics for the project per directions of Jim Sterling. Jim is on vacation, but wanted the wheels to keep turning.

The fixtures along Preble Street and all but 3 fixtures on Oxford Street have been raised to ten (10) feet. There are canopies in the area along Oxford Street where the fixtures remain at eight (8) feet.

If you have any questions, please give me a call at 878-4407.

Thanks,

Hal Thomas

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

From: "james sterling" <cheehaak@gwi.net>
To: "Harold Thomas" <hthomas1@maine.rr.com>
Sent: Friday, February 23, 2007 10:42 AM
Subject: FW: PSRC Lighting

>

> --

> james sterling <http://www.sterlingarchitect.com>

>

> ----- Forwarded Message

>> From: Jean Fraser <JF@portlandmaine.gov>

>> Date: Wed, 14 Feb 2007 14:07:45 -0500

>> To: <cheehaak@gwi.net>, <adonahoe@preblestreet.org>

>> Cc: Alex Jaegerman <AQJ.city-gov.port-gov@portlandmaine.gov>, Barbara

>> Barhydt

>> <BAB.city-gov.port-gov@portlandmaine.gov>

>> Subject: PSRC Lighting

>>

>> Jim and amy,

From: "Hal Thomas" <hthomas1@maine.rr.com>
To: "Jean Fraser" <JF@portlandmaine.gov>
Date: 2/27/2007 3:57:40 PM
Subject: Re: PSRC Lighting

Jean

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Hal Thomas

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

From: "james sterling" <cheehaak@gwi.net>
To: "Harold Thomas" <hthomas1@maine.rr.com>
Sent: Friday, February 23, 2007 10:42 AM
Subject: FW: PSRC Lighting

>

> --

> james sterling <http://www.sterlingarchitect.com>

>

> ----- Forwarded Message

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>> Date: Wed, 14 Feb 2007 14:07:45 -0500
>> To: <cheehaak@gwi.net>, <adonahoe@preblestreet.org>
>> Cc: Alex Jaegerman <AQJ.city-gov.port-gov@portlandmaine.gov>, Barbara
>> Barhydt
>> <BAB.city-gov.port-gov@portlandmaine.gov>
>> Subject: PSRC Lighting

>>

>> Jim and amy,

>>

>> We have just received comments from the specialist reviewer who we had
>> asked to look at this to be sure the security objectives were being met
>> without undue glare or other problems. I attach the comments for
>> info/clarification but in essence:

>>

>> 1. It is recommended that the new wall-mounted lighting on Oxford
>> Street be raised by 2 feet (I need to check with him re the other ones
>> near the sidewalk);

>>

>> 2. Otherwise basically OK.

>>

>> Jim- could you please do one more check of the reviewers' comments to
>> be sure he has correctly understood the fixtures and lamp sizes so there

>> is no misunderstanding- given that your plan was a little confusing for
>> us.
>>
>> If what he understands to be your proposals are correct, then I think
>> you are OK to move forward with the ordering. I will draft a formal
>> letter tomorrow (City Hall is closing in a few minutes) and fax it to
>> you if you could send appropriate fax numbers.
>>
>> Amy- could you let me know where things have got to on the other
>> condition re the management plan?
>>
>> Thanks
>> Jean
>
> ----- End of Forwarded Message
>
>

No virus found in this incoming message.
Checked by AVG Free Edition.
Version: 7.1.412 / Virus Database: 268.18.3/698 - Release Date: 2/23/2007

CC: "Jim Sterling" <cheehaak@gwi.net>

From: james sterling <cheehaak@gwi.net>
To: Jean Fraser <JF@portlandmaine.gov>
Date: 2/15/2007 2:12:18 PM
Subject: Re: PSRC Lighting

jean: i am having harold thomas review the letter. it all looks good to me with one exception; we are relocating 3 existing fixtures from oxford street to the courtyard area not eight as noted in the first paragraph. js

james sterling <www.sterlingarchitect.com>2/14/07 02:07 PM

> Jim and amy,
>
> We have just received comments from the specialist reviewer who we had
> asked to look at this to be sure the security objectives were being met
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> Thanks
> Jean

--

james sterling <http://www.sterlingarchitect.com>

Bartlett Design
LIGHTING & ELECTRICAL ENGINEERING
942 WASHINGTON STREET BATH, MAINE 04530
TEL (207) 443-5447 FAX (207) 443-5560
e-mail: bartdes@blazenetme.net

February 13, 2007

Ms. Jean Fraser
Dept. of Planning & Urban Development
City of Portland, Maine
389 Congress Street
Portland, Maine 04101

RE: Preble Street Resource Center - Exterior Lighting
070014

Dear Ms. Fraser:

I have reviewed the lighting plan that you forwarded for the Preble Street Resource Center exterior lighting. The plan, dated January 25, 2007, indicates that there will be one ten-foot tall lighting pole with a post-top area light, ten wall-mounted area lights installed along the Preble Street and Oxford Street sides of the building, as well as eight existing wall-mounted lights that are to be relocated to face the courtyard.

According to the lighting schedule that is noted on the plan, the proposed pole light utilizes a 150-Watt metal halide lamp. The luminaire's flush, flat bottom diffusing lens and internal reflector and lamp position provide for a full cut-off distribution classification as defined by the *Illuminating Engineering Society of North America* (no light emitted at angles of 90-degrees or greater).

The proposed wall-mounted luminaires located on the Preble Street and Oxford Street sides of the building are indicated to be installed at a mounting height of 10 feet. These luminaires utilize 50-Watt metal halide lamps. Similar to the proposed pole luminaire, these light fixtures also include flush, flat bottom diffusing lenses that provide for a full cut-off optical distribution classification.

The existing wall-mounted luminaires that are indicated to be relocated on walls that face the central courtyard, are to be installed at a mounting height of 10-feet. These luminaires utilize 100-Watt metal halide lamps. The luminaires are 17.6-inches in diameter with a solid shield covering the upper half of the front fixture face, and a pearlescent white polycarbonate diffuser at the bottom half of the fixture front.

The *Illuminating Engineering Society of North America (IESNA)* publishes recommendations for exterior lighting. The *IESNA Lighting Handbook* (9th ed.) includes recommendations for horizontal and vertical illuminance levels for public spaces that require special security considerations. The recommended horizontal illuminance level for such spaces is given as a range of between 1.0 and 5.0 footcandles. It is noted that where lighting levels of less than 1.0 footcandle are provided, people's perception of safety deteriorate rapidly. The proposed illuminance level within the project courtyard (the area at the building entrance at the intersection of Portland and Preble Streets) ranges from a low of 0.6 footcandles to a maximum of 14.3. A calculated average of illuminance levels listed on the lighting plan at 27 locations is 5.8 footcandles. This represents an average that slightly exceeds the recommended range for security illuminance, however, it is sufficiently close as not to present an excessive condition.

Ms. Jean Fraser
February 13, 2007
Page 2

The Lighting Handbook also points out that a significant consideration for security lighting in public areas is the avoidance of glare from luminaires. Disability glare can arise from excessively bright luminaires, from misdirected luminaires, or from luminaires that are installed at inappropriate heights. The existing luminaires that are proposed to be relocated to building walls at the courtyard are classified as having non cut-off distribution since their bottom front face diffuser allows more than 10% of the emitted light to be directed above 90 degrees. The diffuser has a pearlescent pattern, however, that does a relatively good job in limiting fixture brightness. The potential for glare from these fixtures is further reduced by virtue of their 10-foot mounting height (which places them above the direct line of sight of people within the courtyard) and by the use of a relatively low wattage lamp (approx. 8500 initial lumens). Accordingly, the likelihood of disability glare is acceptably minimal.

The IESNA publication RP-33-99, Lighting for Exterior Environments, lists recommendations for minimum illuminance for sidewalks where there are special security considerations. In such cases, it is recommended that at least 1.0 footcandles be provided at the sidewalk in commercial areas. RP-33 also lists recommended minimum levels for vertical illuminance. Vertical illuminance is critical for pedestrian identification at a distance. The recommended minimum vertical illuminance (at 6-feet above the sidewalk) is 2.0 footcandles.

The project lighting plan indicates horizontal illuminance levels at the sidewalk along Oxford Street ranging from 4.9 to 9.5 footcandles. It should be noted that the luminaire proposed for the exterior building walls at sidewalks is classified as having full cut-off distribution. This means that no light is emitted above 90 degrees (for this luminaire, less than 15% of the light emitted is directed at angles between 60 and 90 degrees). The restriction of light at high angles helps reduce the potential for astronomic light pollution (sky brightness), but at the same time, it also restricts the amount of vertical illuminance delivered from side-to-side. To achieve the desired vertical illuminance, it is necessary to mount these fixtures relatively close together, which in turn, increases the horizontal illuminance directly below each fixture. To reduce the horizontal illuminance at the sidewalk, while at the same time, maintaining an acceptable degree of vertical illuminance, consideration should be given to raising the fixture mounting height. By raising the height to 12-feet, the horizontal illuminance levels at the sidewalk would drop by nearly 25%.

In conclusion, it is my opinion that given the concern for safety and security, the proposed lighting solution is a responsible design. Where new luminaires are provided, they have been selected to have full cut-off distribution to reduce unnecessary brightness and to mitigate the potential for light pollution. Lamp wattages do not seem to be excessive, and although there are isolated areas with high horizontal illuminance levels, the overall average is not extreme.

Sincerely,



Lawrence E. Bartlett, PE
LEB/vmb

Bartlett Design

LIGHTING & ELECTRICAL ENGINEERING
942 WASHINGTON STREET BATH, MAINE 04530
TEL (207) 443-5447 FAX (207) 443-5560
e-mail: bartdes@blazenetme.net

February 13, 2007

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Portland, Maine 04101

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According to the lighting schedule that is noted on the plan, the proposed pole light utilizes a 150-Watt metal halide lamp. The luminaire's flush, flat bottom diffusing lens and internal reflector and lamp position provide for a full cut-off distribution classification as defined by the *Illuminating Engineering Society of North America* (no light emitted at angles of 90-degrees or greater).

The proposed wall-mounted luminaires located on the Preble Street and Oxford Street sides of the building are indicated to be installed at a mounting height of 10 feet. These luminaires utilize 50-Watt metal halide lamps. Similar to the proposed pole luminaire, these light fixtures also include flush, flat bottom diffusing lenses that provide for a full cut-off optical distribution classification.

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February 13, 2007
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The IESNA publication RP-33-99, Lighting for Exterior Environments, lists recommendations for minimum illuminance for sidewalks where there are special security considerations. In such cases, it is recommended that at least 1.0 footcandles be provided at the sidewalk in commercial areas. RP-33 also lists recommended minimum levels for vertical illuminance. Vertical illuminance is critical for pedestrian identification at a distance. The recommended minimum vertical illuminance (at 6-feet above the sidewalk) is 2.0 footcandles.

The project lighting plan indicates horizontal illuminance levels at the sidewalk along Oxford Street ranging from 4.9 to 9.5 footcandles. It should be noted that the luminaire proposed for the exterior building walls at sidewalks is classified as having full cut-off distribution. This means that no light is emitted above 90 degrees (for this luminaire, less than 15% of the light emitted is directed at angles between 60 and 90 degrees). The restriction of light at high angles helps reduce the potential for astronomical light pollution (sky brightness), but at the same time, it also restricts the amount of vertical illuminance delivered from side-to-side. To achieve the desired vertical illuminance, it is necessary to mount these fixtures relatively close together, which in turn, increases the horizontal illuminance directly below each fixture. To reduce the horizontal illuminance at the sidewalk, while at the same time, maintaining an acceptable degree of vertical illuminance, consideration should be given to raising the fixture mounting height. By raising the height to 12-feet, the horizontal illuminance levels at the sidewalk would drop by nearly 25%.

In conclusion, it is my opinion that given the concern for safety and security, the proposed lighting solution is a responsible design. Where new luminaires are provided, they have been selected to have full cut-off distribution to reduce unnecessary brightness and to mitigate the potential for light pollution. Lamp wattages do not seem to be excessive, and although there are isolated areas with high horizontal illuminance levels, the overall average is not extreme.

Sincerely,



Lawrence E. Bartlett, PE
LEB/vmb

From: Jean Fraser
To: Alex Jaegerman ; Barhydt, Barbara
Date: 2/2/2007 4:40:26 PM
Subject: Fwd: Lighting proposed at Preble St Resource Center

Forgot to cc you. Jean

>>> Jean Fraser 2/2/2007 4:39:23 PM >>>
Hi Larry,

Further to Alex's message I am sending what we have received from James Sterling. It probably would help if I speak to you n Monday to explain but the new lights are wall mounted LUMARK impact wedge 100w along Oxford Street and Preble Street. (the refs at the bottom of his plan are not quite correct)

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Hopefully that gives you enough to go in- I believe the underlying photometric is meant to show the overall impact of this configuration of existing and proposed lights- I have been unable to reach James Sterling to verify all the info so will speak toyouon Monday after i check in with him.

In haste, Jean (Fraser)
Planner
874 8728

Larry Bartlett, Renewer
bartdes@blazenetmo.net.

443-5447

From: Jean Fraser
To: Donahoe, Amy
Date: 2/5/2007 3:21:20 PM
Subject: Lighting for PSRC

Amy,

Just to confirm that James Sterling sent us a photometric and related info on Friday (Feb 2) and we sent that to a lighting engineer for further advice- it does not meet City technical standards but we would like to approve it as long as its reasonable re glare for cars/sensitive uses nearby (don't think there are any) etc.

If the photometric is OK then we would like a plan showing all the proposed lighting and specs on the previously approved site plan so that we have one up to date plan showing all that has been approved for PSRC in terms of outside improvements. (I have mentioned this to Jim) and the approval letter (to be written) will refer to that site plan so it needs a number and date!

Hopefully we will get back to you in a day or so...Alex is 'leading' the review.

Jean

From: Jean Fraser
To: sterling, james
Date: 2/5/2007 2:50:54 PM
Subject: Re: crc lighting

Thanks- it saves time if information is clear; we prefer not to interpret as we might get it wrong!

Once the lighting level issue is sorted out we would need the proposed lights to be shown on the same site plan as approved in 2003 so we have one plan that is up to date and relates to the (to be written) approval letter.

Thanks
Jean

>>> james sterling <cheehaak@gwi.net> 2/5/2007 2:22:58 PM >>>
jean, the answers:

#1. 50w
#2. not sure what the actual wattage is....looking into it.
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the includes the existing lights, i will have to confirm the wattage on the millenium. good point on the lack of a key; i think you can interpret it as per scale, the colors are cad layers...js

james sterling <www.sterlingarchitect.com>2/5/07 09:36 AM

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> Jean (Fraser)
>
> 874 8728
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> james sterling <http://www.sterlingarchitect.com>
>
>

--
james sterling <http://www.sterlingarchitect.com>

From: james sterling <cheehaak@gwi.net>
To: Jean Fraser <JF@portlandmaine.gov>
Date: 2/5/2007 3:11:34 PM
Subject: Re: crc lighting

okay. i wasn't advocating for higher levels but would not argue against it. higher levels, however slight, would make sense. i would hate to go through this, meet city standards only to have the neighbors howl that it is not enough. js

james sterling <www.sterlingarchitect.com>2/5/07 02:50 PM

> Thanks- it saves time if information is clear; we prefer not to
> interpret as we might get it wrong!
>
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> Jean
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> james sterling <www.sterlingarchitect.com>2/5/07 09:36 AM
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>> james sterling <http://www.sterlingarchitect.com>
>>
>>

--
james sterling <http://www.sterlingarchitect.com>

From: Jean Fraser
To: bartdes@blazenetme.net
Date: 2/5/2007 2:47:15 PM
Subject: Fwd: Lighting proposed at Preble St Resource Center

Hello again,

James Sterling has confirmed that the Lumark lamps proposed along Oxford Street will be 50 watts not 100 watts.

He does not know the wattage of the existing/relocated Millenium lamps.

Re the Galleria, that will be spider mounted so the contours shown in the plan I sent might not be correct.

I think the question that Alex needs answered fairly urgently is whether this proposal represents something that is OK from an EISNA viewpoint ie we know it exceeds the City Technical Standards but it has been requested by the Planning Board and other (neighbors, Councillors) to address security concerns around the site and in the courtyard; the streetlighting is poor so more has to go on the site.

We would like to approve it as an exception to the standards as long as you can assure that this proposal would not create glare for cars coming up Preble Street etc. There do not appear to be sensitive uses nearby.

I don't have your telephone number to hand so maybe you could respond to this e-mail- at least to confirm that you have got the PDF plan I sent Friday ...

Thanks
Jean Fraser

874 8728

>>> Jean Fraser 2/2/2007 4:39:23 PM >>>

Hi Larry,

Further to Alex's message I am sending what we have received from James Sterling. It probably would help if I speak to you n Monday to explain but the new lights are wall mounted LUMARK impact wedge 100w along Oxford Street and Preble Street. (the refs at the bottom of his plan are not quite correct)

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In haste, Jean (Fraser)
Planner
874 8728

From: james sterling <cheehaak@gwi.net>
To: Jean Fraser <JF@portlandmaine.gov>
Date: 2/5/2007 2:30:27 PM
Subject: Re: crc lighting #2

#2. yes.

james sterling <www.sterlingarchitect.com>2/5/07 09:36 AM

> Hello James,
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> james sterling <http://www.sterlingarchitect.com>
>
>

--
james sterling <http://www.sterlingarchitect.com>

From: james sterling <cheehaak@gwi.net>
To: Jean Fraser <JF@portlandmaine.gov>
Date: 2/5/2007 2:23:42 PM
Subject: Re: crc lighting

jean, the answers:

#1. 50w
#2. not sure what the actual wattage is....looking into it.
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james sterling <www.sterlingarchitect.com>2/5/07 09:36 AM

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> james sterling <http://www.sterlingarchitect.com>

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james sterling <http://www.sterlingarchitect.com>

From: Jean Fraser
To: sterling, james
Date: 2/5/2007 9:36:21 AM
Subject: Re: crc lighting

Hello James,

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874 8728

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CC: Alex Jaegerman ; Barhydt, Barbara

From: Jean Fraser
To: bartdes@blazenetme.net
Date: 2/2/2007 4:39:23 PM
Subject: Lighting proposed at Preble St Resource Center

Hi Larry,

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In haste, Jean (Fraser)
Planner
874 8728

LIGHTING -
PSRC

Lamps # 4435447.

From: james sterling <cheehaak@gwi.net>
To: <BAB.city-gov.port-gov@portlandmaine.gov>, <JF@portlandmaine.gov>
Date: 2/2/2007 12:41:51 PM
Subject: crc lighting

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--

james sterling <http://www.sterlingarchitect.com>

From: Jean Fraser
To: Donahoe, Amy
Date: 1/29/2007 1:52:18 PM
Subject: Preble Street Resource Center

Hi Amy,

Alex has asked me to pass on to you (so you could pass on to the Architect) the Web Site reference for the lighting that Alex suggested:

It is Sundowner 12, 12PL, and 19 from GUTH Lighting and can be found on:

<http://www.guth.com/products/outdoor-index.htm>

When you are completing the Permit Application, it might be helpful for you to cross-reference it to the following as it saves time when things are this old (and are on microfiche):

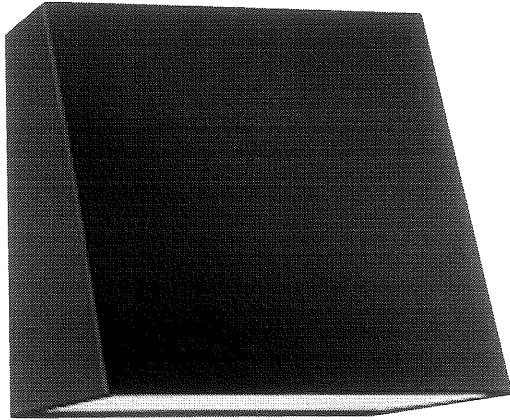
1. The recent Conditional Use Application that went to the Planning Board which was (UI Zoning)#1066 (that was the number I was looking for when standing on the stairs). It just makes things go faster if they have the relevant references for the Planning Board system. That Application is under 9 Portland Street.
2. The original 1993 change of use (from manufacturing to social services building) for the PSRC has a Permit referenced under an address of 252 Oxford Street - so mention that original change of use permit and the other address (the permit application no was 30240 back in 1992/1993).

Let me know if there is anything else we can do to help...

Jean

SUNDOWNER™ 19

Uplight /Downlight with Minimal Light Trespass



FEATURES

- Up to 400 watt HID
- HPS or MH lamps
- Specular optical reflector
- Aluminum housing
- Hinged canopy
- Stainless steel hardware
- Custom colors

BENEFITS

- Sharp 85° cut-off
- 2.7 MH spacing
- UL wet location listed
- Easy access maintenance
- Architectural design
- Suitable for harsh environments

APPLICATIONS

- Building facades

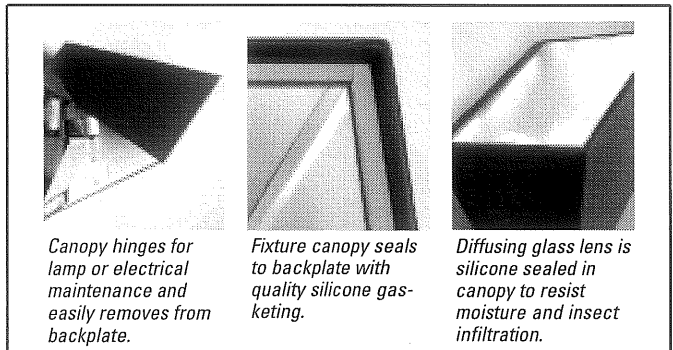
Specifications/Features

GENERAL

- Sharp cut-off, wall mounted HID luminaire suitable for low glare applications and light trespass code compliance.
- Utilizes Metal Halide and High Pressure Sodium HID lamps up to 400W for best design options available.
- Wet location applications.
- Uplight mounting, damp location.

CONSTRUCTION

- Corrosion resistant aluminum canopy and .09" backplate finished in baked bronze polyester powder coat.
- Easy one-man installation with quick leveling, gasketed 18 ga. 304 Stainless Steel mounting bracket has extra holes for additional wall anchors; fixture simply attaches to 4 threaded studs on mounting plate.
- Canopy hinged and easily removable from backplate; enhances ease of installation.
- Prop rod included to hold fixture open and free hands for lamp replacement and maintenance.
- Specular aluminum reflectors produce front cut-off at 85-degree and S/MH 2.75:1.
- Canopy sealed to backplate with extruded, high temperature, silicone gasket.
- Corrosion-resistant stainless steel external hardware.
- 5/32" tempered diffused glass lens silicone sealed to prevent entrance of water, and minimize insect infiltration.



Canopy hinges for lamp or electrical maintenance and easily removes from backplate.

Fixture canopy seals to backplate with quality silicone gasketing.

Diffusing glass lens is silicone sealed in canopy to resist moisture and insect infiltration.

- Canopy secured by two captive stainless steel screws; optional tamper resistant screws.

LISTINGS

- Listed, 1572 Wet Location for downlight and damp location for uplight versions.
- Listed U.S.A. and Canada.

ELECTRICAL

- Standard ballasts are 120V, HPF, maximum 400W mogul base HID lamp in vertical position.
- Ballast mounted to backplate with stake-in screws for positive grounding and secure mounting.
- Ground wire attached to backplate for positive grounding and quick installation.
- Optional button type photo-cell mounts in top of housing.
- All fixtures carry the IBEW Union label to ensure quality.

suggested by Alex

Uplight/Downlight with Minimal Light Trespass

SUNDOWNER™ 19

Sundowner offers light sculpturing and indirect lighting with controls that dramatizes walls, ceilings and surfaces with unparalleled uniformity... both indoor and outdoor.

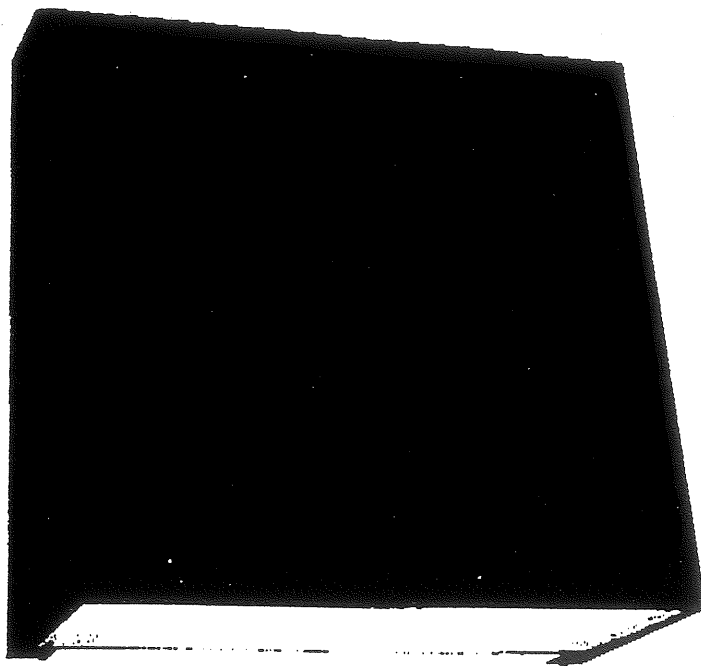
Available in wattages from 150-400 watt. Sundowner's vertical lamp position and optical system develops a sharp 85-degree light cutoff and uniform light distribution that is unique for uplight applications.

Ideal for lighting exterior walls, soffits and overhangs, tunnels, walkways, garages, stepwells and canopies.

Indoor applications include shopping malls, auditoriums and convention centers. Double-up Sundowner units to create an uplight/downlight combination that is architecturally arresting.

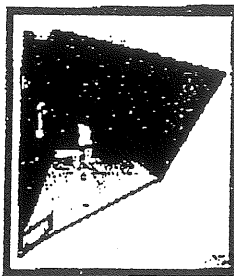
The corrosion resistant canopy is sealed to the mounting plate, and the tempered diffused glass lens is silicone sealed in fixture canopy to prevent water and minimize insect infiltration. Units are listed for damp locations for uplighting.

Sundowner - Another unique lighting tool for conquering demanding lighting requirements from Guth.

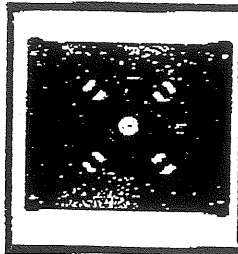


get better copy off the web.

Canopy hinges for lamp or electrical maintenance and easily removes from backplate.



One-man hanging of SND 19 with adjustable mounting and leveling plate for conventional junction box.



Fixture canopy seals to backplate with quality silicone gasketing.



Diffusing glass lens is silicone sealed in canopy to resist moisture and insect infiltration.



Specifications/Features

GENERAL

- Sharp cutoff, wall mounted HID luminaire suitable for low glare applications and light trespass code compliance.
- Utilizes Metal Halide and High Pressure Sodium HID lamps up to 400W for best design options available.
- Wet location applications.
- Uplight mounting available. (Damp Location)

CONSTRUCTION

- Corrosion resistant .06" low copper content aluminum canopy and .09" back plate finished in baked bronze polyester powder coat.
- Easy one man installation with quick leveling, gasketed 18 ga 304 stainless steel mounting bracket; has extra holes for additional wall anchors; fixture simply attaches to 4 threaded studs on mounting plate.
- Canopy hinged and easily removable from back plate; enhances ease of installation.
- Prop rod included to hold fixture open and free hands for lamp replacement and maintenance.
- Specular aluminum reflectors produce front cutoff at 85 degree and S/MH 2.75:1.

- Canopy sealed to back plate with extruded, high temperature, silicone gasket.
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- Canopy secured by two captive stainless steel screws; optional tamper resistant screws.

LISTINGS

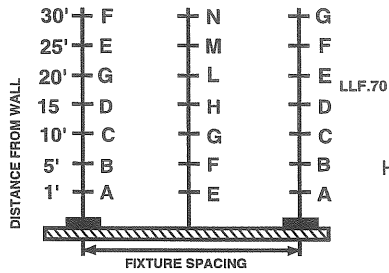
- Listed 1572 Wet location for downlight and damp location for uplight versions.

ELECTRICAL

- Standard ballasts are 120V, HPF, maximum 400W mogul base HID lamp in vertical position.
- Ballast mounted to backplate with stake-in screws for positive grounding and secure mounting.
- Ground wire attached to backplate for positive grounding and quick installation.
- Optional button type photocell mounts in top of housing.
- All fixtures are IESW, Union made to ensure quality.

GUTH
LIGHTING

Photometrics



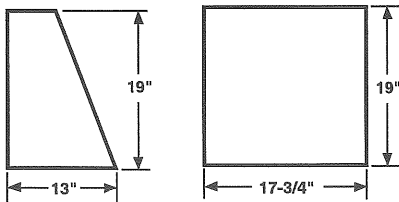
SND 19-400MH-1
Fixture Spacing 15'

A	B	C	D	E	F	G	H	I	J	K	L	M	N
20.2	17.8	11.9	4.7	1.9	0.7	0.2	34.4	31.6	16.1	7.2	2.7	0.9	0.4
13.5	13.8	9.8	6.5	3.1	1.6	0.7	18.3	18.7	12.3	7.6	4.0	2.0	0.8
9.8	10.5	8.1	5.7	3.8	2.1	1.2	11.1	10.9	8.1	6.3	4.2	2.4	1.4
7.2	7.7	6.3	4.8	3.6	2.4	1.5	7.4	7.2	5.6	4.7	3.8	2.6	1.6

Fixture Spacing 45'

A	B	C	D	E	F	G	H	I	J	K	L	M	N
22.2	10.8	7.4	2.9	1.2	0.4	0.2	7.6	6.4	4.1	2.1	0.9	0.5	0.2
7.2	7.6	5.2	3.7	1.7	0.9	0.4	7.6	7.1	5.6	3.5	1.8	0.9	0.5
5.0	5.5	4.0	3.1	2.2	1.2	0.7	7.0	6.7	5.8	4.2	2.7	1.6	0.9
3.8	4.2	3.3	2.7	2.2	1.4	0.7	5.8	6.0	5.6	4.4	3.2	2.1	1.3

Dimensions



NOTE: 7" minimum clearance from hinge side of fixture for canopy removal.

Sundowner™ 19 Catalog Numbers

SND - 19 400 - MH - 1

FIXTURE TYPE
D - Downlight
U - Uplight

FIXTURE HEIGHT
19 - 19"

VOLTAGE
1 - 120V
2 - 277V

LAMP TYPE
MH - Metal Halide
P - Pulse Start Metal Halide
HP - High Pressure Sodium

LAMP WATTAGE
150, 250, 400 HP
175, 250, 320, 350, 400 MH

Options

- "/TP" - Tamper Resistant Screws
- "/PEC" - Button Photo-electric cell
- "/CAB" - Cast Aluminum Outlet Box
- "/L" - For lamps included
- "/FF" - Fixture Fuse
- "/OBC" - Surface wiring collar
- "/ISL" - For Quartz Restrike 100W Maximum

Guth utilized the services of U.L. and ETL for listing products. Specifications and data are subject to change without notice.

GUTH
A DIVISION OF JJI LIGHTING GROUP, INC.

1/29/2007

Note for file
Preble Street Lighting

Alex, Jean, & Barbara met with Amy Donahoe + Jim Sterling (Arch) of PSRC.

- 1) They proposing matching lights around perimeter + 2 in courtyard + a different type for corner where new dark.
- 2) Alex wondered if might be better to consider GUTH Sunlighter 19 to ensure no problems (as existing aren't cut off) JS confirmed would pursue this approach ^{for periphery}.
- 3) Agreed:
 - a) Submit 2003 Approved site plan showing existing + proposed
 - b) Submit catalog cuts for all proposed we will ask for address on new pole lamp re EIS. + support waiver.
 - c) Submit photometric showing illumination levels of ex + proposed (2 ex. to be relocated) w/ final lighting
- 4) Barbara confirmed existing lighting of low-level because globe is frosted so cut-off types might be better light from security viewpoint.

From: Jean Fraser
To: Donahoe, Amy
Date: 1/24/2007 12:47:00 PM
Subject: Lighting re Preble Street

Amy,

I gather Mark and Alex are discussing this today; we are perplexed at the view taken by the Board but will do everything we can to expedite.

I think Alex will be saying we need to have a lighting plan with information regarding the types of lights, wattages etc; also a photometric plan showing the illumination levels created by the final lighting plan; also catalog cuts of the actual lights and their design/location (overlaid on the 2003 approved site improvements).

I attach the Technical Standards. It may be that the Illuminating Engineering Society standards allow higher levels than the standards set out on the second page so you may need to involve someone familiar with both.

I am available to show you what all the above looks like (ie what has been submitted for other projects). On this project the aim is to ensure the lighting levels are high enough to provide the security but not so high as to create trespass for any sensitive uses.

Let me know how I can help- or bring in what you have and I can sit down with you and try to advise.

Jean
874 8728

CC: Barhydt, Barbara

Planning File

CITY OF PORTLAND, MAINE
PLANNING BOARD

Michael Patterson, Chair
Janice E. Tevanian, Vice Chair
Kevin Beal
Bill Hall
Lee Lowry III
Shalom Odokara
David Silk

February 6, 2007

Mark Swann
Preble Street Resource
18 Portland Street
PO Box 1459
Portland, ME 04104

RE: **9 Portland Street (Preble Street Resource Center)**
Conditional Use Application #1066; CBL: 033 L004001

Dear Mr. Swann:

On January 23, 2007 the Portland Planning Board voted 7-0 that the proposal for a change of use to an Emergency Shelter for Women is in conformance with the Conditional Use Standards of the Land Use Code, with the following conditions:

- i. That the conditional use shall be limited to 3,600 sq ft on the upper floor and be limited to a capacity of 43 women; and
- ii. That the applicant shall submit a formal letter or notice of "registration" to the Director of Health and Human Services; and
- iii. That any external alterations be submitted for review and approval by the Planning Authority; and
- iv. That the applicant shall submit a lighting plan designed for increased security, to be reviewed by staff and installed within 30 days of staff approval; and
- v. That the shelter use be discontinued within 2 months of the opening of Florence House or within 3 years of the date of this approval, whichever comes first; and
- vi. That the applicant shall prepare and submit for review and endorsement by the Director of Health and Human Services, a management plan requiring monitoring and control on site and the adjacent right of way of the site, for periods one hour before and after programs begin and terminate, to monitor such issues as people congregating, safety, improper behaviors, and noise level.

The approval is based on the application, plans, reports and other information submitted by the applicant and on staff comments and recommendations contained in Planning Report #03-07, standards for conditional use review and other applicable regulations, and the testimony presented at the Planning Board Hearing.

The Planning Office's Development Review Coordinator will inspect the final installation of the lights per the plan approved by planning staff prior to the issuance of the final Certificate of Occupancy. This inspection would be in addition to any inspections relating to the Permit for the Change of Use. Please contact Jean Fraser (contact details below) to arrange for the final inspections bearing in mind these could take up to five (5) working days to schedule.

If there are any questions related to the conditions of approval or otherwise please contact Jean Fraser at 874-8728 or jf@portlandmaine.gov.

Sincerely,



Michael J. Patterson, Chair
Portland Planning Board

Enclosed: Planning Board Hearing Report #03-07

cc: Lee D. Urban, Planning and Development Department Director
Doug Gardner, Director of Health and Human Services
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Jean Fraser, Planner
Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Inspections Division
Michael Bobinsky, Public Works Director
Kathi Early, Public Works Engineering Manager
Jim Carmody, City Transportation Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Greg Cass, Fire Prevention
Assessor's Office
Approval Letter File

CONDITIONAL USE REVIEW

USE FOR AN EMERGENCY SHELTER FOR WOMEN
PART OF UPPER FLOOR OF PREBLE STREET RESOURCE CENTER

VICINITY OF 9 PORTLAND STREET

PREBLE STREET RESOURCE, APPLICANT

Submitted to:

Portland Planning Board
Portland, Maine

January 23, 2007

I. INTRODUCTION

The Preble Street Resource Center has requested conditional use approval for the change in use of part of the existing Preble Street Resource Center for an Emergency Shelter for Women. The proposed use will provide overnight emergency shelter for approximately 30 women (see confirmation in [Attachment 7](#)). The proposed use would take place entirely within the upper floor of the existing structure with no additions and no external improvements or alterations. The Conditional Use Application and submitted deeds are included in [Attachment 1](#).

The proposed use as an emergency shelter constitutes a conditional use within the B-3 zone, for which the standards are explicitly set out in Section 14- 218 (b) (4) of the City's Ordinance. It specifies that the Planning Board shall be substituted for the board of appeals as the reviewing authority ([Attachment 2](#) from the Zoning Administrator).

Background

The Preble Street Resource is a private, not for profit organization which operates the Day Shelter at 9 Portland Street for homeless people, with a Soup Kitchen, Food Pantry and relevant social services on the site. The current use and some external improvements were approved in 1993 as part of a "social service center", with additional external works approved in 2003; the original Site Plan is included in [Attachment 11](#) to provide a context for this proposal.

Since 2004 this center has been used as an emergency overflow shelter (operated by City of Portland staff) for the City of Portland's Oxford Street Emergency Shelter. The Oxford Street Emergency Shelter is operated by the Social Services Division of the City's Health and Human Services Department as an emergency shelter for about 120 males and 30 females (154 bed spaces). Use of the Preble Street facility as an "overflow" emergency shelter became a regular occurrence in 2004 and 2005 when the numbers of people needing shelter exceeded the capacity of the Oxford Street shelter.

The Preble Street Resource sees the creation of more focused facilities serving homeless women as a need in Portland. The only other facility in Portland that addressed this need was the YWCA, which has recently been closed. Preble Street Resource have a longer term plan to create, in association with Avesta, a larger Women's Center outside of Bayside in a new building (the Florence House initiative) that would also be able to provide emergency shelter for women.

In the interim, the Conditional Use, if approved, allows the applicant to immediately provide a women-oriented emergency shelter to serve approximately 30 women ie those who currently shelter at the Oxford Street Shelter. At the Workshop there was a mention of the proposed Shelter being used by 50 women, but the applicant has confirmed the proposal is for a Shelter for 30 women ([Attachment 7](#)).

II. PUBLIC OUTREACH AND COMMENT

Notices of this Hearing were sent to all property owners within 500 feet and to interested citizens (total of 195) and a notice was placed in the *Portland Press Herald*. . The applicant has met informally with the Bayside Neighborhood Association to explain the proposals and address any concerns. A Neighborhood

Meeting was held on January 16, 2007 and attended by 10 people (excluding operators of the shelters under discussion); of those 5 were associated with the Bayside Neighborhood Association. Minutes of the meeting are included in [Attachment 8](#) and generally reflect concerns related to the numbers / concentration of people seeking shelter, the cumulative impact on the neighborhood, and the need for a clearer long term plan for addressing homelessness in Portland.

At the Planning Board Workshop similar concerns were raised, and a number of people spoke in support of the proposal, citing the benefits of improved safety (for both homeless women and for the neighborhood) and of having a gender specific shelter managed by an organization which has experience of managing similar facilities (see Attachments 5 and 6).

III. SUMMARY OF FINDINGS

Zoning:	B-3
Parcel Size:	10,770 sq ft
Total Floorspace of the	
Existing Center:	10,860 sq ft
Proposed Shelter for Women:	3,600 sq ft
Parking Spaces:	N/A

IV. PROPOSED DEVELOPMENT

The proposed Emergency Shelter for Women will be located on the upper level of the existing Preble Street Resource Center and provide approximately 30 bed spaces for women, with appropriate facilities and overnight staffing (area and layout shown in Attachments 9 and 10). Policies and procedures will be in place to ensure overnight security and management.

The applicant, Mark Swann of the Preble Street Resource Center, has outlined the proposals and associated management arrangements in Attachment 3. The Preble Street Resource Center has experience of operation/staffing of one other overnight shelter and one supported housing initiative in Portland.

At the Workshop the applicant mentioned they would like to improve the lighting at the Center but have confirmed that this is not proposed as part of the change in use (Attachment 7). Exterior lighting was included in the original site plan (Attachment 11) and an increase would be an amendment to the original approval.

V. CONDITIONAL USE REVIEW

The proposed development has been reviewed by staff for conformance with the Conditional Use Requirements as set out in the City of Portland Code of Ordinances. Staff comments are highlighted in this report.

CONDITIONAL USE REQUIREMENTS (Sec. 14-218 (b) (4) & Sec. 14-474 c) (2))

Section 14-218 Re Emergency Shelters in the B-3 Zone

(b) The following uses are permitted as provided in section 14-474 (conditional uses), provided that, notwithstanding section 14-474(a) or any other provision of this Code, the Planning Board shall be substituted for the board of appeals as the reviewing authority:

- (4) Emergency shelters, subject to the following conditions, in addition to the provisions of section 14-474:*
 - a. The facility shall be in compliance with the city's current Comprehensive Housing Assistance Plan, a copy of which is on file in the Department of Planning and Urban Development, or, if there is no current edition of the Comprehensive Housing Assistance Plan, with a determination of need by the Director of the Department of Health and Human Services.*

The City's current Comprehensive Housing Assistance Plan (the Consolidated Plan as prepared in accordance with HUD regulations- Section VI – Five Year Strategy for 2005-2010: “Housing and Community Development Priority Needs and Strategies”) acknowledges the increased usage of the City's shelters and states: “Oxford Street Shelter reports an increase in the number of long term users and a significant increase in the number of long term homeless women” (p.29).

The City's Housing Plan (Housing: Sustaining Portland's Future, adopted November 2002) provides a policy context for the Consolidated Plan's Housing Strategy. Policy I states “Ensure that an adequate supply of housing is available to meet the needs, preferences and financial capabilities of all Portland households, now and in the future” with an explicit aim to “Ensure that a continuum of housing is available for people with special needs and circumstances ranging from emergency shelters to permanent housing (rental and homeownership), which offer appropriate supportive services”.

The proposed use would allow a shelter that is separate and more targeted to the particular needs of this group than is possible at the Oxford Street Shelter; it will include social worker support and a safer environment as explained by the applicant in Attachment 3. Information given at the Workshop by the Deputy Chief of Police and others emphasized the benefits of having a separate shelter for women, with increased safety and reduced fear of violence for the women using the shelter.

The City of Portland Director of Health and Human Services (Doug Gardner) acknowledges that the proposed Women's Center has the potential to meet the needs of a vulnerable group of people (homeless women). His comments are included as Attachment 4.

At the Neighborhood Meeting neighbors suggested that greater communication of the overall plan for addressing homelessness be shared with the community, including the other initiatives that may impact the scale and type of provision that remains in Bayside. This is a wider issue which would require action by others as well as the applicant.

b. The facility shall be registered with the City of Portland Department of Health and Human Services.

The City does not have a formal registration system although the city is providing funding support to the proposed Women's Shelter. In order to meet this condition the applicant should submit a formal letter or notice of “registration” to the Director of Health and Human Services.

Section. 14-474 (c) (2) (Conditional Uses generally)

There are unique or distinctive characteristics or effects associated with the proposed conditional use.

The proposed use is effectively an extension of the existing Day Shelter use and a continuation of the use as an overflow emergency shelter. No additional issues are anticipated to arise from the use as an Emergency Shelter for Women.

There will be an adverse impact up on health, safety or welfare of the public or surrounding area./Such impact differs substantially from the impact which would normally occur from such a use in that zone.

The Preble Street Resource Center have confirmed that they will fully staff the shelter overnight and operate policies and procedures to ensure the health, safety and welfare of the public and the surrounding area as well as the users of the facility (Attachment 3).

The use does not create additional shelter bed spaces in this area as it is effectively a transfer from the Oxford Street Center where the total numbers of bedspaces will be reduced. The City will also reallocate

some financing to help Preble Street Resource operate the new Emergency Shelter for Women, to the extent it paid for the women staying at the Oxford Street Shelter. The proposed Emergency Shelter for Women at Preble Street is anticipated to be discontinued in about 2 years, once the new Florence House Women's Center is available (see Attachment 3, first point).

At the Planning Board Workshop the applicant was asked to explain the process used to decide that the proposed Shelter would best be located at Preble Street and what alternative locations were considered. The applicant has submitted this information in Attachment 7.

The board of appeals may impose such reasonable conditions upon the premises benefited by a conditional use as may be necessary to prevent or minimize adverse effects therefrom upon other property in the neighborhood. Such conditions shall be expressly set forth in the resolution authorizing the conditional use permit and in the permit. Violation of such conditions shall be a violation of this article.

While there are more general concerns about the concentration of homeless shelters in the Bayside neighborhood, the particular use proposed is not anticipated to create adverse effects. It is intended as an interim shelter for women until Florence House is available to fulfill this function; the applicant has indicated they would not wish to continue this as a long term shelter even if the Florence House opening was delayed.

A potential condition of approval has been suggested that requires the shelter use to be phased out at such time as the proposed women's shelter (Florence House) is established.

VI. MOTIONS FOR THE BOARD TO CONSIDER

On the basis of the application, plans, reports and other information submitted by the applicant and on staff comments and recommendations contained in Planning Report #03-07, standards for conditional use review and other applicable regulations, and the testimony presented at the Planning Board Hearing, the Planning Board finds:

- i. That the proposal to use a portion of the upper floor of Preble Street Resource Center for a Shelter for Women is/is not in conformance with the Conditional Use Standards of the Land Use Code.

Potential Conditions of Approval:

1. That the conditional use shall be limited to 3,600 sq ft on the upper floor; and
2. That the applicant should submit a formal letter or notice of "registration" to the Director of Health and Human Services; and
3. That any external alterations, such as improved lighting, be submitted for review and approval by the Planning Authority; and
4. That the shelter use be discontinued within 2 months of the opening of Florence House.

(Attachments next page)

Attachments:

1. Conditional Use Application dated November 21, 2006
2. Marge Schmuckal, City Zoning Administrator, UI comment, November 21, 2006
3. Mark Swann, Preble Street Resource Center, additional information in e-mail of January 3, 2007
4. Doug Gardner, City of Portland Director of Health and Human Services, comments of January 4, 2007
5. Text of comments made at the January 9, 2007 PB Workshop by Dan Murphy
6. Text of comments read at the January 9, 2007 PB Workshop; submitted on behalf of Sharon Herrick, homeowner on Frederick Street (near Logan Place)
7. Mark Swann, Preble Street Resource Center, information to address issues arising at the Workshop, dated January 17, 2007.
8. Certificate of Neighborhood Meeting dated January 17, 2007, with Invitation, Sign-In sheet and Minutes of the Meeting
9. Proposed area of the change of use (submitted by applicant)
10. Layout of the shelter facilities (submitted by applicant)
11. Site Plan approved in 1993 (extract, from Planning files)

From: Jean Fraser
To: DiPierro , Philip
Date: 3/21/2007 4:02:45 PM
Subject: Preble St Resource Center

Phil,

The Planning Board approved a change of use application (to an emergency womens shelter) but added several conditions in view of the concerns of the community about this use being expanded.

The Planning Approval expires 3 years from the date of the approval in any case so any CO needs to have that date as an expiry date. In addition before the CO can be given the two conditions that relate to the installation of outdoor lighting and implementation of a management plan to improve security need to be completed.

The lighting has been approved by the citys professional lighting reviewer and they are getting the bids in- I am trying to keep the pressure on them as the Board wanted the lights installed by the end of Feb!!! But when they are installed **they will need an inspection.**

I attach the approval letters and the lighting plans just so you are aware of this- not a big deal but in view of the Planning Board and community concerns it needs to be kept an eye on.

Don't need to print these out but please take a quick look (these are relatively minor in the scheme of things)

Thanks
Jean

CC: Hanson, Chris

From: Jeanie Bourke
To: Chris Hanson; Jean Fraser
Date: 3/21/2007 4:01:26 PM
Subject: Re: Preble St Resource Center

Since it won't be a huge amount of time.....in lieu of creating more paperwork and another CO, I will attach this email to the physical permit.....Just notify us when the permanent CO can be issued.....thanks

Jeanie Bourke
Inspection Services Division Director

City of Portland
Planning Dept./ Inspections Division
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
(207)874-8715

>>> Jean Fraser 03/21 3:47 PM >>>
Hi

At the end of January I recommended a short term temporary CO as there are 2 Planning Board requested conditions that they need to meet before a final CO should be issued. I think you and I agreed they would get a temp CO for a couple of months.

These conditions are being progressed but have not been met- it will be another couple of months- so they need the temp CO extended (but not give final CO).

I could not find any entry re the temp CO and when it expires on UI- could you let me know the situation please?

Thanks
Jean

From: Jean Fraser
To: Hanson, Chris
Date: 3/21/2007 3:47:35 PM
Subject: Preble St Resource Center

Hi

At the end of January I recommended a short term temporary CO as there are 2 Planning Board requested conditions that they need to meet before a final CO should be issued. I think you and I agreed they would get a temp CO for a couple of months.

These conditions are being progressed but have not been met- it will be another couple of months- so they need the temp CO extended (but not give final CO).

I could not find any entry re the temp CO and when it expires on UI- could you let me know the situation please?

Thanks
Jean

CC: Bourke, Jeanie

From: Jean Fraser
To: Gardner, Doug
Date: 3/21/2007 4:38:10 PM
Subject: PSRC Womens Shelter- Management Plan

Doug,

The attached "management plan" (signed hard copy version recently sent to me to show condition was being progressed) does not seem to address the period "one hour after programs terminate" part of the condition and I wondered if this was discussed with Mark or Amy.

Given the community and Board concerns I just want to be sure this has not been overlooked- hopefully there is a good reason not to include it.

The relevant condition states (my underlining):

i. That the applicant shall prepare and submit for review and endorsement by the Director of Health and Human Services, a management plan requiring monitoring and control on site and the adjacent right of way of the site, for periods one hour before and after programs begin and terminate, to monitor such issues as people congregating, safety, improper behaviors, and noise level.

If you feel its OK as is please confirm that you have reviewed and endorsed this "management plan" via a reply to this e-mail.

Thanks
Jean

Management Plan submitted
by Preble St (Mason) re condition

Preble Street Women's Shelter Opening/Closing Policy

Preble Street is committed to providing a safe and respectful environment for all women staying at the night shelter; this includes the courtyard located at the entrance of the building. To maintain these standards of safety and respect the following guidelines will be implemented:

- To ensure safety when the shelter opens, staff from Preble Street will monitor the space between 6pm and 7pm to make sure no individuals or groups congregate there during the hour before opening.
- The courtyard will close at 7pm for any person not staying at the night shelter.
- Anyone remaining in the courtyard after 7pm will be asked to leave by staff. If an individual refuses to leave or their behavior is deemed to be in anyway unsafe or threatening the police will be notified.
- Women using the night shelter will be asked to stay at the top of the stairs if they have a need to go outside after 10pm.
- All illegal substance use and alcohol policies apply in the courtyard including; no drug/alcohol use, no drug/alcohol exchange on the property or in the vicinity around the building.
- To ensure safety at closing, Preble street staff will monitor the Courtyard and all entrances to the building during transition times in the morning.


Executive Director

2/21/07
Date

From: "Amy Donahoe" <adonahoe@preblestreet.org>
To: "Jean Fraser" <JF@portlandmaine.gov>
Date: 2/16/2007 3:49:16 PM
Subject: RE: PSRC Lighting

Jean - The management plan was sent to Doug Gardner shortly after the planning board hearing. He could provide you with the original if needed. A copy is attached (without signature).

Sounds like you and Jim are handling the lights. Let me know if you need anything further from me. Thanks - Amy

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

From: Jean Fraser [mailto:JF@portlandmaine.gov]
Sent: Wednesday, February 14, 2007 2:08 PM
To: cheehaak@gwi.net; adonahoe@preblestreet.org
Cc: Alex Jaegerman ; Barbara Barhydt
Subject: PSRC Lighting

Jim and amy,

We have just received comments from the specialist reviewer who we had asked to look at this to be sure the security objectives were being met without undue glare or other problems. I attach the comments for info/clarification but in essence:

1. It is recommended that the new wall-mounted lighting on Oxford Street be raised by 2 feet (I need to check with him re the other ones near the sidewalk);
2. Otherwise basically OK.

Jim- could you please do one more check of the reviewers' comments to be sure he has correctly understood the fixtures and lamp sizes so there is no misunderstanding- given that your plan was a little confusing for us.

If what he understands to be your proposals are correct, then I think you are OK to move forward with the ordering. I will draft a formal letter tomorrow (City Hall is closing in a few minutes) and fax it to you if you could send appropriate fax numbers.

Amy- could you let me know where things have got to on the other condition re the management plan?

Thanks
Jean

From: Jean Fraser
To: Hanson, Chris
Date: 2/6/2007 11:24:37 AM
Subject: Womens Emergency Shelter PSRC

Chris,

I tried to reach you this morning but your line was forwarded to Gayle and I left a long message which you may or may not be able to retrieve.

I am in this afternoon until about 3pm.

Just to give you the background:

They applied for a change of use for a Women's Shelter for 30 women and submitted the plan you have on your file (showing the layout of the cots). At the Planning Board Hearing the applicant was asked what would happen if more than 30 women showed up and needed shelter (as Shalom was predicting that with the closure of the YWCA there would be an increase in need).

The applicant (Mark Swann, Director of PSRC) answered that the Fire Marshall had given them approval for up to 43 women (I have not checked that and assume you would have confirmation of this on your file).

So the Planning Board felt that the Planning Approval should use that maximum figure just in case there is a regular need for more than 30 bedspaces; but the applicant confirmed that their intention was for it to be for 30 women even though 43 might be allowed.

The Planning Approval letter (attached) will be signed by the Chair of the Planning Board today and specifies that the area (of the change of use) is limited to 3600 sq ft or 43 women.

Does that help?

Jean

CC: Barhydt, Barbara

Agreed w/ Chris 2/6/07

- ① He will give 60 day temp CO to allow lighting to be resolved
- ② He will note req's from Approval letter esp lighting / 3yr. end date

From: Jean Fraser
To: Machado, Ann; Schmuckal, Marge
Date: 1/29/2007 4:38:43 PM
Subject: C/U permit for Preble St Women's Shelter

Marge and Ann,

Just to confirm the current situation:

The Board have approved this use subject to 6 conditions, of which 2 are relevant and outstanding at the moment. The first condition limits the area of the use to 3600 sq ft. (all the conditions are in UI)

One of these is re lighting (we met with them this morning and it is being progressed) and the other is a management plan they need to submit to Doug Gardner (City Dir HHS) and that is also in the works.

Also the approval letter won't be signed for a few days because it has to be signed by the Chair of the Planning Board.

The Board agreed we didn't want to hold up the use which they want to start on Wed, so we (Barbara) will authorize a temporary Cof O.

I attach below the 8X11 inch pdf which they submitted with the application of the floor area; I will bring down tomorrow morning a hard copy of the one showing the layout of the cots (don't have that in PDF).

Let me know if anything else needed from us.
Jean

CC: Barhydt, Barbara

From: Jean Fraser
To: Donahoe, Amy
Date: 1/30/2007 4:02:43 PM
Subject: Re: FW: Preble Street Women's Shelter

Thanks- we don't usually send out draft approval letters- I had sent a "read-only" copy to Mark so he could see the wording we had in mind...but Cito's comments were helpful.

That "approval" letter gets signed by the Chair in a few days and sent to you.

A Temporary Cof O re the C/U Permit will be issued by Inspections so that you can start the use and the 2 conditions (I think its iv and vi) need to be met asap so the final C/O can be issued.

So I need to have a copy of the Management Plan when it goes to Doug and we need the "set" of documents (please submit to me as one package with covering note) re the lighting as we discussed yesterday so they can be formally reviewed.

Think thats it for now...
Jean

>>> "Amy Donahoe" <adonahoe@preblestreet.org> 1/30/2007 2:12:27 PM >>>
Hi Jean - I noticed you weren't cc'd on this email. I don't know what happens next, but let me know if there is anything you need from us. Thanks and thanks again for your help yesterday. Jim is working on the lights. Should have something for you soon. - Amy

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

From: Cito Selinger [mailto:cito@curtisthaxter.com]
Sent: Tuesday, January 30, 2007 7:06 AM
To: Penny Littell ; Alex Jaegerman
Cc: Mark; Amy Donahoe
Subject: Preble Street Women's Shelter

Penny and Alex,

I edited the draft approval letter to remove the site plan requirements, as this is a conditional use matter only.

Cito

Maurice A. Selinger, III
Member of the firm

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CC: Barhydt, Barbara

Preble St Hearing 1.23.07.

- 1) SF presentation
- 2) Clar for MP re "need" criteria
- 3) LL - gn. of policies, procedures etc.
referred to Doug Gardner. - rec'd these
DG confirmed

lighting- gn. as to what proposed
Alex ans. staff will look at it
re both ex. + proposed
uses.

Qu. to DG: Oxford St 154 max

- 4) KB. - ? long-term plan.
DG - ans - no such "written plan"
however - many looking incl. MSHA.
and eye on lease
- likely to have formal plan

- 5) JT - women already using overflow/emerg.
Alex confirmed now need to + ongoing
acceptance as permanent/for
interim

Applicant

Mark Swann
Dir. of Preble St.

MS - same plan

- normalize City's use as overflow
- 30 beds; women only
- these women already in neighborhood
- Oxford → smaller, men only same staff.
- not expanding / not exp. capacity
- relocate vulnerable group. + better for them.
because gender separation
- only until Florence House opens est Jan 9, 2007
- Valley St. announced as the site
- even before this proposal "heard" local concerns.

Qn from Board for MS

DS - If Florence Ht doesn't open would MS accept a condition limited 3 yrs from date of approval?

80 - Overflow plan for this
Poss. of larger no. of women?
Capacity for 43 if ab. necessary.

Penny —

LL - Lighting - needs to be seen so needs timeframe?

- ch re Oxford St to men only
- DG confirmed this is City policy
+ will be smaller
- LL problem that Bd can't control overall capacity

DG. - Oxford St. 154
- day Preble St. opens will reduce
to 130.

Penny advised Bd. to approve capacity eg
Fire Marshall

Now 43 determined to be capacity

JT - what is average stay
15-18 "homeless" by HUD pop.
results from mental illness.
otherwise turnover about 2 weeks

MS confirmed targeted to single women
no children

Public Comment

Rou Spinella ^{BNA} -
377 Cumb Ave

had meeting w/ Preble St.
"frank conversation"
BNA supports Florence House
"sunset provision"
seeks improvement to lighting,
inlet along Preble St.
want lighting to be permanent.
seek housing dom violence needs to
be at a "safe" housing location.
→ Supports temp use as proposed

- Steve Hirschon
Hanover St
- don't think Bd has completely explored issue of adverse impacts
 - understandable that policy
 - ex. Preble St has a lot of police calls
men stay in courtyard
feel safer there
 - moving target re #'s
30 is 43
125 is really 154
 - need to be specific about what numbers will actually be

- A.
Salinger
Bd member
Preble St
- opportunity to make dent in homelessness.
 - ask ppl. to

John Bradley
Ass't Dir
Preble St

- 75 } 239
154 }
now 43

18 Hanover St - would like Comp Plan from City re Homelessness.

Jim Levine - City of Portland does good job helping ppl.
? + BNA are tolerant
+ need to sep. genders is needed for safety

? letter
Gary Wagner
20 Hanover - late due to giving police station
firefighter/paramedic
90 Portland +
Hanover - concerned that safety of
neighborhood is threatened.

Close of public comment

JT - ? proposals re lighting
Mark - have plans and ready to go

JT - are the proposed staff able to handle potential
violence/intrusion MS ans. are well trained
Deputy Chief Rockland confirmed this would
enhance safety

JF - what if situation ends up in the street
MS - Preble St. staff not involved
+ would call police

JT - ? safety of neighborhood.

KB - ? upsurge in #s when overflow
MS - confirmed went down when Logan Place opened.

SO - Y has closed; these women refused to
go to Oxford St. Only concern is the
men hanging around Preble St. + needs
to be addressed now.

in discussion of revised conditions, KB suggests are other
quasi-site plan issues that could be
KB + SO spoke in general support at end. BH also supports. ^{dealt with} - capacity
lighting

④ That ~~the~~ applicant shall submit a lightning plan to me. Security to be reviewed by staff and ~~increase security to be reviewed by etc~~ installed within 30 days.

⑥ Applicant prepare + submit for Dr Holt's review + endorsement a man plan to address to address ppl. congregations and ...

(+ author spoke)

January 22, 2007
28 Hanover Street
Portland Maine, 04101

Mr. Kevin Beal

I strongly urge the Portland Planning Board to deny the request of the Preble Street Resource Center. The proposed change of use for the occupancy will adversely affect the Bayside Neighborhood. The existing daytime use at Preble Street already generates a significant burden; a burden the city presents no reasonable plan to address.

I understand that some Portland residents are in need of the services the shelter will provide. My argument is not with the creation of the service only the location of the service. I am not a NIMBY. I willingly bought, improved and invested in a neighborhood knowing the Preble Street Resource Center operated only feet from my front door. However the application suggests a significant change of use. The change is simply too much additional stress for an already overburdened neighborhood.

The city admitted in workshops, that it considered no other locations for the much needed service. Although the city offers minor security improvements in the application, anyone living in Bayside knows these efforts are too little too late. The Preble Street Resource Center is increasingly a poor neighbor. The lights and other safety changes are long overdue and should be implemented regardless of the shelter proposal. Additionally, neighborhood safety around the shelter should be evaluated, discussed and an action plan implemented long before any additions to the facility are negotiated.

In recent workshops the city explained the oxford street shelter will soon lose its lease. The city has not yet engaged an effort to find a suitable replacement. Essentially the city has no comprehensive plan to address homelessness; it only proposes Band Aid solutions.

Supporters of the proposal argue that although the number of shelter beds increase so does the number of monitoring staff. Additionally they argue that twenty-four hour staffing means improved monitoring. However twenty four hour staffing only increases the potential for the immediate shelter to be better monitored, not our neighborhood. Based on what I witness daily outside the front door of the staffed and monitored Resource Center, additional staffing is of little consequence to the crime rates in the area.

Simply the request to locate a shelter at the Preble Street Resource Center is a last minute band-aid on a very real problem. I applaud people involved for attempting a low cost solution to a serious crisis. Unfortunately the band aid approach is classic, City of Portland, short term, small minded, no long range plan, thinking. If the proposal is accepted an ill fit band aid will be applied to an already infected area of the city. Portland needs to research other areas for this service outside of Bayside.

Sincerely,

Gary Wagner
207-232-0502

January 22, 2007
28 Hanover Street
Portland Maine, 04101

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Sincerely,

Gary Wagner
207-232-0502

From: Doug Gardner
To: Jean Fraser
Date: 1/23/2007 1:29:57 PM
Subject: Re: Fwd: Preble Street Resource Center

Jean - I can be available to attend the meeting this evening if you think it is needed. The Oxford Street Lease does not expire until June 30, 2011, so we have a significant amount of time to plan our next steps. Also, it appears that Mr. Wagner is under the impression that Preble Street is an extension of the City of Portland; which of course it is not. Please let me know your thoughts. Doug.

>>> Jean Fraser 01/23 9:32 AM >>>
Hello Doug,

Please see the attached letter which we have just received via the Chair of the Planning Board. The writer presents information regarding both Preble Street and Oxford Street that I think is incorrect (? re lease of Oxford Street).

The letter will be circulated to the Planning Board at 7pm today prior to consideration of the proposal (for a final decision) and I wonder if you could either attend and comment on it or give me something by e-mail that I could read out as part of my presentation.

Thanks
Jean (Fraser)
874 8728

>>> Barbara Barhydt 1/22/2007 4:03:30 PM >>>
Hi Jean:

Please add this correspondence to the file. I have given a hard copy to Jenn to copy.

Thank you.

Barbara

>>> "Kevin Beal" <kbeal@brannlaw.com> 1/22/2007 2:04:12 PM >>>
Hi folks:

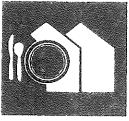
I have received the attached, re the conditional use application we are hearing tomorrow night.

Barbara, can you see that it is added to the record?

thx

Kevin

CC: Alex Jaegerman ; Barbara Barhydt



Preble Street

Turning Hunger and Homelessness into Opportunity and Hope

Lighthouse Shelter

Logan Place

Resource Center

Stone Soup

Teen Center

Unity Village

January 22, 2007

Mr. Doug Gardner, Director
Department of Health and Human Services
City of Portland
389 Congress Street
Portland, ME 04101

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Rob Ravenelle

Maurice Selinger III

Joseph Spagnola

Lannie Welch

Eddie White

Dear Doug:

Please consider this an official letter of "registration" from Preble Street to the City of Portland regarding our Women's Shelter plans.

As soon as possible, after getting final approval from the City Planning Board, Preble Street will open the Resource Center (9 Portland Street, Portland) from 7pm to 8am each day as a 30-bed emergency shelter for women only.

If you need any more information for this "registration" purpose, please don't hesitate to contact me.

Thanks for all your help in this process.

Sincerely,

Mark R. Swann
Preble Street

cc: Jean Fraser, City Planning Department

Mark R. Swann
Executive Director

18 Portland Street
PO Box 1459
Portland, ME 04104
207.775.0026 Phone
207.842.3614 Fax
www.preblestreet.org



**Conditional Use application: Emergency Shelter for Women
 9 Portland Street
 Preble Resource Center**

- The applicant proposes to use part of the Preble Street Resource Center for an emergency shelter for Women for approximately 30 women; the women currently are sheltered at the City of Portland's nearby Oxford Street Shelter along with about 120 men. The Report includes additional information about the area of the proposed use and the proposed layout of the sleeping cots.
- The Preble Street Center was used in 2004 and 2005 intermittently as an emergency overflow shelter by the City of Portland.
- The Preble Street Resource Center have a medium term plan to develop a Women's Center at Florence House which is anticipated to be open in about 2 years; the shelter at Preble Street would be an interim shelter for women until Florence House is available as a shelter. A suggested condition of approval is that the shelter use be discontinued within 2 month of the opening of Florence House.
- In addition to the representations made at the Workshop, a letter was received yesterday and has been circulated to Board members. The letter incorrectly implies that the City of Portland is the applicant- the applicant is a private organization called Preble Street Resource. The City does operate the Oxford Street Shelter with a lease extending to 2011.
- The letter raises an issue which also arose at the Neighborhood meeting regarding the long term plan for the types/sizes and locations of shelters in Portland. Doug Gardner, Director of Health and Human Services for the City of Portland is at the meeting today and available to answer any questions.
- Key issues:
 1. **Need:** in this case the use will serve a group of women who are already in the area but being served by another facility; so 'need' relates more to whether the use "needs" to be relocated to the Preble Street Resource Center. The proposal is consistent with the Comprehensive Housing Assistance Plan to the extent that the proposal addresses a general need identified in that Plan. The proposal also addresses the need for improved safety and support for homeless women by creating a women-only facility.
 2. **Adverse Impacts:** Another key issue is whether there are adverse impacts on the health, welfare and safety of the public or surrounding area. Given that the use is a relocation of an existing use and the Preble Street Resource Center has experience in operating this type of facility, this use is not anticipated to create adverse impacts.

• Suggested conditions - Condition 2 has been met. letter of registration received *

Housing: Sustaining Portland's Future



Housing Component of the Comprehensive Plan for Portland Maine

Adopted November 18, 2002

Prepared by: Housing Comprehensive Plan Committee

**Co-Chairs: Councilor Nicholas Mavodones and
Councilor Nathan Smith**

City Council

Karen Geraghty, Mayor
James Cloutier
Philip Jack Dawson

Jill Duson
Jay Hibbard
Cheryl A. Leeman

Nick Mavodones, Jr.
Peter O'Donnell
Nathan Smith

Committee Members

Deborah Cole
William Dobrowolski
Joe Delaney
Carlene Goldman
Larry Gross
Tom Hanson
Don Harden
Wendy Harmon

Jim Harnden
Tony Holt
Peter Howe
Rose Marasco
Christine McDuffie
Joseph McNeill
Betsy Sawyer-Manter
Ethan Strimling

Ed Suslovic
Mark Swann
Thomas Toye
Matthew Ward
Father Donald Webster
Jamie Whalen
Carleton Winslow
Michael Yandell

Interested Citizens

Judy Barnett
Kirk Goodhue
Robert Hains

Deb Keenan
Jean McManamy
Pierrot Rugaba

Steven Scharf
Jessica Tomlinson
Alfred Waxler

City Staff

Joseph E. Gray Jr., City Manager
Lee Urban, Director, Planning and Development Department
Mark Adelson, Division Director, Neighborhood and Community Services
Alexander Jaegerman, Division Director, Planning
Barbara Barhydt, Senior Planner
Wendy Cherubini, HCD Program Manager
Aaron Shapiro, Housing Program Manager
Gina DiFazio, Administrative Assistant

Assistance from Greater Portland Council of Governments:

Karen Martin, Senior Analyst

Housing: Sustaining Portland's Future

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Housing: Sustaining Portland's Future **Housing Element to the Comprehensive Plan**

Introduction and Acknowledgments

Portland is in the midst of a housing shortage. Rents and purchase prices are escalating. Residents are struggling with their housing costs and many households have chosen or been forced to move to other municipalities. At the same time, public dissatisfaction with proposed housing developments has led to harsh criticism of Portland's housing policies. In response to these issues, former Mayor Cheryl Leeman appointed 27 citizens to the Housing Comprehensive Plan Advisory Committee, which was co-chaired by Councilors Nicholas Mavodones, Jr. and Nathan Smith. The Committee was charged with developing a new plan that addresses Portland's housing issues. The Committee and the City are pleased to present Housing: Sustaining Portland's Future as a new element of Portland's Comprehensive Plan.

Housing: Sustaining Portland's Future is the result of an intensive one year planning effort. The process began with three community forums, which were held on Peaks Island, the peninsula, and off-peninsula. In a round table format, the participants at each forum were asked a series of questions designed to envision Portland's future and to identify housing issues and opportunities. The Committee developed a draft plan based on input received at these forums and from technical information and Census data presented at subsequent Committee meetings.

As public and Committee discussion on the plan evolved, it became clear that the primary theme of the plan is to encourage and manage growth over the next 10 to 20 years that will preserve and enhance Portland's quality of life. First, the plan contains a community-wide vision, which identifies attributes of Portland to value, preserve and build upon and then offers goals for a future direction. An overarching housing goal sets a policy direction for the city for the next decade. Six broad housing policies with accompanying objectives and actions were then created to achieve Portland's community vision and housing goal.

The draft plan was presented at six community meetings in December 2001: a meeting in each of the five Council Districts and one on Peaks Island. The meetings were well attended and residents provided additional guidance on the contents of the plan. The Committee has incorporated revisions to the plan to reflect public comments. The final component of the plan is an implementation plan intended to guide the sequence of recommended actions to achieve the housing policies. The City Council adopted Housing: Sustaining Portland's Future as the housing element of the Comprehensive Plan on November 18, 2002.

The Housing Comprehensive Plan Advisory Committee members are commended for their dedication, insightfulness, and thoroughness under the wise direction of Councilors Mavodones and Smith. The Committee also received excellent technical assistance from Karen Martin, Senior Analyst, GPCOG, which was essential to this planning process. A special thanks is given to the Brackett Memorial Church on Peaks Island and the Portland School District for opening their facilities for neighborhood meetings.

Housing:
Sustaining Portland's Future

Community Vision

and

Housing Goal For Portland



Aerial of Rosemont Neighborhood

SHAPING A COMMUNITY VISION FOR PORTLAND

DISTINCTIVE FEATURES OF PORTLAND TO VALUE, PRESERVE & BUILD UPON

Portland is an intimate city, small in scale but big in urban amenities and a high quality of life, which is situated around a scenic Maine coastal peninsula. Portland is a city of neighborhoods around a vibrant downtown, which make up the building blocks to the community as a whole.

I. A City that Provides for People

- Portland is the largest city in Maine and is the economic and service center for the region.
- Portland continues to attract people of workforce age due to diverse job opportunities (particularly in business and technology), quality employment, and a stable economy.
- Portland has a vital working waterfront with diverse coastal commerce activities and water dependent uses.
- Portland is the center for many regional service institutions, which offer high quality medical care, an extensive range of social services for those in need, and numerous higher education opportunities.

II. A City that is a Good Place to Live

- Portland retains a small town feel with a built environment that is scaled for people, is pedestrian friendly, and is accessible to the community. Residents value and seek to enhance the safety of the community, the proximity of commercial uses near residences, and the walkable nature of the city.
- Portland enjoys a personable and congenial atmosphere that makes it a welcoming place to work, live and visit.
- Portland offers the amenities and services of a big city. Throughout Portland there are diverse arts, cultural and educational offerings, assorted shopping opportunities, numerous scenic parks and active athletic facilities, and high quality municipal services and infrastructure.
- Portland has an active and vibrant downtown both day and night due to its interwoven mix of residential, commercial, institutional, and cultural land uses.
- Portland is the visual and performing arts center of Maine.
- Portland is a city of neighborhoods with a range of residential neighborhood types, such as high-density areas on the peninsula, early 20th century neighborhoods off the peninsula, suburban neighborhoods, and the more rural areas of the Islands.
- Portland is a great place for families with good neighborhood schools that serve families throughout their life cycle.

III. A City that Values Its Natural, Architectural, and Cultural Heritage

- Portland is a coastal community that is geographically varied and dynamic with:
 - Spectacular views of Casco Bay and the Islands, Back Cove, and Maine's Mountains from the City's promontories; and
 - Three meandering rivers with significant saltwater estuaries and streams that flow through neighborhoods;
 - Significant wildlife and fisheries resources; and
 - Access to our natural features through the City's trails, parks and scenic viewpoints.
- Portland is a culturally and ethnically diverse community that values its shared history, is proud of its cultural diversity and is working together for a cohesive community.
- Portland is a historic maritime city, which
 - Retains a rich historic character for both commercial and residential neighborhoods,
 - Offers a broad spectrum of architecture and distinctive landmarks, and
 - Maintains unifying features: such as brick buildings and sidewalks, and established and traditional neighborhoods with narrow and interconnected streets.

SHAPING A COMMUNITY VISION FOR PORTLAND

FUTURE DIRECTIONS FOR PORTLAND

Portland is Maine's principal city, the **center of employment, housing, and services** for the region. In the future Portland will evolve as an extension, continuation and enhancement of the best qualities and characteristics of Portland today. Progress and prosperity will result from both incremental growth and bold initiatives tempered by careful consideration and foresight in planning. Portland's future will:

I. Build a Vibrant Small City

- Build upon the distinctive fabric of Portland's built environment by **rehabilitating historic resources** and by **developing new buildings that respect the scale and character of traditional development patterns**. New development shall be pedestrian oriented and accessible.
- Strive for innovation and bold initiatives that increase the livability and quality of life in Portland.
- Support a **dynamic downtown** that embraces an intertwining of uses, including residential, business, retail, institutional, service, and arts and cultural uses.
- **Promote, support and celebrate the arts and cultural community** that enriches the lives of our citizens.
- **Capitalize on Portland's economic assets** and develop a strong economy based upon traditional industries, a strong retail and office center, and emergent opportunities in industry, business, and coastal commerce.

II. Serve the People

- **Provide compassionate services** for the City's vulnerable citizens, while leading regional approaches to share the responsibility of caring for citizens in need.
- Foster **expanded opportunities, innovative solutions and exemplary services** from Portland's institutions for higher education, health care, and community services.
- **Achieve and operate excellent neighborhood schools** with state of the art facilities, which serve the educational needs of all students. Establish wide recognition that Portland schools meet or exceed the educational performance of any other public school system in the region.
- Support and encourage the creation and preservation of an **adequate supply of quality housing** for all.

III. Provide High Quality Leadership

- Create a **sustainable community** with vital neighborhoods, high quality infrastructure, a strong economy, and a healthy environment, while keeping municipal taxes affordable.
- Encourage **excellence in City government and comprehensive planning** through increased civic involvement, responsive local government, accountable decision making, and creative and adaptive local and regional planning. Innovative thinking and leadership will preserve those attributes of Portland that we value.
- **Incorporate environmental, economic and neighborhood considerations** in municipal decision-making.
- Take the lead in developing **clear standards and rules and ensure adherence** thereto.

IV. Protect Our Community Attributes

- **Protect the natural environment and historic resources.**
- **Preserve and enhance the park system** with its trails, active recreation facilities and natural areas.
- **Strengthen alternative transportation options** to create an accessible city that promotes ease of movement for all citizens, serving neighborhood needs, pedestrians, handicapped persons, bicyclists, and vehicles.
- **Listen to, embrace, empower and support our diverse citizenry.**

Housing Goal for Portland

Portland, as Maine's largest city, will strive to provide a sufficient supply of quality housing commensurate with a manageable level of growth to sustain the City as a healthy urban center in which to live and work, and its position as a growing regional economic and service center.

Housing in the city will be varied and affordable to accommodate Portland's socially and economically diverse population.

The existing housing stock will be enhanced and preserved, and a wide variety of new housing will be designed and created to support Portland's continued economic development, insure the safety of its citizens, and maintain its vibrant and stable neighborhoods.

When seeking solutions to Portland's housing needs and issues, the City will strive for innovation and creativity in the areas of urban design, expenditure of its financial resources, and the use and reuse of land and buildings to ensure that residential development fits within Portland's unique living environment.

Housing:
Sustaining Portland's Future

Executive Summary

of

Housing Policies



Planned Residential Unit Development off Allen Avenue

Ensure an Adequate and Diverse Supply of Housing for All

Policy #1: Ensure that an adequate supply of housing is available to meet the needs, preferences, and financial capabilities of all Portland households, now and in the future.

Ensure the construction of a diverse mix of housing types that offers a continuum of options across all income levels, which are both renter and owner-occupied.

Zoning: Encourage all types of high quality and compatible housing to enhance neighborhoods.

Building Code: Flexible provisions to encourage a variety of quality housing types.

Incentives: Develop financial incentives, partnerships, and zoning incentives to increase the diversity of housing.

Neighborhood Plans: Encourage neighborhood plans to address a diverse mix of housing and city needs.

A variety of housing choices should be available such that no one should have to spend more than 30% of their income for housing.

20% Target for Subsidized Housing: Maintain Portland's current proportion of subsidized units. Establish a target of at least 20% of the total number of new housing units will be subsidized for households earning 80% or less of the region's median income.

Portland Housing Authority: Encourage and support PHA to become active in development of more housing.

Creative collaborations: Seek incentives and partnerships to increase affordable housing options for moderate-income households.

Legislation: Support state and federal legislation for new incentives to develop housing, such as tax increment financing, employer assisted housing and housing trust funds.

Financial Incentives: Employ a range of financial incentives to create housing.

Annual HUD Funding: Significantly increase share of City's annual HUD funding used for affordable housing. Support programs that assist with land acquisition, construction, mortgages, infrastructure, and conversion of non-residential buildings to housing.

Non-profit Developers: Use a portion of HUD funding to build capacity of non-profit developers to build and manage housing.

PILOT: Establish a policy on paying taxes or a PILOT (Payment in Lieu of Taxes) Program for non-profit housing developers.

Encourage higher density housing located near services, such as schools, businesses, institutions, employers, and public transportation.

Higher Density Housing: Encourage higher density multi-family developments and mixed-use projects with housing, along major public transportation routes, near service areas, and in redevelopment or infill areas.

Small Lot Subdivisions: Support development of higher density

subdivisions with smaller lots and a variety of housing types.

Housing Downtown: Encourage varied housing options downtown by updating zoning.

Parking: Encourage innovative approaches to address residential parking needs.

Housing in Business zones: Combine housing and economic development strategies to create high-density housing and mixed-use developments in business zones.

Increase Portland's rental housing stock to maintain a reasonable balance between supply and demand yielding consumer choice, affordable rents, and reasonable return to landlords.

Implement Bayside Plan: Create 300 units within 5 years and 500 additional units in 25 years, a significant portion of which will be rental units.

Rental & Accessory Units: Remove zoning barriers to rental housing and accessory units in single-family homes & accessory structures, where compatible with existing neighborhood character.

Large Units: Encourage construction of 3 or more bedroom units for large families.

Fair Market Rents: Monitor FMR's and seek exception rents from HUD when needed.

Senior Citizen Rental Options: Support a variety of affordable rental options for senior citizens.

Increase home ownership opportunities for all types of households and all income levels.

Implement Bayside Plan: Create 300 units within 5 years and 500 additional units in 25 years, a significant portion of which will be owner-occupied units.

200 Home Ownership Units: Facilitate development of 200 affordable owner-occupied units in Portland, with an emphasis on starter homes for families with children.

Move-up Market: Encourage the development of units for those moving up in the real estate market, so Portland can remain competitive with suburban communities.

Affordable Home Ownership: Strengthen and expand opportunities for home ownership assistance through City programs, such as New Neighbors and Homeport.

Senior Citizen Housing: Support affordable home ownership options for senior citizens.

Ensure that a continuum of housing is available for people with special needs and circumstances ranging from emergency shelters and transitional housing to permanent housing (rental and homeownership), which offer appropriate supportive services.

Supportive Housing: Increase quantity of supportive housing for persons with special needs who desire and need to live in an urban area where services are available.

10% Handicapped Accessible: Ensure in total, at least ten percent (10%) of all new housing will be designed as handicapped accessible units. Encourage universal design standards for handicapped accessibility in new housing.

Beds for the Homeless: Create enough beds to ensure that no one is forced to sleep outside due to a lack of beds in emergency shelters.

Supportive Housing: Support funding proposals for new supportive housing facilities.

Senior Citizen Options: Promote creation of assisted and congregate living facilities for low-income senior citizens.

Transitional Housing: Ensure an adequate supply of transitional housing facilities.

Transition to Permanent Housing: Encourage proposals to transition homeless families and individuals out of emergency shelters and transitional facilities into permanent housing, including single room occupancy (SRO) units.

Identify vacant land and redevelopment opportunities throughout the City to facilitate the construction of new housing.

Real Estate Inventory: Coordinate with Land Bank Commission to create a real estate inventory where housing can be developed in each neighborhood.

Property Disposition: Develop disposition policy for City-owned and tax-acquired property that is in keeping with the City's adopted housing plan.

Pilot Projects: Develop a pilot housing project with a neighborhood, a developer and the City as partners, which utilizes City property and other incentives (i.e. Unity Village).

Promote Portland as a Pro-Housing Community.

One Stop Housing Office: Create a "one stop housing office" to assist developers.

- Integrate neighborhood based planning and neighborhood interaction
- Information about City's development review rules and procedures
- Financial Resources, Land Inventory, and Demographic Data

Workforce Housing: Assist new or expanding businesses to create or locate housing for new employees.

Public Relations: Develop a campaign to promote the benefits of living in Portland for the public and real estate industry.

Public Education: Develop an educational campaign to inform the public of housing needs and de-stigmatize perceptions about affordable housing.

Preserve a Quality Housing Stock

Policy #2: Maintain, rehabilitate, and restore the existing housing stock as a safe and important physical, economic and architectural resource for the community.

Assist with the restoration and rehabilitation of architecturally significant residential properties within and outside Portland's historic districts.

Building Codes: Update local codes to allow historically accurate and sensitive rehabilitation/maintenance of residential properties. Create a balance in codes between accurate restoration and the need for compatible but affordable preservation alternatives.

Financial Incentives: Provide incentives to rehabilitate and restore historic and architecturally significant homes without using resources designated for creation of new low and moderate-income housing.

Historic Districts: Evaluate where historic districts should be expanded or created.

Public Education: Develop brochures to answer frequently asked questions regarding minor repairs and the options to sensitively restore and rehabilitate older homes.

Tax Credits: Evaluate option of a local tax credit for historic preservation properties.

Foster safe and high quality housing through appropriate building codes and financial assistance.

Safe Codes: Update housing codes to adequately protect the health and safety of residents in existing buildings.

Enforcement: Ensure adequate staffing to aggressively enforce local code inspections of multi-family housing at least once every five years for safe housing and consider incentives and disincentives to improve compliance.

Code Education: Increase public education efforts to improve overall code compliance.

Rehabilitation: Use HUD funds for rehabilitation of all types of housing units, including energy conservation:

Collaborations: Create partnerships for joint rehabilitation projects.

Remain in Homes: Assist elderly and disabled homeowners to stay in their homes with HUD funds for rehabilitation and handicapped accessibility improvements.

Public Education: Provide educational programs on topics such as:

- Landlord and Tenant Education, Homebuyer Training, and Condominium and Homeowner Association Information

Target vacant buildings for maintenance, rehabilitation and reuse.

Inventory: Inventory vacant and underutilized buildings suitable for more housing.

Inspect Vacant Buildings: Inspect all vacant residential buildings at least annually.

Maintenance: Require owners to repair vacant residential buildings with structural problems.

Reuse: Seek creative and architecturally compatible reuse of buildings for housing or mixed-use projects with housing using financial incentives and partnerships.

Improve the safety of Portland's housing stock by eliminating public health hazards from single and multi-family residential properties.

Lead Paint: Use HUD funds to help eliminate lead paint from housing, with a priority for households with young children.

Education: Offer preventive actions and outreach to protect against health hazards found in housing through public health programs.

Establish a standard of "no net loss of housing" for all proposed development.

Replacement Housing: Amend zoning to encourage or require a one for one replacement of any housing units lost as part of a development proposal.

Housing Linkage Fund: Evaluate creating a housing linkage fund, so developers can contribute funding for housing, rather than replace demolished units on their own.

Preserve Housing: Find alternatives to the proposed demolition of housing.

Neighborhood Stability and Integrity

Policy #3: Maintain and enhance the livability of Portland's neighborhoods as the city grows and evolves through careful land use regulation, design and public participation that respects neighborhood integrity.

While accommodating needed services and facilities, protect the stability of Portland's residential neighborhoods from excessive encroachment by inappropriately scaled and obtrusive commercial, institutional, governmental, and other non-residential uses.

Housing Along Arterials: Maintain residential zoning along arterials and encourage increased residential densities and mixed uses within business zones.

Demolition: Discourage demolition or conversion of residential properties for non-residential uses.

Compatible Development: Encourage well-planned developments and uses to enhance compatibility between residential and non-residential uses.

Student Housing: Encourage construction of affordable student housing to meet current and future needs.

Support Portland's livable neighborhoods by encouraging a mix of uses that provide needed goods and services, within walking distance of most residents.

Neighborhood Livability: Promote through City policies a mix of housing types, retail and service businesses, community services, and open space/recreation opportunities of appropriate size, scale and type within neighborhoods.

Uphold Zoning: Enforce approved density regulations in the Zoning Ordinance.

Encourage innovative new housing development, which is designed to be compatible with the scale, character, and traditional development patterns of the City's residential neighborhoods.

Municipal Regulations: Update codes to encourage new residential development that:

- Offers diverse and quality living options.
- Encourages traditional neighborhood elements.
- Promotes a walkable city.
- Are compatible with Portland's existing neighborhoods.

Design Guidelines: Adopt design guidelines for new housing and rehabilitation that are compatible with the character and patterns of development in each neighborhood.

Encourage new housing development in proximity to neighborhood assets such as open space, schools, community services and public transportation.

Assets: Inventory neighborhood assets, such as open space, recreation facilities, schools, services and public transportation.

Suitable Housing Sites: Use asset inventories and agreed upon neighborhood priorities to select potential housing sites as part of the Neighborhood Based Planning Process.

Walkable neighborhoods: Give preference to projects that are located within a walkable distance to neighborhood assets, particularly when seeking City funds.

Ensure the integrity and economic value of Portland's neighborhoods.

Enforcement: Aggressively enforce codes that require owners to maintain properties.

Maintain Property: Ensure all properties are kept clear of debris and derelict vehicles.

Redevelopment: Work to find productive uses for vacant and underutilized lots.

Public Improvements: Ensure neighborhood improvements are safe, attractive and well maintained.

Public Safety: The Portland Police Department will continue to work with neighborhoods on community policing, crime watch and other public safety programs to ensure neighborhoods remain safe for residents and visitors.

Traffic: Work with neighborhoods to address traffic issues and enforce traffic laws.

Public Parks: Preserve public amenities, such as trails, athletic fields, and parks.

Open Space: Work with neighborhoods to update, "Green Spaces/Blue Edges".

Encourage Portland's neighborhoods to address the City's housing issues through the Neighborhood Based Planning Process.

Housing Solutions: Involve each neighborhood in creating housing solutions.

Public Education: Support outreach efforts to discuss the benefits, issues, and potential design solutions for increased densities in residential neighborhoods.

Encourage neighborhood populations that are economically, socially, culturally and ethnically diverse.

Mix of Housing: Encourage a mix of housing types for all ages, household sizes, and incomes, so neighborhoods are socially, culturally, ethnically, and economically diverse.

Displacement: Discourage displacement through enforcement of municipal ordinances, and adoption of long-term affordability restrictions on City assisted housing.

Housing Programs: Obtain resources and implement programs to enable residents to remain in their neighborhoods, such as rental housing vouchers.

Retain Assisted Housing: Preserve Portland's existing affordable housing units as assisted developments.

Higher Density: Increase density where appropriate to achieve neighborhood diversity.

Housing is a Regional Issue

Policy #4: Seek opportunities for economic and social integration throughout the Greater Portland region by encouraging the development of a range of housing options that are available and affordable to all income levels in the region.

Educate the public, neighboring municipalities, the State legislature, and our Congressional delegation on the need for affordable housing throughout the Greater Portland area.

Public Education: Work with regional organizations to develop a public education campaign on the need for affordable housing throughout the region.

Leadership: Portland will be a leader within the region and State to change policies that limit an adequate supply of affordable housing.

Initiate the development of a regional housing plan.

Regional Housing Plan: Initiate and lead efforts with municipalities and regional organizations to develop a regional housing strategy that will strive to create a wide range of affordable housing options in each municipality.

Seek innovative solutions and collaborations with municipalities, regional organizations, housing authorities and developers to implement the regional housing plan.

Regional Housing Administration: Create regional cooperation agreements for the planning and administration of housing development programs.

Regional Funding Consortium: Investigate establishing a consortium of municipalities to apply for and administer state and federal funding for affordable housing development.

Regional Cooperation: Support developer and municipal proposals to obtain resources and develop affordable housing throughout Greater Portland.

Housing and Transportation: With efforts to develop more affordable housing, create viable public transportation options.

Sustainable Development

Policy #5: Portland's Comprehensive Plan encourages a manageable level of growth that will sustain the city as a healthy urban center in which to live and work and to achieve our shared vision for Portland. Portland should encourage sustainable development patterns and opportunities within the city by promoting efficient land use, conservation of natural resources, and easy access to public transportation, services, and public amenities.

Encourage growth in Portland that strives for a dynamic balance of the essential elements of the city, such as excellent schools, diverse housing choices, proximity to services and employment, increased public transit usage, expanded economic base, high quality services, and an affordable tax rate.

Target to grow: Achieve and maintain a 25% share of Cumberland County's population.

Public relations: Analyze and promote the public benefits of growth.

Incentives: Integrate housing and economic development incentives to encourage growth and take advantage of the City's capacity to accommodate more people.

Monitor: Assess the impacts of growth on infrastructure and adjust policies accordingly.

Maximize development where public infrastructure and amenities, such as schools, parks, public/alternative transportation, sewer lines, and roads, exist or may be expanded at minimal costs.

Transit Oriented Development: Locate new housing along or within walking distance of major transportation corridors to increase use of METRO and encourage alternative modes of transportation.

Infill Development: Encourage development on vacant lots along accepted city streets.

Proximity to Services: Encourage housing near schools, parks and athletic facilities.

Denser Development: Encourage higher density housing along arterial and in or near downtown, particularly the redevelopment of Bayside according to the Bayside Plan.

Create new housing to support Portland as an employment center and to achieve an improved balance between jobs and housing.

Work Force Housing: Encourage major institutions and employers to invest in housing in proximity to work places.

Incentives for Mixed-Use: Combine housing and economic development initiatives for mixed-use developments near employment centers.

Build Streets: Explore building streets to encourage infill housing near existing infrastructure and neighborhood centers.

Encourage neighborhood business centers throughout the city to reduce dependence on the car and to make neighborhood life without a car more practical.

Neighborhood Centers: Build neighborhood centers with small-scale retail and service businesses at appropriate locations within neighborhoods.

Pedestrian Links: Encourage pedestrian links between residential and business areas.

Innovative Development: Encourage higher density development, which incorporates housing above businesses through flexible reviews and shared parking options.

Redevelopment: Encourage redevelopment of underutilized land, such as surface parking lots, to more efficiently use available land.

Locate and design housing to reduce impacts on environmentally sensitive areas.

Open Space: Support Land Bank Commission's work to preserve sensitive natural areas.

Environmentally Sensitive Development: Encourage development that minimizes environmental impacts and encourages stormwater

management through natural means.
Environmentally Sensitive Zoning:
Explore zoning and regulatory tools for environmentally friendly development.

Design housing to use new technologies and materials that reduce costs and increase energy efficiency.

Public Education: Collaborate with construction industry and environmental organizations to develop educational outreach efforts to encourage the design, construction, and rehabilitation of energy efficient homes.

Energy Efficient: Encourage energy efficient rehabilitation & construction for City assisted housing.

Update Codes: Periodically review codes to minimize conflicts for emerging or new cost efficient technology.

Freedom of Choice

Policy #6: Strive to ensure freedom of choice in housing type, tenure, and neighborhood for all, regardless of race, color, age, gender, familial status, sexual orientation, religion, national origin, source of income or disability.

Increase and ensure equal access to housing opportunities for minorities, low-income people and persons with disabilities and special needs.

Development: Create programs and resources to increase housing opportunities for minorities, low-income people and persons with disabilities and special needs.

Financial: Encourage equitable lending.

Homeownership: Foster partnerships and programs with financial institutions that enable low and moderate-income households to become homeowners.

Work to prohibit discrimination in selling and renting of all types of housing.

Lending practices: Monitor mortgage lending practices to ensure equal opportunity.

Education: Educate public on housing discrimination and process for filing a complaint.

Fair Housing Report: Update the HUD report "Analysis of Impediments to Fair Housing".

Ensure that an adequate supply of new and existing housing is accessible to persons with physical disabilities.

Accessible Design: Develop designs, rules and procedures for the construction of accessible housing.

Building Codes: Ensure local codes are consistent with federal laws governing handicapped accessible construction.

Remain home: Develop strategies to enable people with physical limitations and disabilities to remain and/or age in place.

Work to educate the public about housing laws and opportunities.

Homebuyer Education: Create and maintain homebuyer education programs.

Landlord Education: Encourage landlord education classes on fair housing laws and practices for managing rental property.

Tenant Services: Evaluate the need for a tenant services office to assist in mediating and resolving conflicts between landlords and tenants.

Public Education: Develop brochures and public service announcements on their rights and obligations under local, state and federal fair housing laws

Housing: Sustaining Portland's Future

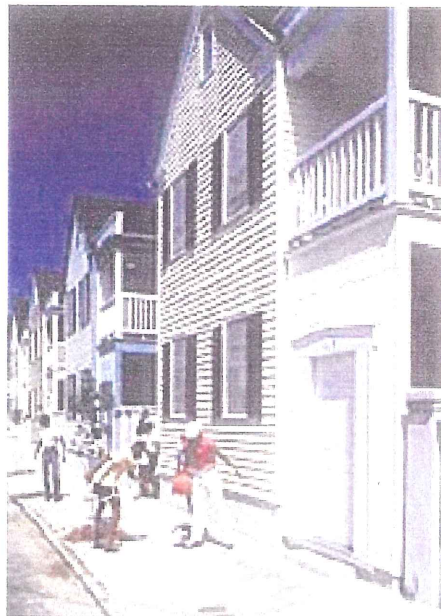
Current Conditions

and

Housing Policies



Single family construction in North Deering



Example of infill development

Policy #1

**Ensure an Adequate and Diverse Supply
of Housing for All**

Portland Today: A Shortage of Housing

Introduction

Portland is experiencing a significant shortage of all types of housing and thus, current housing demands are unmet. Changes in the city's demographics and the limited amount of housing created over the past decade all contribute to the shortage. Portland seeks to encourage construction of new housing units through land use regulations and financial incentives. Increasing Portland's housing stock in developed urban areas of the city is challenging, but necessary for the long-term health of the city. The Housing Plan sets out policy and provides incentives to decrease barriers to new construction and increase the supply of housing for both renters and owners citywide.

Condition One: Portland has a shortage of housing units because nearly two households were formed for every new housing unit created since 1990.

Facts (Between 1990 and 2000)

Portland Data

- Added 1,560 new households
- Added 854 new housing units
- Added less than 92 new residents
- Vacancy rate 2.3%
- Average household size decreased by 6%

Cumberland County Data

- Added 13,477 households
- Added 12,710 new housing units
- Added 22,477 residents
- Vacancy rate 1.7%

The number of people living in Portland is essentially the same as in 1990. However, during this period, the demand for housing increased significantly due to a change in the average number of people living in each housing unit. Each occupied housing unit is referred to as a household. The number of households increased by 1,560, but only 854 housing units were built. Because the number of new households exceeded the number of new units built, the supply of vacant units decreased to an unusually low number. This limited supply affects all types of housing units and all income levels. In addition, the demand for housing for persons with disabilities continues to grow. Many persons with disabilities seek to live in the city to be in proximity to employment, public transportation, medical services, and support services.

Condition Two: Lack of housing supply causes price increases for both renters and owners.

Facts (In 2000)

Rental Statistics

- 57.5% of Portland households are renters
- 47.6% of all renters in Cumberland County live in Portland
- Rental rates increased 70% over last ten years.

Home Ownership Statistics

- Sales prices increased 44% in Portland and 39% in the County between 1992 and 2000.
- 43% of Portland residents own their home
- 67% of County residents and 72% of Maine residents own their home.

Portland is home to 24% of Cumberland County's population (a decrease since 1960 when we were 40% of the County's population) and nearly 50% of all renters in the county. While the homeownership rate in Portland is lower than the County's overall rate, it is higher than many other comparable cities. The low vacancy rate in rental housing has increased rent levels and put it out of reach of many Portland residents; particularly those employed in lower wage jobs or on a fixed income. In 1990, 48.5% of Portland's population earned 80% or less of the median income for the Portland MSA. Current estimates indicate this income breakdown has remained constant. Also, 25% of the households under 80% of the median pay more than 30% of their income for

housing costs.¹ Paying a disproportionate share of household income for housing increases the risk of homelessness. Portland's emergency shelters reached an all time high for bed-nights provided in 2000/01.

Condition Three: Portland has limited vacant land suitable for new development, thus infill sites and redevelopment options are the primary opportunities for creating new housing.

As a developed urban center, Portland has limited vacant land available for new housing. In this regard, Portland differs from most municipalities in Cumberland County, which have large open areas suitable for residential construction. Thus, in-fill development and redevelopment are the primary opportunities for creating housing within our established neighborhoods.

The Housing Plan recommends higher residential densities to address Portland's housing needs and encourage efficient use of infrastructure and land resources. The objective states, "Encourage higher density housing for both rental and home ownership opportunities, particularly located near services, such as schools, businesses, institutions, employers, and public transportation." This objective is balanced by housing policies to preserve the existing housing stock, to maintain and enhance the livability of Portland's neighborhoods, and to encourage a manageable level of growth that will sustain Portland as a healthy urban center in which to live, work, and achieve our shared community vision.

What is housing density? Housing density is defined as the number of housing units per acre. In Portland, housing density varies among its neighborhoods. The peninsula neighborhoods have the highest housing densities; which include some of the city's most attractive housing. Typical densities range between 20 and 40 units per acre with higher densities over 60 units per acre in Parkside and Downtown. While these areas have dense housing patterns, the neighborhood population has remained level or declined due to the population trend toward smaller household size. Many of the Census Block Groups located within the inner ring of suburbs, such as Oakdale and Deering Center, have densities between 5 and 20 units per acre. North Deering, Riverton, and Nason's Corner typically have housing densities near 5 units per acre, with lower densities (close to 1 unit per acre) in Stroudwater. Exceptions to these figures exist in all neighborhoods where housing densities for specific census blocks exceed or are well below typical patterns of development.

What do these recommendations mean for Portland? In some neighborhoods, the existing pattern of development and residential density cannot be replicated under current zoning regulations. One objective is to promote residential densities that are consistent with past development patterns, such as permitting smaller single-family lot subdivisions, modifying lot setbacks and/or encouraging accessory apartments. Locations along arterials, near services, or adjoining public amenities may be appropriate for a medium or high-rise apartment building given appropriate controls, high quality design and neighborhood compatibility. The intent is to identify areas suitable for higher density housing without adversely impacting the character of Portland's neighborhoods.

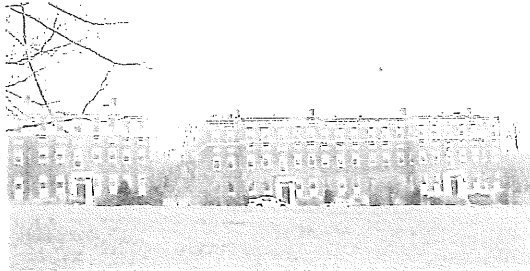
¹ 2000-2005 Consolidated Housing and Community Development Plan, May 15, 2000, City of Portland Housing and Neighborhood Services Division, Portland Maine

Examples of Housing Density in Portland

1-5
units/
acre



5-10 units/
acre



10-20
units/
acre



20-30
units /
acre



30-40
units/
acre



50-60 units



Portland's Future: Ensure an Adequate and Diverse Supply of Housing for All

Policy #1: Ensure that an adequate supply of housing is available to meet the needs, preferences, and financial capabilities of all Portland households, now and in the future.

OBJECTIVES FOR POLICY #1

Objective 1.a: Ensure the construction of a diverse mix of housing types that offers a continuum of options across all income levels for both renter and owner-occupied, including but not limited to the following:

- i. Affordable housing², including starter homes;
- ii. Housing units for decreasing household sizes, such as young professionals, empty nesters, single-parent households, and senior citizens;
- iii. Medium and high priced options for the “move-up” market;
- iv. Housing for special markets, such as Single Room Occupancy (SRO) units, student or dormitory housing, group homes, and artist housing including live/work opportunities;
- v. Higher density housing, such as row houses, small lots, reuse of non-residential buildings, and mixed use buildings;
- vi. Rental units for large families with children;
- vii. Housing development that encourages community, such as co-op housing;
- viii. Housing with a range of services and medical support for the elderly and special needs population, including assisted living, congregate care, group homes and nursing homes; and
- ix. Emergency Shelters for the homeless and transitional housing for individuals and families striving for independence.

Actions:

- 1.a.1. Evaluate and update current zoning to incorporate flexible provisions and incentives to encourage all types of housing. Establish zoning provisions that enhance neighborhoods with compatible and high quality housing developments.
- 1.a.2. Evaluate and update, as needed, the building code with reasonable and flexible provisions to encourage a variety of housing types that are well built and safe.
- 1.a.3. Develop financial incentives, partnerships, zoning incentives³ and non-regulatory options to increase the diversity of Portland's housing stock.
- 1.a.4. Encourage all neighborhood based planning efforts to include within neighborhood plans the development of a diverse mix of housing types to aid in addressing the city's need for both rental and home ownership opportunities.

² Affordable Housing: Housing that costs 30% or less of a household's gross income. The term is generally used in this plan to refer to housing that is affordable to households earning less than 80% of the median for the Portland MSA (Metropolitan Statistical Area).

³ Zoning incentives may include, but are not limited to, density bonuses for public benefits such as handicapped accessibility (universal design), long-term affordable housing, quality design, open space, and other desired community amenities.

Objective 1.b: A variety of housing choices should be available such that no one should have to spend more than 30% of their income for housing.

Actions:

- 1.b.1. Maintain Portland's current proportion of subsidized⁴ units to its total housing stock. Establish a target of at least 20% of the total number of new housing units will be subsidized for households earning 80% or less of the region's median income.
- 1.b.2. Encourage the Portland Housing Authority to become active in the development of more housing and support them in their efforts.
- 1.b.3. Seek financial incentives and partnerships that increase the affordable housing options for households earning less than 120% of the Portland MSA's median income.
- 1.b.4. Support state and federal legislation that would provide new incentives for development of both rental and home ownership housing, such as tax increment financing, employer assisted housing and housing trust funds.
- 1.b.5. Evaluate financial incentives that could be employed by the City to create housing, including TIF program, the assessment of impact fees and linkage fees, and other incentives.
- 1.b.6. Significantly increase the percentage of Portland's annual HUD funding allocated for the creation of affordable housing, including rental, home-ownership and supportive housing options. Support financing programs that assist with land acquisition, new construction, mortgage assistance, new infrastructure, and conversion of non-residential structures to housing.
- 1.b.7. Allocate a portion of Portland's annual HUD funding to build the capacity of non-profit community development corporations to build and manage rental and/or home ownership housing.
- 1.b.8. Establish a consistent City policy regarding the payment of taxes or a PILOT (Payment in Lieu of Taxes) Program for non-profit housing developers.

Objective 1.c: Encourage higher density housing for both rental and home ownership opportunities, particularly located near services, such as schools, businesses, institutions, employers, and public transportation.

Actions:

- 1.c.1. Evaluate and update current zoning, as needed, to encourage higher density multi-family developments and mixed use projects that incorporate housing, particularly along major public transportation routes, near service areas, and in redevelopment or infill areas, where appropriate.
- 1.c.2. Evaluate land use patterns and update current zoning, as needed, to support development of higher density subdivisions with smaller lots and a variety of housing types, where appropriate, to increase Portland's attractiveness to new markets of home buyers and address changing demographic trends, including:

⁴ Subsidized Housing: Housing that has received financial or other forms of government assistance, e.g. density bonuses and other mechanisms to offset costs and to achieve the goal for more affordable housing.

- Affordable starter homes for families with children;
 - Affordable retirement homes;
 - Townhouse style homes; and
 - New condominiums.
- 1.c.3. Encourage housing within and adjacent to the downtown. Evaluate and update current zoning and building codes, as needed, to facilitate new housing and redevelopment opportunities, including:
- Condominiums;
 - Townhouses;
 - 2 to 4 unit buildings;
 - Live/work options; and
 - High-density multi-family housing.
- 1.c.4. Seek and encourage implementation of innovative approaches to addressing residential parking needs by the city and private developers, such as the shared use of commercial parking lots, overnight use of parking garages and other off-site solutions.
- 1.c.5. Seek and encourage implementation of options to combine economic development strategies and public/private partnerships with housing policies to create higher density housing and mixed-use developments in business zones.

Objective 1.d: Increase Portland’s rental housing stock to maintain a reasonable balance between supply and demand yielding consumer choice, affordable rents, and reasonable return to landlords.

Actions:

- 1.d.1. Implement the existing Bayside Plan, which has the stated goal of creating 300 units in the Bayside area over the next five years and an additional 500 units in the next 25 years; a significant portion of which will be rental units.
- 1.d.2. Evaluate and update current zoning, as needed, to eliminate barriers to the creation of rental housing and facilitate development of accessory rental units within existing single-family dwellings and accessory structures where compatible with existing neighborhood character.
- 1.d.3. Encourage all developers, especially those seeking City funds, to build rental units of three or more bedrooms to accommodate larger families.
- 1.d.4. Monitor fair market rent levels and work with the Portland Housing Authority to request exception rents from HUD when needed.
- 1.d.5. Support a variety of affordable rental options for senior citizens.

Objective 1.e: Increase home ownership opportunities for all types of households and all income levels.

Actions:

- 1.e.1. Implement the existing Bayside Plan, which has the stated goal of creating 300 units in the Bayside area over the next five years and an additional 500 units in the next 25 years; a significant portion of which will be owner-occupied.
- 1.e.2. Facilitate the development of 200 affordable owner occupied units throughout the remainder of Portland, with an emphasis on starter homes for families with children.
- 1.e.3. Encourage opportunities for the development of homes that are attractive to those households moving up in the real estate market, whether in traditional settings, or other innovative developments, so Portland can remain competitive with surrounding suburban communities.
- 1.e.4. Maintain, strengthen, and expand opportunities for home ownership assistance through City programs, such as New Neighbors and Homeport.
- 1.e.5. Support affordable home ownership options for senior citizens.

Traditional neighborhood with small cape style homes off Ocean Avenue



Objective: 1.f: Ensure that a continuum of housing is available for people with special needs and circumstances ranging from emergency shelters and transitional housing to permanent housing (rental and homeownership), which offers appropriate supportive services.

Actions:

- 1.f.1. Increase the amount of supportive housing for persons with disabilities, the frail elderly, homeless families and individuals, and person with other special needs that desire and need to live in an urban area where services are available.
- 1.f.2. Ensure in total, at least ten percent (10%) of all new housing will be designed as handicapped accessible units for both young adults and senior citizens. Encourage universal design standards for handicapped accessibility in new housing.
- 1.f.3. Create enough shelter beds to ensure that no one is forced to sleep outside due to a lack of beds in emergency shelters.
- 1.f.4. Support funding applications to state and federal agencies from non-profit developers for new supportive housing facilities.
- 1.f.5. Promote proposals for the creation of new assisted-living⁵ and congregate living facilities for frail low-income senior citizens who require supportive housing.

⁵ Assisted-living: Housing that offers a range of services for elderly or special needs residents.

- 1.f.6. Encourage proposals from developers that will transition homeless families and individuals out of emergency shelters and transitional facilities into permanent housing, including single room occupancy (SRO) units.
- 1.f.7. Ensure an adequate supply of transitional housing facilities.

Objective 1.g: Identify vacant land and redevelopment opportunities throughout the city to facilitate the construction of new housing.

Actions:

- 1.g.1. Coordinate with the Land Bank Commission to create a real estate inventory, including vacant land and potential redevelopment opportunities, where new housing can be developed in each neighborhood.
- 1.g.2. Develop a disposition policy for City-owned and tax-acquired property that is in keeping with the City's adopted Housing Plan.
- 1.g.3. Continue to develop housing projects as pilot ventures with a neighborhood, a developer and the City as partners, which utilizes City-owned or tax acquired property and other incentives (i.e. Unity Village model).



Example of a Vacant Lot

Objective 1.h: Promote Portland as a Pro-Housing Community.

Actions:

- 1.h.1. Create a "one stop shopping" housing office in the City to assist developers who are proposing new housing projects in Portland. Provide assistance and information in the following areas as needed:
 - Integrate neighborhood based planning and neighborhood interaction;
 - Information about the City's development review rules and procedures;
 - Financial resources;
 - Available real estate; and
 - Demographic data.
- 1.h.2. The City's Planning and Development Department should assist existing businesses and new businesses seeking to expand or locate in Portland with creating and locating housing opportunities for new employees.

- 1.h.3. Develop an educational and public relations campaign to educate the public and the real estate industry on the benefits of living in the City of Portland, including services, accessibility, trails/open space /recreation opportunities, educational opportunities, cultural life, and other attributes, so that the home buying market is well informed about the qualities of Portland.
- 1.h.4. Develop an educational and public relations campaign about Portland's housing needs to destigmatize public perceptions about affordable housing.

Policy #2

Preserve a Quality Housing Stock

Portland Today: An Aging Housing Stock Worth Preserving



Introduction

As with any older American city, it is important to make maximum use of Portland's existing housing stock by preventing deterioration, minimizing demolition, and encouraging rehabilitation and code enforcement.

Condition One: Portland has a wealth of historic structures that contribute to its distinctive community character.

Facts (in 2000)

- Portland has approximately 1,500 structures in 7 Historic Districts
- Portland has 73 Individual Landmarks (buildings listed on the National Historic Register)

Portland is frequently cited for its rich historic character. Commercial and residential neighborhoods boast an impressive array of architectural styles reflecting over 250 years of development. The City uses a Historic Preservation regulatory program to preserve these historic resources. Portland has also been instrumental in facilitating the adaptive

reuse of many non-residential historic buildings, such as former school buildings. Attention to historic assets and innovative approaches to redevelopment, which honor and preserve the city's history, contribute to the quality and character of the community.

Condition Two: Portland's many older residential structures necessitate ongoing City efforts to address safety and substandard conditions

Facts (in 2000)

- Our housing stock is old with 50% of the housing stock built prior to 1939
- 10-20 units per year are lost to demolition
- An estimated 80% of housing units have lead based paint.

A significant percentage of Portland's housing stock was built prior to 1939. While much of it has been renovated and rehabilitated over the years, preserving this stock is an ongoing responsibility. Safety is a concern with an older housing stock, which may need to be upgraded to address lead based paint and fire safety hazards. At the same time, concerns have been raised about institutional expansions, which have converted or demolished housing or purchased residential structures only to neglect them until they are a blight in the neighborhood. Housing is a critical component of the city's infrastructure. Any redevelopment initiatives, commercial or residential, should result in a no "net loss" of housing for the city as a whole.



House in need of repair

Portland's Future: Preserve a Quality Housing Stock

Policy #2: Maintain, rehabilitate, and restore the existing housing stock as a safe and important physical, economic and architectural resource for the community.

OBJECTIVES FOR POLICY # 2

Objective 2.a: Assist with the restoration and rehabilitation of architecturally significant residential properties within and outside of Portland's historic districts.

Actions:

- 2.a.1. Evaluate and update Portland's existing housing and building codes, as needed, to allow for the historically accurate and sensitive restoration, rehabilitation and maintenance of historic and architecturally significant residential properties. Create a balance in local regulations between accurate restoration and the need for compatible, but affordable preservation alternatives.
- 2.a.2. Provide financial incentives for rehabilitation and restoration of historic and architecturally significant homes without using resources designated for creation of new low and moderate-income housing.
- 2.a.3. Evaluate areas of the city where an historic district should be expanded or created to facilitate the restoration of historic and architecturally significant homes.
- 2.a.4. Develop educational brochures that answer frequently asked questions regarding minor repairs and present the options available to sensitively restore and rehabilitate older homes.
- 2.a.5. Evaluate the need to enact a local option tax credit for historic preservation of properties.

Objective 2.b: Foster safe and high quality housing through appropriate building codes and financial assistance.

Actions:

- 2.b.1. Evaluate and update, as needed, Portland's housing and building codes to ensure they adequately protect the health and safety of Portland residents in existing buildings.
- 2.b.2. Ensure adequate staffing to aggressively enforce the housing and building codes, including inspections of all multi-family housing at least once every five years, to ensure all Portland residents live in safe housing. Consider incorporating rewards for excellent compliance and disincentives, such as penalties and re-inspection charges, to improve compliance.
- 2.b.3. Increase public education techniques and efforts to improve overall understanding of code compliance.

- 2.b.4. Continue to use HUD funding to assist income eligible owners and tenants with housing rehabilitation, including energy conservation. Current rehabilitation programs to be extended include:
- Single family grants and loans;
 - Multi-family grants and loans;
 - Lead based paint hazard control grants and loans; and
 - Special needs housing grants and loans.
- 2.b.5. Create collaborative partnerships with other organizations for joint rehabilitation projects.
- 2.b.6. Assist the elderly and disabled homeowners to stay in their homes by using HUD funds for rehabilitation and handicapped accessibility improvements.
- 2.b.7. Provide educational programs that present housing information and expertise on topics such as:
- Landlord and tenant education;
 - Homebuyer training;
 - Condominium and homeowner association information; and
 - Safety and housing code regulations.

Objective 2.c: Target vacant buildings for maintenance, rehabilitation and reuse.

Actions:

- 2.c.1. Create an inventory of all vacant and underutilized residential and non-residential buildings in Portland that can accommodate more housing.
- 2.c.2. Amend the City's Housing Code to require that all vacant residential buildings be inspected at least annually.
- 2.c.3. Minimize the deterioration and demolition of vacant residential buildings by amending the Housing Code to require the repair of all vacant residential buildings with structural problems that are contributing to deterioration be paid for by the owner.
- 2.c.4. Seek creative and architecturally compatible reuse of vacant non-residential buildings for housing or for mixed-use projects that incorporate housing by using creative financial incentives and partnerships.

Objective 2.d: Improve the safety of Portland's housing stock by eliminating public health hazards from single and multi-family residential properties.

Actions:

- 2.d.1. Utilize HUD funds to help eliminate lead paint hazards from single-family homes and multi-family buildings, with a priority for households with young children.
- 2.d.2. Offer preventive actions and educational outreach to protect residents from health hazards found in housing through the Portland Public Health Program and the State of Maine's public health programs.

Objective 2.e: Establish a standard of “no net loss of housing” for all proposed development.

Actions:

- 2.e.1. Amend the zoning ordinance to encourage or require one for one replacement of any housing units proposed for demolition or conversion for non-residential reuse as part of a new development proposal.
- 2.e.2. Evaluate the creation of a housing linkage fund, administered by the City, so that developers can contribute funding for housing, rather than replace demolished housing units on their own.
- 2.e.3. Work with developers and institutions to find alternatives to demolition of existing housing within proposed developments.

Policy #3

Neighborhood Stability and Integrity

Portland Today: Current Impacts on Neighborhood Stability and Integrity

Introduction

Portland's neighborhoods are diverse in character and design offering a broad spectrum of housing choices for residents, from dense urban neighborhoods to island communities. Citizens maintain a strong sense of community in each neighborhood. This creates a common bond throughout the city's eighteen (18) neighborhoods. Building on the integrity and quality of Portland's neighborhoods is key to encouraging the type of growth Portland needs both to support itself in the future and counter regional sprawl.

Condition One: Since 1990, the number of people in Portland has not really changed, but within neighborhoods the population has shifted.

Facts (Between 1990 and 2000)

<u>Gained 5% or more</u>		<u>Stable Neighborhoods</u>		<u>Lost 5% or more</u>	
West Bayside	15%	Westend	+1%	East End	(-10%)
Islands	14%	Ocean Ave	0%	Libbytown	(-10%)
Riverton	13%	Rosemont	(-2%)	Nason's Corner	(-6%)
Stroudwater	12%	Oakdale	(-2%)	Deering Center	(-5%)
Parkside	9%	Valley Street	(-2%)	East Deering	(-5%)
North Deering	5%	East Bayside	(-4%)		
		Downtown	(-4%)		

Portland's total population has remained relatively stable since 1990, but population shifts have occurred between neighborhoods. Six neighborhoods gained population, with Riverton adding 600 new residents. Seven (7) neighborhoods remained relatively constant, while five (5) neighborhoods lost more than 5% of their population. East End (Munjoy Hill) lost the most, decreasing by 541 residents. The number of households increased while the population declined due to a 10% drop in the average number of people living in each household. The change in distribution of the city's population is reflected in school enrollment. Some schools are over-crowded and others are losing students.

Condition Two: There are more jobs than residents in the City of Portland and the city is the central service center for the region.

Facts (in 2000)

- Residents in the City of Portland in April 2000: 64,249
- % of Cumberland County 24.2%
- Jobs in the City of Portland in April 2000: 70,144
- % of Cumberland County 43.0%
- Ratio of Jobs to Residents over 18: 1.34

Portland continues to be the employment center for Cumberland County, but the city's share of the overall county population has dropped from 40% in 1960 to 24.2 % today. Meanwhile, other communities in the county have grown in a traditional urban sprawl pattern. According to a national study, Greater Portland is one of the fastest urbanizing metropolitan areas in the U.S.⁶ Development in the region negatively impacts Portland and its neighborhoods as commuter traffic congestion increases and the demand for many municipal services rises without a commensurate growth in the city's tax base.

Condition Three: Portland is the central service center for the region with large institutions, such as medical and higher educational facilities.

Facts (in 2000)

- Higher education enrollment: 12,250
- Medical institution employment: 10,000

Portland is home to the region's major institutions, which provide numerous employment opportunities and create a demand for housing for employees and students. These benefits can be offset by increased traffic, parking and housing demands that may adversely impact neighborhoods. Residents express concern about the transitory nature of student tenants, shortage of parking, and upkeep of residential buildings. The City will continue to work on balancing neighborhood stability with the needs of institutions to expand and provide required services.

⁶ "Who Sprawls Most? How Growth Patterns Differ Across the U.S.", William Fulton, Rolf Pendall, Maie Nguyen, and Alicia Harrison, *The Brookings Institutions Survey Series*, July 2001.

Portland's Future: Building on Neighborhood Stability and Integrity

Policy #3: Maintain and enhance the livability of Portland's neighborhoods as the City grows and evolves through careful land use regulation, design and public participation that respects neighborhood integrity.

OBJECTIVES FOR POLICY # 3

Objective 3.a: While accommodating needed services and facilities, protect the stability of Portland residential neighborhoods from excessive encroachment by inappropriately scaled and obtrusive commercial, institutional, governmental, and other non-residential uses.

Actions:

- 3.a.1. Maintain residential zoning along arterials where it currently exists and encourage increased residential densities and mixed uses within the business zones in the downtown and throughout the community.
- 3.a.2. Evaluate and update, as needed, the current residential zoning to discourage the demolition or conversion of residential properties for non-residential uses.
- 3.a.3. Encourage well-planned developments and uses to enhance compatibility between residential and non-residential uses.



Example of commercial uses on first floor and residential units above.

- 3.a.4. The City should work with its colleges and universities to assure new construction of affordable student housing, to meet the current and future needs created by their long-term goals for expansion.

Objective 3.b: Support Portland's livable neighborhoods by encouraging a mix of needed uses and services within walking distance of most residents.

Actions:

- 3.b.1. Promote a mix of housing types, small retail and service businesses, community services, and open space/recreation opportunities of appropriate size, scale and type within each neighborhood through City policies and programs such as zoning for mixed use neighborhood centers, housing pilot projects, Land Bank Commission efforts and parks planning.



- 3.b.2. Protect safety and stability of Portland neighborhoods by enforcing the approved density regulations as prescribed in the Portland Zoning Ordinance.

Mix of uses along Stevens Avenue

Objective 3.c: Encourage innovative new housing development, which is designed to be compatible with the scale, character, and traditional development patterns of each individual residential neighborhood.

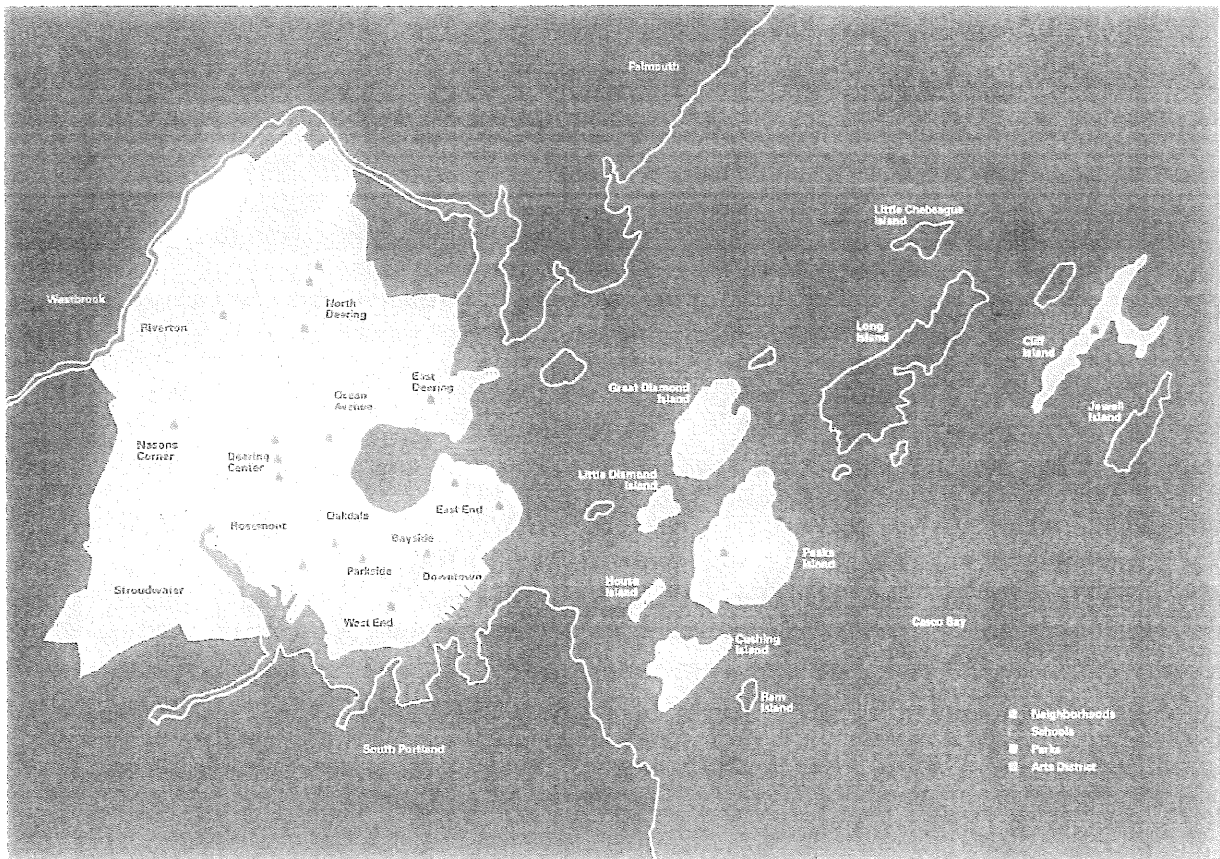
Actions:

3.c.1. Evaluate and update, as needed, the current zoning and subdivision codes to encourage new residential development that:

- Offers diverse and quality living options;
- Provides traditional neighborhood elements;
- Promotes a walkable city; and
- Is compatible with Portland's existing neighborhoods.

3.c.2. Adopt neighborhood design guidelines as part of Portland's land use code for new housing and substantial rehabilitation that are compatible with the character and patterns of development found within each neighborhood.

Portland Neighborhoods



Objective 3.d: Encourage new housing development in proximity to neighborhood assets such as open space, schools, community services and public transportation.

Actions:

3.d.1. Create neighborhood inventories of assets such as open space, recreation facilities, schools, services and public transportation.

- 3.d.2. Use neighborhood asset inventories to identify housing sites for new development as part of the neighborhood based planning process. Establish priorities for selecting properties for housing development.
- 3.d.3. When projects seek City funds, give preference to projects seeking City funds that are located within a walkable distance to neighborhood assets.

Objective 3.e: Ensure the integrity and economic value of Portland’s neighborhoods.

Actions:

- 3.e.1. Aggressively enforce the City’s housing and health codes that require owners to maintain their properties.
- 3.e.2. Ensure that all properties are kept clear of debris and derelict vehicles.
- 3.e.3. Work with owners and developers to find productive uses for vacant and underutilized lots.
- 3.e.4. The Departments of Public Works and Parks and Recreation will continue to work together to ensure neighborhood public improvements are safe, attractive and well maintained.
- 3.e.5. The Portland Police Department will continue to increase public safety by working with neighborhoods on community policing, crime watch and other public safety programs to ensure neighborhoods remain safe for residents and visitors.
- 3.e.6. The Department of Public Works and Portland Police Department will continue to work with neighborhoods to address traffic issues and enforce traffic laws.
- 3.e.7. The City will preserve publicly owned neighborhood amenities, such as trails, athletic fields, and parks.
- 3.e.8. The Departments of Planning and Development and Parks and Recreation will work with neighborhoods to update the City’s open space plan; “Green Spaces Blue Edges”.

Objective 3.f: Encourage Portland’s neighborhoods to address the City’s housing issues through the neighborhood based planning process.

Actions:

- 3.f.1. Involve Portland’s neighborhoods in creating and supporting innovative housing solutions in each neighborhood.
- 3.f.2. Support educational outreach efforts to discuss and illustrate the benefits, issues, and potential design solutions associated with increased densities in residential neighborhoods.

Objective 3.g: Encourage neighborhood populations that are economically, socially, culturally and ethnically diverse.

Actions:

- 3.g.1. Encourage a mix of housing types for all ages, household sizes, and incomes throughout the city.
- 3.g.2. Discourage displacement of long-term neighborhood residents through enforcement of the City's ordinances, such as the condominium conversion ordinance, and the adoption of long-term affordability restrictions on City assisted housing developments.
- 3.g.3. Work with local, state and federal housing agencies and organizations to obtain resources and implement housing programs that enable residents to remain in their neighborhoods, such as rental housing vouchers.
- 3.g.4. Work with local, state and federal housing agencies and housing developers to preserve Portland's existing affordable housing units as assisted developments.
- 3.g.5. Increase density where appropriate in order to achieve neighborhood diversity.

Policy #4

Housing is a Regional Issue

Portland Today: Affordable Housing is a Regional Issue

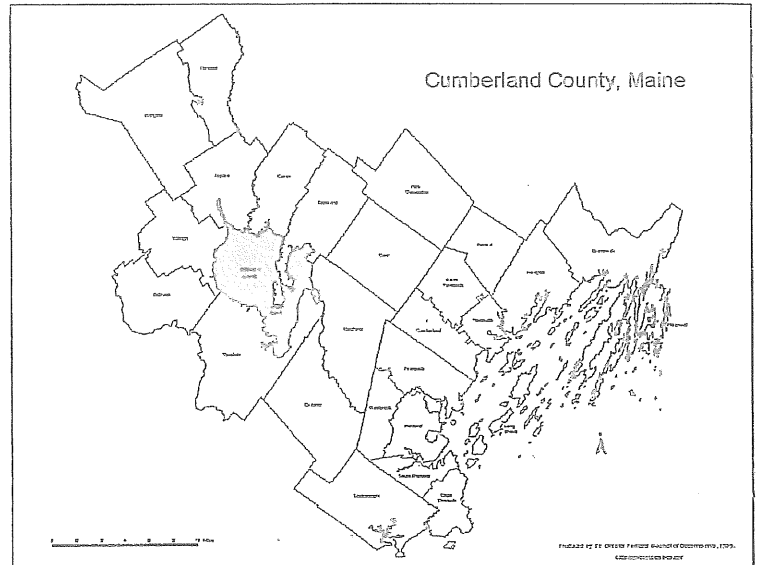
Introduction

Housing issues do not follow municipal boundaries and housing affordable to all income levels is needed throughout Cumberland County. Portland needs partners to address the growing demand for reasonably priced units. Portland citizens seek strong City leadership to address housing through regional collaborations, organizations and solutions.

Condition One: Portland provides a significant amount of housing affordable to households earning 80% or less than the county's median income.

Facts (in 2000)

- Portland has over 3,168 subsidized units
- Portland Housing Authority provides Section 8 housing assistance to 1,900 households
- The subsidized units represent 15% of all occupied housing units



Portland offers financially assisted housing for over 5,000 households, which includes subsidized units and rental assistance certificates available for use in the private market. Thus, at least 15% of Portland's total occupied housing units are subsidized and this estimate does not include group homes and other assisted-living arrangements. There are special needs housing options for the homeless, victims of domestic abuse, youth, persons with substance abuse or mental health issues, AIDS/HIV, and others. While there is a range of subsidized housing options in Portland, there is not enough housing to meet the demand. Lower income persons are hurt the most in a tight housing market and are often forced to move due to escalating rents.

Condition Two: There is an insufficient supply of affordable housing opportunities throughout Cumberland County.

Facts (in 1990 and 2000)

- 22% of home owners are paying 30% or more of the income toward housing costs in Portland (1990 Census)
- 21% of home owners are paying more than 30% of their income for housing in Cumberland County (1990 Census)
- 43% of Portland renters pay 30% or more of their income toward housing costs
- 39% of County renters pay 30% or more of their income toward housing costs
- 53% of all renters in the County paying 30% or more of their income to housing costs live in Portland.

Housing is one area that would benefit from strong regional leadership that encourages collaboration among municipalities. Every community in Cumberland County must grapple with affordable housing needs. A growing percentage of the county's residents are spending more for their housing. The housing issue must be addressed regionally and solutions must be sought that increase the supply of affordable rental and home ownership options throughout the region.

Portland's Future: Housing is a Regional Issue

Policy #4: Seek opportunities for economic and social integration throughout the Greater Portland region by encouraging the development of a range of housing options that are available and affordable to all income levels in the region.

OBJECTIVES FOR POLICY #4

Objective 4.a: Educate the public, neighboring municipalities, the State legislature, and our Congressional delegation on the need for affordable housing throughout the Greater Portland area.

Actions:

- 4.a.1. Work with existing regional organizations, such as Greater Portland Council of Governments, Cumberland County, PROP, Greater Portland Chamber of Commerce, and the Southern Maine Affordable Rental Housing Coalition, to develop and implement a public education campaign on the need for more affordable housing throughout the region.
- 4.a.2. Portland will be a leader within the region and the State to change policies that limit the construction of an adequate supply of affordable housing.

Objective 4.b: Initiate the development of a regional housing plan.

Actions:

- 4.b.1. Initiate and lead efforts with other municipalities and regional organizations to develop a regional housing strategy that will strive to create a wide range of housing options in each municipality that are available and affordable to all income levels in the Greater Portland area.

Objective 4.c: Seek innovative solutions and collaborations with municipalities, regional organizations, housing authorities and developers to implement the regional housing plan.

Actions:

- 4.c.1. Create regional cooperation agreements between municipalities and regional organizations for the planning and administration of housing development programs in Greater Portland, such as the merger of currently independent Housing Authorities.
- 4.c.2. Investigate the advantages of establishing a regional consortium of municipalities that could apply for, receive and administer state and federal funding for affordable housing development.
- 4.c.3. Support the efforts and proposals of other municipalities and developers to obtain resources for the development of affordable housing for low and moderate households throughout Greater Portland.
- 4.c.4. In conjunction with efforts to develop more affordable housing in the region, additional efforts must be taken to expand and/or create viable public transportation options in the Greater Portland region.

Policy #5

Sustainable Development

Portland Today: Sustaining Portland as a Healthy City

Introduction

Growth is a part of sustaining Portland as a healthy city and maintaining its role as the economic, cultural, and residential center for the region. Appropriate growth is needed to provide housing near employment centers, support public transportation, attract families with children, expand the tax base, and stabilize neighborhoods. Portland needs to grow along with Cumberland County and maintain a 25% share of the County's population. Portland must grow to remain an attractive urban center in which to live and work and to achieve its shared vision for the future.

Condition One: Portland's share of the County and State's population is declining.

Facts (Between 1960 and 2000, Portland's population as a share of the County)

<u>Year</u>	<u>Portland Pop</u>	<u>Cumberland Pop</u>	<u>Portland Share of County Population</u>
• 1960	72,376	182,202	40%
• 1970	64,926	195,029	33%
• 1980	61,382	215,789	28%
• 1990	64,358	243,135	26%
• 2000	64,249	265,000	24%

Cumberland County's population has grown over the past decades, whereas Portland's population has declined and then stabilized. The City's share of the county population has dropped to its current level of 24%. A declining share of the County's population could result in a smaller legislative delegation, less influence in the region, a declining tax base, and underutilized public infrastructure. Portland's prominence as the central city is threatened by these trends.

Condition Two: Families are leaving Portland and school enrollment is declining.

Facts (In 2000, Portland's population & age distribution compared to Cumberland County)

<u>Total Population</u>	24% of County	<u>Residents 45 to 54</u>	22% of County
<u>Residents under 5</u>	21% of County	<u>Residents 55 to 64</u>	20% of County
<u>Residents 5 to 19</u>	19% of County	<u>Residents 65 to 74</u>	23% of County
<u>Residents 20 to 34</u>	34% of County	<u>Residents 75 to 84</u>	26% of County
<u>Residents 35 to 44</u>	23% of County	<u>Residents 85 & over</u>	31% of County

- Total enrollment in Portland schools has decreased by 500 students since 1996.
- In 1995, there were 823 children born to Portland residents. Only 533 of these children were enrolled in Portland kindergarten classes in 2000.

Compared to other Cumberland County municipalities, Portland has the largest percentage of young adults, the lowest percentage of population between 30 and 65, and the highest percentage of population over 75. This age distribution, combined with the declining school enrollments, suggests that families with children are leaving Portland. The movement of families out of the city is also indicated by the declining percentage of children born to Portland residents actually entering the school system. In the early 1990's, the number of children entering kindergarten equaled the number of children born to Portland parents five years earlier. By 2000, only 65% of the children born to Portland parents entered the public school system.

Condition Three: Cumberland County has one of the highest conversion rates of rural to urbanized land. The low-density development consumes increasingly more land than past patterns of development.

Facts (Between 1982 and 1997)

- Developed land in the County increased by 108%
- Population increased in the county by 17.4%
- Population density in the County decreased by 47%

The expanding development of the region results in some of Portland's public investments and infrastructure being underutilized, such as public transportation, schools and sewers, while the City's roads are congested with commuter traffic. The Brookings Institute Study* identified Greater Portland as one of the fastest urbanizing metropolitan areas (measured by the percent change of rural to urbanized land). These expanding development patterns do not support higher density housing and mixed use projects that are within walking distance of employment centers, parks, schools, and public transit lines. In Portland, new development is desired that is efficient, well designed and created at a manageable rate for the community.

* "Who Sprawls Most? How Growth Patterns Differ Across the U.S.", William Fulton, Rolf Pendall, Maie Nguyen, and Alicia Harrison, *The Brookings Institutions Survey Series*, July 2001.

Portland's Future: Sustainable Development

Policy #5: Portland's Comprehensive Plan encourages a manageable level of growth that will sustain the City as a healthy urban center in which to live and work and to achieve a shared vision for Portland. Portland should encourage sustainable development patterns and opportunities within the City by promoting efficient land use, conservation of natural resources, and easy access to public transportation, services, and public amenities.

OBJECTIVES FOR POLICY # 5:

Objective 5a: Encourage growth in Portland that strives for a dynamic balance of the essential elements of the city, such as excellent schools, diverse housing choices, proximity to services and employment, increased public transit usage, expanded economic base, high quality services, and an affordable tax rate.

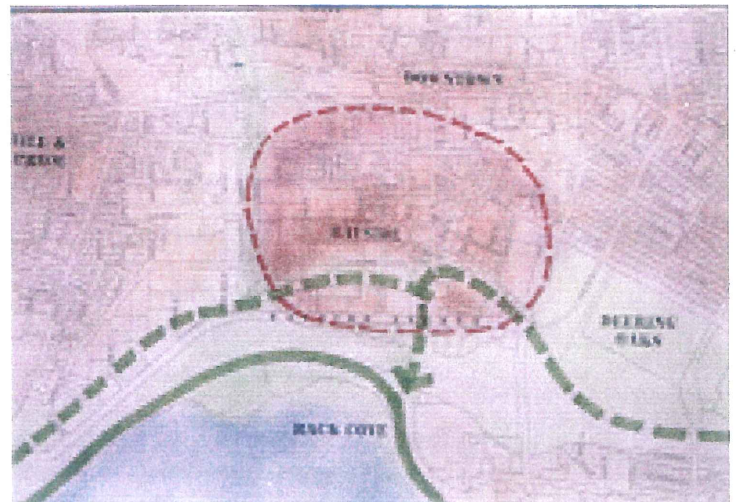
Actions:

- 5.a.1. Target Portland to achieve and maintain a 25% share of Cumberland County's population.
- 5.a.2. Analyze and promote the public benefits of growth for Portland as the County's urban center.
- 5.a.3. Integrate Portland's housing and economic development incentives to encourage growth and take advantage of the city's capacity to accommodate more people.
- 5.a.4. Monitor and assess the impacts of growth on the City's infrastructure and adjust policies accordingly.

Objective 5 b: Maximize development where public infrastructure and amenities, such as schools, parks, public/alternative transportation, sewer lines, and roads exist or may be expanded at minimal costs.

Actions:

- 5.b.1. Locate new housing along or within walking distance of major transportation corridors to increase use of METRO and encourage alternative modes of transportation.
- 5.b.2. Encourage infill development on vacant lots along accepted city streets.
- 5.b.3. Encourage new housing near neighborhood schools and in proximity of public parks and athletic facilities throughout the city. *Concept of Bayside for neighborhood redevelopment plan.*
- 5.b.4. Encourage higher density housing along arterials and in and near the downtown, with particular attention to the redevelopment of Bayside according to the adopted Bayside Plan.



Objective 5.c: Create new housing to support Portland as an employment center and to achieve an improved balance between jobs and housing.

Actions:

- 5.c.1. Encourage major institutions and employers to invest in housing in proximity to work places.
- 5.c.2. Explore opportunities to combine housing and economic development initiatives for more integrated mixed-use developments near employment centers.
- 5.c.3. Explore the potential of Portland constructing streets within undeveloped right-of-ways to encourage infill housing near existing infrastructure and neighborhood centers.

Objective 5.d: Encourage neighborhood business centers throughout the city to reduce dependence on the car and to make neighborhood life without a car more practical.

Actions:

- 5.d.1. Encourage and build neighborhood centers with small-scale retail and service businesses at appropriate areas within neighborhoods.
- 5.d.2. Encourage strong pedestrian links between residential areas and business areas.
- 5.d.3. Encourage innovative development and redevelopment proposals that increase density and incorporate residential housing above first floor businesses by facilitating the review process and considering flexible shared parking options.
- 5.d.4. Encourage redevelopment of underdeveloped land such as surface parking lots, where appropriate; to more efficiently utilize available land.



Neighborhood businesses in Rosemont

Objective 5.e: Locate and design housing to reduce impacts on environmentally sensitive areas.

Actions:

- 5.e.1. Support the efforts of Portland's Land Bank Commission to preserve the most sensitive and important natural areas within the city.
- 5.e.2. Encourage sensitive land development designs and construction methods that minimize impacts on the environment and investigate innovative solutions and collaborative approaches to address stormwater separation and management through natural means.
- 5.e.3. Explore ways to use zoning and other regulatory tools to encourage environmentally friendly development.

Objective 5.f: Design housing using new technologies and materials that reduce costs and increase energy efficiency.

Actions:

- 5.f.1. Collaborate with the construction industry and environmental organizations to develop educational materials and public outreach efforts to encourage the design, construction, and rehabilitation of energy efficient homes.
- 5.f.2. Encourage energy efficient rehabilitation and new construction for City assisted housing.
- 5.f.3. Periodically review City codes to minimize conflicts between existing codes, and emerging or new cost-efficient technology.

Policy #6

Freedom of Choice

Portland Today: Equal Access in Housing

Introduction

In the 1980's, Portland was designated a Refugee Resettlement community. The religious, cultural and ethnic diversity of Portland has increased significantly since then. As Portland becomes more diverse, we need to ensure that housing is equally available to all residents.

Condition One: Incidents of housing discrimination have occurred in Portland, particularly against large families with children, people of color who are recent immigrants, and people with disabilities.

Facts (in 2000)

- 8.7% of Portland residents are People of Color
- 14.4% of all of Maine's People of Color live in Portland
- 49.6% of all of Cumberland County's People of Color live in Portland.
- International In-migration is a significant factor in city and county Population

As a Refugee Resettlement Community, Portland has over 40 languages spoken in its public schools with most of the recent immigrants coming from Cambodia, Vietnam, Eastern Europe, Africa and Islamic nations. "Analysis of Impediments to Fair Housing" completed by the City of Portland in November 1996, concluded that the principle form of housing discrimination encountered in the city was against people of low income. The rental market has tightened since 1996 and Portland is now facing a scarcity of multi-family units and escalating rental rates. Most of the recent calls received by the Fair Housing Office are tenant/landlord complaints and difficulties with rising rents. The 1996 survey data did reveal incidents of discrimination against protected classes, particularly large families with children, people of color who are recent immigrants, and people with disabilities.



Portland's Future: Freedom of Housing Choice

Policy #6: Strive to ensure freedom of choice in housing type, tenure, and neighborhood for all, regardless of race, color, age, gender, familial status, sexual orientation, religion, national origin, source of income or disability.

OBJECTIVES FOR POLICY #6

Objective 6.a: Increase and ensure equal access to housing opportunities for minorities, low-income people and persons with disabilities and special needs.

Actions:

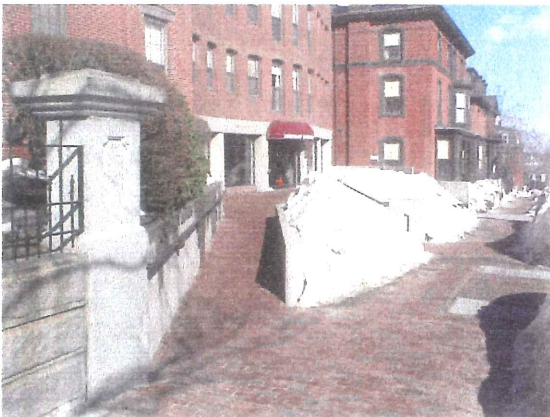
- 6.a.1. Work with housing providers and developers to create programs and secure resources to increase housing opportunities, both rental and homeownership, for minorities, low-income people and persons with disabilities and special needs.
- 6.a.2. Encourage equitable lending by financial institutions in all city neighborhoods by monitoring their community reinvestment act ratings and performance.
- 6.a.3. Foster partnerships and programs with financial institutions that enable low and moderate-income households to become homeowners.

Objective 6.b: Work to prohibit discrimination in selling and renting of all types of housing.

Actions:

- 6.b.1. Monitor mortgage lending practices to ensure equal opportunity in Portland.
- 6.b.2. Educate and assist the public on what constitutes housing discrimination and the process for filing a complaint in collaboration with the Maine Human Rights Commission.
- 6.b.3. Update the report "Analysis of Impediments to Fair Housing" as required by HUD.

Objective 6.c: Ensure that an adequate supply of new and existing housing is accessible to persons with physical disabilities.



Actions:

- 6.c.1. Work with organizations that provide services to persons with disabilities to develop designs, rules and procedures for the construction of accessible housing.

Handicapped ramp at Longfellow Commons

- 6.c.2. Review building codes to ensure they are consistent with federal laws governing handicapped accessible construction, and revise as needed.
- 6.c.3. Develop strategies to enable people with physical limitations and disabilities to remain and/or age in place.

Objective 6.d: Work to educate the public about housing laws and opportunities.

Actions:

- 6.d.1. Create and maintain homebuyer education programs in partnership with local, state and federal housing finance and service providers for all potential new homebuyers including first time buyers, immigrants and persons with disabilities.
- 6.d.2. Encourage the provision of landlord education classes to inform rental property owners and managers of fair housing laws and practices for managing rental property.
- 6.d.3. Evaluate the need for a tenant services office to assist in mediating and resolving conflicts between landlords and tenants.
- 6.d.4. Produce an educational program informing the public of their rights and obligations under local, state and federal fair housing laws, including brochures and public service announcements.

Housing:
Sustaining Portland's Future

Implementation Strategy



Unity Village on Stone Street and Cumberland Avenue

HOUSING: SUSTAINING PORTLAND'S FUTURE EARLY ACHIEVABLE ACTIONS

These actions are currently being undertaken by the City of Portland in response to the housing issues identified in the plan "Housing: Sustaining Portland Future". Most of them will be completed or construction started within the next 12 months.

PRODUCTION

1. Infill Housing: Infill housing projects are designed to take advantage of smaller vacant lots that exist in developed neighborhoods. They make efficient use of land while adding needed housing. Funding has been approved for 40 new units of affordable family rental housing on six different sites on the Portland peninsula to be developed by PROP. Construction will begin on the first of these sites during the summer of 2002. All 40 units will be completed by 2004.

2. Reuse of Existing Non-Residential Buildings for Housing: Portland has long tradition of adapting and converting vacant schools and other buildings to housing. Funding has been approved for 12 units of affordable family rental housing within the former St. Dominic's Girls School on Gray Street to be developed by PROP and Portland West. Construction will begin in the November 2002.

3. New Senior Citizen Housing: A variety of housing opportunities are needed to assist Portland's senior citizens, including subsidized apartments. Funding has been approved for 12 units of affordable senior citizen housing Peaks Island Housing. The developer will be Volunteers of America Northern New England Inc. The City is donating the land. Construction will begin in the November 2002.

4. Creation of Affordable Units: There are several mixed income multifamily rental housing projects being planned that will provide needed affordable apartments to families in Portland. The City has expressed its support for each of these projects, and committed HUD funding to most in order to ensure their feasibility. They include;

- PROP Scattered Sites Phase I and II – 40 units on 6 sites on the Portland peninsula
- St. Dominic's Family Housing Inc. – 12 units in the former girls school on Gray Street
- Wellesley Village – 45 units at 1818 Forest Ave.
- True Street – 86 units to be constructed between Presumpscot Street and Ocean Ave.
- Yale Court – 50 units to be constructed off of Harvard Street.

5. Permanent Housing for the Homeless: Permanent housing opportunities are needed to move individuals out of emergency shelters. The City is supporting the development of single room occupancy (SRO) facility, with up to 30 beds, with HUD funds and other assistance. The non-profit developer is currently seeking a site.

6. Housing Bayside: New housing in Bayside is a critical component to the implementation of the Bayside Plan. The stated goal is for 300 new units in five years and another 800 new units over the long-term. New units in Bayside are to include rental and owner-occupied for all income levels. The following projects and initiatives are currently underway;

- Proposed feasibility study for development on 4-acre DPW Site, actual development 4 to 5 years away.
- Funding approved for new 3-unit PROP building at 49 Hanover Street
- Evaluating for other in-fill development sites for new development.

7. Pro-Active Role for City in Facilitating Housing - Partnerships & Capacity Building:

To ensure housing is developed and the objectives outlined in the housing plan are met, the City will take a more active role in the development process. Depending on the site and the need, this potentially includes property acquisition for housing, and undertaking predevelopment tasks and

costs, such as property survey, environmental studies, concept plans, public notification, guiding projects through local approvals, and then re-selling land for development.

8. Encourage and Support Private Market Rate Development: Although there has been much emphasis on affordable assisted housing, the need for market rate housing for mid and higher income households is also critically important to Portland's future. Eliminating barriers to housing development and supporting market rate projects through the approval process can assist in this. Currently there are 217 housing units in the currently being reviewed for development.

PLANNING AND REGULATION

1. Adopt Housing Plan: To ensure housing remains a priority, and that the goals and objectives in the housing plan are met, it must first be adopted by City Council as an element of Portland's Comprehensive Plan. This is anticipated in June and July of 2002.

2. Zoning and Design Guidelines: The key to eliminating barriers to housing development, while protecting the integrity of Portland's neighborhoods, is amending the zoning ordinance and establishing design guidelines for development. Three initiatives are currently underway, including;

- Urban Housing Overlay Zone is currently being drafted as requested by the Bayside Development Committee.
- R-7 Infill provisions are currently being drafted as requested by the Housing Committee.
- Design guidelines are being developed for both the Bayside Residential Overlay and the R-7 Infill, to guide projects and ensure neighborhood compatibility.

FINANCIAL RESOURCES

Develop New Financial Sources: The high cost of land and construction will require new financial resources to assist housing developers and ensure our objectives are met.

1. Tax Increment Financing for Housing (TIF): TIF's for housing are currently used in rare instances. To clarify the use of TIF's for housing, the City will work with the MSHA to prepare legislation for next session, and bring together a coalition of local developers and housing advocates to support this effort.

Housing:
Sustaining Portland's Future

Appendix



Congress Street on Munjoy Hill

**A Profile of Portland Neighborhoods
Population and Housing Statistics
US Census Bureau: 2000**

**Produced for the City of Portland by
The Greater Portland Council of Governments
November 20, 2001**

A Profile of Portland Neighborhoods

Introduction:

The City of Portland is home to 64,249 people representing 24.2% of the population of Cumberland County (US Census 2000). The county added 22,400 new residents for a 9% growth rate between 1990 and 2000. The City of Portland added just under 100 new residents for a 0.1% growth rate during the last decade.

While the number of residents in the City remains virtually unchanged, the characteristics of the population have changed significantly. The City's average household size dropped from 2.21 to 2.08. This drop in household size is the result of the growth in single person households and other non-family type households. The City lost 1,090 families and gained 2,650 new non-family households. These household changes resulted in a net gain of 1,560 new households in Portland. Essentially, the city needed 1,560 more units to accommodate virtually the same number of residents.

The growth in households was not met with an equal gain in new housing units. Only 854 new housing units were built to accommodate the additional 1,560 households. With household growth outpacing the building of new units by nearly 2 to 1, housing vacancy rates have been driven to very low rates. The effective vacancy rate of housing units in Portland was 2.3% in 2000. Evidence from an updated vacancy rate survey conducted in 2001, suggests the vacancy rate has dropped even lower.

The impact of the above growth trends are best illustrated by looking at neighborhood level statistics. The purpose of this profile is to examine the characteristics of population and housing from the 2000 Census by eighteen different neighborhoods. The boundaries of these neighborhoods are defined by the City and are used for a variety of planning purposes.

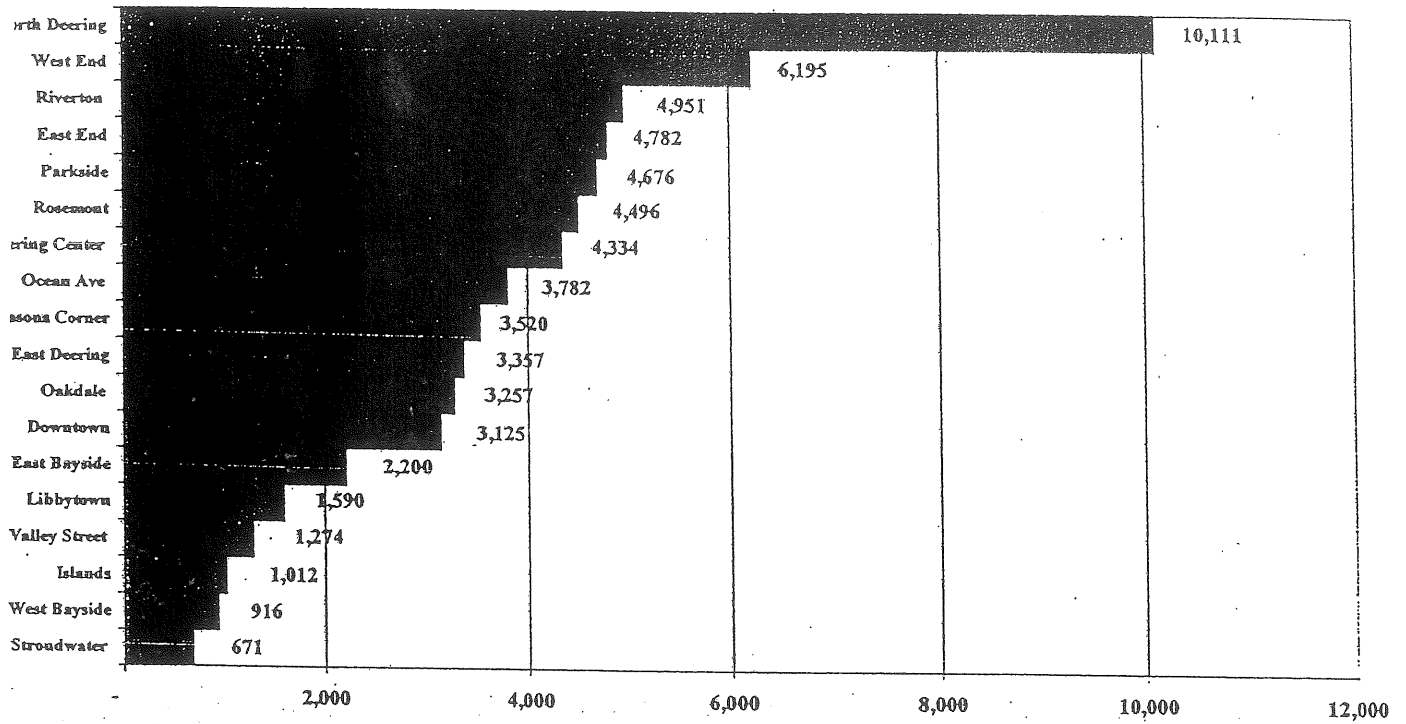
While this profile highlights many of the household and population characteristics of neighborhoods, it does not address any income or poverty characteristics. Local conditions suggest that rents have jumped significantly as the demand for housing has exceeded housing unit development. Such information is not yet available from the 2000 Census. This report will be updated upon the release of this information.

Note: In 1990, the Town of Long Island was part of the City of Portland. For this analysis, the Town of Long Island has been removed from the City's 1990 data to ensure compatibility with Year 2000 data.

Population:

Of the eighteen neighborhoods defined by the City, North Deering is the largest, with a population of just over 10,000 people or 16% of the City's population. Stroudwater is the smallest of the neighborhoods with just under 700 people (1% of the City). Thirty-six percent of Portland's population lives on the "peninsula". In 1990, 36.5% of the population lived on the peninsula. The following chart shows population by neighborhood in the City of Portland.

2000 Population by Neighborhood



Source: US Census Bureau, 1990 and 2000

Change in Population:

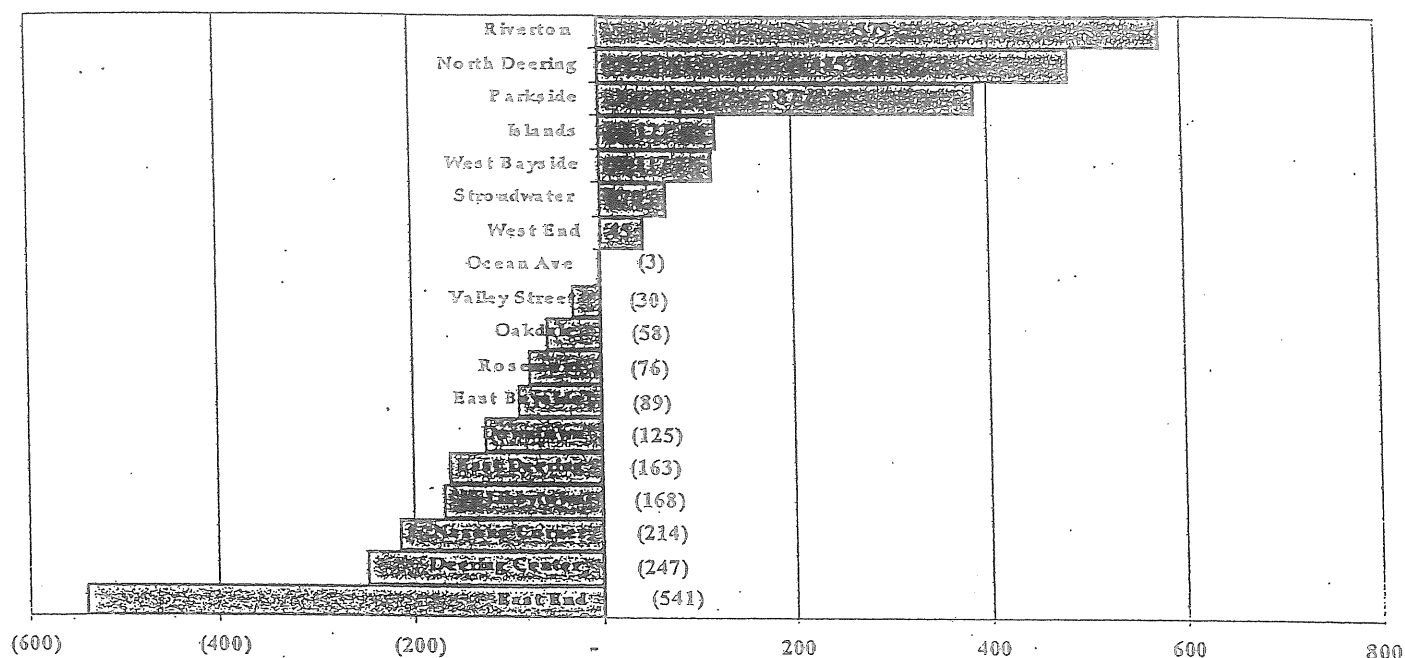
Seven neighborhoods increased in population between 1990 and 2000; eleven neighborhoods decreased in population. Riverton had the largest increase in the number of people with an addition of just under 600 people. The East End had the largest decrease in population between 1990 and 2000 with a loss of 541 residents.

When looking at the rates of increase between 1990 and 2000, six neighborhoods increased population by 5% or more. Five neighborhoods decreased their population by 5% or more.

Of the seven neighborhoods on the peninsula, four lost population between 1990 and 2000. Of the eleven neighborhoods off the peninsula, seven lost population between 1990 and 2000.

The following chart shows the population change between 1990 and 2000 for Portland neighborhoods.

2000 Population Change by Neighborhood



Source: US Census Bureau 1990 and 2000

Declining Household Size

As noted above, the growth in households significantly outpaced population growth. The City added 1,560 new households, but added less than 100 people. Household growth can grow faster than population if the average number of people living in each household decreases. The City's average household size declined by 6% between 1990 and 2000.

The average number of people living in each household can decline for a number of reasons. Divorce can create two smaller households instead of one large household. Children going off to college and starting their own households also bring the household size down. A good economy can result in income gains making living alone more affordable for unmarried individuals.

While all neighborhoods experienced a decline in household size between 1990 and 2000, some neighborhoods had more dramatic declines. Oakdale, East End and East Deering all had household size decreases of 10% or more. Another five of the eighteen neighborhoods decreased by more than the City's average 6% decline in household size. Riverton had the lowest change in household size between 1990 and 2000. The following table illustrates population, household and household size changes by neighborhood.

Population and Households by Neighborhood: 1990 to 2000

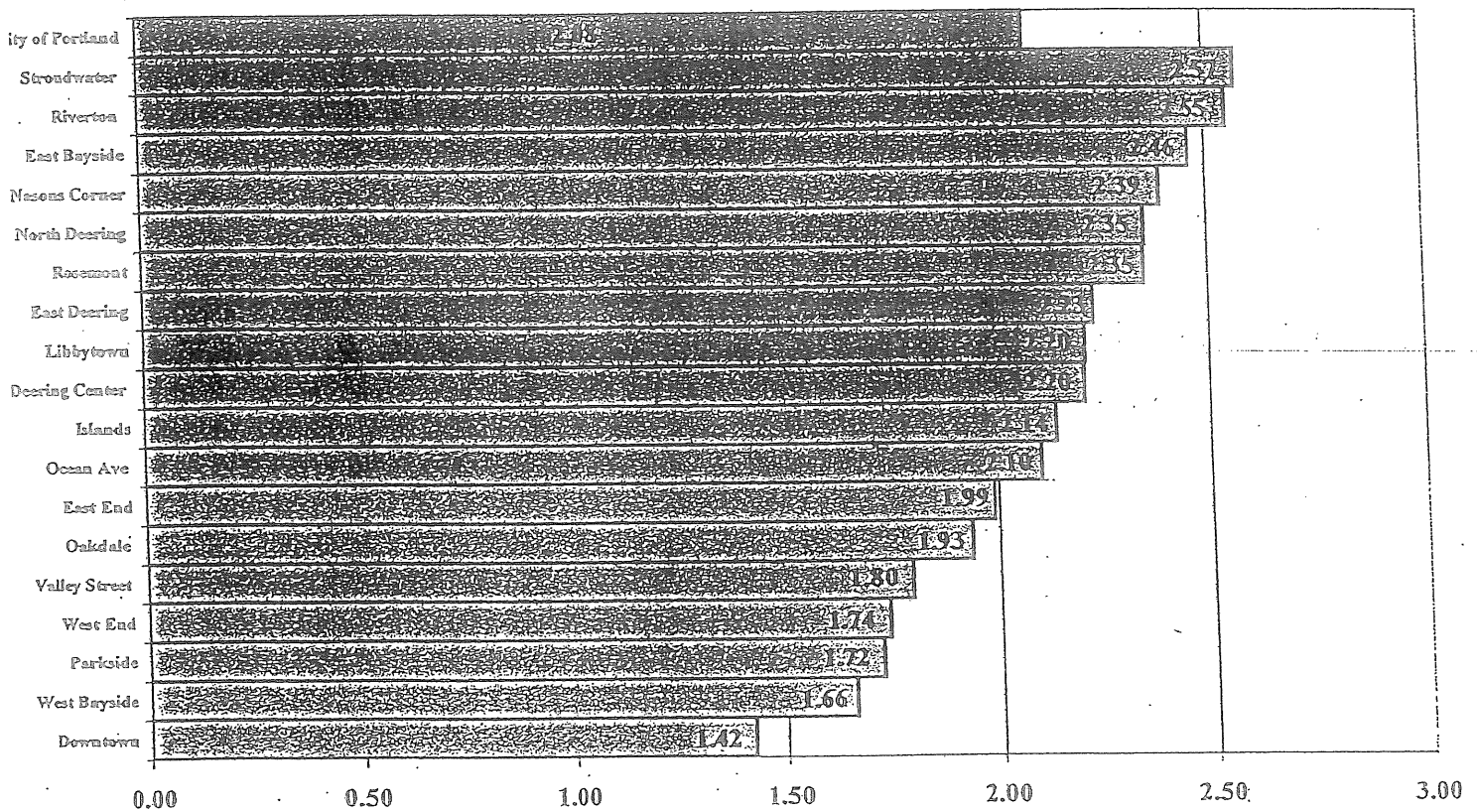
	2000		1990		Percent Change		2000		1990		Percent Change	
	Population	Population	Change	Population	Change	Households	Households	Change	Household size	Household size	Change	Percent
East End	4,782	5,323	(541)	2,397	2,356	41	2%	1.99	2.22	-10%		
Downtown	3,125	3,250	(125)	1,709	1,846	(137)	-4%	1.42	1.48	-3%		
East Bayside	2,200	2,289	(89)	881	878	3	-4%	2.46	2.56	-4%		
West Bayside	916	799	117	451	427	24	15%	1.66	1.68	-1%		
Parkside	4,676	4,289	387	2,542	2,239	303	9%	1.72	1.79	-4%		
West End	6,195	6,150	45	3,395	3,278	117	1%	1.74	1.87	-7%		
Valley Street	1,274	1,304	(30)	698	664	34	-2%	1.80	1.93	-7%		
Oakdale	3,257	3,315	(58)	1,620	1,440	180	-2%	1.93	2.20	-12%		
Rosemont	4,496	4,572	(76)	1,894	1,831	63	-2%	2.35	2.48	-5%		
Ocean Ave	3,782	3,785	(3)	1,799	1,659	140	0%	2.10	2.28	-8%		
Deering Center	4,334	4,581	(247)	1,931	1,934	(3)	-5%	2.20	2.32	-5%		
Nasons Corner	3,520	3,734	(214)	1,378	1,376	2	-6%	2.39	2.58	-8%		
Libbytown	1,590	1,758	(168)	721	722	(1)	-10%	2.20	2.42	-9%		
Stroudwater	671	601	70	261	231	30	12%	2.57	2.60	-1%		
North Deering	10,111	9,626	485	4,192	3,865	327	5%	2.35	2.44	-4%		
Riverton	4,951	4,372	579	1,920	1,630	290	13%	2.55	2.56	0%		
East Deering	3,357	3,520	(163)	1,452	1,369	83	-5%	2.23	2.48	-10%		
Islands	1,012	890	122	473	409	64	14%	2.14	2.18	-2%		
City of Portland	64,249	64,158	91	29,714	28,154	1,560	0%	2.08	2.21	-6%		
Balance of County	201,363	178,977	22,386	78,275	66,358	11,917	13%	2.49	2.61	-5%		
Cumberland County	265,612	243,135	22,477	107,989	94,512	13,477	9%	2.38	2.49	-4%		

Note: Long Island was removed from 1990 data for comparison purposes

Source: Prepared by the Greater Portland Council of Governments using US Census Data

The following chart displays year 2000 household size by neighborhood in Portland. Stroudwater had the largest household size, with an average of 2.57 people living in each occupied housing unit. Downtown had the lowest household size, with less than one and one half persons per occupied housing units. Those neighborhoods with larger household sizes generally coincide with the location of families within the City. The smaller household sizes are found in those neighborhoods with smaller units and more single person households.

2000 Average Number of People Living in Households by Neighborhood



Source: 2000 US Census

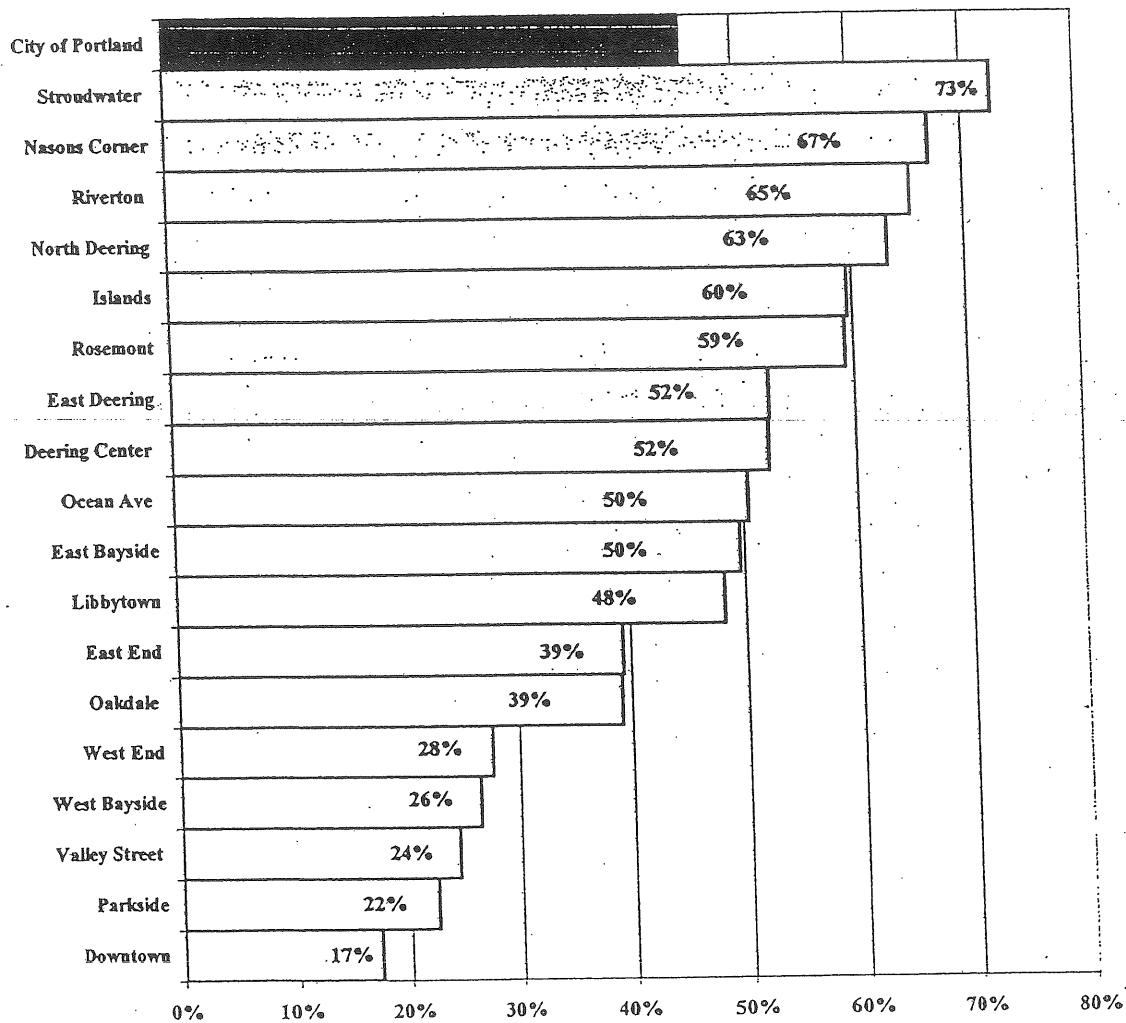
Families:

Households are generally described as either family or non-family households. Family households include married couple households with or without children, single parent households and any other household where the members are related. Non-family households include persons living alone and unrelated persons sharing housing units.

The net growth in households for the City is in non-family households. The East End neighborhood experienced the largest loss of families between 1990 and 2000. There are 274 fewer families living in the East End in 2000 than in 1990. Only four of the eighteen neighborhoods experienced a gain in families between 1990 and 2000: Islands, North Deering, Riverton and Stroudwater.

The following chart shows the percentage of all households which are families in 2000. Stroudwater had the largest percentage of family households. Only 17% of the households in Downtown are occupied by families.

Families as a % of all Households by Neighborhood in 2000



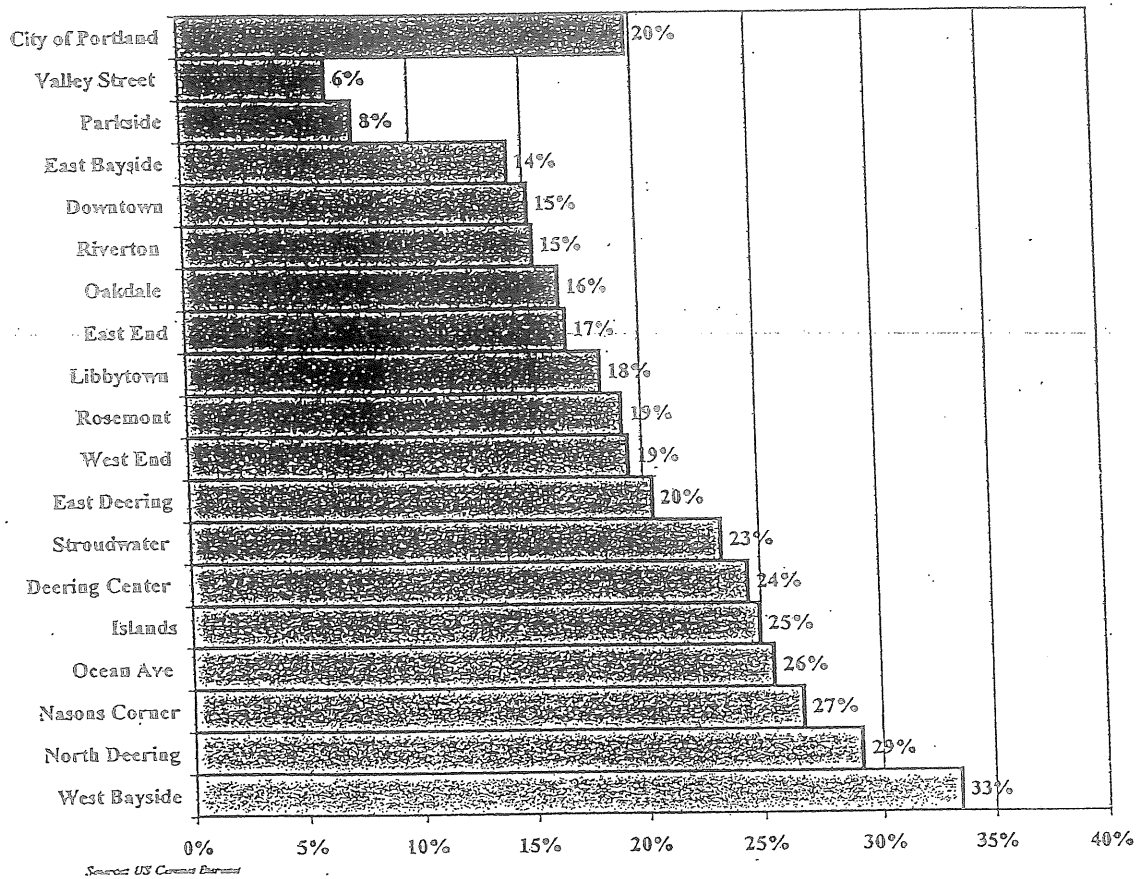
Source: US Census 2000

Senior Households

In 2000, 20% of all of households in the City and 21% of all County households are headed by persons 65 and older. West Bayside has the largest percentage of householders 65 and over (33%). An additional six neighborhoods had more than 20% of their households headed by seniors.

The following chart shows the percentage of all households headed by persons 65 and older. Please note that these statistics refer to those seniors living in households. The statistics do not include seniors living in nursing homes or other institutions.

Percent of Householders Aged 65 and Older



Housing Units

Between 1990 and 2000, 854 new housing units were built in the City of Portland. The City accounted for 7% of all new units in the County. The rate of new unit growth in the City was 1/5th the rate of growth in the County (City – 3%, County – 15%).

North Deering accounted for 40% of these new units, adding 342 new units. Oakdale, Ocean Avenue, Riverton and the Islands all added more than 100 new units.

North Deering had the largest number of housing units in 2000 with the West End having the next largest number of units.

Total Housing Units by Neighborhood			
Neighborhoods	2000 Housing Units	1990 Housing Units	Change
East End	2,579	2545	34
Downtown	1,895	2200	(305)
East Bayside	937	971	(34)
West Bayside	465	486	(21)
Parkside	2,676	2634	42
West End	3,549	3531	18
Valley Street	779	766	13
Oakdale	1,690	1522	168
Rosemont	1,952	1888	64
Ocean Ave	1,885	1728	157
Deering Center	1,997	2015	(18)
Nasons Corner	1,412	1399	13
Libbytown	747	751	(4)
Stroudwater	267	239	28
North Deering	4,324	3982	342
Riverton	1,989	1814	175
East Deering	1,500	1456	44
Islands	1,219	1081	138
City of Portland	31,862	31,008	854
Balance of County	90,738	78,882	11,856
Cumberland County	122,600	109,890	12,710

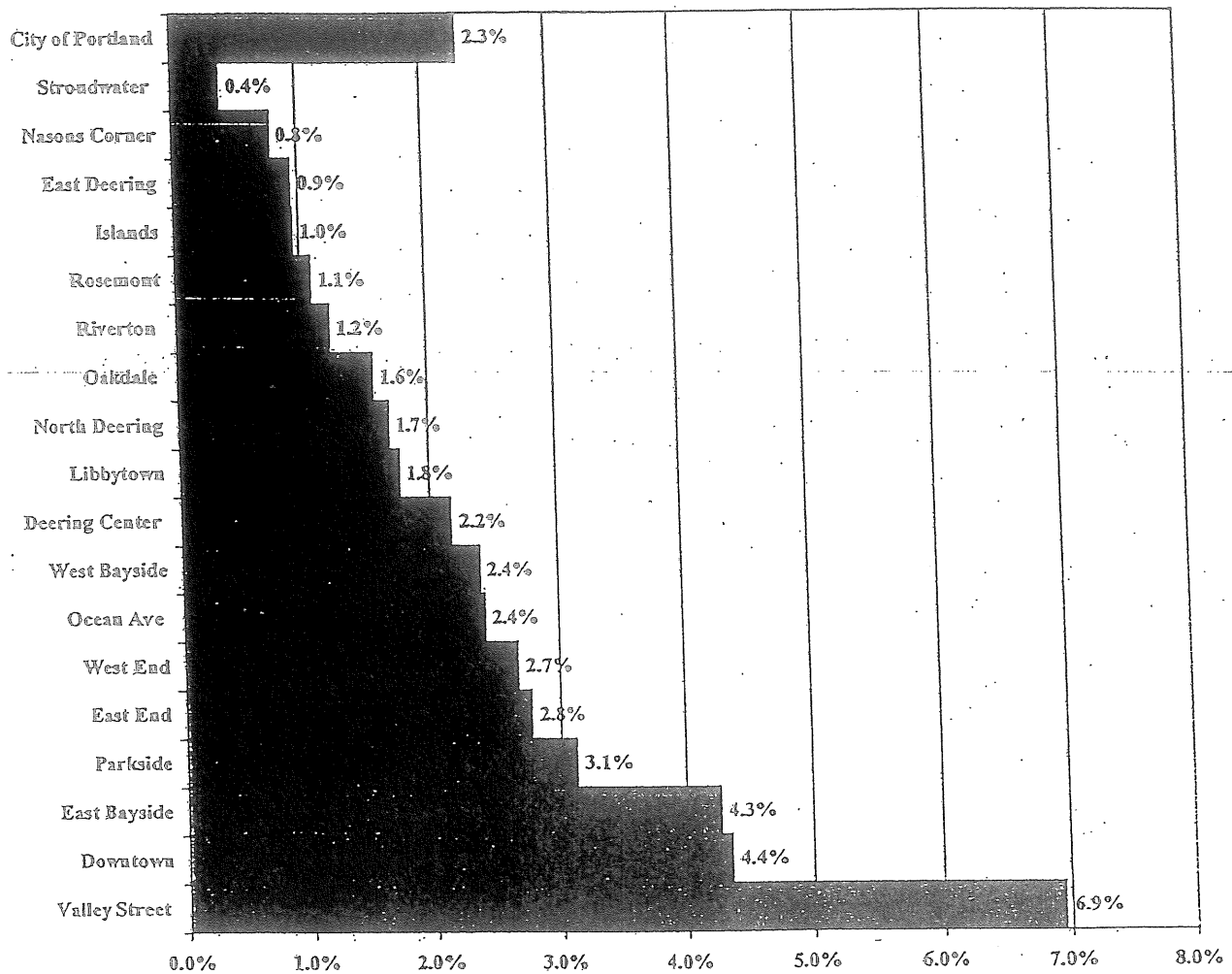
Source: US Census 1990 and 2000

Vacancy Rates

Vacancy rates are low in Cumberland County and the City of Portland. The following table computes an effective market vacancy rate based on units that are actually for sale or rent divided by year round units. Within the City of Portland there are 950 units held for seasonal use.

Those neighborhoods which are predominantly single family had the lowest vacancy rates. Those neighborhoods with more rental units had slightly higher vacancy rates. Valley Street had the highest vacancy rate – 7%.

Market Vacancy Rate

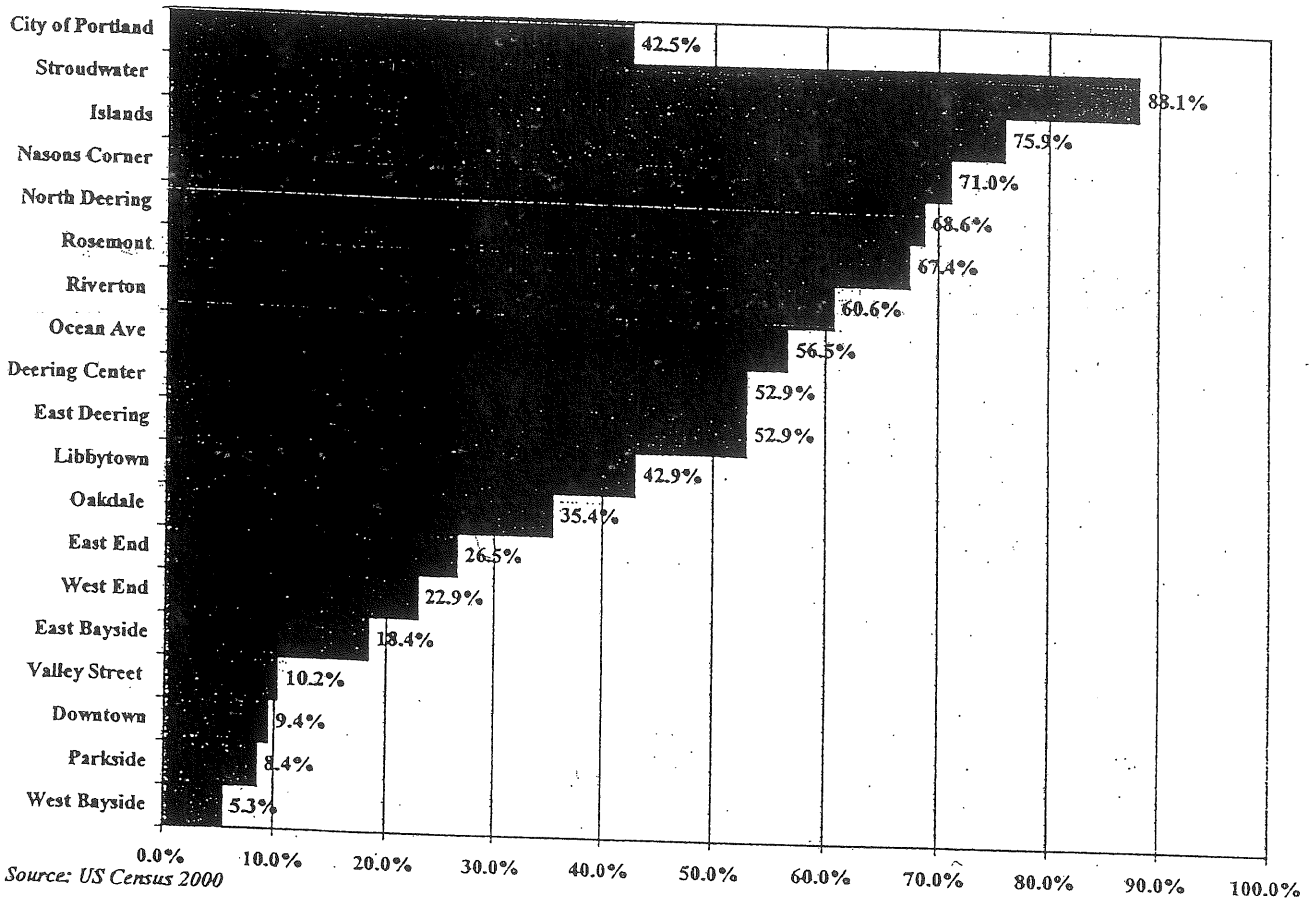


Ownership:

Homeownership rates in the City are lower than the rest of the county. Citywide, 42.5% of all occupied units are owned by their occupants. These owned units accommodate 49.2% of the population living in households. Within the County, 72% of all units are in home ownership.

Rental units represent 57.5% of all occupied units and accommodate 50.8% of the population in households. Stroudwater has the highest ownership rate in the City. West Bayside has the lowest. Nine of the eighteen neighborhoods are predominantly renter households. All of the peninsula neighborhoods are renter households.

Percent of Home Ownership by Neighborhood in 2000



Detailed Demographics by Neighborhood
Compiled from the US Census, 1990 and 2000

Household Analysis by Neighborhood in Portland 1990 to 2000

Neighborhoods	2000			2000			1990			Change in Families 90-2000
	Households	Family households	Nonfamily households	Households	Families as a % of all	as a % of Households	Households	Family Households	Families as a % of all Households	
Downtown	1,709	296	1,413	17%	83%	1,846	380	21%	(137)	(84)
Parkside	2,542	570	1,972	22%	78%	2,239	661	30%	303	(91)
Valley Street	698	170	528	24%	76%	664	236	36%	34	(66)
West Bayside	451	119	332	26%	74%	427	123	29%	24	(4)
West End	3,395	934	2,461	28%	72%	3,278	1,094	33%	117	(160)
Oakdale	1,620	634	986	39%	61%	1,440	704	49%	180	(70)
East End	2,397	942	1,455	39%	61%	2,356	1,216	52%	41	(274)
Libbytown	721	348	373	48%	52%	722	424	59%	(1)	(76)
East Bayside	881	437	444	50%	50%	878	524	60%	3	(87)
Ocean Ave	1,799	907	892	50%	50%	1,659	978	59%	140	(71)
Deering Center	1,931	1,010	921	52%	48%	1,934	1,080	56%	(3)	(70)
East Deering	1,452	761	691	52%	48%	1,369	867	63%	83	(106)
Rosemont	1,894	1,123	771	59%	41%	1,831	1,200	66%	63	(77)
Islands	473	282	191	60%	40%	409	232	57%	64	50
North Deering	4,192	2,648	1,544	63%	37%	3,865	2,600	67%	327	48
Riverton	1,920	1,253	667	65%	35%	1,630	1,134	70%	290	119
Nasons Corner	1,378	923	455	67%	33%	1,376	1,020	74%	2	(97)
Stroudwater	261	190	71	73%	27%	231	164	71%	30	26
City of Portland	29,714	13,547	16,167	46%	54%	28,154	14,637	52%	1,560	(1,090)
Balance of County	78,275	54,152	24,123	69%	31%	66,453	48,956	74%	11,822	5,196
Cumberland County	107,989	67,699	40,290	63%	37%	94,607	63,593	67%	13,382	4,106

Source: Prepared by Greater Portland Council of Governments using US Census Bureau, 1990 and 2000
 Note: Long Island was removed from the 1990 Portland Islands Neighborhood to allow for comparison to 2000 data

Vacancy by Neighborhood in 2000

Neighborhoods	Total Housing Units	Vacant Seasonal	Year Round Housing Units		Non Seasonal Vacant	Non Seasonal Vacancy Rate	Units for Sale or Rent		Market Vacancy Rate
			Seasonal	Non Seasonal			Seasonal	Non Seasonal	
East End	2,579	50	2,529	132	5.2%	70	2.8%		
Downtown	1,895	60	1,835	126	6.9%	80	4.4%		
East Bayside	937	1	936	55	5.9%	40	4.3%		
West Bayside	465	-	465	14	3.0%	11	2.4%		
Parkside	2,676	21	2,655	113	4.3%	83	3.1%		
West End	3,549	23	3,526	131	3.7%	94	2.7%		
Valley Street	779	2	777	79	10.2%	54	6.9%		
Oakdale	1,690	16	1,674	54	3.2%	26	1.6%		
Rosemont	1,952	12	1,940	46	2.4%	21	1.1%		
Ocean Ave	1,885	12	1,873	74	4.0%	45	2.4%		
Deering Center	1,997	2	1,995	64	3.2%	43	2.2%		
Nasons Corner	1,412	3	1,409	31	2.2%	11	0.8%		
Libbytown	747	5	742	21	2.8%	13	1.8%		
Stroudwater	267	4	263	2	0.8%	1	0.4%		
North Deering	4,324	19	4,305	113	2.6%	72	1.7%		
Riverton	1,989	15	1,974	54	2.7%	24	1.2%		
East Deering	1,500	11	1,489	37	2.5%	14	0.9%		
Islands	1,219	694	525	52	9.9%	5	1.0%		
City of Portland	31,862	950	30,912	1,198	3.9%	707	2.3%		
Balance of County	90,738	9,896	80,842	2,567	3.2%	1,195	1.5%		
Cumberland County	122,600	10,846	111,754	3,765	3.4%	1,902	1.7%		

Source: 2000 Census

Market vacancy rate is not a Census term. It is computed dividing all units for sale or rent by year round units.

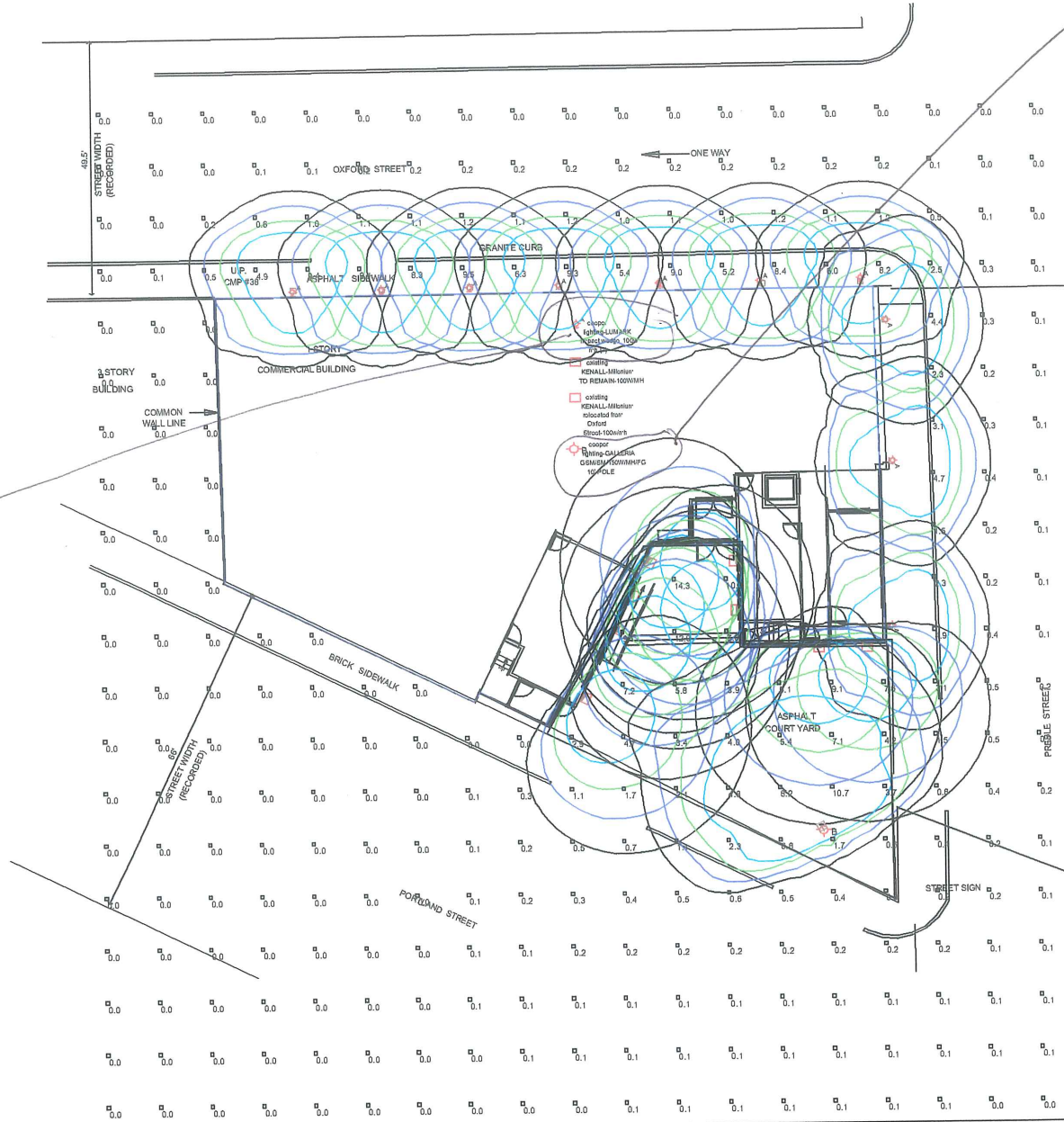
Some units are vacant, but are not actually for sale or rent. These units are not included in Market rate calculation

Age of Householders by Neighborhood in 2000

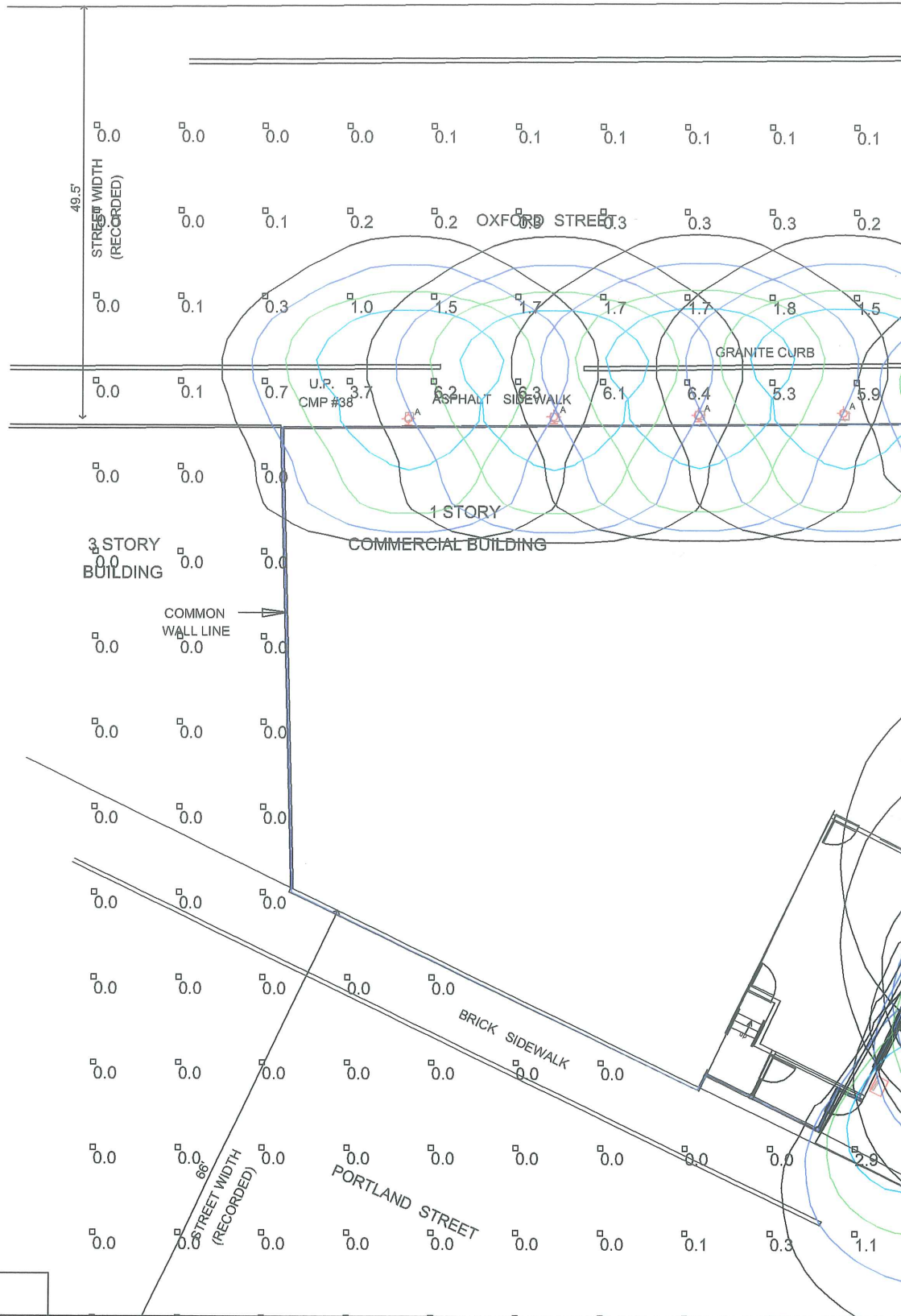
Neighborhoods	Households	Baby Boomer Householder 15 to 24 years	Baby Bust: 25 to 35 Years Old Householder 25 to 34 years	Baby Boomers 36 to 54 Years Old Householder 35 to 44 years 45 to 54 years	Householder 55 to 64 years 65 and older
East End	2,397	8%	27%	22%	9%
Downtown	1,709	14%	26%	20%	10%
East Bayside	881	10%	25%	24%	10%
West Bayside	451	5%	18%	18%	9%
Parkside	2,542	18%	32%	21%	10%
West End	3,395	9%	29%	18%	7%
Valley Street	698	19%	30%	24%	10%
Oakdale	1,620	11%	28%	19%	7%
Rosemont	1,894	5%	20%	22%	8%
Ocean Ave	1,799	5%	20%	21%	11%
Deering Center	1,931	4%	19%	23%	10%
Nasons Corner	1,378	3%	15%	21%	9%
Libbytown	721	9%	23%	22%	16%
Stroudwater	261	1%	12%	21%	9%
North Deering	4,192	3%	15%	23%	16%
Riverton	1,920	6%	23%	27%	11%
East Deering	1,452	5%	23%	24%	10%
Islands	473	1%	11%	22%	10%
City of Portland	29,714	8%	23%	22%	15%
Balance of County	78,275	3%	15%	24%	10%
Cumberland County	107,989	4%	17%	24%	14%
					13%
					21%



10 new ones
 Cooper
 Lumark
 impact wedge 100w.
 7 mh.

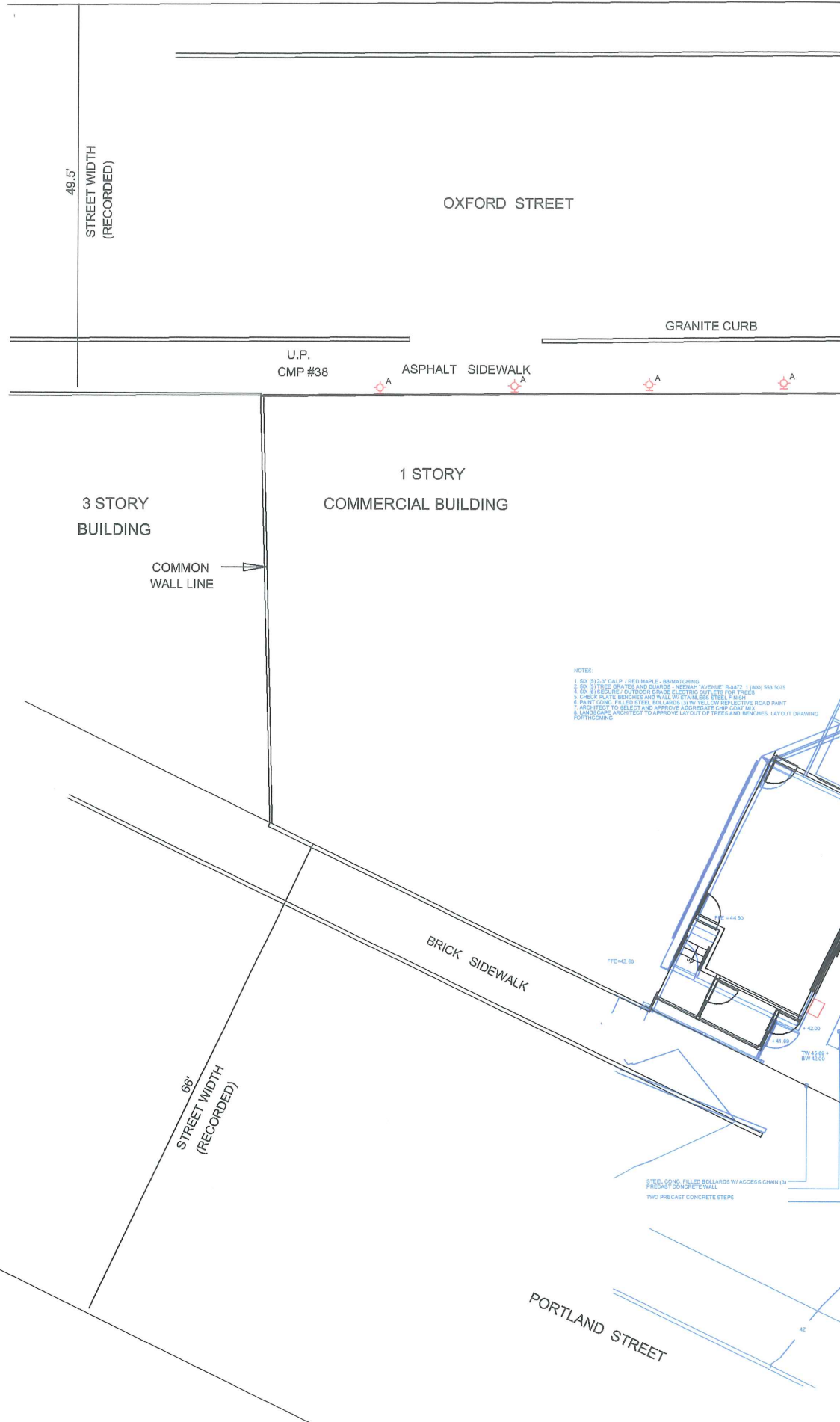


Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Lumens
	10	A	SINGLE	3500
	8	C	SINGLE	8500
	1	D	SINGLE	13500



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
	8	C	SINGLE	8500	0.800	MR17ED-MB-PP-100M-1-120/ MTD 10' AFG
	1	D	SINGLE	13500	0.800	GSS-AM-150-MP-MT-SL-FG/10' AFG
	3	A	SINGLE	3500	0.800	MHIP-W-50/ EXISTING BOX HEIGHT
	7	A1	SINGLE	3500	0.800	MHIP-W-50/ MTD 12' +/- AFG (FIELD LOC

Site Plan
 showing revisions
 approved 2003
 reflects (2003-0219)
 recommendations
 JF



- NOTE:
1. SIX (6) 2" GALV. FIBER SAMPLE - BR MATCHING
 2. SIX (6) TREE GRATES AND GUARDE - NEENAH AVENUE® B-842Z, 1 (200) 558-5075
 3. SIX (6) RECTANG. OUTDOOR GRADE SELECTIVE OUTLETS FOR TREES
 4. CHECK PLATE, BENCHES AND WALL W/ STAINLESS STEEL FINISH
 5. PAINT CONC. FILLED STEEL BOLLARDS IN W/ YELLOW REFLECTIVE ROAD PAINT
 6. ARCHITECT TO SELECT AND APPROVE AGGREGATE CHIP COAT MIX.
 7. LANDSCAPE ARCHITECT TO APPROVE LAYOUT OF TREES AND BENCHES. LAYOUT DRAWING FORTHCOMING

OXFORD STREET

EXISTING CURB CUT

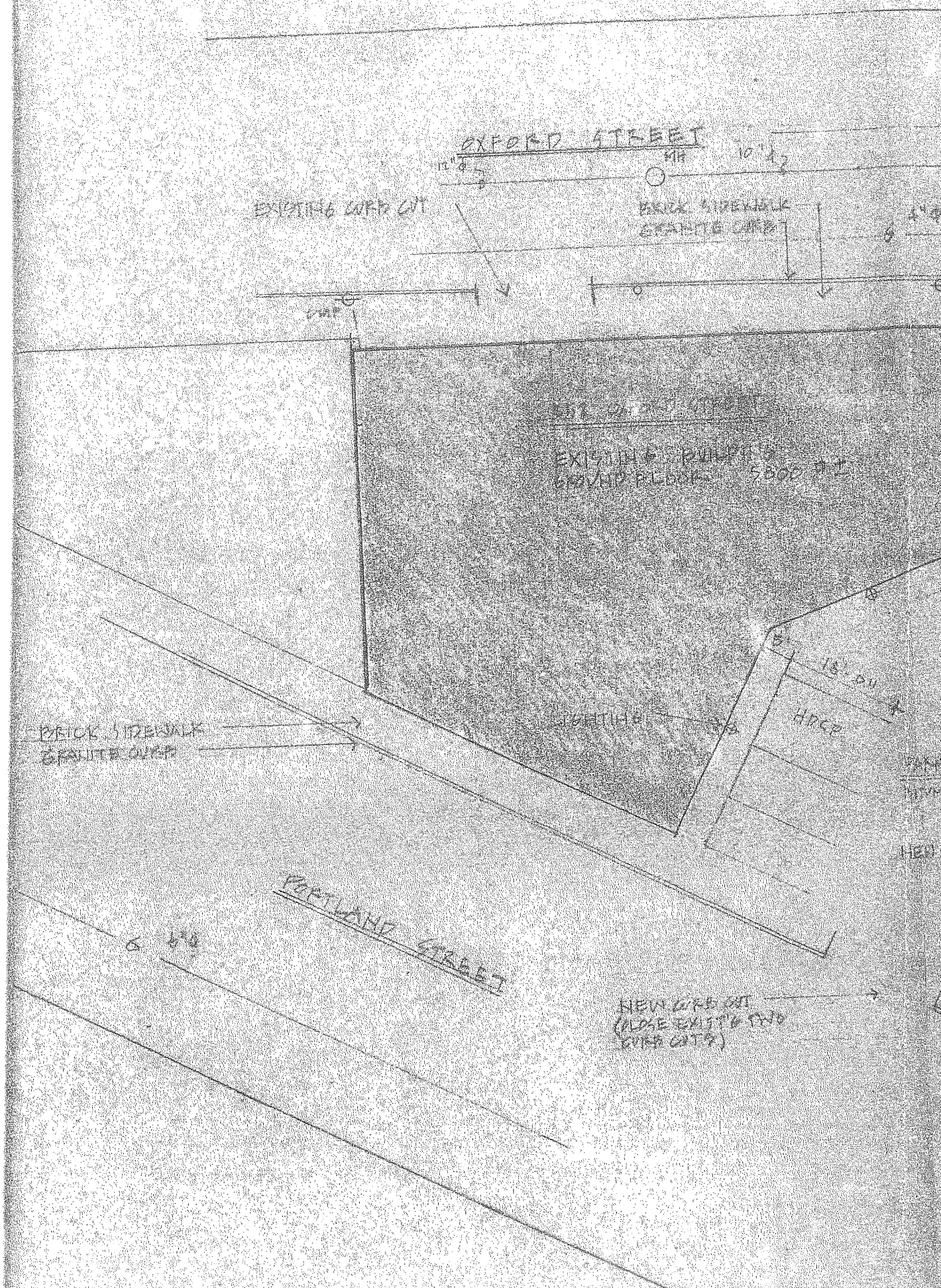
BRICK SIDEWALK
GRANITE CURB

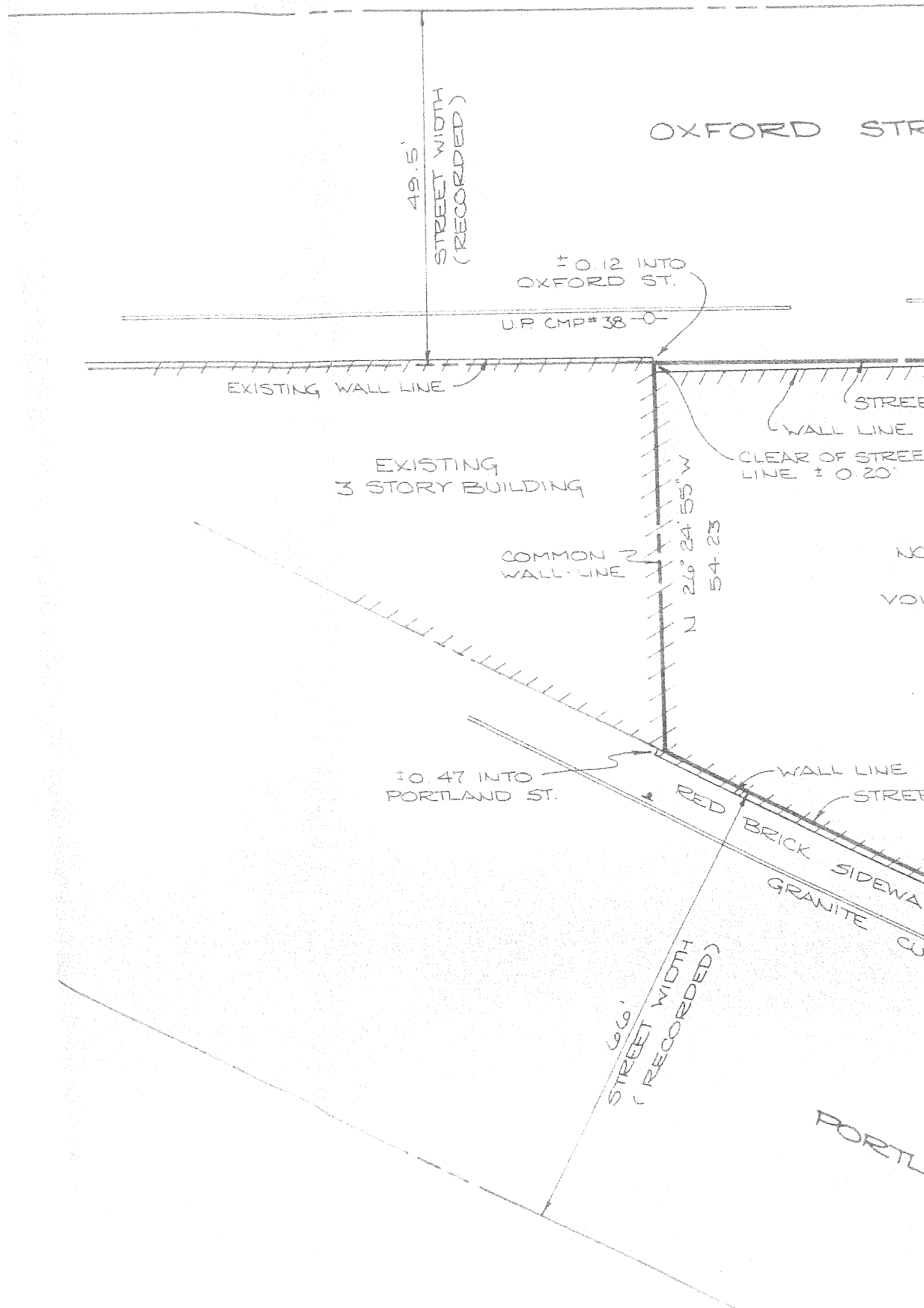
EXISTING BUILDING
GROUND FLOOR 5000 sq ft

BRICK SIDEWALK
GRANITE CURB

PORTLAND STREET

NEW CURB CUT
(ALSO EXISTING CURB CUTS)





OXFORD STR

49.5'
STREET WIDTH
(RECORDED)

± 0.12 INTO
OXFORD ST.

U.P. CMP# 38-0

EXISTING WALL LINE

EXISTING
3 STORY BUILDING

WALL LINE
CLEAR OF STREET
LINE ± 0.20'

COMMON
WALL LINE

N 26° 24' 55" W
54.23

± 0.47 INTO
PORTLAND ST.

WALL LINE
STREET

RED

BRICK SIDEWALK
GRANITE CURB

66.0'
STREET WIDTH
(RECORDED)

PORTL

OXFORD STREET

EXISTING CURB CUT

BRICK SIDEWALK
GRANITE CURB

OXFORD STREET

EXISTING BUILDING
GROUND FLOOR 5800 sq ft

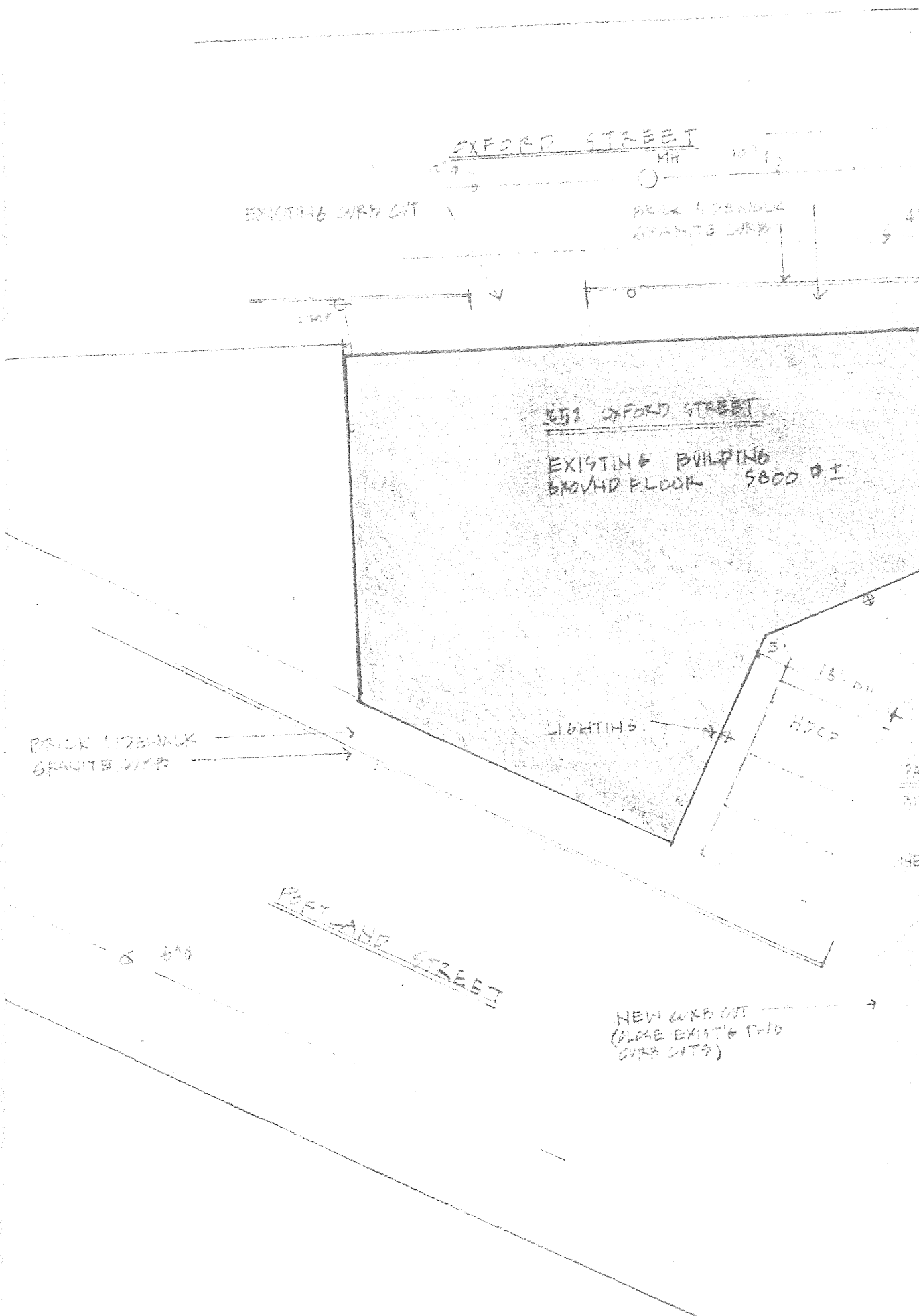
BRICK SIDEWALK
GRANITE CURB

LIGHTING

H700

PEELAND STREET

NEW CURB CUT
(CLOSE EXISTING TWO
CURB CUTS)



OXFORD STREET

EXISTING CURB CUT

BRICK SIDEWALK
GRANITE CURB

558 OXFORD STREET

EXISTING BUILDING
GROUND FLOOR 5800 sq ft

BRICK SIDEWALK
GRANITE CURB

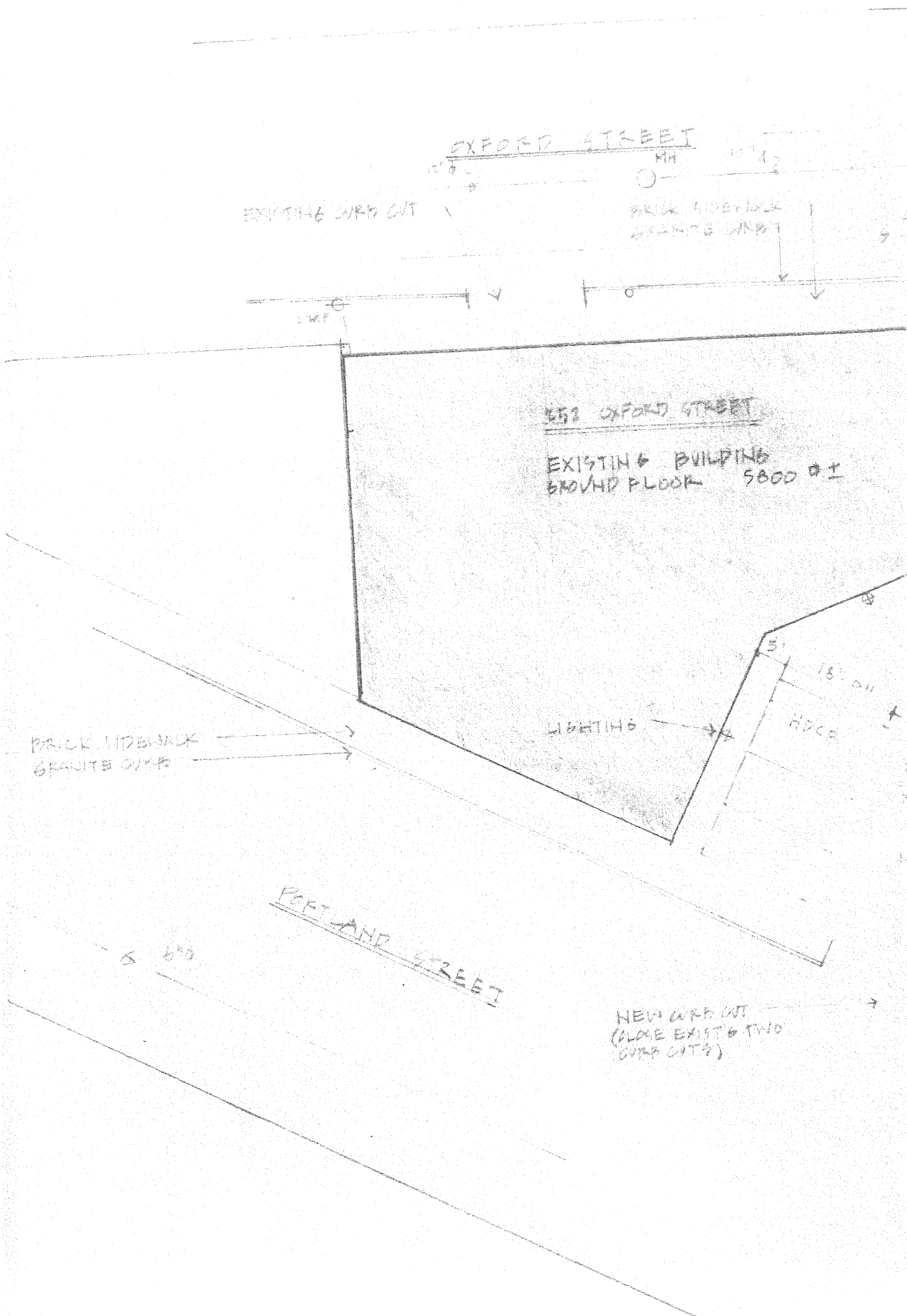
LIGHTING

5'
18' 0"

HDCP

PORTLAND STREET

NEW CURB CUT
(CLOSE EXISTING TWO
CURB CUTS)



SHORT TERM ACTIONS (1-3 years)	LONGER TERM ACTIONS (4+ years)
<p>Ensure an Adequate & Diverse Housing supply</p> <ul style="list-style-type: none"> a) Update zoning & encourage all types of housing projects that offer quality living options, encourage traditional neighborhood elements, promote a walkable city, are transit oriented, near neighborhood centers, smaller lot subdivisions & are compatible with each neighborhood. b) Encourage neighborhood livability with higher density multi-family & innovative mixed use projects along major public transportation routes, near service areas, in redevelopment (underutilized areas) or in-fill areas, locations near downtown, and in business zones. c) Establish a target of 20% of all new housing be subsidized & encourage development of more public housing. Maintain current proportion of subsidized housing to the total housing stock d) Remove barriers to rental housing and accessory units in single-family homes e) Discourage displacement of housing for non-residential uses. Encourage or require replacement or evaluate housing linkage fund for housing units lost. f) Preserve sensitive natural areas and explore regulations for environmentally friendly development 	<p>Ensure an Adequate & Diverse Housing supply</p> <ul style="list-style-type: none"> a) Update zoning to encourage all types of housing projects that offer quality living options, support traditional neighborhood elements, promote a walkable city, are transit oriented, near neighborhood centers, smaller lot subdivisions & are compatible with each neighborhood. b) Update zoning to encourage neighborhood livability with higher density multi-family & innovative mixed use projects that are transit oriented, near service areas, in redevelopment (underutilized areas) or in-fill areas, locations near downtown, and in business zones. c) Monitor whether achieving 20% target of subsidized housing and adjust policies accordingly
<p>Preserve & Build a Quality Housing Stock</p> <ul style="list-style-type: none"> a) Update building code to encourage flexible provisions for quality & safe housing b) Update codes for accurate/sensitive rehab of historic structures & allow flexibility c) Inspect and require owners to repair vacant residential buildings with structural problems 	<p>Preserve & Build a Quality Housing Stock</p> <ul style="list-style-type: none"> a) Amend building code to encourage flexible provisions for quality & safe housing b) Amend codes to address accurate & sensitive rehab of historic structures and allow flexibility c) Aggressively enforce local codes for safe housing & code enforcement
<p>Encourage growth that strives for the dynamic balance of essential elements of Portland</p> <ul style="list-style-type: none"> a) Strive to achieve 25% share of Cumberland County's population. Integrate housing & economic development incentives to encourage growth & take advantage of ability to accommodate more people b) Promote the benefits of growth through public education c) Monitor impacts & adjust policies accordingly 	<p>Encourage growth that strives for the dynamic balance of essential elements of Portland</p> <ul style="list-style-type: none"> a) Monitor impacts & adjust policies accordingly
<p>Support Portland's Livable Neighborhoods</p> <ul style="list-style-type: none"> a) Encourage neighborhood involvement through Portland's NBP program to develop creative housing solutions & plans that address a diverse mix of housing & city needs. Promote neighborhood livability b) Continue to implement Bayside Plan (Public Works Site) 	<p>Support Portland's Livable Neighborhoods</p> <ul style="list-style-type: none"> a) Work with neighborhoods to update GS/BE b) Continue to implement Bayside Plan (Public Works Site) c) Develop neighborhood design guidelines for compatible character and patterns of development in each neighborhood
<p>Create Financial Incentives and Collaborations</p> <ul style="list-style-type: none"> a) Increase share of City's annual HUD funding used for affordable housing (develop policy) b) Use portion of HUD funds to build capacity of non-profit developers & establish a PILOT policy c) Consider incentives for historic rehabilitation for low-income households 	<p>Create Financial Incentives and Collaborations</p> <ul style="list-style-type: none"> a) Develop incentives and partnerships: New State & federal b) Explore financial options for historic rehabilitation for market rate housing c) Evaluate option for a local tax credit for historic preservation
<p>Ensure a continuum of housing options</p> <ul style="list-style-type: none"> a) Ensure at least 10% of new housing is handicapped accessible (for federally funded) b) Assess and promote senior citizen housing and transitional housing facilities c) Encourage the construction of student & work force housing near employment centers 	<p>Ensure a continuum of housing options</p> <ul style="list-style-type: none"> a) Assess codes to require 10% of new housing in private housing to be handicapped accessible
<p>Facilitate Housing Development</p> <ul style="list-style-type: none"> a) Create real estate inventory of land, buildings, & underutilized sites suitable for housing. Identify neighborhood assets. b) Develop a disposition policy for city-owned land in accordance with housing plan. c) Develop pilot housing project. Explore building streets to encourage hsg in appropriate locations. 	<p>Facilitate Housing Development</p> <ul style="list-style-type: none"> a) Facilitate development of 200 Affordable Home Ownership units and possible street construction
<p>Promote Portland as Prohousing</p> <ul style="list-style-type: none"> a) Develop a public education/relations campaign on the benefits of living in Portland and the need for affordable housing in Portland. 	<p>Promote Portland as Prohousing</p> <ul style="list-style-type: none"> a) Develop public education brochures for frequently asked questions on historic preservation repairs.
<p>Freedom of Choice</p> <ul style="list-style-type: none"> a) Offer public education: codes, tenant/landlord education, homebuying, Fair Housing & etc. b) Update the HUD report "Analysis of Impediments to Fair Housing" c) Evaluate the need for a tenant services office 	<p>Freedom of Choice</p> <ul style="list-style-type: none"> a) Develop strategies to enable people with physical limitations to live in their homes
<p>Housing is a Regional Issue</p> <ul style="list-style-type: none"> a) Initiate & lead other communities to participate in development of a Regional Housing Plan 	<p>Housing is a Regional Issue</p> <ul style="list-style-type: none"> a) Portland will be a leader in the development of Regionally Significant Public Transportation Options b) Investigate establishing a regional funding consortium