

CITY OF SOUTH PORTLAND

ANNUAL ACTION PLAN

JULY 1, 2009 THROUGH JUNE 30, 2010

SUMMARY OF ACTION PLAN DEVELOPMENT AND CITIZEN PARTICIPATION

The planning process for the FY2009 Action Plan started with scheduling activities and deadlines for project submission to the Cumberland County CDBG Program, who in turn submits their consolidated plan to the Department of Housing and Urban Development on or before May 15, 2009.

- On December 1, 2008 the City of South Portland released the applications for FY2009 funding. All applications were due at the Community Development Office on January 16, 2008.
- On January 27, 2009 the Community Development Advisory Committee (CDAC) held a public hearing for all potential applicants to present their proposals to the CDAC. This provided a forum for discussion between the applicants and the CDAC concerning the former's proposals.
- On February 27, 2009 the CDAC reviewed all the applications and made recommendations on each application.
- On April 22, 2009 the South Portland City Council conducted a public hearing on the proposed FY2009 budget. At this meeting the Council authorized the City Manager to submit the FY2009 Annual Action Plan to the Cumberland County Entitlement Program.
- On April 23, 2009 the South Portland Community Development Office submitted its FY2009 Annual Action Plan to the Cumberland County Community Development Block Grant program.

PRIORITY FOR ALLOCATING INVESTMENT GEOGRAPHICALLY

Given that this is the City's sixth year of funding under the CDBG Program, the Program received the same approximate number of applications as in years past. Those applications received were directed towards projects that provided a broad range of services and program in the community, primarily located in the city's eligible census tract target areas. The city will be investing funds heavily in areas known as "target areas". Of the \$423,416 (minus administration costs) awarded this year to the city, approximately \$361,567 or 58.9%, will be spent directly in the target areas.

Unlike years past, the CDAC will not be directly funding a housing rehabilitation program and a fuel program. The newly established HOME program, which will be administered through the Portland CDBG office, will permit the City to have access to twice the funding for housing

rehabilitation. However, this will also require a greater level of housing rehabilitation, given the program's "total quality" standard. Also available for funding in the HOME program is the homeownership program. Given that we have had only two requests for homeownership funds this past year, the combination program should be sufficient to meet anticipated needs. New to the City's CDBG programs is the Neighborhood Stabilization Program (NSP). Administered in conjunction with the S. Portland Housing Authority, this program seeks to recapture foreclosed upon and abandoned housing, with the aim of building homeownership through rehabilitation and resale of the properties. There is no direct or indirect impact on the City's direct program by the NSP.

Insofar as the Fuel Program is concerned, given the raising of the funding limit to those at 120% of median income through the Low Income Heating Application Program (LIHEAP), there has been no demand on the CDBG funds held over from last year. Thus, the CDAC has decided not to fund this program in the upcoming year.

In general, these programs are geared to benefit all qualifying residents citywide. Over and above the housing rehabilitation program, the CDAC has funded a home energy efficiency program for the first time starting this past year. This program will serve low to moderate income households and provide for energy efficient solutions to their homes that would ultimately reduce their reliance on electricity and fuel consumption. Unfortunately, as with most start up programs, this program hit tremendous hurdles in getting started as the result of the linkage with the Maine House Authority's Weatherization Program. While applications were submitted as early as October, various procedural delays meant that the first homes weatherized through this program were not completed until March. Once this early trial process is complete, however, we expect another full year of applications.

BASIS FOR ASSIGNING PRIORITY

In 2007 the South Portland Community Development Advisory Board (CDAC) followed the lead of the County of Cumberland and worked with the County in developing a five-year Consolidated Plan that not only considered 21 communities' needs in Cumberland County, but South Portland's as well. South Portland will follow the County established Consolidated Plan; however, South Portland will develop its own Annual Action Plan for each of the next five years.

Having done a Consolidated Plan on its own just three years ago, much of the information gathered in surveys, neighborhood public hearings, the CDAC and staff believe that much of the information was still relative to the needs of the community. Although some tweaking has been done to the Priorities for South Portland many commitments were continued for the next five years.

Over the next five years, the CDAC has recommended major funding be applied towards housing activities and public improvements as well as keeping public service programming strong within the community. Much of the public service recommendations were around the benefit of children, elderly, and handicapped individuals.

SOURCE OF FUNDS

The City of South Portland relinquished its entitlement status on July 1st 2008 in order for the Cumberland County to be an entitlement under HUD's CDBG program. The move continues to be successful for both parties. Through the agreement between the County and South Portland, South Portland is slated to receive 23% of the total allocation of the City of Portland. The allocation will be taken out of Cumberland County's entitlement funding and will be subjected to the required caps of the CDBG program.

Estimated FY2009-10 CDBG Funds from County	\$ 485,192
Estimated HUD Economic Stimulus	<u>\$ 131,714</u>
Total	\$ 616,906

STATEMENT OF SPECIFIC ANNUAL OBJECTIVES

Staff developed the Annual Action Plan FY2009-10 with the assistance of the Community Development Advisory Committee. Over the process of developing the plan, staff and the CDAC conducted public hearings providing for citizen, non-profit and business input.

The formation of the Strategic Plan was of a result of an ongoing public process since 2004. The Strategic Plan sets the guidelines of how the CDAC will allocate funds to projects. The strategic plan provides descriptions of goals, priorities, strategies, and proposed accomplishments. Resources allocated towards each objective over the five-year period are provided for objectives that are rated high or medium priority.

FY2009-10 ANNUAL ACTION PLAN

South Portland anticipates \$485,192 from the Community Development Block Grant program, an additional \$131,714 from HUD's Economic Stimulus Package, and an additional \$ from FY08 carry-over funds due to either incomplete projects or the use of funds from other sources (MSHA, e.g.). As in past years, the FY2009-10 program calls for an emphasis on public improvement programs.

Target areas will experience public infrastructure improvements through the reconstruction of sidewalks in the Pleasantdale neighborhood, significant improvements in the Redbank neighborhood, and sidewalk improvements along Broadway (Wescott to Exit 3) to coincide with expected MDOT roadway improvements.

FY2009 For the upcoming fiscal year, the Program did not see a large application pool come from the public service sector. Many of the public service allocations are continuing and building on programming that was started in FY2004. Many other agencies opted not to apply due to the small amount of money available. Those who did apply were fully funded. The only major change was the absorption of the Center for Therapeutic Recreation by the United Way.

Housing Strategies -

N.B. These strategies will remain, even though the funding and project implementation will be through the HOME program, as administered in conjunction with the Portland and Cumberland County CDBG programs. In addition, the South Portland Housing Authority will be point in the implementation of the Neighborhood Stabilization Program.

High housing priorities are as follows:

- Assist landlords in target areas to upgrade deteriorated buildings;
- Assist owner-occupied properties with repairs;
- Assist LMI households to become homeowners;
- Provide funds in support of affordable housing;
- Assist in architectural barrier removal;
- Home heating assistance.

Medium housing priorities are as follows:

- Make homes lead safe;
- Assist LMI homeowners to make safety and energy repairs;
- Assist in historic rehabilitation;
- Assist in owner-occupied refinancing of homes to keep affordable;
- Assist in owner-occupied properties with Accessory Dwelling design oversight.

Public Service Strategies

High social service priorities are as follows:

- Expand children programming;
- Promote senior outreach;
- Outreach to promote available programs;
- Increase transportation services;
- Support affordable childcare;
- Support after school/summer programs for youth;
- Subsidize city/non-profit rec/summer programming;
- Sponsor TRIAD and neighborhood clean-up projects.

Medium social service priorities are as follows:

- Support services that provide independent living/literacy/financial;
- Support transition homes and shelters;
- Support inoculation/dental/eyewear;
- Increase services to the handicapped.

Economic Opportunities Strategies

High economic opportunity priorities are as follows:

- Assist target area businesses to upgrade their buildings;
- Assist youth training programs;
- Support business incubators;
- Employment training and technical assistance.

Medium economic opportunity priorities are as follows:

- Assist businesses to expand or relocate to South Portland;
- Assist business expansion within the City.

FEDERAL CAPS ON PROGRAMS

HUD requires a 15% cap on the Public Services category or in South Portland's FY2009 case, \$72,779. The FY2009 budget allocates \$62,680 towards Public Service projects or 14% of the cap. Administrative and Planning expenses of the Program are lumped together under a 20% cap of the total allocation. The FY2009 budget allocates \$97,903 under this cap, representing 15%.

BENEFITS TO LOW AND MODERATE INCOME HOUSEHOLDS

South Portland estimates that 100% of the programs funded this fiscal year will benefit low to moderate-income households or clients. South Portland has not a designated Slum and Blight area, resulting in zero dollars being allocated in FY2009.

COORDINATION OF ANNUAL PLAN

South Portland will be the primary coordinator for a majority of the strategies. The Community Development Block Grant Director is committed to establishing and maintaining relationships with organizations that provides the services. Due to the size of South Portland's allocation, South Portland will continue to look for collaborations with local governments, non-profits, and housing agencies to further stretch the funding.

MONITORING

The Community Development Office (CDO) will be responsible for the on-going monitoring progress made on the Consolidated Plan strategies and proposed accomplishments.

The use of the Consolidated Annual Performance and Evaluation Report (CAPER) will be used to evaluate the program's progress. Each year, the assessment will be making comparisons of the specific accomplishments to the proposed accomplishments. In addition, the CDO works closely with the County CDBG program, who performed a monitoring of the program in early March 2008 for the Fiscal Year 2007 -08 program. No irregularities were found.

TIMELINESS

While independent, South Portland falls under the Cumberland County Entitlement Program requirements. Although South Portland has to contribute and make sure funding is spent down, ultimately the County has the responsibility of meeting the timeliness requirement.

FAIR HOUSING

During FY 2005, South Portland developed an Analysis of Impediments to Fair Housing. The Plan continues to be refined, and in conjunction with the S. Portland Housing Authority, will be brought to the Council for final adoption.

CDBG GRANT APPLICATIONS	<u>2008</u> <u>Funded</u>	<u>2009</u> <u>Requested</u>	<u>2009 CDAC</u> <u>Recommend</u>	<u>2009 Staff</u> <u>Recommend</u>	<u>City</u> <u>Council</u>
<u>HOME PROGRAM</u>					
Housing Rehabilitation	\$0	\$57,200	\$57,200	\$57,200	\$57,200
Housing Rehab Admin	\$0	\$7,800	\$7,800	\$7,800	\$7,800
Funded thru HOME Program	\$0	\$65,000	\$65,000	\$65,000	\$65,000

<u>HOUSING</u>					
Housing Rehabilitation	\$28,754	\$0	\$0	\$0	\$0
Housing Rehab Admin	\$2,843	\$0	\$0	\$0	\$0
Home Energy Efficiency	\$9,500	\$20,000	\$0	\$20,000	\$20,000
TOTAL	\$31,597	\$20,000	\$0	\$20,000	\$20,000

<u>PUBLIC SERVICE</u>					
Recreation Scholarships	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Boys & Girls Club	\$5,000	\$6,200	\$7,200	\$7,200	\$7,200
Center for Therapeutic Rec	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
ESL Program	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Bus Passes	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
PROP Senior Companion	\$9,719	\$9,960	\$9,960	\$9,960	\$9,960
Fuel Assistance	\$18,000	\$0	\$0	\$0	\$0
Redbank Hub - Personnel	\$0	\$15,000	\$15,000	\$15,000	\$15,000
TOTAL	\$63,219	\$61,660	\$62,660	\$62,660	\$62,660

15% Public Service Cap

\$72,779

<u>PUBLIC IMPROVE/FACILITY</u>					
Mill Creek Park Benches	\$0	\$6,847	\$6,847	\$6,847	\$6,847
Pleasantdale Sidewalks	\$0	\$50,000	\$50,000	\$50,000	\$50,000
High/Sawyer Park	\$0	\$20,000	\$20,000	\$45,000	\$45,000
Mill Creek Transit Hub	\$0	\$40,000	\$40,000	\$40,000	\$40,000
Redbank - Streetscape					
Imprmnts	\$0	\$40,000	\$40,000	\$40,000	\$40,000
Redbank - CPPC Hub	\$0	\$30,000	\$30,000	\$30,000	\$30,000
Redbank - Playscape	\$0	\$40,000	\$40,000	\$40,000	\$40,000
Ped Crossing Signs	\$0	\$9,720	\$9,720	\$9,720	\$9,720
Broadway (Wescott to Exit 3)	\$0	\$100,000	\$100,000	\$100,000	\$100,000
TOTAL	\$0	\$336,567	\$336,567	\$361,567	\$361,567

Planning Projects

Redbank Assoc	\$10,000	\$0	\$0	\$0	\$0
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Mill Creek Park Study	<u>\$5,000</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL	\$15,000	\$0	\$0	\$0	\$0

Salary&Benefits

Salary	\$53,260	\$54,948	\$54,948	\$54,948	\$54,948
Administration	<u>\$9,500</u>	<u>\$9,500</u>	<u>\$11,000</u>	<u>\$11,000</u>	<u>\$11,000</u>
TOTAL	\$62,760	\$64,448	\$65,948	\$65,948	\$65,948

20% Admin/Planning Cap

\$97,038

\$482,675 \$465,175 \$490,175 \$490,175

[Redacted Box]

23% of Portland's FY 08 allocation

Assumed	\$491,930
	\$131,714
Sub total	\$616,906
Less	-\$490,175
Proposed	\$126,731

DESCRIPTION OF PROJECTS

The following is a description of how FY2009 funds will be allocated to address the goals of the Community Development Program.

HOUSING

The CDAC determined early in the priority process that the Community Development Program needed at least one year to develop the necessary programs under the Housing section of the CDBG Program. In year two of the Consolidated Plan, CD staff has developed programs for homebuyer assistance, heating assistance, design services for accessory dwelling units, and single-family rehabilitation. A summary of the funded housing projects is as follows:

Single Family Housing Rehabilitation

In FY 2008, the housing rehabilitation program was a program carried over from FY2007. In FY2007 the City continued a partnership with PROP to administer the housing rehabilitation program. The program is currently funding the rehabilitation of four homes in South Portland. Last year the program received funding of \$31,597. Given that the housing program will be funded through the HOME Program, as administered in conjunction with the City of Portland and the County CDBG program, the program will have access to \$65,000 through that program, rather than the City's CDBG program.

Staff Request:	\$ 0
CDAC Recommended:	\$ 0
City Council:	\$ 0

Matrix: 14A Citation: 570.202 Benefit: 04 Households Obj/Outcome: 1 - 1

ECONOMIC DEVELOPMENT

No applications were offered under this category, given that the CDAC has in the past supported purely public facility, housing, and public service programs. Staff is working with the City Manager to develop a municipal revolving loan fund directed to small business development and growth. That will be funded through other, non-CDBG sources.

PUBLIC SERVICES

The Public Service Program provides funding to local public service activities that provide a direct benefit to the citizens of South Portland. The funding provides for operating expenses,

equipment and program materials for programming. Past funded programs include adult/child recreation scholarships, handicap programs, and senior services.

The Department of Housing and Urban Development (HUD) caps the public service programs to 15% of the community's entitlement funding. We share this cap with the other communities in the Cumberland County program. This represents a budget of approximately \$72,779 this year for South Portland's Program.

Recreation Scholarships

The allocation of funding into scholarships to benefit South Portland children, adults, and seniors who want to participate in a recreation program or preschool, but may not have the means to do so. In FY2008 the program was funded \$10,000.00. The past four years of funding this program have resulted in an average of over 40 children being served each year.

Staff Request:	\$ 10,000
CDAC Recommended:	\$ 10,000
City Council:	\$ 10,000

Matrix: 05 Citation: 570.201(e) Benefit: 01 People Obj/Outcome: 2 - 2

Green South Portland

The proposed program will again be geared towards a whole-house approach to create healthy, comfortable and energy-efficient homes, while providing clients with important information about efficient energy use in their homes. The work to be performed consists of first an air infiltration test; then, as the result of the test, weatherization activities as required: wrapping of pipes, replacing incandescent light bulbs with fluorescent bulbs, covering leaking windows, and closing cracks. 1) reduce the energy costs of a home; 2) improve the health and safety in a home; 3) increase personal comfort; 4) increase your home and appliance longevity; and 5) increase a home's value. The program would look not to solve all the issues, but look for low hanging fruit for energy efficiency and start the process in helping the homeowner to reduce their reliance on electricity and fossil fuels.

Staff Request:	\$ 20,000
CDAC Recommended:	\$ 20,000
City Council:	\$ 20,000

Matrix: 05 Citation: 570.201(e) Benefit: 04 Households Obj/Outcome: 2 - 2

South Portland Transportation Department – Bus Passes

The South Portland Bus Service is requesting funding of \$2,500 to provide free 10-ride bus passes to help low income people needing transportation to work, medical appointments, school and shopping. South Portland Bus Service has worked closing with Ingraham Volunteers, STRIVE, Day One Services, Division for the Blind and Visually Impaired, and other organizations whose clients are in desperate need of transportation.

Staff Request: \$ 2,500
CDAC Recommended: \$ 2,500
City Council: \$ 2,500

Matrix: 05 Citation: 570.201(e) Benefit: 01 People Obj/Outcome: 2 - 2

Boys and Girls Club

The South Portland Chapter of the Boys and Girls Club is requesting funding to assist with purchasing new computers and furnishings for the club building. The Club was founded in 1974 and membership and youth/community use of its facilities has and continues to grow. The Club would like to purchase computer upgrades.

Boys & Girls Club Request: \$ 6,200
CDAC Recommended: \$ 7,200
City Council: \$ 7,200

Matrix: 05D Citation: 570.201(e) Benefit: 01 People Obj/Outcome: 2 - 1

Peoples Regional Opportunity Program – Senior Companion

The Foster Grandparents Program assigns senior volunteers to elementary schools providing valuable academic support that strengthen learning through participation in classroom activities. They review homework, assist with math skills, and read to and with the children. The program also funds seniors visiting other seniors who may be unable to leave their home on a daily basis.

PROP Request: \$ 9,719
CDAC Recommended: \$ 9,960
City Council: \$ 9,960

Matrix: 05 Citation: 570.201(e) Benefit: 01 People Obj/Outcome: 2 – 1

South Portland School Department – 21 Club/English As Second Language

CDBG funds will be used to continue School Department’s after-school program and expand services for English as a Second Language (ESL) to students in grades 2-5. The program is now run district wide, with tracking of individual students performed in order to meet benefit recordkeeping requirements. The program is designed to foster academic achievement and healthy social development. The program offers homework assistance and opportunities to participate in a variety of cognitively challenging enrichment activities. The program also provides support services to the children’s families. A total of 65 students have been helped annually, with 49 served in the first quarter of this year alone.

ESL Request: \$ 10,000
CDAC Recommended: \$ 10,000
City Council: \$ 10,000

Matrix: 05 Citation: 570.201(e) Benefit: 01 People Obj/Outcome: 2 - 1

Center for Therapeutic Recreation – Living Skills and Aquatics

The Center provides therapeutic recreation and aquatic services to children and adults with special needs who reside in Southern Maine. The Center has recently been absorbed into the New England Easter Seals program. The purpose of this grant request is for an appropriation to help support South Portland’s residents with disabilities that would like to participate in the Center’s programs. The programming offered by the Center includes primarily aquatics activities under this funding source.

Center’s Request:	\$ 8,000
CDAC Recommended:	\$ 8,000
City Council:	\$ 8,000

Matrix: 05B Citation: 570.201(e) Benefit: 01 People Obj/Outcome: 2 – 1

Redbank Neighborhood Resource Hub – Hub Personnel

This request is to provide partial funding for the staffing of the Resource Hub in the Redbank Neighborhood, with additional funding coming from the Casey Family Services and Annie E. Casey Program.

Staff Request:	\$ 8,000
CDAC Recommended:	\$ 8,000
City Council:	\$ 8,000

PUBLIC INFRASTRUCTURE/IMPROVEMENTS

A main focus of the CDAC over the first three years of the program was for the promotion of the CD Program through the use of public infrastructure and improvements. The thought behind this was for projects to be funded that would be visible and impact a wide percentage of the population. After a slow first year in this category, the CDAC has seen more applications for public infrastructure/improvements. Many of the proposed public infrastructure/ improvements funded fell within target areas. A summary of the allocations is as follows:

Pleasantdale Neighborhood (Target Area) – Sidewalk Rehabilitation

Because of the traditional character of the neighborhood, a high number of residents walk to services and facilities within the neighborhood, and to visit with neighbors. A survey conducted a few years back showed that the installation of additional sidewalks and the replacement of existing sidewalks was one of the top priorities identified, and necessary to guarantee pedestrian safety and access to the neighborhood and services. The sidewalk repair will take place in a number of locations within the neighborhood.

Public Works:	\$ 50,000
CDAC Recommended:	\$ 50,000
City Council:	\$ 50,000

Matrix: 03L Citation: 570.201(c) Benefit: 01 People Obj/Outcome: 2 – 1

Millcreek Park Benches– Target Area Improvement

This funding will go towards the installation of six park benches. This completes the original neighborhood improvements planned for this area.

Parks Dept. Request:	\$ 6,347
CDAC Recommended:	\$ 6,347
City Council:	\$ 6,347

Matrix: 03K Citation: 570.201(c) Benefit: 01 People Obj/Outcome: 2 - 1

Redbank Neighborhood (Target Area) – Public Improvement

During the fall of 2007, the Preble Street Resource Center conducted a neighborhood meeting in an attempt to gain momentum for the establishment of a neighborhood association. Historically, the Redbank Neighborhood has been a silent voice in the city due in part of being a large rental neighborhood. The neighborhood has seen tremendous growth over the last eight years (adding around 400 units), and as a result is having some issues surrounding their growth. During the neighborhood meeting, the City heard the need for public improvements including, but not limited to: sidewalks, speed mitigation, street trees, playgrounds, and the creation of a central point of neighborhood contact. This allocation would set aside some of the CDBG funding to work with the neighborhood in an attempt to address some of their needs. Three projects have been proposed:

Redbank Streetscape Improvements –

The streetscape improvements consist of curbing, sidewalks, street trees and speed mitigation, in order to create more of a “neighborhood” feeling to the area, which is dominated by rental housing. The streets include Westbrook St., Devereau Circle, and MacArthur Circle. The total project costs are expected to be \$58,795.

Department’s Request:	\$ 40,000
CDAC Recommended:	\$ 40,000
City Council:	\$ 40,000

Matrix: 03 Citation: 570.201(c) Benefit: 01 People Obj/Outcome: 2 - 1

Redbank CPPC HUB –

The project consists of funding for a permanent building on the same property as the Redbank General Store is located. The building is a portable classroom donated by the School Dept.. The funding will pay for the relocation, utility hook-up, and exterior and interior improvements to make the building ADA accessible, and in keeping with the neighborhood. The hub will serve as a neighborhood center for activity, referral, and resident governance by families and service providers alike. Representatives of the police, DHHS Child Protective Services, and other social service providers as necessary and appropriate. The funding will cover the entire costs of the project.

Department’s Request: \$ 30,000
CDAC Recommended: \$ 30,000
City Council: \$ 30,000

Matrix: 03 Citation: 570.201(c) Benefit: 01 People Obj/Outcome: 2 - 1

Redbank Playscape -

The playscape will be established in the neighborhood, with input from the neighborhood. This will further provide the neighborhood with a community focal point.

Department’s Request: \$ 40,000
CDAC Recommended: \$ 40,000
City Council: \$ 40,000

Matrix: 03 Citation: 570.201(c) Benefit: 01 People Obj/Outcome: 2 - 1

Pedestrian Crossings – Greenbelt

This grant will go towards installation of flashing, pedestrian activated signs at the Greenbelt crossing associated with the Greenbelt and Ocean St. This site is a hazardous area, given the relatively blind intersection created by the brick bridge abutments. The signs will allow for high visibility, day or night.

Planning Dept. Request: \$ 9,720
CDAC Recommended: \$ 9,720
City Council: \$ 9,720

Matrix: 03 Citation: 570.201(c) Benefit: 01 People Obj/Outcome: 2 - 1

South Portland Transportation Department – Bus Hub in Knightville

The South Portland Bus Service is requesting re-funding of \$40,000 for the creation of a bus shelter hub to be located on city-owned property at the intersection of Ocean and Thomas Streets

(behind city hall). Beyond the operational aspects of timed transfers, the transit hub will provide a comfortable and convenient experience for current riders and hopefully attract new riders. The transit hub will include lighting, benches/seating, trash receptacles, clock, route and schedule information, landscaping, and an appropriately sized, heated waiting area (bus shelter). The original funding was transferred to other projects, based on their readiness.

Staff Request:	\$ 40,000
CDAC Recommended:	\$ 40,000
City Council:	\$ 40,000

Matrix: 03 Citation: 570.201(c) Benefit: 01 People Obj/Outcome: 2 – 1

ADMINISTRATION & PLANNING

There have been no requests for Planning Grants.

General Administration

The general administration of the CD Program includes all expenses that are associated with running a program of this caliber. The CD Program budgets for utilities, supplies, travel, advertising, technology, and part-time / full-time positions. Each year, staff attempts to reduce the overhead expenses.

Staff Request:	\$ 65,948
CDAC Recommended:	\$ 65,948
City Council:	\$ 65,948

TIME PERIOD

Being that South Portland has now relinquished CDBG entitlement status South Portland will now be included under the Cumberland County Consolidated Plan process. The Cumberland County Community Development Program has opted to develop a five-year Consolidated Plan, which will end on June 30, 2011.

STRUCTURE TO CARRY OUT CONSOLIDATED PLAN

South Portland's Program will again work closely with the Cumberland County staff as part of the County's Consolidated Planning Process. Instead of a direct contact with HUD as in years past, South Portland now goes through the County Program. The South Portland Community Development Program will be coordinated through the City's Executive Office. The Community Development Director is continuing to establish relationships with local agencies and organizations that provide services that the CD Program can build upon. Collaboration will be a necessity for the CD Program, since there are limited funds for the numerous services and

activities. Building on the existing programs and not duplicating services is one of the main goals of the CD Office.

OBSTACLES TO MEETING UNDER SERVED NEEDS

The obstacles to meeting under served needs are financial. Over the years the South Portland City Council has allocated funding to the social service agencies in the Greater Portland area. This funding ended approximately five years ago due to budget constraints. The CD Program has attempted to pick up the load and provide the public services as a resource that would allow them to enhance or develop programs. The agencies in Greater Portland all do an excellent job in servicing their clientele; the problem comes down to funding. With substantial cuts in State and federal dollars and the greater reliance on the CD Programs, funding gaps are forming, with no large funding mechanism to close the gaps. The CD Program is limited to only a 15% yearly allocation. The problem the South Portland Program now faces is keeping public service agencies interested in the Program. The small pot of funds and the amount of paperwork documenting benefit has made many agencies to lose interest in the South Portland Program. The Program is now looking at ways to streamline the process and increase funding in hopes that the programming will come back.

Once an entitlement community and now under the County's entitlement program, the City is no longer allowed to apply for funds through the State of Maine's CD Program. This results in the City no longer having the ability to allocate three or four hundred thousand dollars to a local business for expansion purposes. Though the larger business may not seek the CD funds, smaller businesses may not be so intimidated due to the local control of the CD Program. This has hurt and benefited South Portland in some ways.

Staff time available to undertake CD Programs is also limited. South Portland has one person for whom is shared two other major responsibilities. A small amount of funds will be earmarked for part-time clerical help once the program has been approved.

CONTINUUM OF CARE

There is currently no Continuum of Care plan or services in the City of South Portland. The City of Portland due to being a regional service center for social services provides all the necessary services to the homeless population. The City of South Portland will be looking to partner with the City of Portland in ways to enhance the services provided.

The City of South Portland, through the prioritized objectives, has pointed out a number of services that could be funded in hopes that the homeless population decreases or experiences increased services. Since 2000, the City has worked with a private developer to develop upwards of 280 new affordable units in the Redbank neighborhood (Brick Hill Development). With the market cooling, the City will step back for a few years to see how the market balances out.

HOMELESS AND OTHER SPECIAL POPULATIONS

Under Table 1A of the Housing section of the Consolidated Plan, emergency shelters, transition homes, and permanent housing were considered a need in the community. The tabulation was done more as a region (Greater Portland) versus wholly within city limits. The City of South Portland currently does not have a homeless shelter within the city. The local homeless shelters are located within the City of Portland, which is the service hub for the Southern Maine area. Those who find themselves homeless migrate to Portland in order to obtain the necessary public services (shelter, soup kitchen, and job bank). The City recognizes the need for homeless shelters, but finds itself in a quandary due to lack of sufficient funds to provide the minimum services. City staff has met with the City of Portland concerning this issue and will be keeping a dialog going over the next few years.

With the infrequent number of cases documented by the Welfare Department, the need for a separate fully staffed shelter is not a priority. A major issue is unfolding in the City of Portland with their homeless shelters. The fact that Portland has them and other communities do not leaves Portland as the last hope for homeless individuals and families. Portland promoted the services provided for years, which over time created a problem. The City of Portland is now faced with overcrowding, due handling homeless individuals not from just the Portland region, but from all over the State of Maine and neighboring States of New Hampshire and Massachusetts.

Transitional housing in the city exists in many locations. The homes are owned and operated by private social service agencies or by foundations. The homes are varied to the type of clients they provide shelter. The CD Program will look to work with local agencies and foundations in enhancing the transitional housing in the City.

NEED OF PUBLIC HOUSING

Currently the South Portland Housing Authority (SPHA) owns and/or manages 641 units of housing in South Portland. Of these units, 123 are for elderly with congregate services available, 412 are for elderly/disabled residents, with some handicapped accessible units, 96 are 2 to 4 bedroom family units, and one property has 10 units that are all completely handicapped accessible.

In addition to the units they own and manage, they also administer 389 Housing Choice Vouchers in the City and surrounding communities where residents live in the private market and have their rent subsidized by the Housing Authority. At this time, 350 of these vouchers are within South Portland City limits with the rest being used in surrounding communities that do not have a housing authority.

The demand that the Housing Authority is not able to fulfill at this time is for three bedroom family units and more units for disabled residents – both physically and mentally disabled.

At this time, they have a waiting list for their own units of around 300. Approximately 2/3 of these applicants are elderly/disabled. Applicants who are living or working in South Portland

receive a preference over persons from outside the city. All applicants are then classified by date and time of application. Apartments are offered by starting at the top of the list and working down. If someone refuses an apartment, they are placed on the bottom of the waiting list. If they refuse a second time, they are removed from the list and must sign up again when the waiting list is open. Generally, people only refuse because they are not ready to move. This occurs more with the elderly than with families. Sometimes the elderly will sign up for housing anticipating that there will be a long wait, which occasionally is not the case. Usually by the second contact they are ready to accept an apartment.

Lastly, the SPHA will be administering the Neighborhood Stabilization Program, an adjunct program administered through the City of Portland's Housing Program. The Program will have approximately \$805,000 to purchase, rehab, and resell single family residences which have been foreclosed upon and abandoned.

ANTI-POVERTY STRATEGY

For the most part the Greater Portland area has not been hindered by the downturn in the economy. However, poverty in the area is increasing. With rising prices of fuel, food and material objects, the poor are getting poorer due to the dollar doesn't stretch as far.

Although the employment picture remains level, many households are still struggling economically. To get out of poverty, one needs to be able to increase the household income. South Portland's anti-poverty strategy is to use CD funds to assist low-income families by eliminating the barriers that prevent them from working. The South Portland strategic plan outlines and supports the efforts in the expansion of services provided for job training and technical assistance, (both youth and adult), public transportation, affordable daycare, literacy programs, and the creation of affordable housing.

LEAD-BASED PAINT HAZARDS

Lead based paint hazards will be handled through the Portland Regional Opportunity Program's weatherization and safety program. In the coming year(s) the city will be linking with both Portland's Lead-Based Hazards Program, as well as addressing the issue through the HOME Program.