



OFFICE OF COMMUNITY DEVELOPMENT

Sandra Warren  
Community Development Coordinator

**COMMUNITY DEVELOPMENT  
ADVISORY COMMITTEE**

*Planning Office 496 Ocean Street- Planning Conference Room  
Wednesday February 13, 2019  
6pm-7:30pm*

*Attendees:* Anton Hoecker (chair)  
Mike Taylor  
Matthew Gilbert

David Wedick  
Eli Rubin

*Absent: Richard Rottkov, Mike Fletcher*

*City Staff attendees:* Sandra Warren CDBG Coordinator, Bill Mann Economic development director

1. Welcome
2. CDAC Meeting was called to order at 6:05pm.
3. Reviewed Meeting Minutes from January 23, 2019, approval of meeting minutes from January 23, 2019.
4. Sandy asked the group if anyone would like to change which applicants we should cut first if we should receive a lower amount of funding for the 2019 Program year than we expected. The group agreed that after hearing the presentations, we should cut all of the programs across the board but proportionally.
5. Anton asked Sandy if SPHA had responded yet to the questions committee members had following the Open Mic Night, below are the questions and responses:

**1.) Clear dates you will be bringing your subdivision request to planning, confirm how long after this you will be approved or denied. If denied, the timeline to resubmit your plans to the planning board. Please also clarify if you have any additional permitting that will need approval and the timeline for that as well.** We will be submitting the zoning application this week. By my calculations we will have completed the second reading of the council on May 7<sup>th</sup>. Subdivision approvals should be in hand on July 24<sup>th</sup> with the appeal period expiring on August 21<sup>st</sup>. We will not need other permitting.

**2.) Additional correspondence regarding the funding you are seeking from Maine housing. Clear timeline for this process and total requesting from Maine Housing for your project.** I am still

waiting on a definitive answer but I honestly believe it will be within the next 2 to 3 months. We are requesting \$140,000 from MaineHousing.

**3.) A clear timeline or estimated timeline of when the homes will be built once the infrastructure is completed by SPHA. We need to know how long it will take Habitat to create the five homes and how quickly they will be sold. This is a component of the CDBG Beneficiary requirement that would go along with the sunset project only.** Habitat will be building 8 affordable homes. We estimate the Sitework would commence early October and finish December 2019. The goal is to have Habitat start foundation work as lots and connections are completed. It should take 2 years for Habitat to complete all 8 homes and each home would be sold prior to completion.



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6.) Eli had a question about how the projects timeline would effect CDBG, Sandy had indicated that at this time based on this area not qualifying for an area wide benefit, we have to collect data on the occupancy of the property, this means we can still fund the project however administratively this project will be open for a while. What could change this is a new census data tract qualification as an area wide benefit.

7.) Mike Taylor asked Sandy if she had notified the Point of how much money we receive in our funding each year. To which Sandy stated yes and shared the email correspondence with the group she had sent to the Point. Sandy also stated she would reach out to them again and have another face-to-face meeting with them about their application. Bill Man spoke up and stated he felt, that the social services category was going to be a very hard area to cut from do to, he was overwhelmed with the amount of services/ community benefit the area agencies provide to residence of South Portland.

8.) Anton asked the group if we would like to go around the table and talk about how each person scored the funding. David was the first to speak and he reviewed the funding by sections, concerning the social services category, The Van purchase, was an area he struggled with. They could use the funding but it is changeling to find the \$16,000 from those other programs. Matt focusing on social services, broke down for the group what he would fund and how much, including the van purchase but reduce the HUB to \$11,000. Matt also ran a scenario by the group that would fund the Point, but given the points ask it would be such a small amount. Feeling it that it would not be worth it for the Point. David suggested putting the remaining balance of \$18,000 into the Redbank field's project, as we know that this will be a multiphase project. Anton agreed and really liked the idea, the committee as a group agreed this would be a better use of funds. Mike Taylor suggested not funding the van this year and see if the Recreation Department could instead run this purchase through the CIP process first. Anton stated he agreed, and would like to see if Parks and Recreation could defer purchase on one of their other vehicles for a year to purchase the Van, if this is really a critical program. Seeing the program progress and see the demand increase before moving forward with funding it. Anton stated he would rather fund the other programs in social services closer to the fullest if we can. David asked the group if they would like to fund all of the social services less the van at 96.9% of their funding requests, proportionally or fully fund everything or chose to take \$2,091 to take from one program. Discussion was had as to which program should be reduced by the \$2091. Eli expressed his concern about eliminating funds from the Heating assistance. A cut of \$200 is fuel for one household. Eli went on to say that given, the HUB did not get fully funded last year, and even with a cut of \$2091, this would still end up be an increase from overall for this group. Everyone agreed this would be a better route to take. The committee as a group agreed to not fund the Recreation Van this year and in turn provide an increase to the other services in this category, despite cutting the \$2091 off the top of the HUBs ask.

9.) Strategies for if funding is less than we expect. The group also felt that if we have a decrease in funding that the programs should also be reduced proportionally across the board. Except for the category of infrastructure, given that we over funded the Redbank fields the initially reduction should come out of this project first and then equally to the other projects funded. In the event that we get more funding, increase the Hub as much as we can, based on the new Cap as it will apply. Additional funds can be put into the Redbank Fields project.

10.) Meeting Adjourned at 7:30pm.