

**CITY OF SOUTH PORTLAND
COMMUNITY DEVELOPMENT
ANNUAL ACTION PLAN
JULY 1, 2025 – JUNE 30, 2026**

BACKGROUND

The City of South Portland receives Community Development Block Grant (CDBG) funds from the U.S. Department of Housing & Urban Development (HUD) via a set-aside from Cumberland County. The partnership with Cumberland County, which is entering its 19th year, continues to be successful for both parties. South Portland receives from Cumberland County 23% of the value of the total allocation that the City of Portland receives each year. The funding amount that the city will receive for 2025-2026 projects is estimated to be about **\$423,900**.

Funded projects must meet a national objective of benefitting low-moderate income persons or neighborhoods, eliminating slum/blight in the community, or addressing an urgent need such as a natural disaster. Eligible project activities include public facilities, infrastructure, housing rehabilitation, economic development, public services, planning, and administration. Public service activities are capped at 15% of the annual allocation amount and planning/administration activities are together capped at 20% of the annual allocation amount.

PROJECT SELECTION

In order to identify specific projects, the Community Development department conducts a competitive grant application process for program funds. City of South Portland departments as well as external agencies apply through this process. Their applications are then reviewed by the Development Advisory Committee (CDAC), a group of 7 South Portland residents. The CDAC makes funding recommendations to the City Council for approval.

PUBLIC SERVICES

The Public Service program provides funding to local public service activities that directly benefit citizens of South Portland. Eligible costs include operating expenses, staffing costs, equipment/supplies, and program materials. HUD caps public service programs to 15% of the County's entitlement funding. The City of South Portland shares this cap with the other communities in the Cumberland County program. South Portland's 2025-2026 cap is estimated to be approximately **\$63,000**

Domestic Violence Outreach Support Services –Through These Doors

Through These Doors Formerly known as Family Crisis Services, provide advocacy for domestic violence victims in South Portland, including home visits, crisis hotline assistance, emergency shelter, and assistance with court protection orders.

Application Request: \$ 15,000

CDAC Recommendation: \$ 15,000

Redbank Neighborhood Resource Hub Personnel- The Opportunity Alliance

This request provides partial funding for the staffing of the Resource Hub in the Redbank Neighborhood. Over 80% of households in the Redbank neighborhood are low-moderate income. The Hub works to promote neighborhood and community connections and governance with the ultimate goal of reducing the number of vulnerable families and child abuse cases. Community engagement opportunities created by the Hub include a summer breakfast program, neighborhood connection night, a neighborhood farmer's market, a weekly bread bank, English classes, after school activities, and resources and referrals to services.

Application Request: \$ 25,000

CDAC Recommendation: \$ 0.00

Southern Maine Agency on Aging- Meals on Wheels

Southern Maine Agency on Aging's flagship program, Meals on Wheels, ensures that older adults who are homebound and unable to prepare meals receive nutritious, ready-to-eat food and essential social connection. Each week, trained staff and volunteers deliver up to five meals directly to clients' homes, with deliveries twice to three times weekly. Meals arrive frozen for convenience, and for clients requiring hot meals, Southern Maine Agency on Aging's "Warming Crew" visits to prepare the food in-home, providing an extra layer of support. This request is to support Southern Maine Agency on Aging in the delivery of 12,500 meals to the homes of 114 South Portland seniors who live food insecure.

Application Request: \$25,000
CDAC Recommendations: \$23,000

Greater Portland Family Promise - Homelessness Prevention and Housing Stabilization

Greater Portland Family Promise (GPF) is seeking CDBG funds to help families achieve sustainable independence through their Homeless Prevention and Housing Stabilization programs. Through the Homelessness Prevention program case managers help families to apply for public benefit programs (SNAP, TANF and Maine Care), access healthcare, education, food and to secure housing.

Application Request: \$25,000
CDAC Recommendations: \$25,000

PUBLIC INFRASTRUCTURE/IMPROVEMENTS

Port Resource – Colony Road Residing Project

Port Resource is requesting funds for exterior siding replacement at one of their resident properties. The existing siding on the home is dried out in some areas and rotting in others. The Colony Lane siding project will contribute to Port Resources goal of providing client’s inviting and comfortable home and also addresses needs for safety improvements.

Application Request: \$22,500
CDAC Recommendations \$22,500

South Portland Housing Development Corporation (SPHDC) Landry Heights-

The South Portland Housing Development Corporation (SPHDC) is working to construct a new senior, ages 55 and up, Low-Income, affordable housing, associated parking, at the site behind 18 Daniel P Tuell St. The building will be comprised of 38 one-bedroom apartments. Of these, 100% will be subsidized and restricted to those making 60% of Area Median Income (AMI) or less. The interior will have community space and an outdoor seating area. The goal is to continue to build upon the walkability and community features of the existing Landry Village neighborhood with an efficiently designed infill development. CDBG funds are being requested for Site clearing and construction preparation.

Application Request: \$70,000
CDAC Recommendation: \$70,000

City of South Portland – Pleasantdale Playground

The Parks, Recreation & Waterfront Department is seeking to add a playground to a small parcel of land located at the corner of Elm St and Forest Ave in the Pleasantdale neighborhood of South Portland. This project would include a fenced in play structures for children ages 2-12 with certified wood chips for surfacing. The Pleasantdale neighborhood falls in an LMI area of the City of South Portland, therefore qualifying this parcel for funding. Community playgrounds have proven to be valued assets in neighborhoods and cities as they provide healthy physical and social opportunities for families. Adding a playground to this area of South Portland would be a welcome addition to the neighborhood by converting an overgrown vacant piece of City owned land to a viable space for all to enjoy.

Application Request: \$198,445.50
CDAC Recommendations \$198,445.50

ADMINISTRATION (Limited to 20% Cap):

Program Administration

The administration of the CDBG Program includes expenses for staff time, telephone, utilities, supplies, travel, advertising, and technology. At the end of the fiscal year, excess funds that are not expended on administration costs are reallocated to other eligible projects.

Staff Recommendation: \$ 65,000
CDAC Recommendation: \$ 65,000

** The final funding amounts have not been released by HUD. The funding allocations in these documents are estimates based on past funding amounts.

Public Service – If the amount is more than the estimated funding allocation the committee recommends fulfilling Southern Maine Agency on Aging’s full request for Meals on Wheels and then awarding any remaining funding to The Opportunity Alliance for the Neighborhood Hub. If the amount of funds is less than the projected amount than the committee agreed to take an equal percentage from each program awarded funds.

Public Infrastructure –All infrastructure projects were recommended to be fully funded with the total requested amount being less than the estimated funding allocation. The committee determined that if public infrastructure funds are less than anticipated it first pull from that surplus funding and then would pull funding from the South Portland Housing Development Corporation- Landry Heights.

2025 CDAC Recommendations

Applicants	Project	Average	Request	CDAC Final Recommendation	City Council Approved
PUBLIC INFRASTRUCTURE / FACILITIES					
Port Resources	Residing Project	90.14	\$22,500.00	\$22,500.00	
South Portland Housing Authority	Housing Pre-Development	92.00	\$70,000.00	\$70,000.00	
City of South Portland	Pleasantdale Playground	86.86	\$198,445.50	\$198,445.50	
Total:				\$290,945.50	\$0.00
PUBLIC SERVICE					
	Project	Average	Request	Recommendation	
Through These Doors	DV Advocacy Support Services	96.86	\$15,000.00	\$15,000.00	
The Opportunity Alliance	Resource Hub	90.57	\$25,000.00	\$0.00	
Southern Maine Agency on Aging	Meals on Wheels	91.57	\$25,000.00	\$23,000.00	
Greater Portland Family Promise	Homeless Prevention	95.57	\$25,000.00	\$25,000.00	
Total:				\$63,000.00	\$0.00
Admin					
			Request	Recommendation	Recommendation
CDBG Administration			\$65,000.00	\$65,000.00	
Total:			\$	418,945.50	\$0.00

Contingency Plan:

Public Service: If the amount is greater than the estimated allocation, the funding will first go to SMAA, Meals on Wheels to fulfill their request. Any remaining funding would then go to TOA, the Neighborhood Resource Hub. If the amount of funding is less the committee determined they would take an equal percentage from the awarded projects.

Public Infrastructure: If the amount of funding is less than anticipated the committee would first use the surplus of infrastructure funds and then subtract from the South Portland Housing Authority Award.

Public Services Available: \$ 63,000.00
Development Available: \$ 295,900.00
Admin Available: \$ 65,000.00
Total City Funding: \$ 423,900.00

CITY OF SOUTH PORTLAND
COMMUNITY DEVELOPMENT
CITIZEN PARTICIPATION PLAN
FOR THE CUMBERLAND COUNTY
5 YEAR CONSOLIDATED ANNUAL ACTION PLAN

BACKGROUND

The United States Department of Housing and Urban Development (HUD) requires the County of Cumberland as a HUD Entitlement Jurisdiction to adopt and follow a Citizen Participation Plan. The plan is a condition of receiving funds under the Community Development Block Grant program. Cumberland County as a HUD Entitlement Jurisdiction has adopted this Citizen Participation Plan to encourage participation of residents in compliance with section 104(a)(3) of the Housing and Community Development Act of 1974. The Plan strongly encourages residents to participate in the development of the Five Year Consolidated Plan, Consolidated Annual Performance Evaluation Report (CAPER), Consolidated Annual Action Plan and any substantial amendments to the documents as necessary.

The purpose and principal focus of the Citizen Participation Plan is to ensure that the County undertakes an effective public process encouraging input and participation from residents, non-profit organizations, community officials, Public Housing Authorities, and interested parties. The Plan's focus is to provide formal and informal mechanisms to encourage and facilitate input particularly from low and moderate income persons and organizations that represent and provide services to low and moderate income persons.

In its initial program year, the County established two set-aside allocations for the City of South Portland and the Town of Bridgton. These communities will hold public meetings concerning the expenditure of CDBG program funds within their jurisdictions. These meetings will be coordinated by County and municipal program staff.

Within the current Citizen Participation Plan, the parameters for minor amendment pertaining to the two Set Aside communities are not clearly identify. As part of the County's 2022-2026 5 Year Consolidated Annual Action Plan, they will be submitting an updated Citizen Participation Plan that formalize those processes moving forward.

An amendment to the Consolidated Plan may be necessary for a variety of reasons including but not limited to: other funding becoming available to complete a project, another project of the

same nature is deemed a better solution, changes in data that reflect the need to reconsider projects and/or priorities, and/or or another project is deemed to have a higher priority. Also, programmatic or budget changes may occur including but not limited to the following: new activities, overrun/under-run situations, fund transfers, and/or reductions/increases in HUD Entitlement funding.

Acton Required by City Council: Review and Vote to include the following text within the County's Plan specific to South Portland, this will formalize a process already being done at the County level. Below is the Section C of the minor amendment. This is a summary of the procedural process CDBG staff will follow in the event of a minor amendment. Any changes that are beyond minor, are substantial. Substantial amendments require a written submission to and approval by the U.S. Dept. of HUD prior to implementation, South Portland City Council will be included in this process.

C. Minor Amendment for Set A Side Communities.

The following Minor Amendments of the South Portland CDBG program will be reviewed and approved by the South Portland CDBG Coordinator and provided to the CDAC on annual basis. The CDAC meetings are open to the public, the funding changes will be available to the public as part of the CDAC agenda packet and meeting minutes. All meeting times and agenda materials are available via the City of South Portland website.

1. Moving any unspent funds from a completed project to the South Portland CDBG Unallocated funds account.
2. A minor change in the purpose, scope, location, or type of beneficiaries of a previously approved activity.
3. Any increase or decrease of a previously approved project where the increase or decrease is less than 15% of the total Public Services annual allocation or 10% of the Public Infrastructure programs annual allocation.

The following Minor Amendments of the South Portland CDBG program will be given to the CDAC for review and recommendation. The CDAC meetings are open to the public, the funding changes will be available to the public as part of the CDAC agenda packet and meeting minutes. All meeting times and agenda materials are available via the City of South Portland website.

1. Any increase or decrease of a previously approved project where the increase or decrease is more than 15% of the total Public Services annual allocation or 10% of the Public Infrastructure programs annual allocation but less than 25% of South Portland's Annual CDBG Allocation from the current year.
2. Creation of a new CDBG activity where the activity budget is less than 25% of South Portland's Annual Allocation.

The Following Minor Amendments of the South Portland CDBG program will be reviewed by the CDAC and sent to the South Portland City Council for approval.

1. Any increase in funding for any previously approved or newly created activity that increases the budget by over 25% of South Portland's annual allocation for the current year. *If the change is large enough to constitute a Substantial Amendment for the

Cumberland County CDBG Entitlement Jurisdiction's overall program, a public hearing will be held at the City Council meeting.

Substantial Amendments

All Substantial Amendments are required to go through the Cumberland County Substantial Amendment process, even if the origin activity takes place in a set-aside Community. A Substantial Amendment is defined as:

- The County proposes to use more than 25% of its fiscal year allocation, from any one HUD program, to undertake one or more new activities.
- The County proposes to alter the location or beneficiaries of previously approved activities whose cost exceeds 25% of the fiscal year allocation for any one HUD program.
- The County proposes to alter the 5-year Consolidated Plan strategy by adding a new priority, previously not considered, to undertake new activities with the fiscal year.

Substantial amendments require a written submission to and approval by the U.S. Dept. of HUD prior to implementation. Prior to submission to HUD the following will be completed:

- 1) The South Portland City Council will hold a public hearing and approval the funding changed when applicable.
- 2) The MOC will review the proposed change and recommend action to the County Commissioners.
- 2) A legal notice will be placed in the Portland Press Herald describing the proposed change a minimum of 15 working days prior to consideration by the County Commissioners.
- 3) The County Commissioners will hold a Public Hearing on the proposed change(s) prior to review and adoption.