

CITY OF SOUTH PORTLAND

ANNUAL ACTION PLAN

JULY 1, 2008 THROUGH JUNE 30, 2009

SUMMARY OF ACTION PLAN DEVELOPMENT AND CITIZEN PARTICIPATION

The planning process for the FY2008 Action Plan of started with scheduling activities and deadlines for completing the process for submission to the Cumberland County CDBG Program who in turn will submit to the Department of Housing and Urban Development on or before May 15, 2008.

- On December 1, 2007 the City of South Portland released the applications for FY2008 funding. All applications were due on January 11, 2008.
- On January 11, 2008 FY2008 applications were due at the Community Development Office.
- On January 17, 2008 the Community Development Advisory Committee held a public hearing referred to as “open mike night” for any potential applicant to present their proposal to the CDAC. This provided a forum for not only the applicant to address the CDAC, but also allowed the CDAC to ask the applicant any questions.
- On March 13, 2008 the CDAC reviewed all the applications and made recommendations on each application.
- The South Portland City Council, on April 7, 2008 conducted a public hearing on the proposed FY2008 budget. At this meeting the Council authorized the City Manager to submit the FY2008 Annual Action Plan to the Cumberland County Entitlement Program.
- On April 8, 2008 the South Portland Community Development Office submitted its FY2008 Annual Action Plan to Cumberland County.

PRIORITY FOR ALLOCATING INVESTMENT GEOGRAPHICALLY

Being the City’s fifth year of funding under the CDBG Program, the Program received a smaller number of applications than in years past. Those applications received were directed towards projects that scanned the community as a whole, primarily located in the city’s 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 \$297,100 or 70.16%, will be spent directly in the target areas.

As in years past, the CDAC will be funding a housing rehabilitation program and a fuel program. Past years funding will sufficiently fund the homeownership program this coming year. These programs are geared to benefiting 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 in FY08. 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.

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 handicap individuals.

SOURCE OF FUNDS

The City of South Portland has relinquished its entitlement status as of July 1st 2008 in order for the County of Cumberland to be an entitlement under HUD’s CDBG program. The move was a win-win based on the fact that as a County, Cumberland would bring additional funding to the region over and above the funding South Portland was receiving annually. 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 FY2008 CDBG Funds from County	\$ 485,192.00
Estimated FY2007 Carry-over	<u>\$ 225,470.97</u>
Total	\$ 710,662.97

STATEMENT OF SPECIFIC ANNUAL OBJECTIVES

Staff developed the Annual Action Plan FY2008 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.

FY2008 ANNUAL ACTION PLAN

South Portland anticipates \$485,192 from the Community Development Block Grant program and an additional \$225,470.97 from FY07 carry-over funds due to incomplete projects. Many of the incomplete projects were as a result of the City forces unable to give attention to the proposals based on falling behind last summer due to the Patriot’s Day storm event. In FY2008, South Portland has put an emphasis on public improvement programs.

Target areas will experience public infrastructure improvements through the reconstruction of sidewalks in the Ferry Village neighborhood, the enhancement and reconfiguration of the Memorial Middle School tennis courts, Phase II of the Waterman Drive reconfiguration, and many small public improvements that will pay big benefits.

In FY2008, 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 back in FY2004. Many other agencies opted not to apply due to the small amount of money available. Those who did apply were fully funded.

Housing Strategies

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 FY2008 case, \$72,778. The FY2008 budget allocates \$72,719 towards Public Service projects or 14.98% of the cap.

Administrative and Planning expenses of the Program are lumped together under a 20% cap of the total allocation. The FY2008 budget allocates \$76,776 under the cap, representing 15.8%.

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 FY2008.

COORDINATION OF ANNUAL PLAN

South Portland will be the primary coordinator for a majority of the strategies. Community Development staff are committed to establishing and maintaining relationships with organizations who 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 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.

TIMELINESS

South Portland now comes under the Cumberland County Entitlement Program. 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

South Portland during FY2005 developed an Analysis of Impediments to Fair Housing. The only remaining step needing to be addressed is for the Plan to be presented to the City Council for adoption.

FY2008 CDBG Budget

CDBG GRANT APPLICATIONS	<u>2007</u> <u>Funded</u>	<u>2008</u> <u>Requested</u>	<u>2008 Staff</u> <u>Recommend</u>	<u>2008 CDAC</u> <u>Recommend</u>	<u>City</u> <u>Council</u>
<u>HOUSING</u>					
Homebuyer Assistance	8,000.00	10,000			
Housing Rehabilitation	28,534.00	28,534	28534	33754	33754
Housing Rehab Admin	<u>2,821.00</u>	<u>2821</u>	<u>2821</u>	<u>2843</u>	<u>2843</u>
TOTAL	\$39,355.00	\$41,355	\$36,355	\$36,597	\$36,597
<u>PUBLIC SERVICE</u>					
Recreation Scholarships	10,000.00	10,000	10000	10000	10000
Boys & Girls Club	8,000.00	5,000	5000	5000	5000
Center for Therapeutic Rec	8,000.00	8,000	8000	8000	8000
ESL Program	10,000.00	10,000	10000	10000	10000
Bus Passes		2,500	2000	2500	2500
Home Energy Efficiency			5,000	9500	9500
PROP Senior Companion		9,719	9000	9719	9719
Fuel Assistance	<u>15,000.00</u>	<u>18,000</u>	<u>18000</u>	<u>18000</u>	<u>18000</u>
TOTAL	\$51,000.00	\$63,219	\$67,000	\$72,719	\$72,719
<u>PUBLIC IMPROVE/FACILITY</u>					
Ferry Village - Sidewalks	70,000.00	90,000	90000	80000	80000
Waterman Construction	\$100,000	50,000	50000	38500	38500
Memorial Tennis Courts	\$64,342		15000	10000	10000
Big Belly Trash Compactor	\$4,100	4,100	4100	4100	4100
Mill Creek Thermo Crosswalks		12,000	12000	12000	12000
City Beautification Manhours	\$12,500	12,500	12500	12500	12500
Bus Shelter Hub Knightville		40,000	40000	40000	40000
Mill Creek Park Gazebo		85,000	70000	85000	85000
City Building Accessibility		23,000	15000	17000	17000
Redbank Public Improve		<u>50,000</u>	<u>50000</u>	<u>39750.87</u>	<u>39750.87</u>
TOTAL	\$250,942.00	\$366,600	\$358600	\$338,850.87	\$338,850.87
<u>Planning Projects</u>					
Redbank Neigh Assoc Project			10,000	10,000	10,000
Mill Creek Park Study		<u>6,000</u>	<u>5,000</u>	<u>5000</u>	<u>5000</u>
		\$6,000	\$15,000	\$15,000	\$15,000

Salary&Benefits

Salary, Benefits & Program Costs	<u>\$61,160.00</u>	<u>58850</u>	<u>61776</u>	<u>\$61776</u>	<u>\$61776</u>
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Total Allocated	\$402,457.00	\$536,024	\$531,731	\$524,942.87	\$524,942.87
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\$485,192.00 – FY08 \$39,750.87 – FY07 surp.

\$524,942.87

Total Proposed Budget

DESCRIPTION OF PROJECTS

The following is a description of how FY2008 funds will be allocated to address the goals of the Community Development Program.

HOUSING

Single Family Housing Rehabilitation

The housing rehabilitation program is a program being carried over from FY2006. In FY2006 the City continued a partnership with PROP to administer the housing rehabilitation program. The program is currently undergoing the rehabilitation of two homes in South Portland. Last year the program was funded \$50,000 was has been untouched due to the need to spend FY2005 funding first.

Staff Request:	\$ 36,597.00	Beneficiary: 2 LMI Households
CDAC Recommended:	\$ 36,597.00	
<i>City Council:</i>	<i>\$ 36,597.00</i>	

Matrix: 14A Citation: 570.202

Benefit: 04 Households

Obj/Outcome: 1 - 1

ECONOMIC DEVELOPMENT

This year's application cycle did not receive a viable candidate for CD funds for economic development. Over this fiscal year, an effort will be made to make local businesses aware of the programs offered under this category. Staff did develop a business façade improvement program, but when it came to funding the program, the CDAC felt as though the enhancement of the homebuyer assistance program was more in need of additional funding than funding the business façade program.

N/A

PUBLIC SERVICES

The Department of Housing and Urban Development (HUD) caps the public service programs to 15% of the communities entitlement funding. This represents a budget of approximately \$72,778 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 FY2007 the program was funded \$10,000.00. The past four years of funding this program have resulted in upwards of 50 individuals being served each year.

Staff Request:	\$ 10,000	Beneficiary: 50 LMI Persons
CDAC Recommended:	\$ 10,000	
<i>City Council:</i>	<i>\$ 10,000</i>	

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

Home Energy Conservation

The proposed program would be geared towards a whole-house approach to create healthy, comfortable and energy-efficient homes and can help you make informed decisions about your home. The work to be done through the wrapping of pipes, changing light bulbs, covering leaking windows, or closing cracks would be done to 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.

Request:	\$ 5,000	Beneficiary: 11 LMI Households
CDAC Recommended:	\$ 9,500	
<i>City Council:</i>	\$ 9,500	

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	Beneficiary: 200 LMI, limited clientele
CDAC Recommended:	\$2,500	
<i>City Council:</i>	\$2,500	

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

Heating Assistance

The heating assistance program is one of the most popular programs from year to year. The City contracts with PROP to handle the administration of this program due to their previous knowledge with the LI-HEAP program. The FY2007 request was \$15,000. The program is geared towards helping South Portland residents who don't qualify for the LI-HEAP Program (30% and below median income). To qualify for the CDBG fuel program, a South Portland household needs to fall in between 30% to 60% median incomes. In FY2007 the Program allocated \$300.00 per applicant. In FY2007 the City was able to supply clients with fuel oil under the city fuel bid. This resulted in clients getting 136 gallons (2.19 per gallon) for \$300.00 a significant savings and more importantly a greater capacity in fuel for each household.

Staff Request:	\$ 18,000	Beneficiary: 17 LMI Households
CDAC Recommended:	\$ 18,000	
City Council:	\$ 18,000	

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 needed furnishings and appliances 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 three lunch/game room folding tables, furniture for the Learning Center and a large refrigerator. A request from CDBG is \$5,000.

Request:	\$ 5,000	Beneficiary: 640 Club Members
CDAC Recommended:	\$ 5,000	793 Other Residents
City Council:	\$ 5,000	

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.

Staff Request:	\$9,719	Beneficiary: 8 LMI Seniors
CDAC Recommended:	\$9,719	
City Council:	\$9,719	

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

South Portland School Department – English As Second Language

CDBG funds will be used to continue Brown School's after-school program and expand services for English as a Second Language (ESL) to students in grades 2-5. 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 some support services to the children's families. A total of 65 students are helped annually at Brown School through this CDBG grant.

ESL Request:	\$10,000	Beneficiary: 65 Students
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 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.

Request:	\$ 8,000	Beneficiary: 6 Clients
CDAC Recommended:	\$ 8,000	
<i>City Council:</i>	\$ 8,000	

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

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:

South Portland Parks Dept. – Mill Creek Park Gazebo

The City of South Portland Parks Department proposes to enlarge the Mill Creek Park gazebo. The enhancements would also include provisions to make the gazebo ADA accessible. The gazebo plays an important role as an asset to the neighborhood by bringing people of the neighborhood and community to a centralized area for special events, holiday lighting and the city’s summer weekly music schedule.

Request:	\$ 85,000	Beneficiary: 776 Persons
CDAC Recommended:	\$ 85,000	
<i>City Council:</i>	\$ 85,000	

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

Ferry Village 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 will be located along Spring Street, which connects the Ferry Village target area to Small School. This street represents the main road connecting the Ferry Village neighborhood with the districts elementary school. Currently there is no sidewalk on Spring Street and kids need to walk in the road.

Works:	\$ 90,000	Beneficiary: 1400 Lineal Feet
CDAC Recommended:	\$ 80,000	
<i>City Council:</i>	\$ 80,000	

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

Memorial Middle School – Tennis Court Rehabilitation (Target Area)

The Memorial Tennis Courts are in drastic need for repair. It is currently unsafe to play tennis on the surface today. With tennis demand at all time lows, staff have developed a plan to rehabilitate the area and instead of tennis courts install a full court basketball court and a roller-hockey court.

Request:	\$ 15,000	Beneficiary: 822 Persons
CDAC Recommended:	\$ 10,000	
<i>City Council:</i>	<i>\$ 10,000</i>	

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

Waterman Drive Reconstruction Phase II – Target Area Improvement

A follow-up to the FY2004 alternative design study of the Waterman Drive right-of-way, this request for funding would represent a third year of the funding from CDBG in order to continue the construction of the boulevard on Waterman Drive. Phase I was completed in the fall of 2007. This funding will go towards Phase II items such as benches, trash cans, wooden guardrail fence, and lighting.

Request:	\$ 50,000	1300 Lineal Feet
CDAC Recommended:	\$ 38,500	
<i>City Council:</i>	<i>\$ 38,500</i>	

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) as a result 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 many more. This allocation would set aside some of the CDBG funding to work with the neighborhoods in an attempt to address some of their voiced needs.

Request:	\$ 39,750.87 (FY07 undesignated)	
CDAC Recommended:	\$ 39,750.87	
<i>City Council:</i>	<i>\$ 39,750.87</i>	Beneficiary: 2,056 Persons

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

South Portland Parks Department – Big Belly Trash Compactor

The South Portland Parks Department is requesting their second Big Belly Trash Compactor from the CDBG Program. In FY2007, the Program purchased the first compactor, which was located in Mill Creek Park. The compactor is a mailbox shaped trashcan that is self-enclosed to prevent trash from blowing and birds from picking trash out of the park cans. Additionally, the compactor (powered by solar) compacts the trash resulting in the container needing to be emptied half the amount of time compared to a conventional trashcan.

Request:	\$ 4,100	Census Tract 30/Block 3
CDAC Recommended:	\$ 4,100	
City Council:	\$ 4,100	

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

South Portland Parks Department – Beautification Crew

With the shrinking staff levels of the City, certain beautification items around the city have been neglected for some time. To address this issue the Program proposed last year to pay for two Parks Department personnel (new hires) from Memorial Day to Labor Day to routinely travel through target areas and maintain city owned property either through right-of-ways or park settings. The crew last year did graffiti removal, mulched, trimmed and planted trees, *repaired plow damage, mowed/weed-wacked overgrown areas*. All work was done within CDBG target areas.

Request:	\$ 12,500	Beneficiary: Area Wide
CDAC Recommended:	\$ 12,500	Approx. 3,770 Persons
City Council:	\$ 12,500	

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

DuraTherm Crosswalks – Greenbelt Crossings

In a continued effort to increase safety while decreasing maintenance the City is proposing to install two Duratherm crosswalks at the Greenbelt Walkway crossings of Ocean Street and Cottage Road in the Knightville/Mill Creek neighborhood. The crosswalks are more visible at night and are recessed plastic in the pavement for longer lasting wear and tear (up to 10 years).

Staff Request:	\$ 12,000	Beneficiary: 514 LMI Persons
CDAC Recommended:	\$ 12,000	
City Council:	\$ 12,000	

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

South Portland Accessibility – Various Buildings

In a continued effort to bring up a few of the City's building into handicap accessibility, the CDBG program has been petitioned to provide funding for these initiatives. Handicap accessibility to municipal buildings is an allowable use under the CDBG program.

Request:	\$ 17,000	Beneficiary: 8,018 Persons
CDAC Recommended:	\$ 17,000	
City Council:	\$ 17,000	

Matrix: 10 Citation: 570.201(k) Benefit: 01 People Obj/Outcome: 2 - 1

South Portland Transportation Department – Bus Hub in Knightville

The South Portland Bus Service is requesting 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).

Request:	\$ 40,000	Beneficiary: 514 LMI Persons
CDAC Recommended:	\$ 40,000	
<i>City Council:</i>	<i>\$ 40,000</i>	

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

ADMINISTRATION & PLANNING

The following items are proposed under the City’s 20% Administrative and Planning funding.

Planning Grant – Redbank/Brick Hill Neighborhood Association Project

City officials and staff members are proposing to initiate the beginning developments of a neighborhood association in the Redbank/Brick Hill neighborhood. The funding under request would serve as seed funding in support of working with the neighborhood. The funding would be used for neighborhood literature, meeting supplies, and possibly a neighborhood gathering.

Request:	\$ 10,000
CDAC Recommended:	\$ 10,000
<i>City Council:</i>	<i>\$ 10,000</i>

Matrix: 20 Citation: 570.205 Benefit: 01 People Obj/Outcome: N/A

Planning Grant – Mill Creek Park Design

Over the last year a newly formed group called The Friends of Mill Creek Park has initiated a movement to look at improvements to the Mill Creek Park located in the Mill Creek/Knightville neighborhood. The group is reviewing many aspects of the park’s design including the gazebo, the footbridge, water quality; the pond’s eroded edges and the fountain. The group is at the point that they need to bring in consultants to map out a feasibility plan and prioritize improvement projects.

Request:	\$ 6,000
CDAC Recommended:	\$ 5,000
<i>City Council:</i>	<i>\$ 5,000</i>

Matrix: 20 Citation: 570.205 Benefit: 01 People Obj/Outcome: N/A

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.

Request:	\$ 61,776
CDAC Recommended:	\$ 61,776
<i>City Council:</i>	<i>\$ 61,776</i>

Matrix: 21A Citation: 570.206

Benefit:

Obj/Outcome: N/A

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 Director of Economic Development is continuing to establish relationships with local agencies and organizations that provide services that the CD Program can build on. 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 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 only have a Director of Economic Development administering the program. A small amount of funds will be earmarked for part-time help, more clerical type of work once the housing program is fully developed.

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 was 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.

A homebuyer assistance program has been established and so far has helped one family buy a home. With housing prices as they have been in South Portland over the last few years, low to moderate income families have had a hard time buying into the market even with the CDBG incentive program. With housing prices declining of late, this may be the opportunity for those families to benefit from the slumping residential sales and be able to purchase a home of their own.

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 undertaking the creation of a program and steps on how to educate residents and landlords that may have lead paint within their homes/units. Reducing the amount of lead based paint in homes within the City of South Portland is one of the program's goals. The Program will be looking to coordinate with the State Department of Environmental Protection and the Bureau of Health in order to provide sufficient funding to reduce the amount of lead paint in the city.