

**Cumberland County, Maine**

**Consolidated Plan**  
**For**  
**HUD Programs**

**Five Year Period**  
**July 1, 2016 - June 30, 2021**

**&**

**Annual Action Plan**  
**July 1, 2016 – June 30, 2017**

**Community Development Office**  
**Cumberland County Executive Department**  
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## Executive Summary

### ES-05 Executive Summary - 91.200(c), 91.220(b)

#### 1. Introduction

The U.S. Department of Housing and Urban Development (HUD) requires jurisdictions to combine the planning and applications for the Community Development Block Grant (CDBG), the HOME Investment Partnership Program and the Emergency Shelter Grant (ESG) into a single submission known as the Consolidated Plan. Though Cumberland County is only a direct recipient of CDBG program funds the application and plan are still referred to as the "Consolidated Plan".

The Cumberland County Commissioners charged the Community Development Office to develop this Consolidated Plan and administer programs covered by the Plan. The Consolidated Plan establishes how Cumberland County and its municipalities will use the resources available through HUD programs to address housing and community development needs for the period 2016 - 2020.

Cumberland County is a member of the Cumberland County/City of Portland HOME program Consortium and receives HOME funds through that Consortium. The City of Portland is the lead community of the Consortium. Information concerning the Consortium is primarily contained in the City of Portland's Consolidated Plan, though portions related to Cumberland County will be repeated in this report.

Inaugurated in 2007, the Cumberland County Community Development program is the only county-based HUD entitlement jurisdiction in New England. The program is managed by the County in partnership with 25 participating municipalities. Two communities, the Town of Bridgton and the City of South Portland, receive a "set-aside" of program funds each year. Twenty-three municipalities compete annually for the remainder of program resources. Selected programs providing regionally based services are sponsored by the County itself and operated by non-profit service organizations.

The geographical area described by the Consolidated Plan is the Cumberland County Entitlement Jurisdiction (CCEJ). The CCEJ does not include the City of Portland or the Towns of Brunswick and Frye Island. Portland prepares its own Plan receiving funds directly from HUD as an independent Entitlement Jurisdiction. The Town of Brunswick elects to remain with the State of Maine's CDBG program operated by the Dept. of Economic and Community Development, Office of Community Development. Frye Island lacks a year-round population making it ineligible for funding.

The CCEJ includes a wide variety of urban, suburban and rural communities. The geographic territory spans over 765 square miles ranging from off-shore coastal islands to towns at the foothills of the White Mountains.

The 25 municipal members of the Cumberland County Entitlement Jurisdiction are: Towns of Baldwin, Bridgton, Cape Elizabeth, Casco, Chebeague Island, Cumberland, Falmouth, Freeport, Gorham, Gray, Harpswell, Harrison, Long Island, Naples, New Gloucester, North Yarmouth, Pownal, Raymond, Scarborough, Sebago, Standish, Windham, Yarmouth and the Cities of South Portland and Westbrook.

## **2. Summary of the objectives and outcomes identified in the Plan**

For each of the next five years, Cumberland County anticipates that Community Development Block Grant (CDBG) funds to address the needs outlined in the Consolidated Plan will range from approximately \$1 million to \$1.5 million per year. An Annual Action Plan is submitted to HUD outlining program activities and goals for each specific program year of the 5-year plan. Activities funded in the next five years will support at least one objective and one outcome.

The three overarching objectives guiding the proposed activities are:

- Providing Decent Affordable Housing
- Creating Suitable Living Environments
- Creating Economic Opportunities

The three outcomes illustrating the benefits of each activity funded by the CDBG program are:

- Improve Availability/Accessibility
- Improve Affordability
- Improve Sustainability

What follows is an outline of the priorities identified in the Consolidated Plan.

### **1) Public Facility and Infrastructure Improvements**

- Fund community development projects improving communities and neighborhoods including water/sewer projects, storm drainage, sidewalk and street improvements.
- Fund public facility improvements benefiting low/moderate income residents and communities including community centers, neighborhood facilities, youth and senior centers, homeless facilities, parks, and community recreation centers.

### **2) Increase Access to Affordable Housing**

- Fund housing rehabilitation, weatherization and heating system improvements for between 100 – 250 units
- Fund infrastructure (roads, utilities) to support the construction of affordable housing

### 3) Public Services

Provide funds for a broad array of services in three general categories:

- Basic needs including food and home heating
- Services to special populations including elders, victims of domestic violence, homeless persons, persons with disabilities
- Specialized activities including job training, recreation, education, transportation, targeted neighborhood services

### 4) Economic Development

- While historically not a major focus of the CCEJ, maintain the potential to provide loans, micro-loan technical assistance, grants or infrastructure improvements for economic development initiatives.

### 5) Planning

- Provide funds, as available to assist communities to plan for future needs and access new opportunities.

## 3. Evaluation of past performance

Each year Cumberland County reports progress in meeting programmatic goals in its Consolidated Annual Performance Evaluation Report (CAPER). The program has consistently met or exceeded performance objectives and expended funds in a timely manner. The program is continually evolving and improving under the thoughtful guidance of its 25-member Municipal Oversight Committee (MOC).

## 4. Summary of citizen participation process and consultation process

All 25 of the communities in the CCEJ were consulted in the formation of the Consolidated Plan. Consultations occurred through meetings and an online survey. Service agencies and housing authorities were also consulted for the plan. The communities and agencies shared their goals and priorities for the program and shared information and data about their service areas and trends in their communities.

Cumberland County, the City of South Portland, and the Town of Bridgton each conducted their own public process to select CDBG activities. Designated committees held public meetings in order to formulate funding recommendations to their elected officials.

## **5. Summary of public comments**

Members of the public made positive comments and inquiries about the goals of the Consolidated Plan and the upcoming 2016 program year. At several meetings, applicants spoke in support of their project proposals.

1) Theo Holtwijk, Director of Long-Range Planning for the Town of Falmouth and former chairman of the Municipal Oversight Committee conducted a detailed examination of the proposed plan. He commented that the plan reflected a careful examination of the issues effecting the communities of Cumberland County and the thinking of Oversight Committee members as representatives of these communities.

2) Eight written comments were received – all favorable. These are attached in the appendix.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments and views were accepted.

## **7. Summary**

This five year plan identifies Cumberland County's housing and community development needs and outlines a strategy for addressing them. The identification of these strategic priorities is a product of consultation with community stakeholders and collection of data.

The work of the Cumberland County Entitlement Jurisdiction is resoundingly supported by all 25 member communities. Community representatives and citizens have repeatedly reiterated continued support for the types of exceptional projects and activities we've funded over the past 10 years.

## The Process

### PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

| Agency Role           | Name              | Department/Agency                |
|-----------------------|-------------------|----------------------------------|
| Lead Agency           | CUMBERLAND COUNTY |                                  |
| CDBG Administrator    | CUMBERLAND COUNTY | Community Development Department |
| HOPWA Administrator   |                   |                                  |
| HOME Administrator    |                   |                                  |
| HOPWA-C Administrator |                   |                                  |

Table 1– Responsible Agencies

### Narrative

The Consolidated Plan was prepared by staff of the Cumberland County Community Development office in conjunction with the City of Portland Housing & Community Development department.

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## **PR-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

Cumberland County (CCEJ) conducted significant consultation with citizens, municipal officials, non-profit agencies, public housing agencies, representatives of the Statewide Homeless Council and the Continuum of Care.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

Consultations were conducted with the Westbrook Housing Authority and the South Portland Housing Authority in preparation of this plan. The two Authorities provided data on housing vouchers, waiting lists, capital needs, and future plans.

Social Service agencies consulted included: Southern Maine Agency on Aging, Family Crisis Services, The Opportunity Alliance, AVESTA Housing, Community Housing of Maine, AlphaOne and AARP. These organizations provided background and data on clients served, emerging needs and trends and financial challenges.

For issues concerning the City of South Portland the General Assistance Director Kathleen Babeu, the local Food Pantry and School Department were consulted.

For issues concerning the Town of Bridgton the Community Center Director Carmen Lone and Anne Krieg the Director of Economic, Community Development and Planning were consulted.

Significant and ongoing consultations are maintained with the City of Portland's Division of Housing and Community Development, our HUD HOME Consortium partner.

At each of these sessions the CCEJ stressed the roles played by each partner to improve the lives and wellbeing of our region's low/moderate income residents. We work to identify shared interests, strategically investing limited CDBG resources to achieve the greatest good.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

CCEJ staff met with Cullen Ryan of the Maine Statewide Homeless Council. He stressed that in the City of Portland and Cumberland County the most critical issue is the placement of "long-term shelter stayers" into permanent housing. There is currently a significant effort underway which he hopes the County CDBG program could support. The initiative to house "long-term stayers" (aka chronically

homeless) is a coordinated effort among mental health agencies, social service agencies, housing providers and municipalities.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

Cumberland County is not a recipient of ESG funds.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

See table on next page.

Table 2– Agencies, groups, organizations who participated

|   |                                                                                                                                                      |                                                                                                                                                                                                                                                                                                  |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | <b>Agency/Group/Organization</b>                                                                                                                     | AVESTA HOUSING                                                                                                                                                                                                                                                                                   |
|   | <b>Agency/Group/Organization Type</b>                                                                                                                | Housing                                                                                                                                                                                                                                                                                          |
|   | <b>What section of the Plan was addressed by Consultation?</b>                                                                                       | Housing Need Assessment                                                                                                                                                                                                                                                                          |
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Avesta Housing is the largest owner, manager and developer of affordable housing in Cumberland County. Avesta staff provided a wealth of information concerning their current occupants and their needs and the demand for affordable housing in the region.                                     |
| 2 | <b>Agency/Group/Organization</b>                                                                                                                     | SOUTHERN MAINE ON AGENCY ON AGING                                                                                                                                                                                                                                                                |
|   | <b>Agency/Group/Organization Type</b>                                                                                                                | Services-Elderly Persons                                                                                                                                                                                                                                                                         |
|   | <b>What section of the Plan was addressed by Consultation?</b>                                                                                       | Non-Homeless Special Needs                                                                                                                                                                                                                                                                       |
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Southern Maine Agency on Aging is the center service organization of elders in Cumberland County. We met with senior staff to review their assessment of emerging needs of the County's elders. We continue to coordinate with SMAA as they have been a frequent recipient of CDBG program funds |
| 3 | <b>Agency/Group/Organization</b>                                                                                                                     | Family Crisis Services                                                                                                                                                                                                                                                                           |
|   | <b>Agency/Group/Organization Type</b>                                                                                                                | Services-Victims of Domestic Violence                                                                                                                                                                                                                                                            |
|   | <b>What section of the Plan was addressed by Consultation?</b>                                                                                       | Non-Homeless Special Needs                                                                                                                                                                                                                                                                       |
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | In person interview with senior staff at Family Crisis Services. The agency has been a recipient of CDBG funds over the past 5 years and will be likely applying for funds in the future. The need for case management services continues                                                        |
| 4 | <b>Agency/Group/Organization</b>                                                                                                                     | Opportunity Alliance                                                                                                                                                                                                                                                                             |
|   | <b>Agency/Group/Organization Type</b>                                                                                                                | Services - Housing<br>Services-Children<br>Services-Elderly Persons<br>Services-Persons with Disabilities<br>Services-homeless                                                                                                                                                                   |

|   |                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                 |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <b>What section of the Plan was addressed by Consultation?</b>                                                                                       | Housing Need Assessment<br>Homelessness Strategy<br>Non-Homeless Special Needs                                                                                                                                                                                                                                                  |
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | In person interview with senior staff of The Opportunity Alliance. TOA is the largest social service agency in Cumberland County. They've been a recipient of CDBG program funds every year the County program has been in existence. Coordination with TOA is embedded in the County's CDBG program.                           |
| 5 | <b>Agency/Group/Organization</b>                                                                                                                     | Community Housing of Maine                                                                                                                                                                                                                                                                                                      |
|   | <b>Agency/Group/Organization Type</b>                                                                                                                | Housing                                                                                                                                                                                                                                                                                                                         |
|   | <b>What section of the Plan was addressed by Consultation?</b>                                                                                       | Housing Need Assessment                                                                                                                                                                                                                                                                                                         |
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | In person interview with CHOM director Cullen Ryan. CHOM is the largest provider of supportive housing units in the Maine. The consultation may lead to greater coordination in the future, particularly concerning the goal of reducing "long-term" stayers at local homeless shelters.                                        |
| 6 | <b>Agency/Group/Organization</b>                                                                                                                     | Alpha One                                                                                                                                                                                                                                                                                                                       |
|   | <b>Agency/Group/Organization Type</b>                                                                                                                | Services-Persons with Disabilities                                                                                                                                                                                                                                                                                              |
|   | <b>What section of the Plan was addressed by Consultation?</b>                                                                                       | Housing Need Assessment<br>Non-Homeless Special Needs                                                                                                                                                                                                                                                                           |
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Interview with senior agency staff of AlphaOne. AlphaOne is the largest service organization for persons with disabilities in Maine. The organization has administered CDBG funded programs to install access ramps at homes throughout the County. AlphaOne staff reinforced the continuing needs of adults with disabilities. |
| 7 | <b>Agency/Group/Organization</b>                                                                                                                     | AARP                                                                                                                                                                                                                                                                                                                            |
|   | <b>Agency/Group/Organization Type</b>                                                                                                                | Services-Elderly Persons                                                                                                                                                                                                                                                                                                        |
|   | <b>What section of the Plan was addressed by Consultation?</b>                                                                                       | Non-Homeless Special Needs                                                                                                                                                                                                                                                                                                      |

|    |                                                                                                                                                      |                                                                                                                                                                                                   |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Interview with AARP senior staff. Given the large and growing elder population in the County, expanding services is a likely outcome over the coming years.                                       |
| 8  | <b>Agency/Group/Organization</b>                                                                                                                     | Greater Portland Council of Governments                                                                                                                                                           |
|    | <b>Agency/Group/Organization Type</b>                                                                                                                | Regional organization<br>Planning organization                                                                                                                                                    |
|    | <b>What section of the Plan was addressed by Consultation?</b>                                                                                       | Housing Need Assessment<br>Economic Development                                                                                                                                                   |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Interview with Executive Director and senior staff. The program has continually consulted with GPCOG on issues of regional importance including housing, economic development and transportation. |
| 9  | <b>Agency/Group/Organization</b>                                                                                                                     | RTP                                                                                                                                                                                               |
|    | <b>Agency/Group/Organization Type</b>                                                                                                                | Regional organization<br>Transportation                                                                                                                                                           |
|    | <b>What section of the Plan was addressed by Consultation?</b>                                                                                       | Non-Homeless Special Needs<br>Transportation                                                                                                                                                      |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Interview with RTP Executive Director. RTP has a much better understanding of the CDBG program and may apply for grant funds during the Con Plan period.                                          |
| 10 | <b>Agency/Group/Organization</b>                                                                                                                     | MAINE STATE HOUSING AUTHORITY                                                                                                                                                                     |
|    | <b>Agency/Group/Organization Type</b>                                                                                                                | Housing<br>Other government - State                                                                                                                                                               |
|    | <b>What section of the Plan was addressed by Consultation?</b>                                                                                       | Housing Need Assessment                                                                                                                                                                           |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | MaineHousing provided housing data valuable in the development of the Con Plan.                                                                                                                   |
| 11 | <b>Agency/Group/Organization</b>                                                                                                                     | CITY OF PORTLAND                                                                                                                                                                                  |
|    | <b>Agency/Group/Organization Type</b>                                                                                                                | Other government - Local                                                                                                                                                                          |
|    | <b>What section of the Plan was addressed by Consultation?</b>                                                                                       | Housing Need Assessment<br>Homelessness Strategy<br>Market Analysis                                                                                                                               |

|    |                                                                                                                                                      |                                                                                                                                                                                                             |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Multiple meetings with senior staff of Portland's Division of Housing & Community Development. The County and City work closely together as partners in our HOME Consortium and as neighboring communities. |
| 12 | <b>Agency/Group/Organization</b>                                                                                                                     | Westbrook Housing Authority                                                                                                                                                                                 |
|    | <b>Agency/Group/Organization Type</b>                                                                                                                | Housing<br>PHA                                                                                                                                                                                              |
|    | <b>What section of the Plan was addressed by Consultation?</b>                                                                                       | Public Housing Needs                                                                                                                                                                                        |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Interview with Executive Director & senior staff. WHA provided data for the Con Plan and informed us of their future housing development plans.                                                             |
| 13 | <b>Agency/Group/Organization</b>                                                                                                                     | South Portland Housing Authority                                                                                                                                                                            |
|    | <b>Agency/Group/Organization Type</b>                                                                                                                | Housing<br>PHA                                                                                                                                                                                              |
|    | <b>What section of the Plan was addressed by Consultation?</b>                                                                                       | Public Housing Needs                                                                                                                                                                                        |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Interview with Executive Director & senior staff. SPHA provided data for the Con Plan and informed us of their future housing development plans                                                             |

**Identify any Agency Types not consulted and provide rationale for not consulting**

Efforts were made to consult as broadly as possible; no particular agencies were excluded from consultation.

### Other local/regional/state/federal planning efforts considered when preparing the Plan

| Name of Plan                              | Lead Organization                                     | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|-------------------------------------------|-------------------------------------------------------|------------------------------------------------------------------------------|
| Continuum of Care                         | State of Maine                                        | The prevention of homelessness                                               |
| City of Portland, Maine Consolidated Plan | Portland, Division of Housing & Community Development | Affordable housing and housing rehabilitation                                |

Table 3– Other local / regional / federal planning efforts

### Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

- Cumberland County is a member of a HOME Consortium with the City of Portland and the Town of Brunswick.
- Cumberland County and the City of Portland are in constant contact concerning the implementation of our CDBG and HOME funded programs.
- Coordination, communication and cooperation with the 25 member municipal partners is the ongoing work of the County Community Development program.
- Staff of the CCEJ are in regular contact and consultation with the Maine State Housing Authority (MaineHousing) and the Office of Community Development at the State Department of Economic & Community Development.

### Narrative

In addition to surveys and meetings of the entire Municipal Oversight Committee (MOC), Cumberland County community development program staff met with community leaders, elected officials and professional staff from the cities of South Portland and Westbrook and the towns of Bridgton, Cumberland, Falmouth, Freeport, Gorham, Gray, Harpswell, New Gloucester, Scarborough and Windham. These meetings provided background into the ongoing and emerging needs and opportunities of these municipalities.

## **PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)**

- 1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal-setting**

The Citizen Participation process for the Cumberland County Consolidated Plan included meetings of the Municipal Oversight Committee (MOC), the South Portland Community Development Advisory Committee (CDAC), and the Bridgton Community Development Committee (CDC). All of the meetings were open to the public.

### Cumberland County MOC

The MOC consists of a representative from each of the 25 communities in the Cumberland County Community Development program. Representatives include Town Managers, elected officials, and economic development/planning staff.

### South Portland CDAC

The CDAC convenes every year to review CDBG applications and make recommendations for funding to the South Portland City Council. The Committee is made up of 7 South Portland residents appointed by the Councilors.

### Bridgton CDC

The CDC advises the Bridgton Select Board on a range of topics in Town, including growth strategies, affordable housing, and community services. Every year they review CDBG applications and make recommendations for funding.

### Citizen Participation Outreach

| Sort Order | Mode of Outreach | Target of Outreach           | Summary of response/attendance                                                                                                                     | Summary of comments received                                                     | Summary of comments not accepted and reasons | URL (if applicable) |
|------------|------------------|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|----------------------------------------------|---------------------|
| 1          | Public Meeting   | Non-targeted/broad community | Municipal Oversight Committee Meeting - October 14, 2015. The committee met to review the online survey about community needs.                     | The committee discussed community needs. No members of the public made comments. | All comments were accepted.                  |                     |
| 2          | Public Meeting   | Non-targeted/broad community | South Portland CDAC Meeting - November 19, 2015. The committee received updates on current ongoing projects, and prepared for the next grant year. | The committee discussed the program. No members of the public made comments.     | All comments were accepted.                  |                     |
| 3          | Public Meeting   | Non-targeted/broad community | Bridgton CDC Meeting - January 13, 2016. The committee reviewed CDBG applications.                                                                 | The committee discussed the applications.                                        | All comments were accepted.                  |                     |

| Sort Order | Mode of Outreach | Target of Outreach           | Summary of response/attendance                                                                                                                           | Summary of comments received                                                      | Summary of comments not accepted and reasons | URL (if applicable) |
|------------|------------------|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------|---------------------|
| 4          | Public Meeting   | Non-targeted/broad community | Bridgton CDC Meeting - January 20, 2016. The committee heard directly from grant applicants about their projects.                                        | Grant applicants spoke about their projects.                                      | All comments were accepted.                  |                     |
| 5          | Public Meeting   | Non-targeted/broad community | South Portland CDAC Meeting - January 27, 2016. The committee discussed the new grant applications that were submitted and their priorities for funding. | The committee discussed the applications. No members of the public made comments. | All comments were accepted.                  |                     |
| 6          | Public Meeting   | Non-targeted/broad community | Bridgton CDC Meeting - February 3, 2016. The committee formulated their funding recommendations for the Select Board.                                    | The committee discussed their funding recommendations.                            | All comments were accepted.                  |                     |

| Sort Order | Mode of Outreach | Target of Outreach           | Summary of response/attendance                                                                                                                  | Summary of comments received                                                                                                        | Summary of comments not accepted and reasons | URL (if applicable) |
|------------|------------------|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|---------------------|
| 7          | Public Hearing   | Non-targeted/broad community | South Portland CDAC Meeting - February 10, 2016. The committee held a public hearing where grant applicants could present and answer questions. | All of the South Portland public services applicants spoke on behalf of their applications. No members of the public made comments. | All comments were accepted.                  |                     |
| 8          | Public Meeting   | Non-targeted/broad community | MOC Review Team Meeting - February 11, 2016. The committee had an initial meeting after receiving applications.                                 | The committee discussed applications. No members of the public made comments.                                                       | All comments were accepted.                  |                     |
| 9          | Public Hearing   | Non-targeted/broad community | Bridgton Select Board Meeting - February 23, 2016. An initial public hearing to present the CDC's recommendations.                              | Applicants attended and answered questions from the Select Board.                                                                   | All comments were accepted.                  |                     |

| Sort Order | Mode of Outreach | Target of Outreach           | Summary of response/attendance                                                                                                          | Summary of comments received                                                      | Summary of comments not accepted and reasons | URL (if applicable) |
|------------|------------------|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------|---------------------|
| 10         | Public Meeting   | Non-targeted/broad community | South Portland CDAC Meeting - February 24, 2016. The committee formulated their final funding recommendations for the City Council.     | The committee made their recommendations. No members of the public made comments. | All comments were accepted.                  |                     |
| 11         | Public Meeting   | Non-targeted/broad community | MOC Review Team Meeting - February 25, 2016. Grant applicants presented to the Review Team and answered questions about their projects. | Applicants presented. No members of the public made comments.                     | All comments were accepted.                  |                     |
| 12         | Public Meeting   | Non-targeted/broad community | MOC Review Team Meeting - March 3, 2016. The group discussed their scoring and funding recommendations.                                 | The group discussed their scores. No members of the public made comments.         | All comments were accepted.                  |                     |

| Sort Order | Mode of Outreach | Target of Outreach           | Summary of response/attendance                                                                                                                             | Summary of comments received                                             | Summary of comments not accepted and reasons | URL (if applicable) |
|------------|------------------|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|----------------------------------------------|---------------------|
| 13         | Public Meeting   | Non-targeted/broad community | Bridgton Select Board Meeting - March 8, 2016. The Select Board made their final selection of CDBG projects.                                               | The Select Board decided which CDBG projects would receive funding.      | All comments were accepted.                  |                     |
| 14         | Public Meeting   | Non-targeted/broad community | MOC Meeting - March 10, 2016. The Review Team presented their funding recommendations to the committee.                                                    | The group discussed the recommendations and the 5 year Consolidated Plan | All comments were accepted.                  |                     |
| 15         | Public Meeting   | Non-targeted/broad community | County Commissioners Workshop - March 14, 2016. The initial recommendations of the Review Team, the CDC, and the CDAC were presented to the Commissioners. | Community Development staff answered Commissioners' questions.           | All comments were accepted.                  |                     |

| Sort Order | Mode of Outreach | Target of Outreach           | Summary of response/attendance                                                                                                                           | Summary of comments received                                                                                                                                    | Summary of comments not accepted and reasons | URL (if applicable) |
|------------|------------------|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|---------------------|
| 16         | Public Meeting   | Non-targeted/broad community | MOC Meeting - March 24, 2016.                                                                                                                            | Members of the Committee discussed the Con Plan and agreed to the priorities and funding allocations.                                                           | All comments were accepted.                  |                     |
| 17         | Public Meeting   | Non-targeted/broad community | South Portland City Council Meeting - April 4, 2016. The City Council approved the CDAC's 2016 funding allocations to be forwarded to Cumberland County. | One resident spoke in favor of the funding recommendations. Three of the Councilors made comments about the history and benefits of CDBG in South Portland. The | All comments were accepted.                  |                     |
| 18         | Public Meeting   | Non-targeted/broad community | County Commissioners Meeting - April 11, 2016.                                                                                                           | Commissioners and members of the public spoke positively about the program.                                                                                     | All comments were accepted.                  |                     |
| 19         | Public Hearing   | Non-targeted/broad community | County Commissioners Meeting - May 9, 2016.                                                                                                              | No comments were made.                                                                                                                                          | All comments were accepted.                  |                     |

Table 4– Citizen Participation Outreach



## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

The Cumberland County Entitlement Jurisdiction (CCEJ) contains an area of over 765 square miles with 25 independent municipal governments. These communities range from small cities to suburbs to rural towns; from coastal and island communities to inland lakeshore towns to older mill towns. As a result, needs and community challenges vary, though common themes emerged from our surveys, and discussions with housing providers, social service agencies, community consultations and community meetings.

#### Issues and Challenges

- Affordable housing for both seniors and families
- Housing rehabilitation and home energy efficiency
- A growing senior population
- Public infrastructure in need of renewal and expansion
- Parks, playgrounds and recreation facilities
- New public facilities, particularly community centers
- Downtown/village improvements
- Homeless services
- In the Cities of Westbrook and South Portland – meeting the needs of a growing immigrant/refugee community
- Limited public transportation



**How were these needs determined?**

Record of applications received over the past 5 years.

Survey of municipal partners

Meetings with municipal officials.

Community-wide and neighborhood meetings in South Portland and Bridgton

**Describe the jurisdiction's need for Public Services:**

Given a jurisdiction of 25 municipalities covering over 765 square miles with a population of over 200,000 the need for services is vast – and ever expanding. These needs can be divided into three general categories:

- Basic needs including food and home heating,
- Special populations including elder services, domestic violence services, homeless services, and addiction recovery.
- Specialized activities – recreation programs, education, transportation, targeted neighborhood services, job training programs.

The 15% of CDBG funds annually available for Public Service activities - \$208,000 in 2016 represents an extremely modest resource in relation to the approximately 20,000 residents with incomes below the poverty line within the CCEJ.

**How were these needs determined?**

Record of applications received over the past 5 years.

Survey of municipal partners

Interviews and consultations with housing and social service providers

Meetings with municipal officials

**Based on the needs analysis above, describe the State's needs in Colonias**

Not applicable

## **NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

Within the 25 communities of the CCEJ are a host of diverse public facilities in need of repairs and renovation. Many communities identified needs for facilities that currently do not exist but would like to see created.

The community needs survey results demonstrated:

- 17 communities identified recreation facilities in need of repair or improvement
- 10 communities identified a need for a community or senior center *or* rehabilitation and expansion needs at an existing facility.
- 10 communities identified a need for expanded parking facilities.
- Many communities highlighted the need for improved handicap accessibility at community facilities.

### **How were these needs determined?**

Record of applications received over the past 5 years.

Survey of municipal partners

Interviews and consultations with housing and social service providers

Meetings with municipal officials.

### **Describe the jurisdiction's need for Public Improvements:**

Every community in the CCEJ has public improvement needs. Some may be eligible for CDBG program funds, some may not.

The community needs survey results demonstrated:

- 47% of communities identified street improvements as their #1 public infrastructure improvement need.
- 33% identified water/sewer as their #1 public infrastructure improvement need.
- Sidewalks, and parking ranked among the top four needs on the vast majority of survey respondents.
- Downtown or village improvements ranked high on a number of surveys and represents a top priority of several communities notably the Towns of Bridgton, Gorham and Gray.

## Housing Market Analysis

### MA-05 Overview

#### Housing Market Analysis Overview:

The Cumberland County Entitlement Jurisdiction (CCEJ) does not include the largest city and economic center of the region (and the state of Maine), the City of Portland. However, the communities in the CCEJ that directly surround Portland are home to several large employers for the region including Fairchild Semiconductor, Texas Instruments, Wex, Inc., Anthem Insurance, and IDEXX. They also serve as "bedroom communities" for residents that commute to Portland, which has many jobs in the sectors of 1) education & healthcare services, 2) finance, insurance, & real estate, and 3) professional, scientific & management. South Portland and Freeport are retail employment centers, while the Lakes Region, Harpswell, and the island communities see seasonal employment from the tourism sector. Cumberland County also retains employment in legacy economic activities such as forestry, farming and fishing.

A detailed Housing Market Analysis for Cumberland County is located in the City of Portland's 5-Year Consolidated Plan. A single Housing Market Analysis of the CCEJ is a difficult proposition given the large geography and variety of communities. Covering 765 square miles the CCEJ includes two cities, affluent suburbs, rural communities and off-shore islands. It's a world of many local markets with a host of local issues. Further complicating the challenge is that data is not specific to the CCEJ and HUD's Comprehensive Housing Market Analysis (HMA) covers three counties (Cumberland, York and Sagadahoc) and includes the City of Portland. Nonetheless a general sense of the housing market and trends can be presented.

#### Three themes:

- Affordable housing, both rental and ownership is in short supply
- Waiting lists for Housing Authority and all forms of affordable rental housing are long
- The need for housing rehabilitation and weatherization, particularly in rural areas is extensive

#### Single Family Homes

Both the number of home sales and home prices are increasing. Homebuilding activity has increased but has not yet fully expanded to meet projected demand.

### Rental Housing

The rental housing market is tight, particularly in South Portland. Most rentals in the CCEJ are located in South Portland and Westbrook with modest numbers in the towns of Gorham, Scarborough, Windham and Bridgton. Given extremely low vacancy rates, rents are increasing and becoming increasingly unaffordable for low-income households. HUD's Housing Market Analysis states that 64% of renter households in the region are unable to afford the average 2-bedroom apartment. Construction of rental housing is expanding including affordable tax-credit funded projects but the current pace is lagging behind the strong demand.

## MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

### Introduction

The Cumberland County Entitlement Jurisdiction (CCEJ) contains many local economies within a regional framework. The challenge of this Plan section is the impossibility of describing a regional economy excluding the City of Portland, the largest employment and service center in the region.

The CCEJ contains four economic components:

- 1) Suburban “bedroom” communities with many residents commuting to work in Portland, South Portland, Scarborough and Westbrook. Many of these jobs are in three sectors: 1) education & health care services; 2) finance, insurance & real estate; 3) professional, scientific & management.
- 2) Seasonal employment in the summer (and late spring/early autumn) tourism sector – largely centered on the Lakes Region, the Town of Harpswell and the off-shore communities of Long and Chebeague Islands.
- 3) Employment at the regional retail magnets in South Portland and Freeport. This includes employment in the national distribution system of LL Bean in Freeport.
- 4) Employment in our legacy economic activities: forestry, farming and fishing.

### Economic Development Market Analysis

#### Business Activity

| Business by Sector                        | Number of Workers | Number of Jobs | Share of Workers % | Share of Jobs % | Jobs less workers % |
|-------------------------------------------|-------------------|----------------|--------------------|-----------------|---------------------|
| Agriculture, Mining, Oil & Gas Extraction | 364               | 336            | 0                  | 0               | 0                   |
| Arts, Entertainment, Accommodations       | 8,087             | 9,060          | 11                 | 12              | 1                   |
| Construction                              | 3,991             | 4,573          | 5                  | 6               | 1                   |
| Education and Health Care Services        | 17,835            | 13,341         | 24                 | 18              | -6                  |

| Business by Sector                              | Number of Workers | Number of Jobs | Share of Workers % | Share of Jobs % | Jobs less workers % |
|-------------------------------------------------|-------------------|----------------|--------------------|-----------------|---------------------|
| Finance, Insurance, and Real Estate Information | 8,005             | 7,151          | 11                 | 10              | -1                  |
| Manufacturing                                   | 1,734             | 1,021          | 2                  | 1               | -1                  |
| Other Services                                  | 6,431             | 5,865          | 9                  | 8               | -1                  |
| Professional, Scientific, Management Services   | 2,750             | 2,758          | 4                  | 4               | 0                   |
| Public Administration                           | 7,666             | 7,436          | 10                 | 10              | 0                   |
| Retail Trade                                    | 0                 | 0              | 0                  | 0               | 0                   |
| Transportation and Warehousing                  | 11,504            | 14,492         | 15                 | 19              | 4                   |
| Wholesale Trade                                 | 2,626             | 3,891          | 3                  | 5               | 2                   |
| Total                                           | 4,081             | 5,059          | 5                  | 7               | 2                   |
|                                                 | 75,074            | 74,983         | --                 | --              | --                  |

**Table 5 - Business Activity**  
Data Source: 2008-2012 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

|                                                |         |
|------------------------------------------------|---------|
| Total Population in the Civilian Labor Force   | 107,516 |
| Civilian Employed Population 16 years and over | 102,067 |
| Unemployment Rate                              | 5.07    |
| Unemployment Rate for Ages 16-24               | 13.97   |
| Unemployment Rate for Ages 25-65               | 3.59    |

**Table 6 - Labor Force**

Data Source: 2008-2012 ACS

| Occupations by Sector                            |  | Number of People |
|--------------------------------------------------|--|------------------|
| Management, business and financial               |  | 28,877           |
| Farming, fisheries and forestry occupations      |  | 3,284            |
| Service                                          |  | 9,813            |
| Sales and office                                 |  | 25,137           |
| Construction, extraction, maintenance and repair |  | 8,644            |
| Production, transportation and material moving   |  | 4,321            |

Table 7 – Occupations by Sector

Data Source: 2008-2012 ACS

## Travel Time

| Travel Time        | Number        | Percentage  |
|--------------------|---------------|-------------|
| < 30 Minutes       | 64,137        | 67%         |
| 30-59 Minutes      | 25,231        | 27%         |
| 60 or More Minutes | 5,682         | 6%          |
| <b>Total</b>       | <b>95,050</b> | <b>100%</b> |

Table 8 - Travel Time

Data Source: 2008-2012 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

| Educational Attainment                      | In Labor Force    |            | Not in Labor Force |
|---------------------------------------------|-------------------|------------|--------------------|
|                                             | Civilian Employed | Unemployed |                    |
| Less than high school graduate              | 1,988             | 303        | 1,519              |
| High school graduate (includes equivalency) | 20,083            | 1,293      | 5,888              |
| Some college or Associate's degree          | 26,176            | 1,114      | 4,869              |
| Bachelor's degree or higher                 | 37,856            | 1,149      | 5,060              |

Table 9 - Educational Attainment by Employment Status

Data Source: 2008-2012 ACS

### Educational Attainment by Age

|                                           | Age       |           |           |           |         |
|-------------------------------------------|-----------|-----------|-----------|-----------|---------|
|                                           | 18-24 yrs | 25-34 yrs | 35-44 yrs | 45-65 yrs | 65+ yrs |
| Less than 9th grade                       | 101       | 95        | 132       | 547       | 1,239   |
| 9th to 12th grade, no diploma             | 1,851     | 726       | 665       | 1,645     | 2,236   |
| High school graduate, GED, or alternative | 4,547     | 4,903     | 6,849     | 15,611    | 9,857   |
| Some college, no degree                   | 5,939     | 4,304     | 5,656     | 11,156    | 4,960   |
| Associate's degree                        | 813       | 1,779     | 2,975     | 6,368     | 1,845   |
| Bachelor's degree                         | 1,208     | 6,253     | 7,605     | 14,974    | 4,193   |
| Graduate or professional degree           | 111       | 1,824     | 4,362     | 9,117     | 3,633   |

Table 10 - Educational Attainment by Age

Data Source: 2008-2012 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

| Educational Attainment                      | Median Earnings in the Past 12 Months |
|---------------------------------------------|---------------------------------------|
| Less than high school graduate              | 0                                     |
| High school graduate (includes equivalency) | 0                                     |
| Some college or Associate's degree          | 0                                     |
| Bachelor's degree                           | 0                                     |
| Graduate or professional degree             | 0                                     |

Table 11 – Median Earnings in the Past 12 Months

Data Source: 2008-2012 ACS

### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The four leading employment sectors are: Education and Health Services – 17,835 employees; Retail Trade – 11,504 employees; Arts, Entertainment & Accommodations – 8,087 employees; Finance, Insurance, Real Estate (FIRE) – 8,005 employees.

### Describe the workforce and infrastructure needs of the business community:

#### Workforce Needs

- 1) Educated workers - particularly in the fields of science and technology
- 2) Younger workers – to replace our aging workforce
- 3) Workers with specific training/experience in the growing fields of health care, bio-technology, precision machining/manufacturing and skilled trades.

### Infrastructure Needs

- 1) Roads: The care and maintenance of the region's roads are absolutely critical to economic success.
- 2) Natural gas: Affordable energy is a key component of a competitive business environment. The effort to expand natural gas lines throughout the region will benefit business and the regional economy.
- 3) Affordable housing: It's difficult to attract great employees without quality affordable housing.
- 4) Sewer & water service: Limitations on public sewer and water service crimp the expansion of business development in certain county communities including Bridgton, Freeport and Windham.
- 5) Expansion of public transit and transportation.
- 6) Expansion of "broadband" technology.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

While no "major changes" are foreseen in the 5-year planning period there are issues and trends affecting job and business growth opportunities.

- 1) The tourism sector continues to expand both in the number of visitors and the length of the tourist season.
- 2) A potential bright spot in the otherwise declining forest products industry is the emergence of wood pellet fuel as a heat source
- 3) The growing trend of the "buy local" movement particularly for local food products. This is leading to a small but growing resurgence of agriculture in the region.
- 4) Meeting the needs of our aging population is creating employment and business opportunities in the service, health care and construction sectors.
- 5) Continued expansion at Idexx Laboratories in Westbrook leads a growing bio technology sector; growth at WEX, Inc. in South Portland leads expansion in the information technology field.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

A constancy of the 21st century is the requirement for workers to continually expand and evolve their skills. While there may be modest gaps, overall there is no great mismatch in the CCEJ between workforce skills and job opportunities. Gaps that exist are centered on the fields of bio-technology, precision machining and information technology.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

Workforce training initiatives at Southern Maine Community College, local adult education programs and the Portland Jobs Alliance center on the hospitality, health, bio-technology and computer services. These are consistent with the growing workforce needs of a region fueled by tourism (hospitality), an aging population (health), Idexx Laboratories, Maine Health and associated firms (bio technology) and computer services (WEX, UNUM and just about everywhere in our modern world).

These efforts support our HUD funded activities to raise individuals and families out of poverty toward financial independence and prosperity. People with good jobs strengthen our communities and neighborhoods – the overall goal of the Consolidated Plan. Self-sufficient families decrease reliance on social services and public assistance.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The CEDS for Cumberland County is developed by the Greater Portland Council of Governments.

Current initiatives in the region include Mobilize Maine; Investing in Manufacturing Communities Partnership (IMCP); and the Greater Portland Sustainable Food Production Cluster.



## **MA-50 Needs and Market Analysis Discussion**

**Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

No

**Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

Only two of the 25 member municipalities of the Cumberland County Entitlement Jurisdiction contain significant (meaning measurable) minority populations. These are the cities of Westbrook and South Portland. While racial and ethnic minorities live in all neighborhoods of these two cities there is a significant and increasing concentration of recent African and Latin American (Hispanic) immigrants in the Redbank neighborhood of South Portland. This is due to the construction of new affordable housing apartments in the neighborhood.

The downtown neighborhood in the City of Westbrook has a modest concentration of low-income families.

Definition of "concentration of racial or ethnic or low-income families": 1) a low/moderate income rate over 60%; 2) racial or ethnic minority concentration above 30% of population.

**What are the characteristics of the market in these areas/neighborhoods?**

The Redbank neighborhood contains many new, well managed and maintained affordable housing units. The neighborhood was developed during World War II to house shipyard workers in an array of streets lined with two family homes. These two-family homes, many recently renovated, along with several low-income housing tax credit financed apartment complexes form the core of the neighborhood.

Downtown Westbrook is a mix of older single and small multi-family units (2-6 unit buildings) and newer "workforce housing" low-income tax credit developments

**Are there any community assets in these areas/neighborhoods?**

The Redbank Community Center and the Redbank Hub are valuable and heavily utilized community assets. The Westbrook downtown neighborhood is served by the Westbrook Community Policing Station and the Westbrook Community Center

**Are there other strategic opportunities in any of these areas?**

The Redbank neighborhood is quite close to numerous employment opportunities including the Maine Mall and surrounding retail stores, hotels and restaurants. A large medical office complex is in the neighborhood.

Downtown Westbrook is seeing a modest revival with an increase in stores, businesses and restaurants and is also the site of the SAPPi paper mill.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The CCEJ Community Development program serves all the cities and towns of Cumberland County except the Towns of Brunswick, Frye Island and the City of Portland. Portland retains its status as an independent Entitlement Jurisdiction receiving direct allocation of CDBG, HOME and Emergency Shelter Grant (ESG) program funds from HUD. The Town of Brunswick retains its affiliation with the State of Maine Community Development Program. The Town of Frye Island, lacking year-round population, does not qualify for inclusion in the program.

Cities and Towns within the Cumberland County Entitlement Jurisdiction:

Baldwin, Gray, Scarborough  
Bridgton, Harpswell, Sebago  
Cape Elizabeth, Harrison, South Portland  
Casco, Long Island, Standish  
Chebeague Island, Naples, Westbrook  
Cumberland, New Gloucester, Windham  
Falmouth, North Yarmouth, Yarmouth  
Freeport, Pownal  
Gorham, Raymond

In total Cumberland County comprises an area of over 836 square miles with a population of 281,674 people. The Cumberland County Entitlement Jurisdiction (CCEJ) encompasses a territory of 765 square miles and 195,202 people. The region has wide ranging community development needs for housing, infrastructure, public facilities, social services, economic development and planning.

Within the CCEJ there are 24 census block groups with concentrations of households exceeding 51% low/moderate income. 27,565 people reside in these neighborhoods. Utilizing the "exception rule" (sec. 570.208(a)(1)(ii)) reduces the low/moderate income requirement from 51% to 46.53%, expanding the number of eligible low/moderate income census block groups from 24 to 35. In total, 41,685 people, 21% of the population of the CCEJ resides in locations qualified for area-wide benefit activities.

The real possibilities for area-wide activities may be larger. A notable example is the City of Westbrook. 5 of 11 block groups in the city qualify as low/moderate income. But the combined total for the low/moderate income population of all 11 block groups exceeds the exception rule threshold. Hence facilities serving the entire city qualify as area-wide activities.

## SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

### Geographic Area

Table 12 - Geographic Priority Areas

|   |                                                                                                                             |                                                                                                                                                               |
|---|-----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | <b>Area Name:</b>                                                                                                           | Bridgton Downtown                                                                                                                                             |
|   | <b>Area Type:</b>                                                                                                           | Local Target area                                                                                                                                             |
|   | <b>Other Target Area Description:</b>                                                                                       |                                                                                                                                                               |
|   | <b>HUD Approval Date:</b>                                                                                                   |                                                                                                                                                               |
|   | <b>% of Low/ Mod:</b>                                                                                                       |                                                                                                                                                               |
|   | <b>Revital Type:</b>                                                                                                        | Comprehensive                                                                                                                                                 |
|   | <b>Other Revital Description:</b>                                                                                           |                                                                                                                                                               |
|   | <b>Identify the neighborhood boundaries for this target area.</b>                                                           | The limits of the Census Designated Place in the Town of Bridgton. The core of this neighborhood consists of Main Street and adjacent streets.                |
|   | <b>Include specific housing and commercial characteristics of this target area.</b>                                         | The commercial area is a combination of well maintained and dilapidated properties. The housing ranges from good to poor.                                     |
|   | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> | The Town of Bridgton has held numerous meetings and planning sessions identifying the core downtown as the key area for community improvements                |
|   | <b>Identify the needs in this target area.</b>                                                                              | Improved streetscape, refurbished street lighting, water/sewer system upgrades, improved pedestrian amenities, facade improvements and housing rehabilitation |
|   | <b>What are the opportunities for improvement in this target area?</b>                                                      | Renovation and redevelopment of dilapidated buildings; general streetscape and infrastructure improvements; completion of the Rufus Porter Museum             |
| 2 | <b>Area Name:</b>                                                                                                           | Cumberland County                                                                                                                                             |
|   | <b>Area Type:</b>                                                                                                           | Entitlement Jurisdiction                                                                                                                                      |
|   | <b>Other Target Area Description:</b>                                                                                       | Entitlement Jurisdiction                                                                                                                                      |
|   | <b>HUD Approval Date:</b>                                                                                                   |                                                                                                                                                               |

|          |                                                                                                                             |                                                                                                                                                                                    |
|----------|-----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          | <b>% of Low/ Mod:</b>                                                                                                       |                                                                                                                                                                                    |
|          | <b>Revital Type:</b>                                                                                                        |                                                                                                                                                                                    |
|          | <b>Other Revital Description:</b>                                                                                           |                                                                                                                                                                                    |
|          | <b>Identify the neighborhood boundaries for this target area.</b>                                                           | This is not a "neighborhood". The boundary is the entirety of Cumberland County minus the City of Portland and the Town of Brunswick                                               |
|          | <b>Include specific housing and commercial characteristics of this target area.</b>                                         | The area contains 25 municipalities over 765 square miles.                                                                                                                         |
|          | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> | The Municipal Oversight Committee (MOC) with representatives formally appointed by each of the 25 member communities is the primary vehicle for consultation and participation.    |
|          | <b>Identify the needs in this target area.</b>                                                                              | The area has vast needs for public facilities, infrastructure, public services and housing.                                                                                        |
|          | <b>What are the opportunities for improvement in this target area?</b>                                                      | Every community within the County can be improved.                                                                                                                                 |
|          | <b>Are there barriers to improvement in this target area?</b>                                                               | Limited financial resources                                                                                                                                                        |
| <b>3</b> | <b>Area Name:</b>                                                                                                           | Eligible Census Block Groups                                                                                                                                                       |
|          | <b>Area Type:</b>                                                                                                           | Block Groups                                                                                                                                                                       |
|          | <b>Other Target Area Description:</b>                                                                                       | Block Groups                                                                                                                                                                       |
|          | <b>HUD Approval Date:</b>                                                                                                   |                                                                                                                                                                                    |
|          | <b>% of Low/ Mod:</b>                                                                                                       |                                                                                                                                                                                    |
|          | <b>Revital Type:</b>                                                                                                        |                                                                                                                                                                                    |
|          | <b>Other Revital Description:</b>                                                                                           |                                                                                                                                                                                    |
|          | <b>Identify the neighborhood boundaries for this target area.</b>                                                           | The Cumberland County Entitlement Jurisdictions contains 35 low-moderate income qualified census block groups                                                                      |
|          | <b>Include specific housing and commercial characteristics of this target area.</b>                                         | The 35 low-moderate income block groups are located throughout the county and have a wide variety of characteristics. They all contain a high percentage of low income households. |

|   |                                                                                                                             |                                                                                                                                                                                                                                                                                             |
|---|-----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> | These are just the type of locations the CDBG program was invented to assist: places with high concentrations of poor people. Program staff have met with municipal officials and residents in all of the identified communities.                                                           |
|   | <b>Identify the needs in this target area.</b>                                                                              | Lots of housing rehabilitation, community facilities and some infrastructure needs. These areas often have a large number of households that require assistance from a variety of public/social service programs.                                                                           |
|   | <b>What are the opportunities for improvement in this target area?</b>                                                      | These areas are quite diverse but all hold the potential for improvement                                                                                                                                                                                                                    |
|   | <b>Are there barriers to improvement in this target area?</b>                                                               | Limited financial resources.                                                                                                                                                                                                                                                                |
| 4 | <b>Area Name:</b>                                                                                                           | South Portland Redbank Neighborhood                                                                                                                                                                                                                                                         |
|   | <b>Area Type:</b>                                                                                                           | Local Target area                                                                                                                                                                                                                                                                           |
|   | <b>Other Target Area Description:</b>                                                                                       |                                                                                                                                                                                                                                                                                             |
|   | <b>HUD Approval Date:</b>                                                                                                   |                                                                                                                                                                                                                                                                                             |
|   | <b>% of Low/ Mod:</b>                                                                                                       |                                                                                                                                                                                                                                                                                             |
|   | <b>Revital Type:</b>                                                                                                        | Comprehensive                                                                                                                                                                                                                                                                               |
|   | <b>Other Revital Description:</b>                                                                                           |                                                                                                                                                                                                                                                                                             |
|   | <b>Identify the neighborhood boundaries for this target area.</b>                                                           | The area is bounded by Long Creek (an inlet of the Fore River) Western Avenue and Jetport Plaza Road. Westbrook Street is the main thoroughfare of the neighborhood.                                                                                                                        |
|   | <b>Include specific housing and commercial characteristics of this target area.</b>                                         | The neighborhood is essentially residential with the exception of a medical office building, a social service agency office building and a community center. The area is in close proximity to the large commercial, retail and manufacturing center loosely referred to as the Maine Mall. |
|   | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> | The City of South Portland has long identified this neighborhood, its highest concentration of low/moderate income residents as a target area for CDBG funds.                                                                                                                               |

|   |                                                                                                                             |                                                                                                                                                                                                                                                                          |
|---|-----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <b>Identify the needs in this target area.</b>                                                                              | The infrastructure and housing in the neighborhood are in generally good condition. The neighborhood community center requires upgrades and expansion. The primary needs are social service oriented, particularly educational and recreational opportunities for youth. |
|   | <b>What are the opportunities for improvement in this target area?</b>                                                      | Improvements to the community center                                                                                                                                                                                                                                     |
|   | <b>Are there barriers to improvement in this target area?</b>                                                               | Financial limitations.                                                                                                                                                                                                                                                   |
| 5 | <b>Area Name:</b>                                                                                                           | Town of Bridgton                                                                                                                                                                                                                                                         |
|   | <b>Area Type:</b>                                                                                                           | Set-aside community                                                                                                                                                                                                                                                      |
|   | <b>Other Target Area Description:</b>                                                                                       | Set-aside community                                                                                                                                                                                                                                                      |
|   | <b>HUD Approval Date:</b>                                                                                                   |                                                                                                                                                                                                                                                                          |
|   | <b>% of Low/ Mod:</b>                                                                                                       |                                                                                                                                                                                                                                                                          |
|   | <b>Revital Type:</b>                                                                                                        |                                                                                                                                                                                                                                                                          |
|   | <b>Other Revital Description:</b>                                                                                           |                                                                                                                                                                                                                                                                          |
|   | <b>Identify the neighborhood boundaries for this target area.</b>                                                           | The boundaries of the Town of Bridgton                                                                                                                                                                                                                                   |
|   | <b>Include specific housing and commercial characteristics of this target area.</b>                                         | The community is largely rural with a downtown village neighborhood. Housing ranges from poor to good. Commercial activity is centered on the downtown and the Rt. #302 strip at the southern end of town.                                                               |
|   | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> | The Town of Bridgton is eligible for CDBG funds for town-wide activities. Half the census tracts in the town are eligible for CDBG funds on an area-wide basis.                                                                                                          |
|   | <b>Identify the needs in this target area.</b>                                                                              | Housing rehabilitation, commercial improvements, social services, public infrastructure and facilities.                                                                                                                                                                  |
|   | <b>What are the opportunities for improvement in this target area?</b>                                                      | Improvements to housing, commercial properties, public infrastructure/facilities and enhanced public services.                                                                                                                                                           |
| 6 | <b>Are there barriers to improvement in this target area?</b>                                                               | Limited financial resources.                                                                                                                                                                                                                                             |
|   | <b>Area Name:</b>                                                                                                           | City of South Portland                                                                                                                                                                                                                                                   |
|   | <b>Area Type:</b>                                                                                                           | Set-aside community                                                                                                                                                                                                                                                      |
|   | <b>Other Target Area Description:</b>                                                                                       | Set-aside community                                                                                                                                                                                                                                                      |

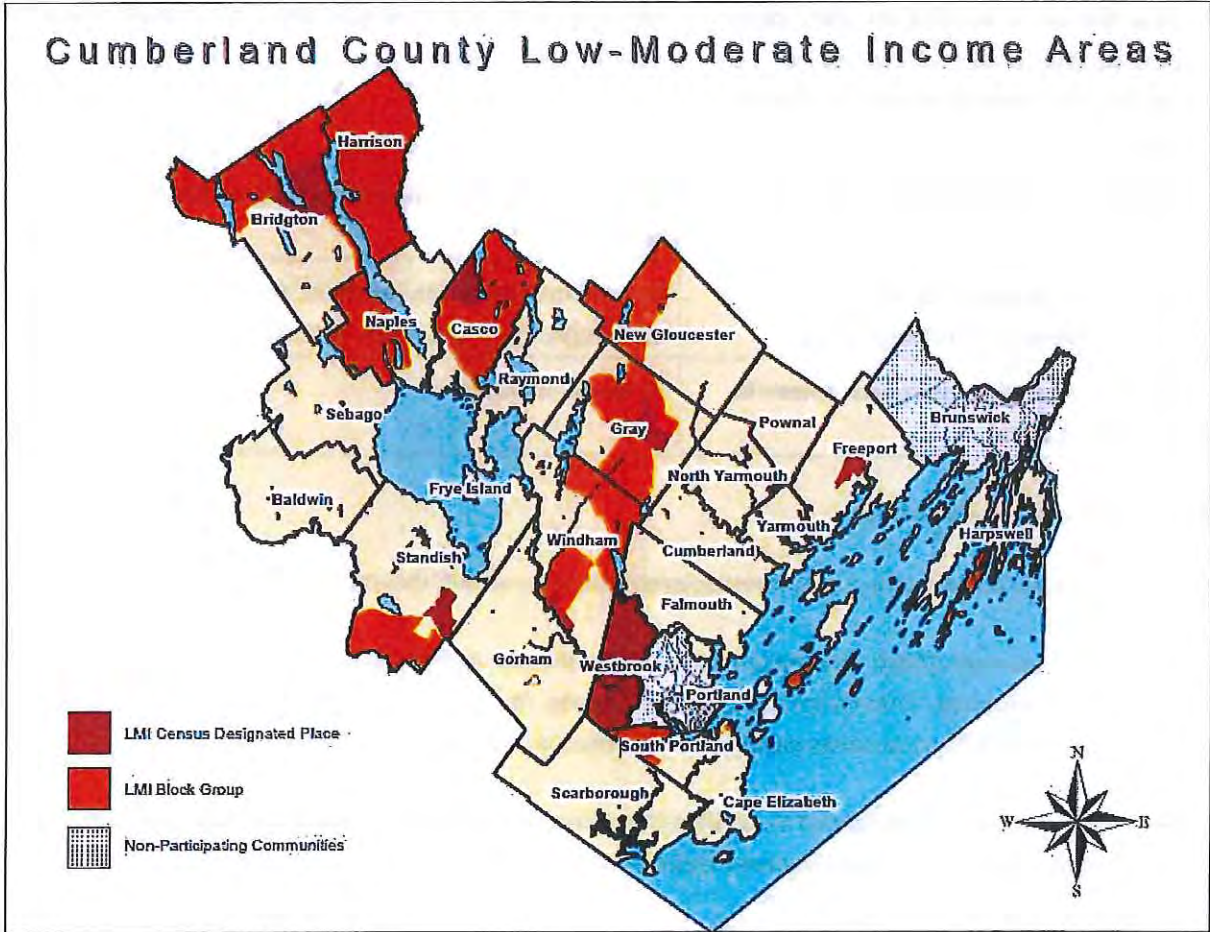
|   |                                                                                                                             |                                                                                                                                                                                                |
|---|-----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <b>HUD Approval Date:</b>                                                                                                   |                                                                                                                                                                                                |
|   | <b>% of Low/ Mod:</b>                                                                                                       |                                                                                                                                                                                                |
|   | <b>Revital Type:</b>                                                                                                        |                                                                                                                                                                                                |
|   | <b>Other Revital Description:</b>                                                                                           |                                                                                                                                                                                                |
|   | <b>Identify the neighborhood boundaries for this target area.</b>                                                           | The boundaries of the City of South Portland.                                                                                                                                                  |
|   | <b>Include specific housing and commercial characteristics of this target area.</b>                                         | This community is an urban and suburban community with several low income areas and commercial centers. Housing is primarily single family homes with some multi-family rental units.          |
|   | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> | The City has had an active Community Development program for over 15 years. The City is targeting its CDBG funds to its lower income neighborhoods and city-wide to income-eligible residents. |
|   | <b>Identify the needs in this target area.</b>                                                                              | Housing rehab, public services, public infrastructure and facilities.                                                                                                                          |
|   | <b>What are the opportunities for improvement in this target area?</b>                                                      | Housing rehab, public facilities, sidewalks and pedestrian improvements.                                                                                                                       |
|   | <b>Are there barriers to improvement in this target area?</b>                                                               | Limited financial resources.                                                                                                                                                                   |
| 7 | <b>Area Name:</b>                                                                                                           | Westbrook Brown Street Neighborhood                                                                                                                                                            |
|   | <b>Area Type:</b>                                                                                                           | Local Target area                                                                                                                                                                              |
|   | <b>Other Target Area Description:</b>                                                                                       |                                                                                                                                                                                                |
|   | <b>HUD Approval Date:</b>                                                                                                   |                                                                                                                                                                                                |
|   | <b>% of Low/ Mod:</b>                                                                                                       |                                                                                                                                                                                                |
|   | <b>Revital Type:</b>                                                                                                        |                                                                                                                                                                                                |
|   | <b>Other Revital Description:</b>                                                                                           |                                                                                                                                                                                                |
|   | <b>Identify the neighborhood boundaries for this target area.</b>                                                           | The Brown Street Neighborhood, also call "Frenchtown", is bounded by the Presumpscot River to the south and west, Cumberland Street to the east and Bridge Street to the north.                |
|   | <b>Include specific housing and commercial characteristics of this target area.</b>                                         | Housing is in poor to good condition. There are only a few commercial enterprises in the neighborhood.                                                                                         |

|                                                                                                                             |                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> | Meetings have occurred with the City of Westbrook and residents of the area.                          |
| <b>Identify the needs in this target area.</b>                                                                              | Some housing rehabilitation, public safety and public services.                                       |
| <b>What are the opportunities for improvement in this target area?</b>                                                      | Every community can improve, particularly ones with the challenges that frequently accompany poverty. |
| <b>Are there barriers to improvement in this target area?</b>                                                               | Financial limitations                                                                                 |

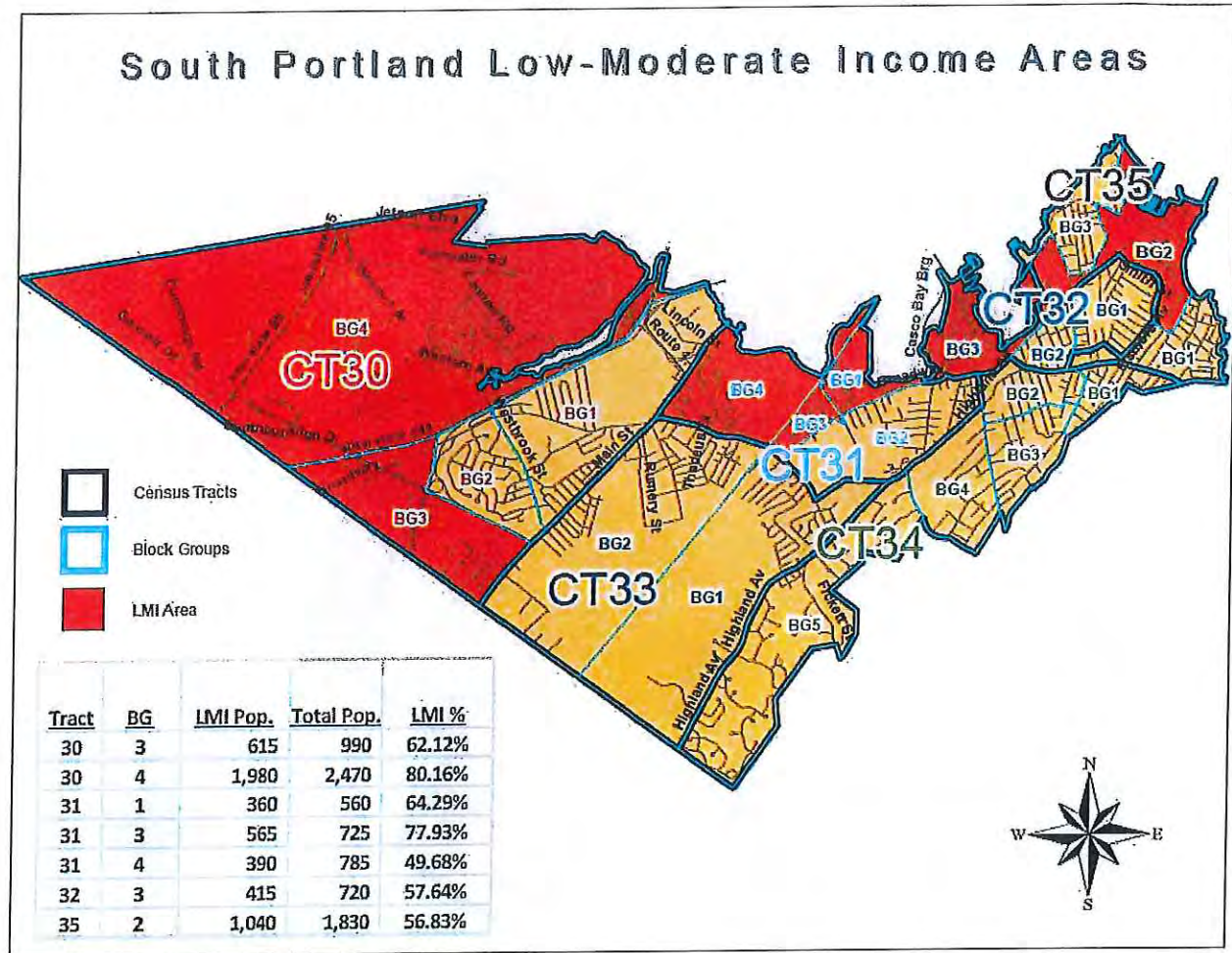
### **General Allocation Priorities**

Describe the basis for allocating investments geographically within the state

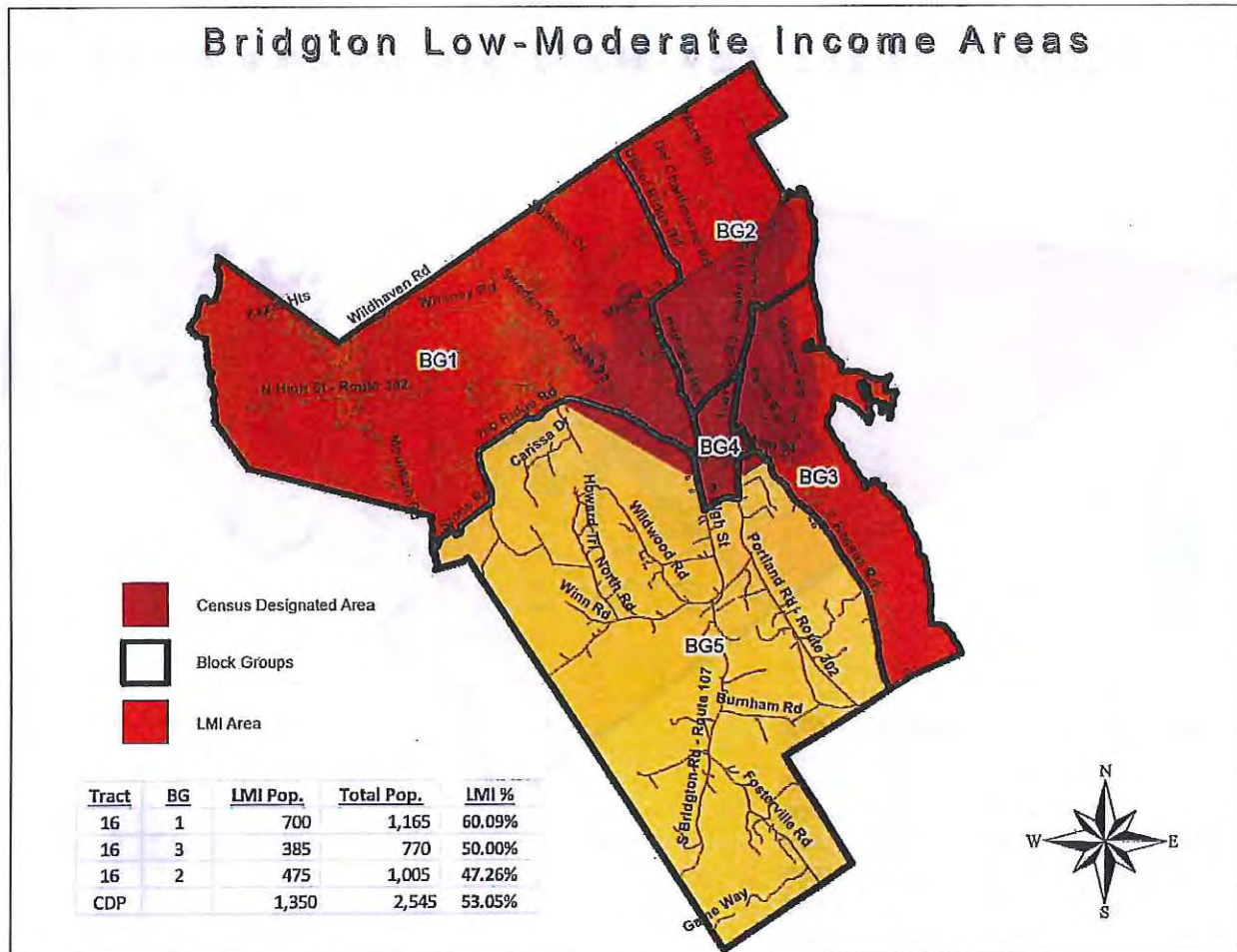
- 1) The CCEJ will allocate CDBG resources to low and moderate income areas defined by the U.S. Census and HUD's exception rule criteria for Cumberland County. In 2015 this was represented by a concentration of 46.53% of an area population qualified as low/moderate income
- 2) CDBG resources will be allocated to facilities that serve low/moderate income residents. For example a food pantry in the non-low/moderate income community.
- 3) CDBG resources will be allocated to small targeted locations that demonstrate a high concentration of low/moderate income residents through an income survey utilizing the HUD approved methodology.
- 4) CDBG resources are distributed to our two "set-aside" communities, South Portland and Bridgton. Activities funded by these communities serve low/moderate income residents, low/moderate income neighborhoods or address conditions of slum/blight. The Town of Bridgton has a town-wide low/moderate income population exceeding the exception rule threshold. Facilities serving the entire community qualify for CDBG assistance.



Cumberland County LMI Areas



South Portland LMI Areas



**Bridgton LMI Areas**

| City/Town      | Census Tract | Block Group | LMI Pop. | Total Pop. | % LMI  |
|----------------|--------------|-------------|----------|------------|--------|
| Westbrook      | 002900       | 1           | 680      | 710        | 95.77% |
| South Portland | 003000       | 4           | 1,980    | 2,470      | 80.16% |
| South Portland | 003100       | 3           | 565      | 725        | 77.93% |
| Freeport       | 004502       | 5           | 495      | 705        | 70.21% |
| Long Island    | 002400       | 3           | 240      | 360        | 66.67% |
| Westbrook      | 002800       | 2           | 955      | 1,475      | 64.75% |
| South Portland | 003100       | 1           | 360      | 560        | 64.29% |
| South Portland | 003000       | 3           | 615      | 990        | 62.12% |
| Westbrook      | 002800       | 1           | 760      | 1,225      | 62.04% |
| Westbrook      | 002900       | 3           | 470      | 765        | 61.44% |
| Bridgton       | 016000       | 1           | 700      | 1,165      | 60.09% |
| South Portland | 003200       | 3           | 415      | 720        | 57.64% |
| South Portland | 003500       | 2           | 1,040    | 1,830      | 56.83% |
| Harpwell       | 017102       | 1           | 570      | 1,010      | 56.44% |
| Westbrook      | 002900       | 2           | 820      | 1,455      | 56.36% |
| Casco          | 013000       | 2           | 345      | 625        | 55.20% |
| Westbrook      | 002700       | 1           | 885      | 1,610      | 54.97% |
| Gray           | 004702       | 2           | 345      | 630        | 54.76% |
| Casco          | 013000       | 3           | 860      | 1,580      | 54.43% |
| New Gloucester | 011500       | 1           | 770      | 1,425      | 54.04% |
| Gray           | 004702       | 4           | 885      | 1,675      | 52.84% |
| Freeport       | 004502       | 2           | 340      | 645        | 52.71% |
| Windham        | 004802       | 2           | 505      | 970        | 52.06% |
| Windham        | 004803       | 2           | 1,150    | 2,240      | 51.34% |
| Windham        | 004802       | 3           | 895      | 1,770      | 50.56% |
| Casco          | 013000       | 1           | 380      | 760        | 50.00% |
| Harrison       | 015000       | 2           | 805      | 1,610      | 50.00% |
| Bridgton       | 016000       | 3           | 385      | 770        | 50.00% |
| Harrison       | 015000       | 1           | 525      | 1,055      | 49.76% |
| South Portland | 003100       | 4           | 390      | 785        | 49.68% |
| Naples         | 014000       | 3           | 535      | 1,085      | 49.31% |
| Standish       | 017001       | 1           | 1,005    | 2,090      | 48.09% |
| Gray           | 004702       | 3           | 800      | 1,675      | 47.76% |
| Bridgton       | 016000       | 2           | 475      | 1,005      | 47.26% |
| Windham        | 004801       | 3           | 705      | 1,515      | 46.53% |

Exception Rule Table

## SP-25 Priority Needs - 91.415, 91.215(a)(2)

### Priority Needs

Table 13 – Priority Needs Summary

|   |                                    |                                                                                                                                                                                                 |
|---|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | <b>Priority Need Name</b>          | Housing Rehabilitation                                                                                                                                                                          |
|   | <b>Priority Level</b>              | High                                                                                                                                                                                            |
|   | <b>Population</b>                  | Extremely Low<br>Low<br>Moderate<br>Large Families<br>Families with Children<br>Elderly<br>Elderly                                                                                              |
|   | <b>Geographic Areas Affected</b>   | Entitlement Jurisdiction                                                                                                                                                                        |
|   | <b>Associated Goals</b>            | Housing Rehabilitation                                                                                                                                                                          |
|   | <b>Description</b>                 | Rehabilitation of existing owner-occupied single-family homes and in some cases multi-family housing has been a focus of the program since 2007.                                                |
|   | <b>Basis for Relative Priority</b> | Housing and housing rehabilitation is a high priority. The basis for the high priority is the size of the existing need and the issue being repeatedly identified by communities and residents. |
| 2 | <b>Priority Need Name</b>          | Public Facility Improvements                                                                                                                                                                    |
|   | <b>Priority Level</b>              | High                                                                                                                                                                                            |
|   | <b>Population</b>                  | Extremely Low<br>Low<br>Moderate<br>Middle<br>Large Families<br>Families with Children<br>Elderly<br>Non-housing Community Development                                                          |

|   |                                    |                                                                                                                                                                                                                                   |
|---|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <b>Geographic Areas Affected</b>   | Bridgton Downtown<br>South Portland Redbank Neighborhood<br>Entitlement Jurisdiction<br>Block Groups<br>Set-aside community<br>Set-aside community                                                                                |
|   | <b>Associated Goals</b>            | Public Facility Improvements                                                                                                                                                                                                      |
|   | <b>Description</b>                 | Communities continue to identify facility needs concerning recreation, community centers, senior centers, food pantries and handicap accessibility.                                                                               |
|   | <b>Basis for Relative Priority</b> | Public facility improvements are a high priority. The basis for the high priority is the size of the existing need and the issue being repeatedly identified by communities and residents.                                        |
| 3 | <b>Priority Need Name</b>          | Public Infrastructure Improvements                                                                                                                                                                                                |
|   | <b>Priority Level</b>              | High                                                                                                                                                                                                                              |
|   | <b>Population</b>                  | Extremely Low<br>Low<br>Moderate<br>Middle<br>Large Families<br>Families with Children<br>Elderly<br>Non-housing Community Development                                                                                            |
|   | <b>Geographic Areas Affected</b>   | Bridgton Downtown<br>South Portland Redbank Neighborhood<br>Entitlement Jurisdiction<br>Block Groups<br>Set-aside community<br>Set-aside community                                                                                |
|   | <b>Associated Goals</b>            | Public Infrastructure Improvements                                                                                                                                                                                                |
|   | <b>Description</b>                 | Public facility improvements include water & sewer system improvements; sidewalks; parking; downtown & village improvements; infrastructure to support affordable housing development                                             |
|   | <b>Basis for Relative Priority</b> | Public infrastructure improvements are a high priority. The basis for the high priority is the considerable existing need for infrastructure improvements and the issue being repeatedly identified by communities and residents. |

|   |                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4 | <b>Priority Need Name</b>        | Public Services                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|   | <b>Priority Level</b>            | High                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|   | <b>Population</b>                | Extremely Low<br>Low<br>Moderate<br>Large Families<br>Families with Children<br>Elderly<br>Public Housing Residents<br>Rural<br>Chronic Homelessness<br>Individuals<br>Families with Children<br>Mentally Ill<br>Chronic Substance Abuse<br>veterans<br>Victims of Domestic Violence<br>Elderly<br>Frail Elderly<br>Persons with Mental Disabilities<br>Persons with Physical Disabilities<br>Persons with Developmental Disabilities<br>Persons with Alcohol or Other Addictions<br>Victims of Domestic Violence<br>Non-housing Community Development |
|   | <b>Geographic Areas Affected</b> | Bridgton Downtown<br>South Portland Redbank Neighborhood<br>Entitlement Jurisdiction<br>Westbrook Brown Street Neighborhood<br>Set-aside community<br>Set-aside community                                                                                                                                                                                                                                                                                                                                                                              |
|   | <b>Associated Goals</b>          | Public Services                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

|   |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <b>Description</b>                 | The provision of public (social) services of all types, limited by the Public Services Cap at 15% of CDBG allocation is a significant need throughout Cumberland County. Services include: homeless prevention and case management; domestic violence prevention and case management; elder services; youth services; food pantries & food services; public safety; transportation; emergency fuel assistance; health services; education; job training; and programs to assist individuals and families to negotiate the social service maze. |
|   | <b>Basis for Relative Priority</b> | The provision of Public Services is a high priority. The basis for the high priority is the extraordinary size of the existing need and the issue being repeatedly identified by communities and residents. We could invest 10 times the amount of resources annually and not meet the needs of our communities and residents.                                                                                                                                                                                                                 |
| 5 | <b>Priority Need Name</b>          | Economic Development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|   | <b>Priority Level</b>              | High                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|   | <b>Population</b>                  | Extremely Low<br>Low<br>Moderate<br>Middle<br>Large Families<br>Families with Children<br>Public Housing Residents<br>Non-housing Community Development                                                                                                                                                                                                                                                                                                                                                                                        |
|   | <b>Geographic Areas Affected</b>   | Bridgton Downtown<br>Entitlement Jurisdiction<br>Set-aside community                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|   | <b>Associated Goals</b>            | Economic Development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|   | <b>Description</b>                 | Opportunities to utilize CDBG funds for direct economic development activities must be highly selective, but they can be extremely important, particularly in rural areas of Cumberland County.                                                                                                                                                                                                                                                                                                                                                |
|   | <b>Basis for Relative Priority</b> | Economic development is a high priority. While difficult to identify and fund suitable activities, the basis for the high priority is that economic development is repeatedly identified as essential by communities and residents. This is particularly true in the more outlying communities of the county.                                                                                                                                                                                                                                  |
| 6 | <b>Priority Need Name</b>          | Planning                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|   | <b>Priority Level</b>              | High                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

|                                    |                                                                                                                                                                                                                        |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Population</b>                  | Extremely Low<br>Low<br>Moderate<br>Middle<br>Large Families<br>Families with Children<br>Elderly<br>Public Housing Residents                                                                                          |
| <b>Geographic Areas Affected</b>   | Entitlement Jurisdiction<br>Set-aside community                                                                                                                                                                        |
| <b>Associated Goals</b>            | Community Planning                                                                                                                                                                                                     |
| <b>Description</b>                 | Communities have identified planning resources as valuable in examining community problems and planning for future community development initiatives. The amount of funds available for planning is extremely limited. |
| <b>Basis for Relative Priority</b> | Community Planning is a high priority. While we have extremely limited funds for planning the basis for the high priority is that communities repeatedly state this is an important activity to foster improvement.    |



## SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

### Introduction

### Anticipated Resources

| Program | Source of Funds  | Uses of Funds                                                                                                  | Expected Amount Available Year 1 |                    |                          | Expected Amount Available Remainder of ConPlan \$ | Narrative Description                                                                                                                                                                            |
|---------|------------------|----------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------|--------------------------|---------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|         |                  |                                                                                                                | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ | Total: \$                                         |                                                                                                                                                                                                  |
| CDBG    | public - federal | Acquisition<br>Admin and Planning<br>Economic Development<br>Housing<br>Public Improvements<br>Public Services | 1,388,064                        | 0                  | 33,000                   | 1,421,064                                         | Given the complexity and uncertainty of the political and economic environment at the Federal government, it is difficult to predict the amount of CDBG funds for the 2016-2020 Con Plan period. |

Table 14 - Anticipated Resources

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

There are no Federal matching fund requirements for CDBG program funds. Many activities funded by the CCEJ are matched by at least 20% from local or private sources. Our housing rehabilitation activities have historically leveraged funds from the Maine State Housing Authority and the State Dept. of Environmental Protection.

If appropriate, describe publically owned land or property located within the state that may be used to address the needs identified in the plan

Cumberland County does not intend to address the needs identified in this plan with publically owned land or property located within the Jurisdiction.

## SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

| Responsible Entity     | Responsible Entity Type  | Role                                                                                                                                                       | Geographic Area Served |
|------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| CUMBERLAND COUNTY      | Government               | Economic Development<br>Non-homeless special needs<br>Ownership<br>Planning<br>Rental<br>neighborhood improvements<br>public facilities<br>public services | Region                 |
| City of South Portland | Government               | Non-homeless special needs<br>Ownership<br>Planning<br>neighborhood improvements<br>public facilities<br>public services                                   | Jurisdiction           |
| Town of Bridgton       | Government               | Non-homeless special needs<br>neighborhood improvements<br>public facilities<br>public services                                                            | Jurisdiction           |
| City of Portland       | Government               | Homelessness<br>Rental                                                                                                                                     | Jurisdiction           |
| Opportunity Alliance   | Non-profit organizations | Homelessness<br>public services                                                                                                                            | Other                  |

Table 15 - Institutional Delivery Structure

### Assess of Strengths and Gaps in the Institutional Delivery System

Overall the system is well managed and effective. The challenge is not the “institutional delivery system” but the challenges presented by the clients served and extremely limited financial resources.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

| Homelessness Prevention Services        | Available in the Community | Targeted to Homeless | Targeted to People with HIV |
|-----------------------------------------|----------------------------|----------------------|-----------------------------|
| <b>Homelessness Prevention Services</b> |                            |                      |                             |
| Counseling/Advocacy                     | X                          |                      |                             |
| Legal Assistance                        | X                          |                      |                             |
| Mortgage Assistance                     |                            |                      |                             |
| Rental Assistance                       | X                          | X                    |                             |
| Utilities Assistance                    | X                          | X                    |                             |
| <b>Street Outreach Services</b>         |                            |                      |                             |
| Law Enforcement                         |                            |                      |                             |
| Mobile Clinics                          |                            |                      |                             |
| Other Street Outreach Services          |                            |                      |                             |
| <b>Supportive Services</b>              |                            |                      |                             |
| Alcohol & Drug Abuse                    | X                          | X                    |                             |
| Child Care                              | X                          |                      |                             |
| Education                               | X                          |                      |                             |
| Employment and Employment Training      | X                          |                      |                             |
| Healthcare                              |                            |                      |                             |
| HIV/AIDS                                |                            |                      |                             |
| Life Skills                             |                            |                      |                             |
| Mental Health Counseling                | X                          | X                    |                             |
| Transportation                          |                            |                      |                             |
| <b>Other</b>                            |                            |                      |                             |
|                                         |                            |                      |                             |

**Table 16 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Cumberland County is not a Continuum of Care designee. The County resides in the jurisdiction of Balance of State Continuum of Care. The reality on the ground finds the City of Portland – the central city surrounded by the CCEJ as the location of homeless services for the region. The issue is addressed on three fronts:

1) Homeless prevention provided at the local level by municipal General Assistance staffers. This is augmented by staff and resources of The Opportunity Alliance. It's been found that modest case management interventions or small amounts of money can keep people from becoming homeless. Modest efforts to maintain people in their home communities close to family and community resources can be beneficial.

2) Approximately 20 single adults and 2 to 3 families from the 25 Cumberland County Entitlement Jurisdiction (CCEJ) communities are "new intakes" at the family and Oxford Street shelters each month. The vast majority of these individuals and families reside in the shelter on a short term basis, many for less than a week with some up to two months. Case management services, modest assistance or just basic stabilization are often all that's needed.

3) The more challenging cases, those termed "long-term shelter stayers" some who have been spending a year and in some cases many years at the Oxford Street shelter require significant assistance. This small group of individuals take up the vast majority of beds and bed nights, preventing the shelter from doing its job providing temporary emergency housing. These persons often have persistent mental illness, substance and alcohol abuse – often all three. Housing these individuals requires housing vouchers and significant case management services. But it provides the most benefit – both to the individuals and the community. 1) Returns the shelter to functioning as temporary emergency housing; 2) eliminates the need to expand and staff a larger shelter; 3) provides stability for the individuals involved, often creating a pathway to be better life; 4) reduces utilization of high cost ambulance and emergency room services.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

Interventions to prevent homelessness at the local level are working but could be expanded if financial resources permitted.

The "long-term stayer" initiative, while only a few years running, is working. The challenge is the availability of housing vouchers and funding for case management "navigators".

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The CCEJ does its part, given extreme financial limitations, to limit the numbers of jurisdiction residents entering the City of Portland shelter system. Given ever shrinking financial support from Congress and HUD, challenges will remain.

## SP-45 Goals - 91.415, 91.215(a)(4)

### Goals Summary Information

| Sort Order | Goal Name              | Start Year | End Year | Category           | Geographic Area   | Needs Addressed        | Funding           | Goal Outcome Indicator                                                                                                                                                                                                                                                                                                                                                                       |
|------------|------------------------|------------|----------|--------------------|-------------------|------------------------|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1          | Housing Rehabilitation | 2016       | 2020     | Affordable Housing | Cumberland County | Housing Rehabilitation | CDBG: \$1,000,000 | Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit:<br>1 Households Assisted<br><br>Rental units constructed:<br>1 Household Housing Unit<br><br>Rental units rehabilitated:<br>20 Household Housing Unit<br><br>Homeowner Housing Rehabilitated:<br>100 Household Housing Unit<br><br>Direct Financial Assistance to Homebuyers:<br>1 Households Assisted |

| Sort Order | Goal Name                          | Start Year | End Year | Category                          | Geographic Area                                                                                                                                                               | Needs Addressed                    | Funding              | Goal Outcome Indicator                                                                                                                                                                                                                                                                                                                |
|------------|------------------------------------|------------|----------|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2          | Public Facility Improvements       | 2016       | 2020     | Non-Housing Community Development | Bridgton<br>Downtown<br>South Portland<br>Redbank<br>Neighborhood<br>Cumberland<br>County<br>Eligible Census<br>Block Groups<br>City of South<br>Portland<br>Town of Bridgton | Public Facility Improvements       | CDBG:<br>\$1,600,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit:<br>5000 Persons Assisted                                                                                                                                                                                                                 |
| 3          | Public Infrastructure Improvements | 2016       | 2020     | Non-Housing Community Development | Bridgton<br>Downtown<br>Cumberland<br>County<br>Eligible Census<br>Block Groups<br>City of South<br>Portland<br>Town of Bridgton                                              | Public Infrastructure Improvements | CDBG:<br>\$1,600,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit:<br>1000 Persons Assisted<br><br>Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit:<br>1 Households Assisted<br><br>Brownfield acres remediated:<br>1 Acre<br><br>Buildings Demolished:<br>1 Buildings |

|   |                  |                                                                                                                                                                                                                                                                                                                                                                |
|---|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3 | Goal Name        | Public Infrastructure Improvements                                                                                                                                                                                                                                                                                                                             |
|   | Goal Description | Improvements will range from new sidewalks, storm drainage improvements, road improvements and water & sewer lines                                                                                                                                                                                                                                             |
| 4 | Goal Name        | Public Services                                                                                                                                                                                                                                                                                                                                                |
|   | Goal Description | The provision of Public (Social) Services will include homeless prevention, elder services, transportation, domestic violence prevention, support for food pantries, child care, health care, care for persons with mental illness, addiction and developmental disabilities, youth recreation, English language learners and similar social service programs. |
| 5 | Goal Name        | Economic Development                                                                                                                                                                                                                                                                                                                                           |
|   | Goal Description | Assistance to businesses for job creation                                                                                                                                                                                                                                                                                                                      |
| 6 | Goal Name        | Community Planning                                                                                                                                                                                                                                                                                                                                             |
|   | Goal Description | Community planning studies will aid in the identification of future CDBG or community development projects                                                                                                                                                                                                                                                     |

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

ELI = 60; VLI = 30; LI = 30

| Sort Order | Goal Name            | Start Year | End Year | Category                          | Geographic Area   | Needs Addressed      | Funding           | Goal Outcome Indicator                                                                                                                               |
|------------|----------------------|------------|----------|-----------------------------------|-------------------|----------------------|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4          | Public Services      | 2016       | 2020     | Non-Housing Community Development | Cumberland County | Public Services      | CDBG: \$1,000,000 | Public service activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted<br><br>Homelessness Prevention: 100 Persons Assisted |
| 5          | Economic Development | 2016       | 2020     | Non-Housing Community Development | Cumberland County | Economic Development | CDBG: \$300,000   | Facade treatment/business building rehabilitation: 6 Business<br><br>Businesses assisted: 4 Businesses Assisted                                      |
| 6          | Community Planning   | 2016       | 2020     | Planning                          | Cumberland County | Planning             | CDBG: \$100,000   | Other: 5 Other                                                                                                                                       |

Table 17 – Goals Summary

## Goal Descriptions

|   |                  |                                                                                                                                                                                                                       |
|---|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Goal Name        | Housing Rehabilitation                                                                                                                                                                                                |
|   | Goal Description | Rehabilitation of residential housing. Primarily owner-occupied with a focus on energy efficiency, weatherization and handicap accessibility. Projects may include renovations to existing affordable rental housing. |
| 2 | Goal Name        | Public Facility Improvements                                                                                                                                                                                          |
|   | Goal Description | Improvements will range from community centers, senior centers, food pantries, parks, playgrounds and similar public buildings.                                                                                       |

## **SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

All rehab activities are completed in compliance with the Lead-Based Paint Rule.

We've applied for HUD Lead Hazard Control grants in conjunction with the City of Portland 4 times – being successful only once in 2007. Applications submitted in 2012, 2013 and 2015 were not selected for funding. Cumberland County in partnership with the City of Portland has submitted a Lead Hazard Control Grant on April 28, 2016.

### **How are the actions listed above integrated into housing policies and procedures?**

The Cumberland County Community Development program complies with the Lead-Based Paint Rule, effective September 15, 2000. All housing rehabilitation and homeownership activities are conducted consistent with the rule. The staff of The Opportunity Alliance, contract provider of housing rehabilitation program services conducts risk assessments and clearance inspections for rehabilitation projects, as required.

All properties purchased with financial assistance provided by the Community Development program must be inspected for lead-based paint hazards prior to final approval of application for assistance. Payments of subsidies are only issued after receipt of the inspection report revealing no lead-based paint hazard present at time of purchase.

## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

Cumberland County, consistent with the governmental structure of Maine, does not administer social service, economic development, job training or similar programs. These activities are the purview of state and local governments. While establishing goals and programs to reduce “poverty-level families” is laudable, meeting the challenge is well beyond the resources available to the CCEJ.

To put some context to this challenge – the CCEJ has about 20,000 persons below the poverty line while permitted to expend a maximum of \$200,000 - \$225,000 of our CDBG allocation annually on public service activities. This amounts to about \$11.10 for everybody below the poverty line. But individuals and families served by our public service activities, while qualifying as low/moderate income, may be above or even well above “poverty” level. Further, these modest resources represent only one of many factors affecting the economy and our community.

#### **Goals & Programs**

##### Goals include:

Ensure that funding is spent as effectively as possible by coordinating the allocation of CDBG Public Service (Social Service) funds with the United Way of Greater Portland, city/town funds, Cumberland County funds, and state resources.

Eliminate barriers to employment

Improve and increase affordable housing

Improve & expand facilities that provide services to low income households

##### Programs will include:

Job training programs

Child and after school care

Transportation Programs

Health programs

Affordable housing development

Housing rehabilitation

Facilities serving the needs low-income community residents

### Policies

All housing and community development construction projects receiving federal financial assistance exceeding \$100,000 must comply with the standards and procedures for Section 3 of the Housing and Community Development Act of 1968. Section 3 encourages employment and contract opportunities for low income, minority and female owned businesses or businesses that employ low income and/or minority and /or women.

The Cumberland County Community Development program demonstrates compliance by setting a goal of 10% of new hires on construction projects are low income and/or minority and/or women preferably who live in the area benefiting from the project. Section 3 clauses are a part of every "covered" contract with the Cumberland County Community Development office or sub-recipient.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?**

The CCEJ will combat poverty by supporting efforts to expand the economy and employment opportunities; advocate for, build and rehabilitate affordable housing, and support programs providing job training, transportation and education.

## **SP-80 Monitoring - 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

Every funded activity under the Cumberland County Community Development program will be monitored, audited and evaluated ensuring compliance with financial integrity, programmatic regulations and achievement of established outcomes.

- All grant recipients will receive CDBG administrative training at a pre-contract site visit. This will establish requirements for documentation, program intent, fiscal ability and general administration.
- Informal on-site visits will be made to each grantee at least once per year and in most cases monthly or quarterly.
- A formal programmatic and financial monitoring review will occur at least annually to review grantee records, consistency with objectives and outcomes and identification of any problems.

Ultimate responsibility for effective program management lies with the Community Development Office. Staff will scrupulously adhere to HUD regulations, diligently follow all programmatic requirements and ensure sub-grantees do the same. The Community Development Director will conduct the monitoring of sub-recipient grantees. The CD Office assumes responsibility for federal requirements including environmental reviews, labor standards, bidding and contract requirements. Annual reports concerning the program's activities and progress will be made available to the County Manager, the County Commissioners and the Municipal Oversight Committee (MOC).

Performance measurements are incorporated into each program and project funded. These measures are monitored and tracked over time during the course of the grant.

Cumberland County submits a Comprehensive Annual Performance and Evaluation Report (the CAPER) to HUD within ninety days following the close of the program year. The MOC and County Commissioners will review the CAPER prior to submission.

The City of South Portland will monitor, audit and evaluate sub-recipients under their Community Development program to ensure compliance. As a former Entitlement Jurisdiction, South Portland will operate under an existing monitoring plan guiding its program and ensuring program regulations are adhered to. Ultimately Cumberland County is responsible for the performance of the South Portland program. The Cumberland County Community Development Director annually monitors both the South Portland and Bridgton set-aside programs.

Construction contracts or subcontracts in excess of \$100,000 are subject to Section 3. Contracts in excess of \$100,000 will require a Section 3 plan identifying procedures for hiring of workers for the CDBG funded project.

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

#### Anticipated Resources

| Program | Source of Funds  | Uses of Funds                                                                                                  | Expected Amount Available Year 1 |                    |                          |           | Expected Amount Available Remainder of ConPlan \$ | Narrative Description                                                                                                                                                                            |
|---------|------------------|----------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------|--------------------------|-----------|---------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|         |                  |                                                                                                                | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ | Total: \$ |                                                   |                                                                                                                                                                                                  |
| CDBG    | public - federal | Acquisition<br>Admin and Planning<br>Economic Development<br>Housing<br>Public Improvements<br>Public Services | 1,388,064                        | 0                  | 33,000                   | 1,421,064 | 5,600,000                                         | Given the complexity and uncertainty of the political and economic environment at the Federal government, it is difficult to predict the amount of CDBG funds for the 2016-2020 Con Plan period. |

Table 18 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

There are no Federal matching fund requirements for CDBG program funds. Many activities funded by the CCEJ are matched by at least 20% from local or private sources. Our housing rehabilitation activities have historically leveraged funds from the Maine State Housing Authority and the State Dept. of Environmental Protection.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Cumberland County does not intend to address the needs identified in this plan with publically owned land or property located within the Jurisdiction.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

| Sort Order | Goal Name                          | Start Year | End Year | Category                          | Geographic Area                                                                                  | Needs Addressed                    | Funding            | Goal Outcome Indicator                                                                                                                                                                                                                               |
|------------|------------------------------------|------------|----------|-----------------------------------|--------------------------------------------------------------------------------------------------|------------------------------------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1          | Housing Rehabilitation             | 2016       | 2020     | Affordable Housing                | Cumberland County<br>City of South Portland                                                      | Housing Rehabilitation             | CDBG:<br>\$378,013 | Rental units rehabilitated: 28<br>Household Housing Unit<br>Homeowner Housing<br>Rehabilitated: 46 Household<br>Housing Unit                                                                                                                         |
| 2          | Public Facility Improvements       | 2016       | 2020     | Non-Housing Community Development | South Portland<br>Redbank<br>Neighborhood<br>Eligible Census<br>Block Groups<br>Town of Bridgton | Public Facility Improvements       | CDBG:<br>\$386,764 | Public Facility or Infrastructure<br>Activities other than<br>Low/Moderate Income Housing<br>Benefit: 19535 Persons Assisted                                                                                                                         |
| 3          | Public Infrastructure Improvements | 2016       | 2020     | Non-Housing Community Development | Bridgton<br>Downtown<br>Eligible Census<br>Block Groups<br>City of South Portland                | Public Infrastructure Improvements | CDBG:<br>\$190,076 | Public Facility or Infrastructure<br>Activities other than<br>Low/Moderate Income Housing<br>Benefit: 8212 Persons Assisted<br>Public Facility or Infrastructure<br>Activities for Low/Moderate<br>Income Housing Benefit: 45<br>Households Assisted |

| Sort Order | Goal Name          | Start Year | End Year | Category                          | Geographic Area                                                                                           | Needs Addressed | Funding         | Goal Outcome Indicator                                                                                                                          |
|------------|--------------------|------------|----------|-----------------------------------|-----------------------------------------------------------------------------------------------------------|-----------------|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| 4          | Public Services    | 2016       | 2020     | Non-Housing Community Development | Cumberland County<br>Westbrook Brown Street<br>Neighborhood<br>City of South Portland<br>Town of Bridgton | Public Services | CDBG: \$208,209 | Public service activities other than Low/Moderate Income Housing Benefit: 6177 Persons Assisted<br>Homelessness Prevention: 32 Persons Assisted |
| 5          | Community Planning | 2016       | 2020     | Planning                          | South Portland<br>Redbank<br>Neighborhood                                                                 | Planning        | CDBG: \$15,000  | Other: 2470 Other                                                                                                                               |

Table 19 – Goals Summary

## Goal Descriptions

|                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                              |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| 1                | Goal Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Housing Rehabilitation       |
| Goal Description | The program will be funding 5 housing rehabilitation activities: 1) Regional Housing Rehabilitation operated by The Opportunity Alliance (TOA); 2) The rehabilitation of Bartlett Circle, a 28-unit senior affordable housing complex in Yarmouth; 3) AlphaOne will operate a residential Critical Access Ramp program serving persons with mobility impairments; 4) The City of South Portland will operate a modest housing rehabilitation program and a modest weatherization program. |                              |
| 2                | Goal Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Public Facility Improvements |
| Goal Description | Public facilities projects for 2016 will include: Bridgton - electrical improvements at the Community Center; interior renovations at the Town Hall Recreation Center; bathrooms/changing rooms at Salmon Pt. Beach. Long Island - elevator at school, library, shelter, health center building. Westbrook - renovations at "My Place for Teens" center; South Portland - expansion of Redbank Community Center.                                                                          |                              |

|   |                  |                                                                                                                                                                                                  |
|---|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3 | Goal Name        | Public Infrastructure Improvements                                                                                                                                                               |
|   | Goal Description | Project will include: Bridgton - Downtown improvements; Windham - infrastructure for affordable housing; South Portland - pedestrian improvements, sidewalk improvements, greenbelt improvements |
| 4 | Goal Name        | Public Services                                                                                                                                                                                  |
|   | Goal Description | Cumberland County will provide grant funds for 5 activities; The City of South Portland is funding 8 activities. The Town of Bridgton will fund 8 activities.                                    |
| 5 | Goal Name        | Community Planning                                                                                                                                                                               |
|   | Goal Description | South Portland will develop a master plan for the Redbank neighborhood.                                                                                                                          |

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

The Community Development Block Grant (CDBG) program will enable Cumberland County to channel \$1.3 million of new 2016 funding resources into public facilities and improvements, housing, and social services to benefit low/moderate income communities and residents.

With its 2016 CDBG program allocation and reprogrammed funds, Cumberland County plans to expend \$576,840 for Public Facilities and Infrastructure, \$378,013 for Housing Activities; \$208,209 for Social/Public Services; \$15,000 for Planning Activities; and \$242,500 for Program Administration. The greatest detail of expenditures and annual goals are listed at the activity level; which can be found in the "2016 Funded Activities" section located in the Appendix of this Action Plan.

In total, 100% of the new and reprogrammed CDBG project funds will serve low and moderate income persons, either directly through services or indirectly by improvements to low and moderate income neighborhoods.

| # | Project Name                         |
|---|--------------------------------------|
| 1 | Program Administration               |
| 2 | Public Facilities and Infrastructure |
| 3 | Public Services                      |
| 4 | Housing Rehabilitation               |
| 5 | Planning                             |

Table 20 – Project Information

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Public facilities, infrastructure, housing rehabilitation and public services are long standing priorities of the Cumberland County Community Development program.

The principal obstacle to meeting underserved needs is financial. Given the large territory and population to be served, the allocation of funds, while significant and very much appreciated, is well below levels required to meet the needs of the region's low/moderate income households.

The maximum permitted distribution of CDBG funds for social service activities, capped at 15% of grant funds, will equal \$208,210 (based upon an allocation of \$1,388,065). Given the ever growing needs of over 50,000 low/moderate income persons and almost 20,000 persons in poverty in the CCEJ, these resources are entirely inadequate. Needs range from health care, home health care, transportation, child care, elder services, to homeless services and fuel assistance.

Housing needs--ranging from lack of affordable housing, rehabilitation, weatherization and lead-based

## AP-38 Project Summary

### Project Summary Information

|   |                                                                                                |                                                                                                                                       |
|---|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| 1 | <b>Project Name</b>                                                                            | Program Administration                                                                                                                |
|   | <b>Target Area</b>                                                                             | Cumberland County                                                                                                                     |
|   | <b>Goals Supported</b>                                                                         | Housing Rehabilitation<br>Public Facility Improvements<br>Public Infrastructure Improvements<br>Public Services<br>Community Planning |
|   | <b>Needs Addressed</b>                                                                         | Housing Rehabilitation<br>Public Facility Improvements<br>Public Infrastructure Improvements<br>Public Services<br>Planning           |
|   | <b>Funding</b>                                                                                 | CDBG: \$242,500                                                                                                                       |
|   | <b>Description</b>                                                                             | Administration of the CDBG program for the City of South Portland, the Town of Bridgton and Cumberland County.                        |
|   | <b>Target Date</b>                                                                             | 6/30/2017                                                                                                                             |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> |                                                                                                                                       |
|   | <b>Location Description</b>                                                                    | Cumberland County Entitlement Jurisdiction                                                                                            |
|   | <b>Planned Activities</b>                                                                      | Administration supports all activities funded throughout the Cumberland County Entitlement Jurisdiction                               |

paint hazard control to homeownership assistance-- are extensive. The limitation of financial resources again is the paramount obstacle. The development of new affordable housing is limited by the escalating costs of land, and necessary infrastructure (roads, sewers, and etc.). Staff and time resources represent a partial obstacle to meeting existing needs; however, if funds were available, this challenge could be met.

All 2016 funded activities will address obstacles to meeting underserved needs, which is why they were selected for funding.

|          |                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------|------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>2</b> | <b>Project Name</b>                                                                            | Public Facilities and Infrastructure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|          | <b>Target Area</b>                                                                             | South Portland Redbank Neighborhood<br>Cumberland County<br>Eligible Census Block Groups<br>City of South Portland<br>Town of Bridgton                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|          | <b>Goals Supported</b>                                                                         | Public Facility Improvements<br>Public Infrastructure Improvements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|          | <b>Needs Addressed</b>                                                                         | Public Facility Improvements<br>Public Infrastructure Improvements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|          | <b>Funding</b>                                                                                 | CDBG: \$576,840                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|          | <b>Description</b>                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|          | <b>Target Date</b>                                                                             | 6/30/2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | It is estimated that 27,792 people will benefit from these public facility and infrastructure improvements. This will translate into approximately 12,500 families.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|          | <b>Location Description</b>                                                                    | Bridgton: Downtown infrastructure on Main Street; Renovations to the Community Center on Depot Street; Renovations to the Town Hall Recreation Center on High Street; Construction of bathroom/changing rooms at the Salmon Point Beach on Long Lake.<br><br>South Portland: Sidewalks on Front and Preble Streets in Ferry Village; Greenbelt pathway improvements in Ferry Village; Renovations to the Boys & Girls Club on Broadway; Pedestrian crossing improvements in an eligible target area; Expansion of Redbank Community Center<br><br>Town of Long Island community school, library and shelter on Fern Avenue.<br><br>Westbrook: My Place for Teens youth center, 755 Main Street.<br><br>Windham: Robinson Mill Housing in South Windham |

|                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Planned Activities</b> | <p>South Portland - Pedestrian crossing improvements; Expansion of Redbank Community Center; Renovations to Boys &amp; Girls Club; Sidewalks on Front &amp; Preble Streets; Rehabilitation of Greenbelt walkways.</p> <p>Bridgton - Development of plans for downtown improvements; Community Center electrical system improvements; Construction of bathhouse at Salmon Point Beach; Renovations at the Town Hall recreation center.</p> <p>Windham - Utility installation for affordable housing development in South Windham</p> <p>Westbrook - Renovations to "My Place for Teens" youth center</p> <p>Long Island - Installation of elevator at community building that houses the island school, library, health center and emergency shelter.</p> |
| <b>3</b>                  | <b>Project Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Target Area</b>        | <p>Public Services</p> <p>South Portland Redbank Neighborhood<br/>Cumberland County<br/>Westbrook Brown Street Neighborhood<br/>City of South Portland<br/>Town of Bridgton</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Goals Supported</b>    | Public Services                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Needs Addressed</b>    | Public Services                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Funding</b>            | CDBG: \$208,209                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Description</b>        | The program will fund 8 public service activities in the Town of Bridgton; 5 regional public service activities in Cumberland County and; 8 public service activities in the City of South Portland                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Target Date</b>        | 6/30/2016                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

|                                                                                         |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Estimate the number and type of families that will benefit from the proposed activities |                 | 6,174 individuals will be served. Approximately 4000 families.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Location Description                                                                    |                 | <p>1) Programs targeted to serve low-income households in the City of South Portland</p> <p>2) Programs targeted to serve low-income households in the Town of Bridgton</p> <p>3) Programs targeted to serve low-income households throughout Cumberland County</p> <p>4) One program targeted to serve the Brown Street neighborhood in Westbrook</p>                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Planned Activities                                                                      |                 | <p>South Portland: 1) Bus passes; 2) Domestic violence case management; 3) Heating fuel assistance; 4) Meals-On-Wheels; 5) Youth recreation program scholarships; 6) Redbank neighborhood resource hub; 7) Food pantry support; 8) Juvenile offender re-integration program</p> <p>Bridgton: 1) Community dinners; 2) Resource navigator; 3) School food distribution; 4) Food pantry support; 5) Heating fuel assistance; 6) Domestic violence case management; 7) Youth summer recreation scholarships.</p> <p>Cumberland County: 1) Bus passes; 2) Domestic violence case management; 3) Training for clinical staff serving dual clients with mental illness and developmental disabilities; 4) Homeless prevention</p> <p>5) City of Westbrook: Community policing coordinator</p> |
| 4                                                                                       | Project Name    | Housing Rehabilitation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                                                                         | Target Area     | Cumberland County<br>City of South Portland                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                                                                         | Goals Supported | Housing Rehabilitation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                                                                         | Needs Addressed | Housing Rehabilitation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                                                                         | Funding         | CDBG: \$378,013                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

|   |                                                                                                |                                                                                                                                                                                                                                                                                                                                                          |
|---|------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <b>Description</b>                                                                             | Rehabilitation of 25 single family homes in Cumberland County. Rehabilitation of 28 affordable senior housing rental units at Bartlett Circle in Yarmouth. Rehabilitation of 3 single family homes in South Portland. Weatherization of 6 single family homes in South Portland. Installation of handicap access ramps at 12 homes in Cumberland County. |
|   | <b>Target Date</b>                                                                             | 6/30/2018                                                                                                                                                                                                                                                                                                                                                |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 28 seniors at Bartlett Circle in Yarmouth. Extremely low income and very low income<br>12 households with a mobility impaired resident throughout Cumberland County. Extremely low income, very low income and low income.<br>37 single family households in Cumberland County and South Portland. Extremely low income, very low income and low income. |
|   | <b>Location Description</b>                                                                    | Potentially all communities in the Cumberland County Entitlement Jurisdiction.<br>Bartlett Circle is in Yarmouth                                                                                                                                                                                                                                         |
|   | <b>Planned Activities</b>                                                                      | Housing rehabilitation<br>Construction of handicap access ramps<br>Weatherization<br>Heating system replacement                                                                                                                                                                                                                                          |
| 5 | <b>Project Name</b>                                                                            | Planning                                                                                                                                                                                                                                                                                                                                                 |
|   | <b>Target Area</b>                                                                             | South Portland Redbank Neighborhood                                                                                                                                                                                                                                                                                                                      |
|   | <b>Goals Supported</b>                                                                         | Community Planning                                                                                                                                                                                                                                                                                                                                       |
|   | <b>Needs Addressed</b>                                                                         | Planning                                                                                                                                                                                                                                                                                                                                                 |
|   | <b>Funding</b>                                                                                 | CDBG: \$15,000                                                                                                                                                                                                                                                                                                                                           |
|   | <b>Description</b>                                                                             |                                                                                                                                                                                                                                                                                                                                                          |

|                                                                                         |                                                                                   |
|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| Target Date                                                                             | 6/30/2017                                                                         |
| Estimate the number and type of families that will benefit from the proposed activities | 1000 families in the Redbank neighborhood of South Portland. Most are low-income. |
| Location Description                                                                    | Redbank neighborhood in South Portland.                                           |
| Planned Activities                                                                      | Community Planning                                                                |

## AP-50 Geographic Distribution - 91.420, 91.220(f)

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

- 1) Town of Bridgton
- 2) City of South Portland
- 3) Town of Long Island
- 4) City of Westbrook
- 5) Town of Windham
- 6) Town of Yarmouth
- 7) Towns of Standish, Naples, Raymond, Casco

### Geographic Distribution

| Target Area                         | Percentage of Funds |
|-------------------------------------|---------------------|
| Bridgton Downtown                   | 4                   |
| South Portland Redbank Neighborhood | 14                  |
| Cumberland County                   | 11                  |
| Eligible Census Block Groups        | 41                  |
| Westbrook Brown Street Neighborhood | 10                  |
| City of South Portland              | 18                  |
| Town of Bridgton                    | 3                   |

**Table 21 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

- 1) South Portland receives a set-aside of CDBG funds. Redbank is the poorest neighborhood in the city.
- 2) Bridgton receives a set-aside of CDBG funds. The community is concentrating efforts to improve public facilities and infrastructure in its downtown
- 3) Funds distributed throughout Cumberland County for housing rehabilitation, access ramps and public services. People in need of these services reside throughout the County.
- 4) Funds distributed to eligible block groups in Cumberland County include downtown Westbrook and the Town of Long Island. Westbrook is the poorest City in the entitlement jurisdiction. Long Island is among the poorest towns.

### **Discussion**

The Cumberland County Entitlement Jurisdiction has two municipal set-aside grantees - the Town of Bridgton and the City of South Portland. Funds are always distributed within these two communities. Both are utilizing their funds in locations most in need of investment. The program utilizes a significant amount of resources for "regional" activities, i.e. Homeless Prevention and Housing Rehabilitation that can be expended in communities throughout the county. Over the past 5 years many activities have been funded in the City of Westbrook - the poorest large jurisdiction in the Entitlement Jurisdiction. Westbrook will receive funding for two activities - Community Policing and Teen Center renovations. Westbrook is not a set-aside community and may not receive funds every year. Only a modest amount of funds for activities located in the balance of communities is available. This year funds will be expended in three communities, Yarmouth, Windham and Long Island that have not had substantial grants in many years.

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

The Cumberland County Community Development program funds activities to foster and maintain affordable housing, provide social services to low-income individuals and families and improve public facilities and infrastructure in low-income neighborhoods and communities.

### **Actions planned to address obstacles to meeting underserved needs**

The principle obstacle to meet underserved needs is financial. The program has minimal resources relative to the enormity of the task at hand. Given available funds they are expended wisely to meet basic needs, enhance facilities and infrastructure and improve housing conditions.

### **Actions planned to foster and maintain affordable housing**

- 1) Regional housing rehabilitation program
- 2) Regional critical access ramp program for disabled adults
- 3) City of South Portland housing rehabilitation program

### **Actions planned to reduce lead-based paint hazards**

All housing rehabilitation activities will be completed consistent with the lead-based paint regulations. Cumberland County is applying, in partnership with the City of Portland for a 2016 Lead Hazard Control grant.

### **Actions planned to reduce the number of poverty-level families**

The reduction of the number poverty-level families has proven a difficult challenge to meet for decades - not simply in Cumberland County but throughout the country. Every activity we fund in some way serves to assist low-income individuals and families. 1) Our homeless prevention program works to keep families housed; 2) The Redbank Resource HUB in Redbank, South Portland and the Navigator at the Bridgton Community Center serve to foster connections between families, educational resources, job training and basic needs; 3) The provision of bus passes in South Portland and Lakes Region provide transportation to employment; 4) The regional housing rehabilitation and South Portland weatherization and rehabilitation programs reduce housing costs and maintain families in their homes.

### **Actions planned to develop institutional structure**

No actions are planned to further develop institutional structure.

**Actions planned to enhance coordination between public and private housing and social service agencies**

The Opportunity Alliance, the regional Community Action Program and our public housing and private non-profit affordable housing providers have been working together for decades. "Enhanced" coordination has not been identified as a particular need at this time.

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

#### Introduction

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

|                                                                                                                                                                                                |          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed                                            | 0        |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0        |
| 3. The amount of surplus funds from urban renewal settlements                                                                                                                                  | 0        |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan                                                   | 0        |
| 5. The amount of income from float-funded activities                                                                                                                                           | 0        |
| <b>Total Program Income:</b>                                                                                                                                                                   | <b>0</b> |

#### Other CDBG Requirements

|                                                                                                                                                                                                                                                                                                                                                                                                   |        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| 1. The amount of urgent need activities                                                                                                                                                                                                                                                                                                                                                           | 0      |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 90.00% |



## **Appendix - Alternate/Local Data Sources**

## APPENDIX

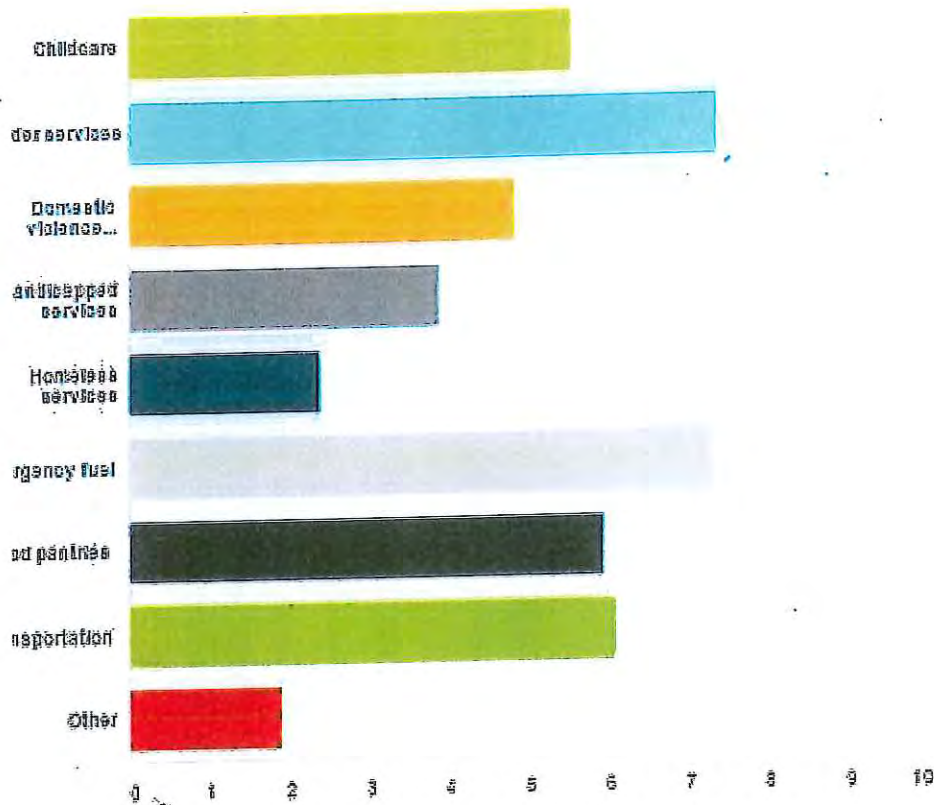
### Public Comments

## **Community Needs Survey – Notable Take-Aways**

- 21 communities responded
- Public Infrastructure/Facilities
  - 47% identified street improvements as #1 public infrastructure improvement need
  - 33% identified water/sewer as #1 public infrastructure improvement need
  - Recreation facilities, sidewalks, and parking also ranked high across respondent's top 4
- Public Services
  - 61% of communities identified emergency fuel as either the #1 or #2 most critical public service need
  - 43% of communities identified elder services as either the #1 or #2 need
- Housing
  - Affordable Senior Housing and Affordable Family Housing were the only two housing categories that communities identified as a critical need. No community identified any housing categories as having no need.
  - 80% said that affordable senior housing is either a great need or critical need in their community
  - 62% said affordable family housing is either a great or critical need

# What are your community's most critical public service needs? (with 1 being the most critical)

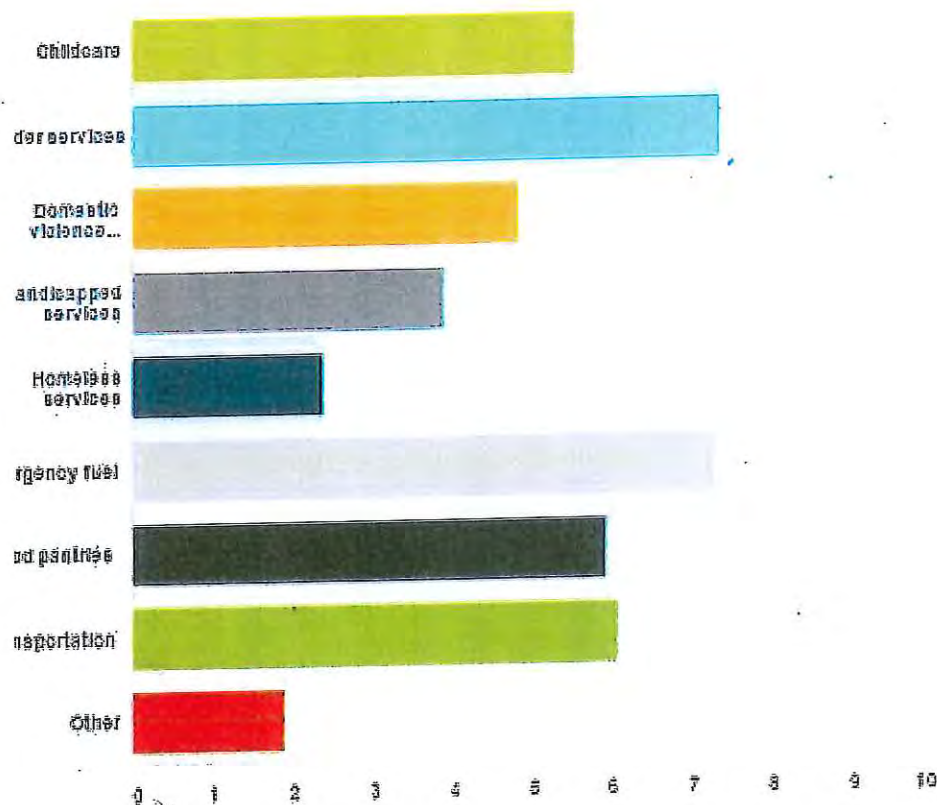
Answered: 21 Skipped: 0



|                            | 1           | 2           | 3           | 4           | 5           | 6           | 7           | 8            | 9            | Total | 0 |
|----------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------|--------------|-------|---|
| Childcare                  | 4.76%<br>1  | 4.76%<br>1  | 9.52%<br>2  | 33.33%<br>7 | 28.57%<br>6 | 4.76%<br>1  | 14.29%<br>3 | 0.00%<br>0   | 0.00%<br>0   | 21    |   |
| day services               | 33.33%<br>7 | 9.52%<br>2  | 33.33%<br>7 | 14.29%<br>3 | 0.00%<br>0  | 9.52%<br>2  | 0.00%<br>0  | 0.00%<br>0   | 0.00%<br>0   | 21    |   |
| Domestic violence services | 0.00%<br>0  | 9.52%<br>2  | 9.52%<br>2  | 9.52%<br>2  | 14.29%<br>3 | 38.10%<br>8 | 19.05%<br>4 | 0.00%<br>0   | 0.00%<br>0   | 21    |   |
| unaccompanied services     | 0.00%<br>0  | 4.76%<br>1  | 0.00%<br>0  | 9.52%<br>2  | 9.52%<br>2  | 23.81%<br>5 | 42.86%<br>9 | 9.52%<br>2   | 0.00%<br>0   | 21    |   |
| Homeless services          | 0.00%<br>0  | 0.00%<br>0  | 0.00%<br>0  | 0.00%<br>0  | 9.52%<br>2  | 4.76%<br>1  | 14.29%<br>3 | 57.14%<br>12 | 14.29%<br>3  | 21    |   |
| emergency food             | 28.57%<br>6 | 33.33%<br>7 | 9.52%<br>2  | 9.52%<br>2  | 9.52%<br>2  | 4.76%<br>1  | 0.00%<br>0  | 4.76%<br>1   | 0.00%<br>0   | 21    |   |
| food pantries              | 19.05%<br>4 | 14.29%<br>3 | 9.52%<br>2  | 19.05%<br>4 | 9.52%<br>2  | 4.76%<br>1  | 9.52%<br>2  | 14.29%<br>3  | 0.00%<br>0   | 21    |   |
| transportation             | 14.29%<br>3 | 14.29%<br>3 | 28.57%<br>6 | 4.76%<br>1  | 14.29%<br>3 | 9.52%<br>2  | 0.00%<br>0  | 9.52%<br>2   | 4.76%<br>1   | 21    |   |
| Other                      | 0.00%<br>0  | 9.52%<br>2  | 0.00%<br>0  | 0.00%<br>0  | 4.76%<br>1  | 0.00%<br>0  | 0.00%<br>0  | 4.76%<br>1   | 80.55%<br>17 | 21    |   |

# What are your community's most critical public service needs? (with 1 being the most critical)

Answered: 21 Skipped: 0



|                            | 1           | 2           | 3           | 4           | 5           | 6           | 7           | 8            | 9            | Total | 0 |
|----------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------|--------------|-------|---|
| Childcare                  | 4.76%<br>1  | 4.76%<br>1  | 9.52%<br>2  | 33.33%<br>7 | 28.57%<br>6 | 4.76%<br>1  | 14.29%<br>3 | 0.00%<br>0   | 0.00%<br>0   | 21    |   |
| Senior services            | 33.33%<br>7 | 9.52%<br>2  | 33.33%<br>7 | 14.29%<br>3 | 0.00%<br>0  | 9.52%<br>2  | 0.00%<br>0  | 0.00%<br>0   | 0.00%<br>0   | 21    |   |
| Domestic violence services | 0.00%<br>0  | 9.52%<br>2  | 9.52%<br>2  | 9.52%<br>2  | 14.29%<br>3 | 38.10%<br>8 | 19.05%<br>4 | 0.00%<br>0   | 0.00%<br>0   | 21    |   |
| and disabled services      | 0.00%<br>0  | 4.76%<br>1  | 0.00%<br>0  | 9.52%<br>2  | 9.52%<br>2  | 28.57%<br>6 | 42.86%<br>9 | 9.52%<br>2   | 0.00%<br>0   | 21    |   |
| Homeless services          | 0.00%<br>0  | 0.00%<br>0  | 0.00%<br>0  | 0.00%<br>0  | 9.52%<br>2  | 4.76%<br>1  | 14.29%<br>3 | 57.14%<br>12 | 14.29%<br>3  | 21    |   |
| Emergency relief           | 28.57%<br>6 | 33.33%<br>7 | 9.52%<br>2  | 9.52%<br>2  | 9.52%<br>2  | 4.76%<br>1  | 0.00%<br>0  | 4.76%<br>1   | 0.00%<br>0   | 21    |   |
| Food pantries              | 19.05%<br>4 | 14.29%<br>3 | 9.52%<br>2  | 19.05%<br>4 | 9.52%<br>2  | 4.76%<br>1  | 9.52%<br>2  | 14.29%<br>3  | 0.00%<br>0   | 21    |   |
| Transportation             | 14.29%<br>3 | 14.29%<br>3 | 28.57%<br>6 | 4.76%<br>1  | 14.29%<br>3 | 9.52%<br>2  | 0.00%<br>0  | 9.52%<br>2   | 4.76%<br>1   | 21    |   |
| Other                      | 0.00%<br>0  | 9.52%<br>2  | 0.00%<br>0  | 0.00%<br>0  | 4.76%<br>1  | 0.00%<br>0  | 0.00%<br>0  | 4.76%<br>1   | 80.85%<br>17 | 21    |   |



OFFICE OF COMMUNITY DEVELOPMENT

Maeve W. Pistrang  
Community Development Coordinator

April 28, 2016

Aaron Shapiro  
Cumberland County Community Development  
142 Federal Street  
Portland, ME 04101

Dear Aaron,

The City of South Portland is pleased to be a participant in the Cumberland County Community Development program. For the past 10 years CDBG funds have helped us improve our community and the lives of our low and moderate income residents. The goals and priorities outlined in the 2016-2020 Five Year Consolidated Plan will enable us to continue to make infrastructure and facility improvements, support public services, and improve our housing stock.

The City is grateful for this valuable resource in our community and looks forward to continuing this beneficial partnership with Cumberland County.

Sincerely,

A handwritten signature in black ink that reads "Maeve Pistrang". The signature is fluid and cursive, with the first name "Maeve" and last name "Pistrang" clearly legible.

Maeve Pistrang

25 Cottage Road  
P.O. Box 9422  
South Portland, ME 04116-9422  
Telephone: 207-347-4139  
Fax: 207-767-7629  
E-mail: [mpistrang@southportland.org](mailto:mpistrang@southportland.org)



# City of Westbrook, Maine

---

Colleen Hilton  
Mayor  
[chilton@westbrook.me.us](mailto:chilton@westbrook.me.us)

2 York Street  
Westbrook, Maine 04092  
Phone: (207)591-8110  
Fax: (866)405-0776

Jerre R. Bryant  
City Administrator  
[jbrvant@westbrook.me.us](mailto:jbrvant@westbrook.me.us)

William D. Baker  
Asst. City Administrator  
Business & Community Relations  
[wbaker@westbrook.me.us](mailto:wbaker@westbrook.me.us)

March 31, 2016

Mr. Aaron Shapiro, Program Director  
Cumberland County, Community Development Program

Re: HUD Community Development Block Grant Program

The City of Westbrook would like to extend our sincere thanks to HUD and the Cumberland County Community Development Block Grant Program for the award of two grants that will afford our community significant social and economic benefits as we seek to provide services to neighborhoods in need.

We have received more than one million dollars in recent years and this year we will benefit directly from a 30,000 dollar grant that will allow us to extend our community policing program in our Brown Street neighborhood; and one for 113,355 dollars that will allow us to rehabilitate a building that houses critical youth programs in the core of our downtown.

The CDBG program has been extremely successful and is highly valued by the City administration and the people of our grateful City. We want your program administrators and staff to know what an important impact this program has on a community like ours and we look forward to a long and successful partnership with you.

Very truly yours,

William D. Baker  
Assistant City Administrator  
Office of the Mayor  
2 York Street  
Westbrook, Maine 04092



**YARMOUTH SENIOR HOUSING, INC.**  
P.O. Box 163  
Yarmouth, ME 04096

April 1, 2016

Aaron Shapiro  
Director  
Cumberland County Community Development  
142 Federal Street  
Portland, ME 04101

Re: Bartlett Circle Renovation Project

Dear Mr. Shapiro,

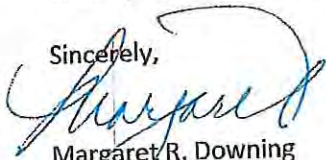
The Town of Yarmouth, ME and Yarmouth Senior Housing, Inc. are pleased to participate in the Community Development Block Grant Program in support of the Bartlett Circle Renovation Project. Bartlett Circle is an old (1976) 515 Rural Development project owned and operated by Yarmouth Senior Housing. The project is comprised of 28 independent living, affordable senior apartments. It serves seniors whose incomes range between 25 and 50% of area median income.

CDBG funds will be used for critical renovations at Bartlett Circle with the objective of assuring its continued affordability and sustainability. The focus is on the integrity of the building envelopes and the safety and livability of the apartment interiors. Original, 40-year old materials and fixtures will be either replaced or repaired.

The successful completion of this project will assure that the Bartlett Circle neighborhood will continue to play an important role in the Yarmouth community in terms of age and income diversity. It will also assure appropriate housing for very low and extremely low seniors for many years to come.

Thank you for this opportunity to make a difference in our town.

Sincerely,



Margaret R. Downing  
President  
Yarmouth Senior Housing, Inc.

In accordance with Federal Law and USDA Policy, this institution is prohibited from discriminating on the basis of race, color, national origin, sex, age, or disability (not all prohibited bases apply to all programs). To file a complaint of discrimination, write to, Director, Office of Civil Rights, Room 326-W, Whitten Building, 1400 Independence Avenue, SW, Washington, D.C., 20250-9410, or call 1-800-795-3272 (Voice) or 202-720-6382 (TDD). USDA is an equal opportunity provider and employer.



March 29, 2016

Dear Aaron,

Port Resources was thrilled to recently learn we will be receiving a \$20,000 block grant from the Cumberland County Community Development Program.

The awarded funds will provide us the opportunity to expand our outpatient services to individuals with a dual diagnosis of a developmental disability and mental illness.

The hiring of two additional clinicians afforded to us by the block grant will allow us to provide services to an additional 35-40 people annually.

Thank you for supporting our mission to empower the people we serve to live meaningful and fulfilled lives in their communities.

Sincerely,

Karen MacDonald

Executive Director, Port Resources

280 B Gannett Drive  
South Portland, ME 04106  
Toll Free 888.690.0048  
Ph: 207.828.0048  
Fx: 207-772.3743  
[www.portresources.org](http://www.portresources.org)



April 8, 2016

Aaron Shapiro  
Cumberland County  
142 Federal Street, Suite 102  
Portland, ME 04101

Dear Aaron,

I am writing to acknowledge Cumberland County's decision to provide a CDBG grant to the Town of Windham in the amount of \$11,587 for the purpose of subsidizing fares for RTP's Lakes Region Explorer. As you know, this subsidy will help low-income residents in the Lakes Region to access destinations along Route 302 from Bridgton to Portland for employment, medical appointments, visitations, shopping etc. RTP will provide a 100% match per 10-ride ticket allowing freer access for many who need or wish to use this public transit service.

I would like to extend my appreciation to you and Maeve for your support.

Thank you,

Sincerely,

A handwritten signature in black ink, appearing to read 'Jack', is written over the printed name.

Jack De Beradinis, Executive Director  
Regional Transportation Program  
127 St. John Street  
Portland, Maine 04102

# the Opportunity Alliance

April 26, 2016

Mr. Aaron Shapiro  
Community Development Director  
Cumberland County  
142 Federal Street  
Portland, ME 04101

Dear Mr. Shapiro and County Commissioners,

On behalf of Housing and Energy Services at the Opportunity Alliance I want to thank you for your support of affordable housing and home repair throughout Cumberland County. We especially appreciate your continued support of the CHIP and Home Repair Program; we anticipate assisting 24 households in Cumberland County in the upcoming year with funding provided through the Community Development Block Grant.

We look forward to reaching out to all the communities of Cumberland County to provide information and to raise awareness of the home repair assistance available through this funding and to leverage these funds with other agency funds for home repair needs.

Thank you again for your continuing support.

Sincerely,



Nathan Mills, Director  
Housing and Energy Services



# the Opportunity Alliance

May 4, 2016

To Whom It May Concern:

The Opportunity Alliance (TOA) would like to thank HUD once again for accepting our Cumberland County Community Development Block Grant (CDBG) request which will be used to prevent some of the most vulnerable families in Cumberland County, Maine, from becoming homeless.

With last year's funding we provided homeless prevention case management and information and resources to clients. We continued to build on our network of supports and continued to work closely with many General Assistance (GA) administrators and internal and external programs. During the 2015 CDBG funding cycle, The Opportunity Alliance (TOA) requested \$37,600 in funding for direct client support for those homeless or about to be homeless. This funding stabilized 121 individuals and 43 households in Cumberland County, Maine. Our work focused on short-term housing and case management for residents who were experiencing a housing crisis such as eviction. TOA matched \$45,045 to support staffing costs and leveraged another \$22,000 in donations from the community for direct client support. CDBG funds are critical for our project as there are few housing supports in the County. These funds will allow The Opportunity Alliance to continue this project; making it possible to build on our experience helping consumers navigate a complex system, educate about housing options, assist with budgeting, help with filling out applications, and assist with landlord negotiation, etc. With this grant funding we will continue to work with local resources, collaborate with General Assistance and Town Offices and meet clients in their communities. It has been with CDBG funding that we have been able to provide and tailor our program based on the communities we serve.

Additionally, we have appreciated the past experience working with the Director of Community Development, Aaron Shapiro, who has provided technical assistance on the contract regulations and who is always available for questions.

Sincerely,



Tara Kosma  
Senior Vice President of Operations and Access



## APPENDIX

2016

Activity Funding & Goals

**Federal Fiscal Year 2016 Annual Action Plan Financial Summary**

| <b>All Grantees</b>           | <b>Activities</b>                         | <b>2016</b> | <b>Re-Program</b> | <b>Total</b>       |
|-------------------------------|-------------------------------------------|-------------|-------------------|--------------------|
|                               |                                           |             |                   | <b>\$190,076</b>   |
| <b>Public Infrastructure</b>  |                                           |             |                   |                    |
|                               | Downtown Infrastructure Development       | \$30,000    | \$0               | \$30,000           |
| Bridgton                      | Pedestrian Crossing Improvements          | \$24,000    | \$0               | \$24,000           |
| South Portland                | Greenbelt Walkway Rehabilitation          | \$20,000    | \$0               | \$20,000           |
| South Portland                | Front & Preble Street Sidewalk            | \$66,215    | \$0               | \$66,215           |
| South Portland                | Robinson Mill Housing Infrastructure      | \$26,520    | \$23,341          | \$49,861           |
| Windham                       |                                           |             |                   |                    |
|                               |                                           |             |                   | <b>\$386,764</b>   |
| <b>Public Facilities</b>      |                                           |             |                   |                    |
|                               | Community Center Electrical Service       | \$11,000    | \$0               | \$11,000           |
| Bridgton                      | Salmon Point Beach Bathroom               | \$6,103     | \$9,156           | \$15,259           |
| Bridgton                      | Town Hall Recreation Center Renovations   | \$75,000    | \$0               | \$75,000           |
| Bridgton                      | Community Building Elevator               | \$50,150    | \$0               | \$50,150           |
| Long Island                   | Boys & Girls Club Renovations             | \$12,000    | \$0               | \$12,000           |
| South Portland                | Redbank Community Cntr. Expansion         | \$110,000   | \$0               | \$110,000          |
| South Portland                | My Place for Teens - Renovation           | \$113,355   | \$0               | \$113,355          |
| Westbrook                     |                                           |             |                   |                    |
|                               |                                           |             |                   | <b>\$378,013</b>   |
| <b>Housing</b>                |                                           |             |                   |                    |
|                               | Critical Access Ramps                     | \$50,000    | \$0               | \$50,000           |
| AlphaOne                      | Housing Rehabilitation                    | \$200,000   | \$0               | \$200,000          |
| Opportunity Alliance          | Housing Rehabilitation                    | \$30,000    | \$0               | \$30,000           |
| South Portland                | Housing Weatherization                    | \$8,013     | \$0               | \$8,013            |
| South Portland                | Bartlett Circle Senior Housing Renovation | \$90,000    | \$0               | \$90,000           |
| Yarmouth                      |                                           |             |                   |                    |
|                               |                                           |             |                   | <b>\$208,209</b>   |
| <b>Public Service</b>         |                                           |             |                   |                    |
|                               | Community Kettle Dinners                  | \$2,000     | \$0               | \$2,000            |
| Bridgton                      | St. Peter's Dinners                       | \$1,200     | \$0               | \$1,200            |
| Bridgton                      | Community Center Resource Navigator       | \$6,100     | \$0               | \$6,100            |
| Bridgton                      | School Food Distribution Program          | \$4,566     | \$0               | \$4,566            |
| Bridgton                      | Domestic Violence Case Management         | \$1,500     | \$0               | \$1,500            |
| Bridgton                      | Summer Camp Scholarships                  | \$5,122     | \$0               | \$5,122            |
| Bridgton                      | Food Pantry Support                       | \$2,980     | \$0               | \$2,980            |
| Bridgton                      | Fuel Assistance                           | \$4,344     | \$0               | \$4,344            |
| Bridgton                      | Clinical Staff Training                   | \$20,000    | \$0               | \$20,000           |
| Port Resources                | Homeless Prevention Case Management       | \$30,005    | \$0               | \$30,005           |
| Opportunity Alliance          | Bus Passes                                | \$4,105     | \$0               | \$4,105            |
| South Portland                | Domestic Violence Case Management         | \$5,000     | \$0               | \$5,000            |
| South Portland                | Fuel Assistance                           | \$8,000     | \$0               | \$8,000            |
| South Portland                | Meals-On-Wheels                           | \$10,000    | \$0               | \$10,000           |
| South Portland                | Recreation Scholarships                   | \$7,000     | \$0               | \$7,000            |
| South Portland                | Redbank Neighborhood Resource Hub         | \$16,000    | \$0               | \$16,000           |
| South Portland                | Food Cupboard                             | \$10,000    | \$0               | \$10,000           |
| South Portland                | Juvenile Offender Integration Program     | \$1,700     | \$0               | \$1,700            |
| South Portland                | Domestic Violence Rural Outreach          | \$27,000    | \$0               | \$27,000           |
| Standish (Lead)               | Community Policing Coordinator            | \$30,000    | \$0               | \$30,000           |
| Westbrook                     | Bus Fare Subsidy                          | \$11,587    | \$0               | \$11,587           |
| Windham                       |                                           |             |                   |                    |
|                               |                                           |             |                   | <b>\$15,000</b>    |
| <b>Planning</b>               |                                           |             |                   |                    |
|                               | Redbank Neighborhood Master Plan          | \$15,000    | \$0               | \$15,000           |
| South Portland                |                                           |             |                   |                    |
|                               |                                           |             |                   | <b>\$242,500</b>   |
| <b>Program Administration</b> |                                           |             |                   |                    |
|                               | Administration                            | \$35,500    | \$0               | \$35,500           |
| Bridgton                      | Administration                            | \$65,000    | \$0               | \$65,000           |
| South Portland                | Administration                            | \$142,000   | \$0               | \$142,000          |
| County                        |                                           |             |                   |                    |
|                               |                                           |             |                   | <b>\$1,388,065</b> |
|                               |                                           |             |                   | <b>\$32,497</b>    |
| <b>All Total</b>              |                                           |             |                   | <b>\$1,420,562</b> |

**Federal Fiscal Year 2016 Annual Action Plan Goals**

| <b>All Grantees</b>           | <b>Activities</b>                         | <b>Funds</b>       | <b>Goals</b>   | <b>IDIS</b> |
|-------------------------------|-------------------------------------------|--------------------|----------------|-------------|
|                               |                                           | <b>\$190,076</b>   |                |             |
| <b>Public Infrastructure</b>  |                                           |                    |                |             |
| Bridgton                      | Downtown Infrastructure Development       | \$30,000           | 882 People     | 03          |
| South Portland                | Pedestrian Crossing Improvements          | \$24,000           | 2000 People    | 03K         |
| South Portland                | Greenbelt Walkway Rehabilitation          | \$20,000           | 2665 People    | 03F         |
| South Portland                | Front & Preble Street Sidewalk            | \$66,215           | 2665 People    | 03L         |
| Windham                       | Robinson Mill Housing Infrastructure      | \$49,861           | 45 Households  | 03J         |
|                               |                                           | <b>\$386,764</b>   |                |             |
| <b>Public Facilities</b>      |                                           |                    |                |             |
| Bridgton                      | Community Center Electrical Service       | \$11,000           | 5145 People    | 03          |
| Bridgton                      | Salmon Point Beach Bathroom               | \$15,259           | 5145 People    | 03F         |
| Bridgton                      | Town Hall Recreation Center Renovations   | \$75,000           | 5145 People    | 03          |
| Long Island                   | Community Building Elevator               | \$50,150           | 230 People     | 03          |
| South Portland                | Boys & Girls Club Renovations             | \$12,000           | 800 People     | 03D         |
| South Portland                | Redbank Community Cntr. Expansion         | \$110,000          | 2470 People    | 03E         |
| Westbrook                     | My Place for Teens - Renovation           | \$113,355          | 600 People     | 03D         |
|                               |                                           | <b>\$378,013</b>   |                |             |
| <b>Housing</b>                |                                           |                    |                |             |
| AlphaOne                      | Critical Access Ramps                     | \$50,000           | 12 Households  | 14A         |
| Opportunity Alliance          | Housing Rehabilitation                    | \$200,000          | 25 Households  | 14A         |
| South Portland                | Housing Rehabilitation                    | \$30,000           | 3 Households   | 14A         |
| South Portland                | Housing Weatherization                    | \$8,013            | 6 Households   | 14F         |
| Yarmouth                      | Bartlett Circle Senior Housing Renovation | \$90,000           | 28 Households  | 14B         |
|                               |                                           | <b>\$208,209</b>   |                |             |
| <b>Public Service</b>         |                                           |                    |                |             |
| Bridgton                      | Community Kettle Dinners                  | \$2,000            | 400 People     | 05          |
| Bridgton                      | St. Peter's Dinners                       | \$1,200            | 200 People     | 05          |
| Bridgton                      | Community Center Resource Navigator       | \$6,100            | 50 People      | 05          |
| Bridgton                      | School Food Distribution Program          | \$4,566            | 25 People      | 05W         |
| Bridgton                      | Domestic Violence Case Management         | \$1,500            | 20 Clients     | 05G         |
| Bridgton                      | Summer Camp Scholarships                  | \$5,122            | 15 People      | 05D         |
| Bridgton                      | Food Pantry Support                       | \$2,980            | 200 Households | 05W         |
| Bridgton                      | Fuel Assistance                           | \$4,344            | 35 Households  | 05          |
| Bridgton                      | Clinical Staff Training                   | \$20,000           | 35 Clients     | 05O         |
| Port Resources                | Homeless Prevention Case Management       | \$30,005           | 32 Households  | 05          |
| Opportunity Alliance          | Bus Passes                                | \$4,105            | 225 Persons    | 05E         |
| South Portland                | Domestic Violence Case Management         | \$5,000            | 130 Clients    | 05G         |
| South Portland                | Fuel Assistance                           | \$8,000            | 30 Households  | 05          |
| South Portland                | Meals-On-Wheels                           | \$10,000           | 150 Persons    | 05A         |
| South Portland                | Recreation Scholarships                   | \$7,000            | 15 Persons     | 05D         |
| South Portland                | Redbank Neighborhood Resource Hub         | \$16,000           | 1056 Clients   | 05          |
| South Portland                | Food Cupboard                             | \$10,000           | 600 Households | 05W         |
| South Portland                | Juvenile Offender Integration             | \$1,700            | 6 Clients      | 05D         |
| Standish (Lead)               | Domestic Violence Rural Outreach          | \$27,000           | 150 Clients    | 05G         |
| Westbrook                     | Community Policing Coordinator            | \$30,000           | 2,585 Clients  | 05I         |
| Windham                       | Bus Fare Subsidy                          | \$11,587           | 250 Persons    | 05E         |
|                               |                                           | <b>\$15,000</b>    |                |             |
| <b>Planning</b>               |                                           |                    |                |             |
| South Portland                | Redbank Neighborhood Master Plan          | \$15,000           | N/A            | 20          |
|                               |                                           | <b>\$242,500</b>   |                |             |
| <b>Program Administration</b> |                                           |                    |                |             |
| Bridgton                      | Administration                            | \$35,500           | N/A            | 21A         |
| South Portland                | Administration                            | \$65,000           | N/A            | 21A         |
| County                        | Administration                            | \$142,000          | N/A            | 21A         |
|                               |                                           | <b>\$1,420,562</b> |                |             |
| <b>All Total</b>              |                                           |                    |                |             |

## MEMORANDUM

TO: Chair Gordon & Commissioners Cloutier, Coward, Jamieson & Witonis  
FROM: Aaron Shapiro, Community Development Director  
DATE: April 11, 2016  
RE: 10th Year Community Development Program

\*\*\*\*\*  
Two public hearings will be held on the use of Community Development Block Grant (CDBG) funds for 2016: April 11<sup>th</sup> and May 9<sup>th</sup>. Final vote by the Commissioners endorsing our 5-Year Consolidated Plan and 2016 HUD Annual Action Plan is scheduled for the May 11, 2015 meeting. Both plans will be submitted to HUD on May 13<sup>th</sup>.  
\*\*\*\*\*

The purpose of this memo, in advance of the April 11<sup>th</sup> Commissioner's Meeting is fourfold:

1. Review the 5-year Consolidated Plan
1. Identify CDBG grant funds for 2016
2. Review the application process for selecting CDBG projects
3. Familiarize you with the projects and programs recommended for funding

### Consolidated Plan 2016 - 2020

Every five years the Community Development program must complete a "consolidated plan". The plan guides – in general terms – the utilization of our CDBG funds.

The short presentation will guide you through the highlights of the plan.

### Available Grant Funds for 2016

CDBG Allocation: The total Cumberland County Community Development HUD/CDBG allocation will be \$1,388,065. This represents a 2% decrease in funding from our 2015 allocation and a 5% decrease since 2014.

For the Cumberland County "non set-aside communities", an additional \$20,700 is available to "re-program" from activities that utilized less funds than originally granted.

The total allocation is divided into four components:

1. Total Administrative Costs: **\$242,500**

|                               |           |
|-------------------------------|-----------|
| County Administration         | \$142,000 |
| South Portland Administration | \$ 65,000 |
| Bridgton Administration       | \$ 35,500 |

2. County Community & Regional Grants: \$648,617 (2016 allocation); \$23,341 (re-programmed prior year funds): **Total = \$671,958**

3. Town of Bridgton Activities: \$185,415 (2016 allocation); \$9,156 (re-programmed prior year funds): Total = **\$194,571**
4. City of South Portland Activities: **\$412,033** (2016 allocation)

### **I. Accepting and Selecting Applications**

The process for selecting "county" (not South Portland or Bridgton) applications for 2016 was basically the same as it's been for the past five years.

- Applications distributed November 2, 2015
- Application workshop November 12, 2015
- Pre-applications submitted by December 17, 2015
- Final applications submitted February 2, 2016

Following submission, applications were distributed to the Application Review Team. Team members were: Jay Chace, Chair (Scarborough); Denise Clavette, Yarmouth; Nadine Daniels (Cumberland County); Paul First (New Gloucester); David Galbraith (Gorham); Maeve Pistrang (South Portland & Cumberland County).

Team members reviewed the applications and assigned scores based upon established criteria. This year's application and scoring system was essentially unchanged from 2013, again affording an opportunity for applicants to present to the Review Team. Applicants met with the review team on February 25<sup>th</sup> to briefly present their projects and answering questions.

#### General Program Applicants

Project description – 10 points  
 Project management – 10 points  
 Implementation schedule – 5 points  
 Readiness to proceed – 20 points  
 Need for the project – 20 points  
 Need for CDBG funds – 15 points  
 Budget – 5 points  
 Distress score – 0-10 points  
 Multi-jurisdictional bonus – 5 points

#### Planning Program Applications

Description of problem – 35 points  
 Strategy to complete planning project – 30 points  
 Readiness to proceed – 30 points  
 Multi-jurisdictional bonus – 5 points

Raw scores were totaled and converted to ordinal rankings for each reviewer. The ordinal rankings were averaged across all scorers to form a total group ranking. This rank order of projects, 1 to 18, became the working list. All projects, regardless of their ranking, were discussed by the group. Team members explained the reasons behind their choices and reviewed the plusses and minuses of each application.

## **II. Projects, Programs & Activities Recommended for Funding**

The Municipal Oversight Committee (MOC) recommends 11 project/program grants for funding to the County Commissioners. Of these, four are region-wide activities and seven are community-based projects. Two of the community-based projects serve multiple communities.

### **Cumberland County Community Development - 2016 Projects, Programs & Activity Funding**

#### **"Cumberland County CDBG": Projects, Programs & Activity Funding**

|                            |                  |
|----------------------------|------------------|
| <b>CDBG funds awarded:</b> | <b>\$671,958</b> |
| 2016 Program Funds         | \$648,617        |
| Re-allocated Funds         | \$ 23,341        |

#### **Regional vs. community projects:**

|                     |            |
|---------------------|------------|
| Regional projects:  | \$ 371,953 |
| Community projects: | \$ 300,005 |

#### **Funding by project type:**

|                            |            |
|----------------------------|------------|
| Public Service             | \$ 118,592 |
| Public Facilities          | \$ 163,505 |
| Housing Rehabilitation     | \$ 340,000 |
| Infrastructure for Housing | \$ 49,861  |

|                              |                   |
|------------------------------|-------------------|
| <b>County Administration</b> | <b>\$ 142,000</b> |
|------------------------------|-------------------|

#### **Project & Funding Recommendations**

##### **CDBG General Program Grants**

##### **Public Service**

|                                                                       |                         |
|-----------------------------------------------------------------------|-------------------------|
| <u>Standish (Lead) – Domestic Violence Prevention, Rural Outreach</u> | Request - \$27,000      |
|                                                                       | <b>Award - \$27,000</b> |

Family Crisis Services proposes enhancing domestic violence prevention outreach efforts in five rural communities: Casco, Naples, Raymond, Standish and Windham. Services would include assistance filing protective orders, safety planning, court and individual advocacy, support groups, public awareness events, and referrals to service providers.

|                                                       |                         |
|-------------------------------------------------------|-------------------------|
| <u>Opportunity Alliance – Homelessness Prevention</u> | Request - \$40,005      |
|                                                       | <b>Award - \$30,005</b> |

Case management and one-time financial assistance to support clients who are at-risk of homelessness or are experiencing homelessness

Port Resources – Clinical Staff Training

Request - \$ 40,000  
**Award - \$ 20,000**

This social service agency seeks grant funds to increase clinical capacity to provide outpatient services for individuals with dual diagnosis of developmental disabilities and mental health disorders.

Westbrook – Community Policing Coordinator

Request - \$30,000  
**Award - \$30,000**

A civilian coordinator will facilitate crime prevention, host neighborhood meetings, coordinate youth activities and provide a liaison to the Police Department. The program is centered in the Frenchtown/Brown Street neighborhood. The city will contribute 46% of the cost of the coordinator.

Windham (Lead) – Lake Region Explorer Bus Fare Subsidy

Request – \$ 15,000  
**Award - \$ 11,587**

The towns of Windham, Raymond, Casco and Naples will use CDBG funds to provide free bus passes on the Lakes Region Explorer. The Explorer provides bus service up/down Rt. 302 from Bridgton to Portland. Passes will be provided to an estimated 300-400 low-income residents, seniors and disabled adults.

**Housing**

Opportunity Alliance – Heating Improvement Program

Request - \$200,000  
**Award - \$200,000**

Since 2007, Cumberland County Community Development has provided funds to Opportunity Alliance (formerly PROP) to operate a housing rehabilitation program. This year's application would direct funds primarily to the repair and replacement of malfunctioning heating systems and secondarily to address serious safety and code violations. It is anticipated that 25 households will be assisted. County-sponsored application.

AlphaOne – Critical Access Ramps

Request - \$ 50,000  
**Award - \$ 50,000**

The program will provide between 8-10 home access ramps for individuals with mobility disabilities. A similar program was funded in 2008, 2010 and 2013.

Windham – Robinson Mill Redevelopment

Request - \$319,000  
**Award - \$ 49,861**

The project will support the redevelopment of the Robinson Mill complex into 45 housing units, 23 of which will be designated affordable housing units. Funds be used to provide utilities to the site.

Yarmouth – Bartlett Circle Renovations

Request \$ 90,000  
**Award \$90,000**

Bartlett Circle is a 28-unit low-income independent living facility for seniors. CDBG will be used towards the renovation of the complex matching over \$500,000 in local funds and resources from the Federal Home Loan Bank of Boston.

**Public Facilities**

Long Island – Community Building Elevator

Request - \$ 50,150  
**Award - \$ 50,150**

The community seeks to install a handicap accessible elevator at the Long Island Learning Center to permit utilization of the basement area as an emergency shelter and multi-purpose facility. The grant would be used to purchase the elevator equipment.

Westbrook – My Place for Teens – Renovations

Request - \$113,357  
**Award - \$ 113,355**

Funds to be used to purchase materials to renovate this teen center on Main Street, Westbrook. 600 youths per year participate in the teen centers program & activities. The request will be matched by over \$200,000 in private grant funds.

**Bridgton & South Portland Programs**

The program and activities conducted in the two set-aside communities of Bridgton and South Portland are integral components of the Cumberland County Community Development program. While not participants in the County application competition, their projects, activities, funds, planning, administration and regulatory compliance are integral components of the County's program.

**Town of Bridgton:**

|                           |                  |
|---------------------------|------------------|
| 2016 Set-Aside Allocation | \$185,415        |
| Reprogrammed Funds        | \$ 9,156         |
| <b>Total Funds</b>        | <b>\$194,571</b> |

|                               |                  |
|-------------------------------|------------------|
| <u>Program Administration</u> | <b>\$ 35,500</b> |
|-------------------------------|------------------|

|                          |                  |
|--------------------------|------------------|
| <u>Public Facilities</u> | <b>\$131,259</b> |
|--------------------------|------------------|

|                                          |           |
|------------------------------------------|-----------|
| Downtown Infrastructure Development      | \$ 30,000 |
| Community Center Electrical Improvements | \$ 11,000 |
| Salmon Point Beach Bathrooms             | \$ 15,259 |
| Town Hall Rec Center Renovations         | \$ 75,000 |

Public Services \$ 27,812

|                                    |          |
|------------------------------------|----------|
| Emergency Fuel Assistance          | \$ 4,344 |
| Community Kettle Dinners Program   | \$ 2,000 |
| Community Center Navigator Program | \$ 6,100 |
| Youth Recreation Scholarships      | \$ 5,122 |
| School Backpack Food Program       | \$ 4,566 |
| St. Peter's Dinner Program         | \$ 1,200 |
| Food Pantry Assistance             | \$ 2,988 |
| Family Crisis Services             | \$ 1,500 |

**City of South Portland:**

2016 Set-Aside Allocation \$412,033

The City of South Portland continues to operate their CDBG program much as they did prior to relinquishing HUD Entitlement status in 2007. Coordination between South Portland and the County, particularly on administrative matters occurs on a regular and on-going basis. Maeve Pistrang serves as the Community Development Coordinator in both Cumberland County and South Portland. South Portland finalized its selection of CDBG funded programs, projects and activities at their City Council meeting on April 4, 2016.

Housing \$ 38,013

South Portland anticipates completing between 8-10 weatherization and housing rehabilitation activities in the coming year.

Public Facilities/Infrastructure \$232,215

South Portland will provide funds for five activities: Redbank Community Center addition; new sidewalks and greenbelt improvements in Ferry Village; pedestrian crosswalk improvements; and renovations to the Boys & Girls Club.

Public Services \$ 61,805

Funds will be provided to 8 programs: Family Crisis Services; Bus Passes; Emergency Heating Assistance; Recreation Scholarships; Redbank Resource Hub Personnel; Meals-on-Wheels; South Portland Food Cupboard; and a new program for The Opportunity Alliance working with 1<sup>st</sup> time youth offenders.

Program Administration \$ 65,000

The funds pay salaries, benefits and basic office supplies, phone and technology required for the activities of South Portland's Community Development Office.

## HOME Program Consortium

All the communities of Cumberland County including Portland, Brunswick and the 25 members of our Community Development program have formed the City of Portland/Cumberland County HOME Consortium. Portland serves as the lead entity for the Consortium. All administrative and program delivery services are conducted by the City

The non-Portland members of the Consortium will receive an allocation of funds of \$320,000 plus \$5,000 collected in program income for a total of \$357,236. Unlike CDBG, HOME funds can only be used for four housing activities, housing rehabilitation, home ownership assistance, tenant based rental assistance and new construction of rental or ownership housing.

|                                |          |                  |
|--------------------------------|----------|------------------|
| <u>Proposed allocations</u>    | <u>%</u> | <u>\$325,000</u> |
| Housing rehabilitation         | 70%      | \$225,000        |
| Affordable housing development | 14%      | \$ 46,585        |
| Required CHDO set-aside        | 16%      | \$ 53,415        |

The CHDO (Community Housing Development Organization) set-aside is a special requirement of the program. Funds must be distributed to specialized non-profit organizations to develop or rehabilitate rental or ownership housing. In 2015 the HOME Consortium provided \$122,000 to a partnership of Yarmouth Senior Housing and Avesta Housing as part of a \$6 million financing package for Bartlett Woods, a 28 unit 3-story senior housing development.

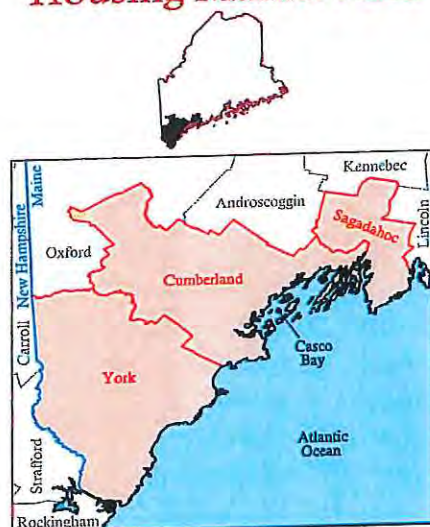


# Portland-South Portland, Maine

U.S. Department of Housing and Urban Development | Office of Policy Development and Research | As of October 1, 2015

PD&R

## Housing Market Area



The Portland-South Portland Housing Market Area (HMA) in southern Maine, along the Atlantic Coast, is coterminous with the Portland-South Portland, ME Metropolitan Statistical Area (MSA), the most populous MSA in northern New England. The HMA comprises Cumberland, Sagadahoc, and York Counties and includes the city of Portland, the most populous city in the state. The Portland-South Portland HMA is a regional center for health care and retail and is renowned for a working waterfront in the city of Portland.

## Market Details

|                                 |    |
|---------------------------------|----|
| Economic Conditions .....       | 2  |
| Population and Households ..... | 6  |
| Housing Market Trends .....     | 7  |
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## Summary

### Economy

Economic conditions in the Portland-South Portland HMA continue to improve, building on a trend that began in 2011. During the 12 months ending September 2015, nonfarm payrolls increased by 3,100 jobs, or 1.6 percent, compared with a year earlier. Nonfarm payrolls increased or were stable in 9 of the 10 private employment sectors, led by the education and health services sector, which is the largest sector in the HMA. Total nonfarm payrolls are expected to increase by an average of 1,250 jobs, or 0.6 percent, annually during the next 3 years.

### Sales Market

The sales housing market in the HMA is balanced, with an estimated vacancy rate of 1.4 percent, down from 1.9 percent in April 2010. Sales of existing single-family homes increased 11 percent during the 12 months ending September 2015 compared with the previous 12 months. During the next 3 years, demand is expected for 4,000 new homes (Table 1). The 850 homes currently under construction and a portion of the estimated 42,200 other vacant units in the HMA that may reenter the sales market will satisfy some of the forecast demand.

### Rental Market

The rental housing market in the HMA is slightly tight. The estimated rental vacancy rate is currently 5.5 percent, down from 8.3 percent in April 2010. The apartment market in the HMA is tight, with a vacancy rate of 2.9 percent during the third quarter of 2015 (Axiometrics, Inc.). During the next 3 years, demand is expected for 2,000 new market-rate rental units (Table 1). The 450 apartments currently under construction will satisfy some of the forecast demand.

**Table 1. Housing Demand in the Portland-South Portland HMA During the Forecast Period**

|                    | Portland-South Portland HMA |              |
|--------------------|-----------------------------|--------------|
|                    | Sales Units                 | Rental Units |
| Total demand       | 4,000                       | 2,000        |
| Under construction | 850                         | 450          |

*Notes: Total demand represents estimated production necessary to achieve a balanced market at the end of the forecast period. Units under construction as of October 1, 2015. A portion of the estimated 42,200 other vacant units in the HMA will likely satisfy some of the forecast demand. The forecast period is October 1, 2015, to October 1, 2018.*

*Source: Estimates by analyst*

# Economic Conditions

The Portland-South Portland, ME Metropolitan New England City and Town Area (hereafter, the Portland NECTA) has a similar geography to the Portland-South Portland HMA and contains most of the major employment and population centers that are in the HMA. The Portland NECTA is used in the discussion of nonfarm payroll jobs because the data are readily available for NECTAs from the U.S. Bureau of Labor Statistics. All other data in this report relate to the HMA.

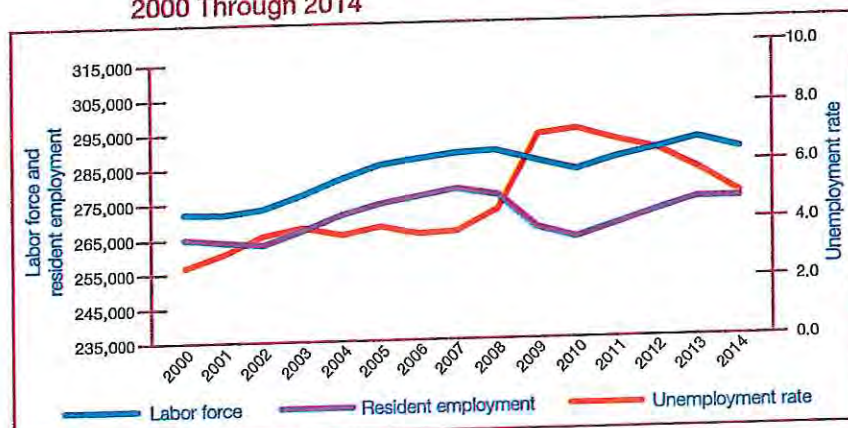
The economy of the Portland NECTA is expanding, continuing a period of growth that began in 2011. From 2011 through the current date, nonfarm payrolls increased by an average of 2,100 jobs, or 1.1 percent, annually. This was slightly lower than the rate of growth in the early 2000s when, from 2001 through 2004, nonfarm payrolls increased by an average of 2,400 jobs, or 1.3 percent, annually. Payrolls continued to expand from 2005 through 2007, albeit at a lower rate of 1,100 jobs, or 0.6 percent a year. The slowdown in growth stemmed primarily from fewer job additions in the education and health services sector and from job losses in the mining, logging, and construction sector.

Nonetheless, the economy of the Portland NECTA expanded during the 2000-to-2007 period, extending a long period of growth that had been under way since the early 1990s. The average annual unemployment rate was less than 4.0 percent every year from 2000 through 2007 (Figure 1).

After nonfarm payrolls peaked in 2007, economic conditions in the HMA weakened partially because of the effects of the national recession that lasted from December 2007 to June 2009. From 2008 through 2010, nonfarm payrolls in the Portland NECTA declined by an average of 2,300 jobs, or 1.2 percent, annually. A large portion of the decline came from the wholesale and retail trade sector, which declined by 1,000 jobs, or 2.9 percent, annually. L.L. Bean, Inc., a mail-order and retail company based in the town of Freeport and currently the fourth largest employer in the Portland-South Portland HMA, reduced its workforce by about 200 jobs during 2009. In addition, low levels of single-family and multifamily construction activity from 2008 through 2010 contributed to a decline in the mining, logging, and construction sector by an average of 600 jobs, or 6.1 percent, annually. The average annual unemployment rate peaked at 7.1 percent in 2010.

Following the economic downturn, the number of nonfarm payroll jobs in the Portland NECTA began to increase in 2011 and surpassed the 2007 peak in 2014. The three largest nonfarm payroll sectors (education and health services, professional and business services, and wholesale and retail trade) have accounted for more than 80 percent of net jobs added in the Portland NECTA since 2011. During the 12 months ending September 2015, nonfarm payrolls increased by 3,100 jobs, or 1.6 percent (Table 2),

**Figure 1. Trends in Labor Force, Resident Employment, and Unemployment Rate in the Portland-South Portland HMA, 2000 Through 2014**



Source: U.S. Bureau of Labor Statistics

**Table 2. 12-Month Average Nonfarm Payroll Jobs in the Portland-South Portland HMA, by Sector**

|                                  | 12 Months Ending |                | Absolute Change | Percent Change |
|----------------------------------|------------------|----------------|-----------------|----------------|
|                                  | September 2014   | September 2015 |                 |                |
| Total nonfarm payroll jobs       | 194,300          | 197,400        | 3,100           | 1.6            |
| Goods-producing sectors          | 21,100           | 21,400         | 300             | 1.4            |
| Mining, logging, & construction  | 8,900            | 9,200          | 300             | 3.4            |
| Manufacturing                    | 12,200           | 12,100         | -100            | -0.8           |
| Service-providing sectors        | 173,200          | 176,100        | 2,900           | 1.7            |
| Wholesale & retail trade         | 32,800           | 33,000         | 200             | 0.6            |
| Transportation & utilities       | 6,400            | 6,800          | 400             | 6.3            |
| Information                      | 3,100            | 3,100          | 0               | 0.0            |
| Financial activities             | 14,800           | 15,000         | 200             | 1.4            |
| Professional & business services | 26,900           | 27,300         | 400             | 1.5            |
| Education & health services      | 37,900           | 39,500         | 1,600           | 4.2            |
| Leisure & hospitality            | 21,700           | 21,700         | 0               | 0.0            |
| Other services                   | 6,600            | 6,900          | 300             | 4.5            |
| Government                       | 22,900           | 22,800         | -100            | -0.4           |

Notes: Numbers may not add to totals because of rounding. Based on 12-month averages through September 2014 and September 2015. Nonfarm payroll jobs data are for the Portland-South Portland, ME Metropolitan New England City and Town Area.

Source: U.S. Bureau of Labor Statistics

**Figure 2. Current Nonfarm Payroll Jobs in the Portland-South Portland HMA, by Sector**


Notes: Based on 12-month averages through September 2015. Nonfarm payroll jobs data are for the Portland-South Portland, ME Metropolitan New England City and Town Area.

Source: U.S. Bureau of Labor Statistics

**Table 3. Major Employers in the Portland-South Portland HMA**

| Name of Employer                 | Nonfarm Payroll Sector      | Number of Employees |
|----------------------------------|-----------------------------|---------------------|
| MaineHealth                      | Education & health services | 6,501 to 7,000      |
| General Dynamics Bath Iron Works | Manufacturing               | 5,001 to 5,500      |
| Portsmouth Naval Shipyard        | Government                  | 5,250               |
| L.L. Bean, Inc.                  | Wholesale & retail trade    | 3,501 to 4,000      |
| Hannaford Brothers Company       | Wholesale & retail trade    | 3,001 to 3,500      |
| Unum Group                       | Financial activities        | 3,001 to 3,500      |
| Mercy Hospital                   | Education & health services | 1,501 to 2,000      |
| Wal-Mart Stores, Inc.            | Wholesale & retail trade    | 1,501 to 2,000      |
| Webber Hospital Association      | Education & health services | 1,501 to 2,000      |
| TD Bank                          | Financial activities        | 1,001 to 1,500      |

Notes: Excludes local school districts. Employees at Portsmouth Naval Shipyard are civilian employees as of the current date. For all other employers, employees are as of the second quarter of 2015.

Sources: Maine Department of Labor; Portsmouth Naval Shipyard Public Affairs Office

compared with a gain of 900 jobs, or 0.4 percent, during the previous 12 months. The 12-month average unemployment rate has declined since 2011 and was 4.0 percent during the 12 months ending September 2015, down from 5.0 percent during the previous 12 months.

Education and health services is the largest sector in the Portland NECTA, accounting for 20.0 percent of current nonfarm payroll jobs (Figure 2). MaineHealth is the largest employer in the HMA and the third largest in the state of Maine (Table 3). At Maine Medical Center, a member of MaineHealth in the city of Portland with approximately 6,500 employees, the construction of a new \$40 million surgery wing is expected to be complete in October 2015. (A precise figure for the number of jobs this expansion added to the sector is not available.) The University of New England, a private university with two campuses in the HMA and an enrollment of 7,800 students, added 60 faculty and staff during the past year.

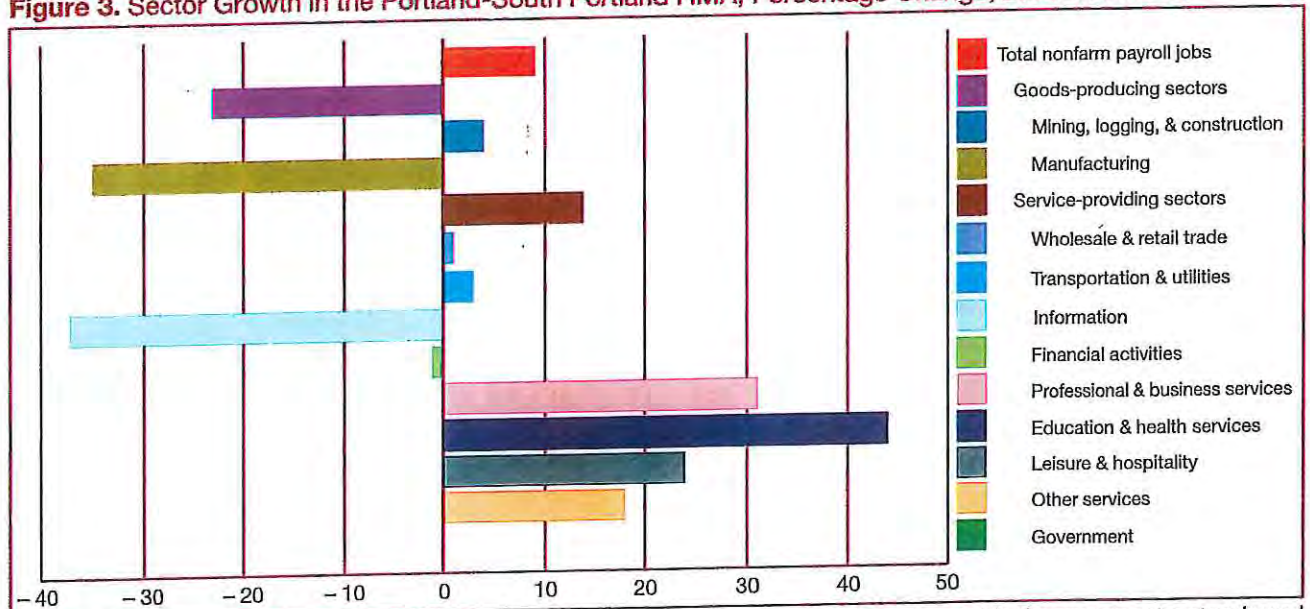
Pathways of Maine, a service provider for individuals with disabilities, added about 60 jobs to the education and health services sector in late 2014 upon opening a school for autistic children at a repurposed military base—Naval Air Station (NAS) Brunswick—in the town of Brunswick.

The closure of NAS Brunswick in May 2011 marked the end of the transfer of approximately 5,000 military and civilian personnel to NAS Jacksonville in Jacksonville, Florida, based on the recommendation of the 2005 Base Closure and Realignment Commission, or BRAC. Since then, more than \$225 million has been invested and 800 jobs have been created through redevelopment initiatives at the former military base. SaviLinx, a call center, opened on the site in July 2013, expanded in 2015, and added approximately 120 jobs to the professional and business services sector during the past year (*Portland Press Herald*). Since 2000, jobs in the professional and business services sector have increased 31 percent, representing the second largest

sector gains during the period, trailing only the 44-percent gain in the education and health services sector (Figure 3).

The International Marine Terminal in the city of Portland is a main component of the Port of Portland and the working waterfront. In broad terms, a working waterfront is an area of land abutting water that provides access to water-dependent commercial activities such as fishing, marine transportation, and freight importing and exporting. The value of goods imported through the Port of Portland totaled \$2.53 billion during the 12 months ending September 2015, down 28 percent from the total during the previous 12 months (U.S. Census Bureau). Oil accounted for two-thirds of the total imported value of goods, however, and the decrease in oil prices during the past year was a significant cause of the overall decline. The total value of goods exported through the Port of Portland was \$228.5 million during the 12 months ending September 2015, up 40 percent from the value during

**Figure 3. Sector Growth in the Portland-South Portland HMA, Percentage Change, 2000 to Current**



Notes: Current is based on 12-month averages through September 2015. During this period, employment in the government sector showed no net change. Nonfarm payroll jobs data are for the Portland-South Portland, ME Metropolitan New England City and Town Area.

Source: U.S. Bureau of Labor Statistics

the previous 12 months. Eimskip, an Icelandic shipping company, began operations at the International Marine Terminal in 2013 and has contributed to the increase in exports. Americold Logistics LLC plans to build a 150,000-square-foot refrigerated warehouse on land next to the International Marine Terminal. The warehouse, which is anticipated to be complete in mid-2017, is expected to create 200 jobs in the construction subsector, 30 jobs in the transportation and utilities sector, and additional jobs in industries related to food production and processing.

The city of Portland is a port of call for several large cruise lines that bring thousands of passengers annually. An estimated 140,000 passengers and crewmembers will disembark at the Port of Portland during 2015, with most visits occurring in September and October (<http://www.cruiseportlandmaine.com>). In addition, a ferry service between the Port of Portland and the province of Nova Scotia, Canada, was reestablished in 2014 after a 5-year hiatus, serving approximately 60,000 passengers annually, mostly during July and August. Spending by daytime and overnight visitors contributes to job growth in the wholesale and retail trade and the leisure and hospitality sectors in the Portland-South Portland HMA. Retail sales at restaurants and lodging establishments in the HMA totaled \$1.76 billion during the 12 months ending September 2015, up 8 percent from the total during the previous 12 months (Maine State Data Center).

Major employers located outside the NECTA but within the HMA include General Dynamics Bath Iron Works, Portsmouth Naval Shipyard, and Pratt & Whitney Aircraft

Group. General Dynamics Bath Iron Works, located primarily in the city of Bath, designs, fabricates, and assembles ships for the U.S. Navy. Ships currently under way include three Zumwalt-class destroyers, each of which takes more than 3 years to build, and five Arleigh Burke-class destroyers. Portsmouth Naval Shipyard, located at the southern tip of Maine, with 5,250 civilian employees, overhauls and modernizes submarines for the U.S. Navy. Approximately 820 civilian employees were added at Portsmouth Naval Shipyard during the 12 months ending September 2015 because of a backlog of maintenance needs. Pratt & Whitney Aircraft Group, with about 1,000 employees, manufactures parts for military and commercial jet engines.

During the forecast period, nonfarm payrolls are expected to increase by an average of 1,250 jobs, or 0.6 percent, annually. This forecast is modest compared with nonfarm payroll growth since 2011 and, in part, depends on the size of the working-age population and the availability of workers to fill new job openings. The working-age population is defined in this report as the population ages 18 to 64 and is examined in the Population and Households section. The greatest number of job additions is expected during the second year of the forecast period, coinciding with the completion of the refrigerated warehouse at the Port of Portland. The direct employment effect of the warehouse is limited because port operations are highly mechanized, and, although the warehouse may affect job growth in other sectors, the size of that effect is unknown. The education and health services and the professional and business services sectors are expected to lead growth during the forecast period.

# Population and Households

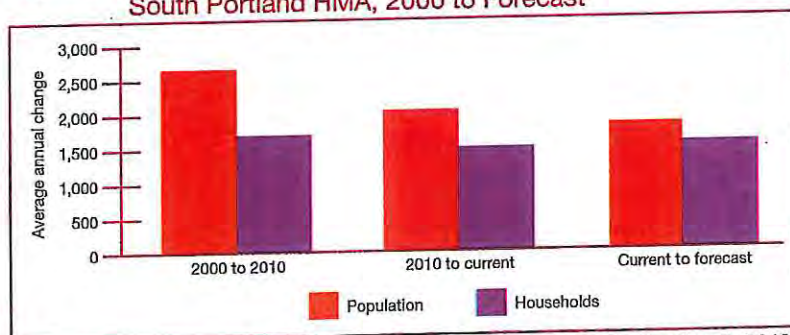
The population of the Portland-South Portland HMA is estimated at 525,200 as of October 1, 2015. Since 2000, population growth was strongest from 2000 through 2004, averaging 4,900 people, or 1.0 percent, annually, because of strong economic growth (Census Bureau decennial census counts and population estimates, as of July 1). Net in-migration averaged 3,650 people annually, accounting for 75 percent of population growth. From 2004 to 2008, population growth slowed to an average of 1,450 people, or 0.3 percent, annually, because of slower job growth and a steep increase in home sales prices in the early 2000s. Annual net in-migration fell to an average of 300 people during this period

as households moved more often to counties surrounding the HMA, where homes were relatively less expensive. From 2008 to 2010, the population remained relatively unchanged, partially because of a declining number of births in the HMA, but mostly because of a net out-migration of 950 people annually. The out-migration was a consequence of the transition of military and civilian personnel from NAS Brunswick to NAS Jacksonville in 2009 and a decline in nonfarm payrolls in the Portland NECTA from 2008 through 2010.

From 2010 to the current date, the population of the Portland-South Portland HMA increased by an average of 2,025, or 0.4 percent (Figure 4). Because of the return of job growth and more modest increases in housing prices, net migration returned to an average annual net gain of 1,650 people, accounting for more than 80 percent of population growth (Figure 5). Approximately 20 percent of migration into the HMA is from other metropolitan areas in Maine, 10 percent is from rural counties in Maine, and 25 percent is from other states in New England (2009–2013 American Community Survey [ACS] 5-year data).

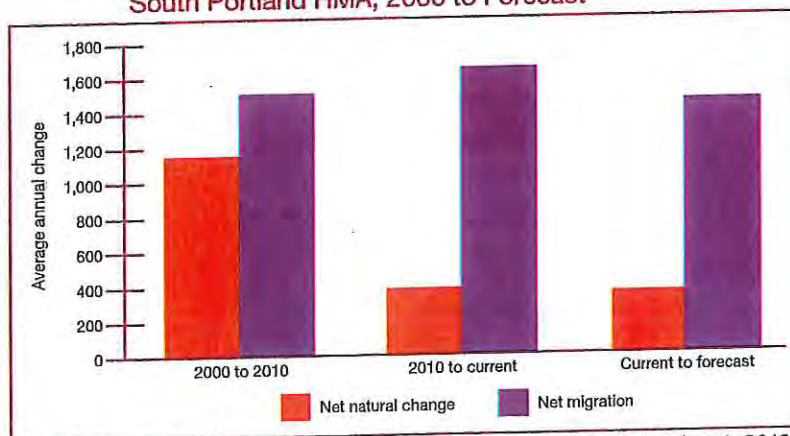
The increase in the population of residents ages 65 and older has accounted for the majority of overall population growth since 2010. From 2000 to 2010, people ages 18 to 64 accounted for 68 percent of growth in the population ages 18 and older. Since 2010, however, 18- to 64-year-olds accounted for only 6 percent of growth in the population ages 18 and older. Conversely, people ages 65 and older accounted for 32 percent of growth in the population 18 years and older from 2000 to 2010 but 94 percent since 2010. This

**Figure 4. Population and Household Growth in the Portland-South Portland HMA, 2000 to Forecast**



Notes: The current date is October 1, 2015. The forecast date is October 1, 2018.  
Sources: 2000 and 2010–2000 Census and 2010 Census; current and forecast—estimates by analyst

**Figure 5. Components of Population Change in the Portland-South Portland HMA, 2000 to Forecast**



Notes: The current date is October 1, 2015. The forecast date is October 1, 2018.  
Sources: 2000 and 2010–2000 Census and 2010 Census; current and forecast—estimates by analyst

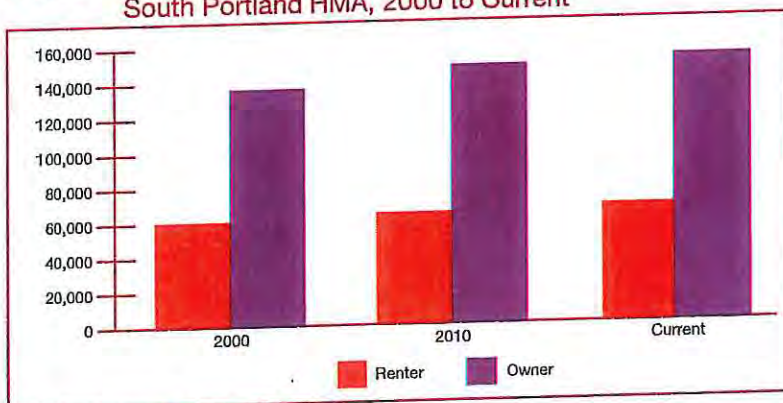
growth, caused in part by residents aging in place and the in-migration of retirees, is contributing to the increase in multifamily construction activity in the HMA, as older householders downsize from larger, single-family homes to reduce maintenance and utility costs. The population ages 18 and younger has been declining since 2002, and several schools that have closed partially as a result of this decline have been converted recently to apartments and condominiums.

An estimated 221,550 households currently reside in the Portland-South

Portland HMA, reflecting an average annual gain of 1,475 households, or 0.7 percent, since 2010. Approximately 69.1 percent of households are homeowners (Figure 6). Homeownership rates vary widely, however, by location and degree of urbanization within the HMA. In many rural, noncoastal towns, more than 85 percent of households are homeowners (2010–2014 ACS 5-year data). In the cities of Portland and Biddeford, where a combined 34 percent of renter households in the HMA reside, homeownership rates are below 50 percent.

During the next 3 years, population growth is expected to average 1,800, or 0.3 percent, annually. The population 65 years and older is expected to comprise more than 90 percent of population growth in the HMA (University of Southern Maine Center for Business and Economic Research projections). Overall net in-migration is expected to average 1,450 people, accounting for 80 percent of population growth. Household growth is anticipated at an average of 1,525, or 0.7 percent, annually.

**Figure 6. Number of Households by Tenure in the Portland-South Portland HMA, 2000 to Current**



Note: The current date is October 1, 2015.

Sources: 2000 and 2010–2000 Census and 2010 Census; current—estimates by analyst

## Housing Market Trends

### Sales Market

The sales housing market in the Portland-South Portland HMA is balanced. Increasing home sales and limited homebuilding activity in the HMA contributed to a decline in the sales vacancy rate from 1.9 percent as of April 2010 to a current estimate of 1.4 percent (Table DP-1 at the end of this report).

Sales of existing single-family homes have been increasing since 2012 after declining in most years from 2005 through 2011. In 2001, 5,550 existing single-family homes sold in the HMA (Maine Association of Realtors®). From 2002 through 2004, sales increased an average of 6 percent annually, to 6,600 homes sold during 2004. This

## Housing Market Trends

### Sales Market *Continued*

increase coincided with an unsustainable rise in sales prices and, as net in-migration slowed, sales declined an average of 5 percent annually from 2005 through 2011; 4,425 existing homes sold during 2011. With the return of job and population growth, sales of existing homes increased an average of 14 percent annually from 2012 through 2014. During the 12 months ending September 2015, 7,200 existing homes sold in the HMA, up 11 percent from the number sold during the previous 12 months. Sales in Cumberland County, which typically account for 55 percent of existing homes sold in the HMA, increased 16 percent and were 15 percent more than the prerecession peak sales total in 2005. Sales in York County, where about 17 percent of housing units are for seasonal use only, increased 6 percent during the 12 months ending September 2015, but the total was 1 percent less than the prerecession peak sales total in 2004. In Sagadahoc County, existing home sales increased 2 percent during the past year, and the total was 7 percent less than the prerecession peak sales total in 2004.

Median existing home sales prices are available only by county and in this discussion are listed from highest to lowest in the following order: Cumberland County, York County, and Sagadahoc County. Median sales prices for existing homes sold during 2001 were \$157,200, \$150,000, and \$121,000 (Maine Association of Realtors®). From 2002 through 2005, the increase in median price was rapid in each county, ranging from 12 to 13 percent annually. Median existing sales prices in 2005 were \$250,000, \$245,000, and \$194,000. The rise in sales prices contributed to less in-migration to the HMA and more in-migration in

nearby counties where homes were increasingly more affordable. For example, median sales prices in Androscoggin and Kennebec Counties, to the north of the HMA, were \$62,600 and \$70,200 less, respectively, than the median in Cumberland County in 2001, but they were \$95,000 and \$110,000 less by 2005.

From 2006 through 2011, median sales prices declined in the range of 2 to 3 percent annually, to \$224,750, \$207,000, and \$162,800. Moderate sales price growth has prevailed in the HMA in recent years. Median existing sales prices increased 1 to 3 percent annually from 2012 through 2014. Median sales prices for existing homes sold during the 3 months ending September 2015 were \$256,800, \$230,000, and \$196,500, increases of 5, 2, and 1 percent from the medians during the same period in 2014.

An increase in the number of bank-repossessed homes sold in the HMA has affected home price growth. Approximately 7 percent of existing home sales in the HMA during the past year were sales of real estate owned (REO) properties (CoreLogic, Inc., with adjustments by the analyst). By comparison, REO sales were less than 1 percent of existing home sales during 2006 and 2007. The increased share of REO sales hampered home price growth in recent years because average sales prices for REO homes are typically 40 percent less than sales prices of nondistressed existing homes. The judicial foreclosure requirement in Maine has slowed the foreclosure process and the return of these homes to the sales market in the HMA. The percentage of home loans that were 90 or more days delinquent, were in foreclosure, or had transitioned into

## Housing Market Trends

### Sales Market Continued

REO status in the HMA peaked at 7.1 percent in March 2013, more than 3 years after the national peak of 9.2 percent in early 2010 (Black Knight Financial Services, Inc.). The percentage in the HMA has declined since March 2013, however, and was 4.5 percent as of September 2015, slightly higher than the national rate of 4.2 percent.

Homebuilding activity in the HMA, as measured by the number of single-family homes permitted, was relatively high from 2000 through 2005, when an average of 3,125 homes were permitted annually (Figure 7). As a consequence of the decline in home sales, homebuilding slowed by an average of 370 homes, or 18 percent, annually, from 2006 through 2011. With population growth and improving economic conditions, homebuilding activity increased by an average of 260 homes, or 25 percent, annually from 2012 through 2013. Single-family permitting declined slightly by 70 homes, or 4 percent, during 2014. During the 12 months ending September 2015, 1,075 homes were permitted, down 16 percent from the number permitted during the previous 12 months (preliminary

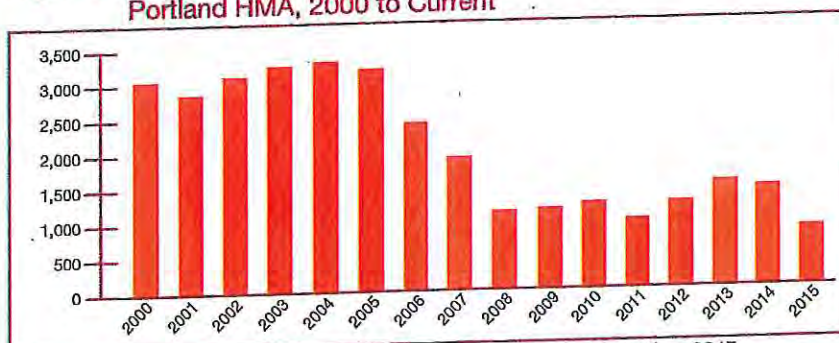
data). Homebuilding activity during this period was slowed in part by severe winter weather in early 2015.

Dunstan Crossing is a subdivision of 249 single-family homes, townhomes, and duplex condominiums under construction in the town of Scarborough. Since construction began in 2007, 70 homes have been sold. Phase 3 of Dunstan Crossing, with a total of 41 single-family homes and duplex condominiums ranging from \$350,000 to \$450,000, is currently under way and is expected to be complete in 2016.

Munjoy Heights is a community of 29 luxury townhome units under construction in the city of Portland that is expected to be complete in late 2016. Since breaking ground in mid-2014, 13 townhomes at Munjoy Heights have sold for between \$599,900 and \$799,900. Condominiums currently under construction include Meetinghouse Lofts, an adaptive reuse of a former elementary school in the city of South Portland. The 19 one- and two-bedroom units at Meetinghouse Lofts start at \$294,500 and \$389,900, respectively, and are expected to be complete in early 2016.

During the next 3 years, demand is estimated for 4,000 new homes in the HMA (Table 1). The 850 single-family homes under construction will satisfy some of the demand. In addition, a portion of the 42,200 other vacant units, most of which are second homes for seasonal use only, may reenter the market and satisfy additional demand. Sales prices for new homes are expected to start at \$150,000, and more than one-third of the demand is expected to be for homes between \$300,000 and \$399,999 (Table 4).

**Figure 7. Single-Family Homes Permitted in the Portland-South Portland HMA, 2000 to Current**



Notes: Includes townhomes. Current includes data through September 2015.  
Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

**Table 4. Estimated Demand for New Market-Rate Sales Housing in the Portland-South Portland HMA During the Forecast Period**

| Price Range (\$) |            | Units of Demand | Percent of Total |
|------------------|------------|-----------------|------------------|
| From             | To         |                 |                  |
| 150,000          | 199,999    | 400             | 10.0             |
| 200,000          | 299,999    | 1,200           | 30.0             |
| 300,000          | 399,999    | 1,400           | 35.0             |
| 400,000          | 499,999    | 600             | 15.0             |
| 500,000          | and higher | 400             | 10.0             |

Notes: The 850 homes currently under construction and a portion of the estimated 42,200 other vacant units in the HMA will likely satisfy some of the forecast demand. The forecast period is October 1, 2015, to October 1, 2018.

Source: Estimates by analyst

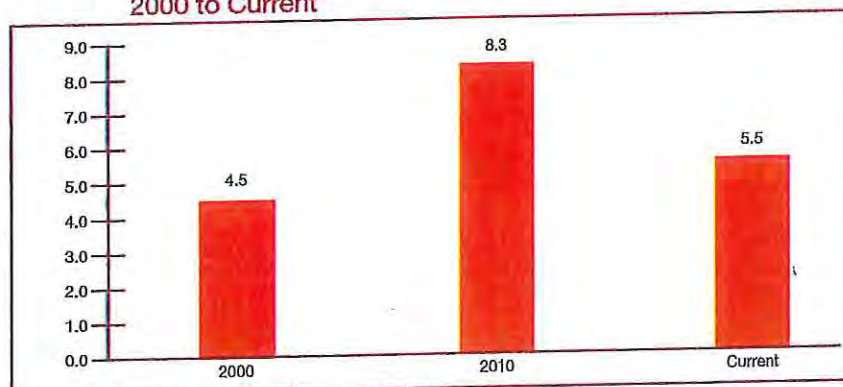
## Rental Market

The rental housing market in the Portland-South Portland HMA is slightly tight. The overall rental vacancy rate, including single-family homes and mobile homes which constitute about 30 percent of all rental units (2010–2014 ACS 5-year data), is estimated at 5.5 percent currently, down from 8.3 percent from April 2010 (Figure 8). Rental housing markets in the cities of Portland and South Portland are tighter than in the HMA as a whole, with overall rental vacancy rates of 3.5 and 3.0 percent, respectively (2010–2014 ACS 5-year data). The rental housing markets in Portland and South Portland are tight partially because the labor markets in these cities are relatively stronger than in other parts of Maine and because

quality-of-life attributes attract movers to the HMA from other parts of New England and elsewhere.

The apartment market in the HMA is currently tight. From the third quarter of 2010 through the third quarter of 2014, the apartment market was slightly tight, with a vacancy rate ranging from 3.2 percent to 4.4 percent and a 5-percent average annual increase in the effective market rent (Axiometrics, Inc.). The apartment market has since further tightened, however. From the third quarter of 2014 through the third quarter of 2015, the apartment vacancy rate declined from 3.6 to 2.9 percent, and the effective market rent increased nearly 8 percent, to \$1,314. Rents increased at a higher rate because many existing, older apartment properties were upgraded during the past year. Research indicates that rental affordability in the Maine State Housing Authority (MaineHousing)-defined Portland-South Portland market area declined from 2010 through 2014 (the most recent data available) because of increasing rents and declining median renter household incomes (MaineHousing). In 2014, 64 percent of renter households in the area were unable to afford the cost of an average two-bedroom apartment (including utilities) using no more than 30 percent of gross income.

**Figure 8. Rental Vacancy Rates in the Portland-South Portland HMA, 2000 to Current**



Note: The current date is October 1, 2015.

Sources: 2000 and 2010–2000 Census and 2010 Census; current—estimates by analyst

## Housing Market Trends

Rental Market *Continued*

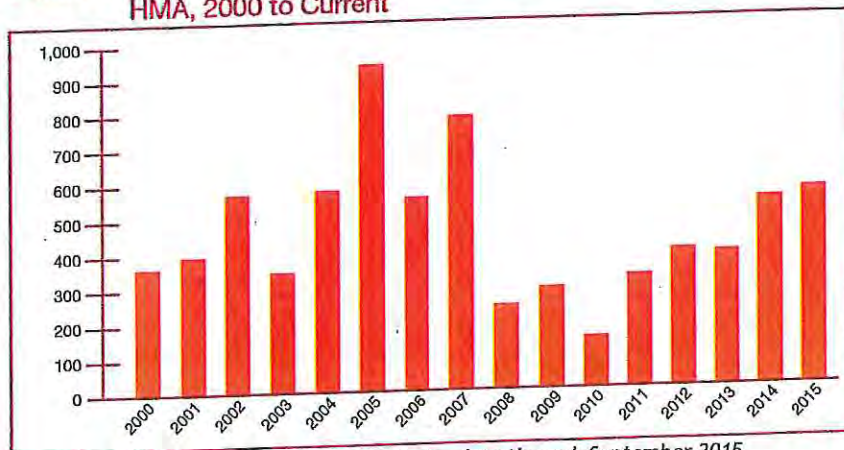
Multifamily construction activity, as measured by the number of multifamily units permitted, has increased in the years since the economic downturn. From 2000 through 2007, during a period of population growth and economic expansion in the HMA, an average of 570 multifamily units were permitted annually in the HMA (Figure 9). With the onset of net out-migration and economic contraction, multifamily production fell to an average of 220 units annually from 2008 through 2010. Multifamily construction subsequently increased by an average of 100 units, or 39 percent, annually, from 2011 through 2014. Approximately 17 percent of multifamily units permitted since 2000 were condominiums. Condominiums permitted during the past year include 113 Newbury, with 37 units in the city of Portland, which is expected to be complete in mid-2016.

During the 12 months ending September 2015, 450 multifamily units were permitted in the Portland-South Portland HMA, up by 90 units, or 25 percent, from the number permitted during the previous 12 months (preliminary data). Units permitted during the past year include 28 income- and age-restricted units at Young Street Apartments in the town of South

Berwick. Young Street Apartments, funded in part through low-income housing tax credits, is expected to open in December 2015, with rents starting at \$790 and \$947 for one- and two-bedroom apartments, respectively. Of all apartments built in the Portland-South Portland HMA since 2000, approximately 59 percent were subsidized through federal and state programs. Nathan Clifford Residences, itself partially funded through a state-based tax credit program for the rehabilitation of historic structures, opened in May 2015, with 22 market-rate apartments in the city of Portland. Rents for one- and two-bedroom units at the former elementary school start at \$1,025 and \$1,500, respectively, and all units were leased before the development opened (*Portland Press Herald*).

West End Place, with 39 luxury apartments, was completed in January 2015 in the city of Portland. Rents are higher than most other newly constructed units in the HMA, in part because of its advantageous location directly between two large hospitals and on the peninsula, a historic portion of the city bounded by Interstate 295, the Fore River, and Casco Bay. Rents for one- and two-bedroom units start at \$1,420 and \$1,725, respectively. All units at West End Place were leased within 8 months of opening. Another high-end development, Pepperell Mill Campus Phase 3, opened in the city of Biddeford in July 2015, with rents starting at \$1,400 and \$1,650 for one- and two-bedroom units, respectively; all 19 units were leased before completion. In addition, all 82 apartments built within the former textile mills at Pepperell Mill Campus have been 100-percent occupied since first becoming available in 2007. The demand for apartments at Pepperell Mill Campus bred similar rehabilitation efforts within

**Figure 9. Multifamily Units Permitted in the Portland-South Portland HMA, 2000 to Current**



Notes: Excludes townhomes. Current includes data through September 2015.  
Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

## Housing Market Trends

### Rental Market *Continued*

very close proximity. The conversion of two other textile mills in the city of Biddeford, which include a total of 176 market-rate and income-restricted apartments and other nonresidential uses, began in mid-2015, with availability expected in mid-2016. Across the Saco River in the city of Saco, the conversion of a textile mill to 150 market-rate apartments is expected to begin by the end of 2015.

During the next 3 years, demand is expected for 2,000 new market-rate units in the Portland-South Portland HMA (Table 1). Demand is expected to range from 600 to 700 units a year and to be concentrated within or near the cities of Portland and South Portland. The 450 apartments under construction will satisfy nearly 25 percent of the demand. The most significant apartment development in planning is MiDTOWN, a proposed rental community in the city of Portland that will have 445 studio, one-bedroom, and two-bedroom apartments, 90,000 square feet of retail space, and a parking garage. MiDTOWN is expected to begin construction in early 2016 and to add at least 150 units during the forecast period. Table 5 illustrates the demand for new market-rate rental housing by number of bedrooms and rent level.

**Table 5. Estimated Demand for New Market-Rate Rental Housing in the Portland-South Portland HMA During the Forecast Period**

| One Bedroom             |                 | Two Bedrooms            |                 | Three or More Bedrooms  |                 |
|-------------------------|-----------------|-------------------------|-----------------|-------------------------|-----------------|
| Monthly Gross Rent (\$) | Units of Demand | Monthly Gross Rent (\$) | Units of Demand | Monthly Gross Rent (\$) | Units of Demand |
| 950 to 1,149            | 400             | 1,100 to 1,299          | 300             | 1,500 to 1,699          | 20              |
| 1,150 to 1,349          | 240             | 1,300 to 1,499          | 300             | 1,700 to 1,899          | 40              |
| 1,350 or more           | 160             | 1,500 to 1,699          | 200             | 1,900 to 2,099          | 80              |
|                         |                 | 1,700 or more           | 200             | 2,100 or more           | 60              |
| Total                   | 800             | Total                   | 1,000           | Total                   | 200             |

*Notes: Numbers may not add to totals because of rounding. Monthly rent does not include utilities or concessions. The 450 units currently under construction will likely satisfy some of the estimated demand. The forecast period is October 1, 2015, to October 1, 2018.*

*Source: Estimates by analyst*

## Data Profile

**Table DP-1. Portland-South Portland HMA Data Profile, 2000 to Current**

|                           | 2000    | 2010     | Current  | Average Annual Change (%) |                 |
|---------------------------|---------|----------|----------|---------------------------|-----------------|
|                           |         |          |          | 2000 to 2010              | 2010 to Current |
| Total resident employment | 265,372 | 263,669  | 275,300  | -0.1                      | 0.9             |
| Unemployment rate         | 2.6%    | 7.1%     | 4.0%     |                           |                 |
| Nonfarm payroll jobs      | 181,500 | 187,500  | 197,000  | 0.3                       | 1.0             |
| Total population          | 487,568 | 514,098  | 525,200  | 0.5                       | 0.4             |
| Total households          | 196,669 | 213,436  | 221,550  | 0.8                       | 0.7             |
| Owner households          | 136,424 | 149,343  | 153,200  | 0.9                       | 0.5             |
| Percent owner             | 69.4%   | 70.0%    | 69.1%    |                           |                 |
| Renter households         | 60,245  | 64,093   | 68,350   | 0.6                       | 1.2             |
| Percent renter            | 30.6%   | 30.0%    | 30.9%    |                           |                 |
| Total housing units       | 233,323 | 262,718  | 269,900  | 1.2                       | 0.5             |
| Owner vacancy rate        | 0.8%    | 1.9%     | 1.4%     |                           |                 |
| Rental vacancy rate       | 4.5%    | 8.3%     | 5.5%     |                           |                 |
| Median Family Income      | NA      | \$67,359 | \$75,435 | NA                        | 2.3             |

NA = data not available.

*Notes: Numbers may not add to totals because of rounding. Employment data represent annual averages for 2000, 2010, and the 12 months through September 2015. Nonfarm payroll jobs data are for the Portland-South Portland, ME Metropolitan New England City and Town Area. Median Family Incomes are for 2009 and 2014. The current date is October 1, 2015.*

*Sources: U.S. Census Bureau; U.S. Department of Housing and Urban Development; estimates by analyst*

## Data Definitions and Sources

2000: 4/1/2000—U.S. Decennial Census  
 2010: 4/1/2010—U.S. Decennial Census  
 Current date: 10/1/2015—Analyst's estimates  
 Forecast period: 10/1/2015–10/1/2018—  
 Analyst's estimates

The metropolitan statistical area and New England City and Town Area definitions in this report are based on the delineations established by the Office of Management and Budget (OMB) in the OMB Bulletin dated February 28, 2013.

**Demand:** The demand estimates in the analysis are not a forecast of building activity. They are the estimates of the total housing production needed to achieve a balanced market at the end of the 3-year forecast period given conditions on the as-of date of the analysis, growth, losses, and excess vacancies. The estimates do not account for units currently under construction or units in the development pipeline.

**Other Vacant Units:** In the U.S. Department of Housing and Urban Development's (HUD's) analysis, other vacant units include all vacant units that are not available for sale or for rent. The term therefore includes units rented or sold but not occupied; held for seasonal, recreational, or occasional use; used by migrant workers; and the category specified as "other" vacant by the Census Bureau.

**Building Permits:** Building permits do not necessarily reflect all residential building activity that occurs in an HMA. Some units are constructed or created without a building permit or are issued a different type of building permit. For example, some units classified as commercial structures

are not reflected in the residential building permits. As a result, the analyst, through diligent fieldwork, makes an estimate of this additional construction activity. Some of these estimates are included in the discussions of single-family and multifamily building permits.

For additional data pertaining to the housing market for this HMA, go to [huduser.gov/publications/pdf/CMARtables\\_Portland-SouthPortlandME\\_16.pdf](http://huduser.gov/publications/pdf/CMARtables_Portland-SouthPortlandME_16.pdf).

## Contact Information

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 Philadelphia HUD Regional Office  
 215-430-6678  
[benjamin.b.houck@hud.gov](mailto:benjamin.b.houck@hud.gov)

This analysis has been prepared for the assistance and guidance of HUD in its operations. The factual information, findings, and conclusions may also be useful to builders, mortgagees, and others concerned with local housing market conditions and trends. The analysis does not purport to make determinations regarding the acceptability of any mortgage insurance proposals that may be under consideration by the Department.

The factual framework for this analysis follows the guidelines and methods developed by HUD's Economic and Market Analysis Division. The analysis and findings are as thorough and current as possible based on information available on the as-of date from local and national sources. As such, findings or conclusions may be modified by subsequent developments. HUD expresses its appreciation to those industry sources and state and local government officials who provided data and information on local economic and housing market conditions.

For additional reports on other market areas, please go to  
[huduser.gov/portal/ushmc/chma\\_archive.html](http://huduser.gov/portal/ushmc/chma_archive.html).



# APPENDIX

SF 424

&

Certifications

# **Application for Federal Assistance SF-424**

**\* 1. Type of Submission:**

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

**\* 2. Type of Application:**

- ☒ New  
☐ Continuation  
☐ Revision

**\* If Revision, select appropriate letter(s):**

**\* Other (Specify):**

**\* 3. Date Received:**

**4. Applicant Identifier:**

**5a. Federal Entity Identifier:**

**5b. Federal Award Identifier:**

**State Use Only:**

**6. Date Received by State:**

**7. State Application Identifier:**

**8. APPLICANT INFORMATION:**

**\* a. Legal Name:** Cumberland County Maine

**\* b. Employer/Taxpayer Identification Number (EIN/TIN):**

01-6000004

**\* c. Organizational DUNS:**

0347026700000

**d. Address:**

**\* Street1:** 142 Federal Street

**Street2:**

**\* City:** Portland

**County/Parish:** Cumberland

**\* State:**

ME: Maine

**Province:**

**\* Country:**

USA: UNITED STATES

**\* Zip / Postal Code:** 04101-6433

**e. Organizational Unit:**

**Department Name:**

Executive Office

**Division Name:**

Community Development

**f. Name and contact information of person to be contacted on matters involving this application:**

**Prefix:**

**\* First Name:** Aaron

**Middle Name:**

**\* Last Name:** Shapiro

**Suffix:**

**Title:** Community Development Director

**Organizational Affiliation:**

Cumberland County Community Development Office

**\* Telephone Number:** 207-699-1905

**Fax Number:**

**\* Email:** shapiro@cumberlandcounty.org

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

U.S. Department of Housing & Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14.218

CFDA Title:

**\* 12. Funding Opportunity Number:**

\* Title:

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

Community Development Block Grant Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

# Application for Federal Assistance SF-424

## 16. Congressional Districts Of:

\* a. Applicant

1

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

## 17. Proposed Project:

\* a. Start Date: 07/01/2016

\* b. End Date: 06/30/2017

## 18. Estimated Funding (\$):

\* a. Federal

1,388,065.00

\* b. Applicant

\* c. State

\* d. Local

\* e. Other

\* f. Program Income

\* g. TOTAL

1,388,065.00

## \* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

☒ a. This application was made available to the State under the Executive Order 12372 Process for review on

05/16/2016

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☐ c. Program is not covered by E.O. 12372.

## \* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

☐ Yes

☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

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21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

## Authorized Representative:

Prefix:

\* First Name: Peter

Middle Name:

\* Last Name: Crichton

Suffix:

\* Title: County Manager

\* Telephone Number: 207-871-8380

Fax Number:

\* Email: crichton@cumberlandcounty.org

\* Signature of Authorized Representative:

\* Date Signed: 05/10/2016

## CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

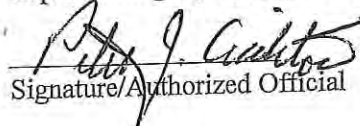
**Anti-Lobbying** -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding; in accordance with applicable HUD regulations.

**Consistency with plan** -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

  
Signature/Authorized Official

5/10/16  
Date

## Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan** -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) \_\_\_\_\_, \_\_\_\_\_ (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

- jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

**Compliance With Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

**Compliance with Laws** -- It will comply with applicable laws.

  
Signature/Authorized Official

5/10/16  
Date

County Manager  
Title

## APPENDIX TO CERTIFICATIONS

### INSTRUCTIONS CONCERNING LOBBYING:

#### A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

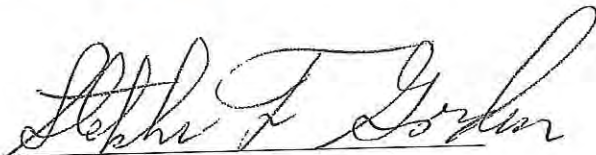
**Commissioner's Meeting Votes**  
**May 9, 2016**

**Motion:** Adopt the 2016-2020 Five-Year Consolidated Plan and 2016 Annual Action Plan – Community Development Block Grant (CDBG) program; First Public Hearing held on April 11, 2016; Second Public Hearing held on May 9, 2016.

Voted: 5-0

**Motion:** Authorize Peter Crichton, County Manager to execute all required Certifications, Applications and Documents in conjunction with the submittal of the 2016 Annual Action Plan and Five-Year Consolidated Plan.

Voted: 5-0

A handwritten signature in cursive script, reading "Stephen F. Gorden", written over a horizontal line.

Stephen F. Gorden

Chair

Cumberland County Commissioners

