

CITY OF SOUTH PORTLAND

ANNUAL ACTION PLAN

JULY 1, 2010 THROUGH JUNE 30, 2011

SUMMARY OF ACTION PLAN DEVELOPMENT AND CITIZEN PARTICIPATION

The planning process for the FY2010/11 Action Plan started with scheduling activities and deadlines for project submission to the Cumberland County CDBG Program, who in turn submit their consolidated plan to the Department of Housing and Urban Development on or before May 15, 2010.

- On December 15, 2009 the City of South Portland released the applications for FY2010/11 funding. All applications were due at the Community Development Office on January 16, 2010.
- On January 27, 2010 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, 2010 the CDAC reviewed all the applications and made recommendations on each application.
- On April 5, 2010 the South Portland City Council conducted a public hearing on the proposed FY2010/11 budget. At this meeting the Council authorized the City Manager to submit the FY2010/11 Annual Action Plan to the Cumberland County Entitlement Program.
- On April 23, 2010 the South Portland Community Development Office submitted its FY2010/11 Annual Action Plan to the Cumberland County Community Development Block Grant program.

PRIORITY FOR ALLOCATING INVESTMENT GEOGRAPHICALLY

Given that this will be the City's seventh 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 which at least 45% of the households are at or below the median income, based on family size. Of the \$527,288 (minus administration costs) awarded this year to the City, approximately \$353,000 or 66% will be spent directly in the target areas.

Following a program change instituted last year, the CDAC has not recommended directly funding a housing rehabilitation program and a fuel program. The HOME program,

administered through the Portland CDBG office, will permit City residents to have access to funding for housing rehabilitation. However, this also requires 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.

Continuing from last year's program, the City's CDBG program 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 HUD funded CDBG program by the NSP.

Despite the continued harsh economic times, the Fuel Program has seen only a small amount of assistance requested, given the raising of the funding limit to include those at 120% of poverty index through the Low Income Heating Application Program (LIHEAP). Thus there has been no significant decrease on the CDBG funds held over from last year, and so 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 proposed increased funding for the home energy efficiency program. 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 again this program hit hurdles in funding as the result of incomplete guidance from the Maine Housing Authority's Weatherization Program. The funding for these activities appear to be caught up in the shifting of responsibilities of housing weatherization from MSHA and the Public Utilities Commission as home to the Energy Efficiency Trust. The Director continues to seek to work out the differences, thus freeing up thousands of dollars of assistance.

BASIS FOR ASSIGNING PRIORITY

In 2007 the South Portland Community Development Advisory Board (CDAC) followed Cumberland County in developing a five-year Consolidated Plan that considered twenty one communities' needs in Cumberland County, as well South Portland.

Over the next four 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, with South Portland receiving approximately 23% of the total allocation of the City of Portland. The allocation is taken out of Cumberland County's entitlement funding and continues to be subjected to the required caps of the CDBG program.

Estimated FY 2010/11 CDBG Funds from Cumberland County\$ 527,288

STATEMENT OF SPECIFIC ANNUAL OBJECTIVES

Staff developed the Annual Action Plan FY2010-11 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 the 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.

FY2010/11 ANNUAL ACTION PLAN

South Portland anticipates \$527,288 from the Community Development Block Grant program, as in past years, the FY2010/11 program calls for an emphasis on public improvement programs.

Target areas will experience public infrastructure improvements through the continued reconstruction of sidewalks in the Pleasantdale neighborhood, significant improvements in the Redbank neighborhood, and sidewalk improvements in the Mill Creek neighborhood to coincide with new business activity in the area.

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. The only major change was the new funding request from the Southern Maine Agency on Aging.

Housing Strategies -

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 continue to be point in the implementation of the Neighborhood Stabilization Program.

Short term housing priorities are:

- 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.

Long term housing priorities are:

- 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 priorities are:

- 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 priorities are:

- 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:

- 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:

- 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 FY2010/11 case, \$79,093. The FY2010/11 budget allocates \$86,300 towards Public Service projects or approximately 109% of the cap. The reason for this additional cap is through use of the

unallocated cap of the County's. Administrative and Planning expenses of the Program are lumped together under a 20% cap of the total allocation. The FY2010/11 budget has no allocation thus far.

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 designated Slum and Blight area, the Hutchins School on Mosher St. resulting in \$62,000 being allocated in FY2009/10. No additional allocation is contemplated.

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 (CDBGO) 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 City works closely with the County CDBG program, which performed a monitoring of the program in early March 2010 for the Fiscal Year 2009/10 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>2009 Funded</u>	<u>2010 Requested</u>	<u>2009 CDAC Recommend</u>	<u>2009 Staff Recommend</u>	<u>City Council</u>
<u>HOUSING</u>					
Housing Rehabilitation	\$0	\$0	\$0	\$0	\$0
Housing Rehab Admin	\$0	\$0	\$0	\$0	\$0
Home Energy Efficiency	\$7,000	\$20,000	\$20,000	\$20,000	\$20,000
First Time Homebuyers	\$0	\$0	\$0	\$0	\$0
TOTAL	\$7,000	\$20,000	\$20,000	\$20,000	\$20,000

PUBLIC SERVICE

Recreation Scholarships	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Boys & Girls Club	\$7,200	\$5,000	\$5,000	\$5,000	\$5,000
Center for Therapeutic Rec	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
21 Club (ESL)	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Bus Passes	\$2,500	\$4,000	\$4,000	\$4,000	\$4,000
PROP Senior Companion	\$9,960	\$10,062	\$10,062	\$10,062	\$10,062
Community Counseling Srvcs.	\$10,000	\$15,000	\$15,000	\$15,000	\$15,000
S. Me. Agency on Aging	\$0	\$10,000	\$10,000	\$10,000	\$10,000
Redbank Hub - Personnel	\$15,000	\$14,300	\$14,300	\$14,300	\$14,300
TOTAL	\$72,660	\$86,362	\$86,362	\$86,362	\$86,362

15% Public Service Cap -\$79,093

PUBLIC IMPROVE/FACILITY

West Broadway Sidewalks	\$0	\$50,000	\$50,000	\$50,000	\$45,686
SPHA Greenbelt Accessibility	\$0	\$100,000	\$30,000	\$30,000	\$30,000
Mill Creek Park Improvements	\$0	\$100,000	\$100,000	\$100,000	\$100,000
Pleasantdale Sidewalks II	\$0	\$75,000	\$75,000	\$75,000	\$75,000

Knightsville Sidewalks	<u>\$0</u>	<u>\$125,000</u>	<u>\$100,000</u>	<u>\$100,000</u>	<u>\$100,000</u>
TOTAL	\$0	\$450,000	\$355,000	\$355,000	\$350,686

Planning Projects

Ft. Preble	<u>\$0</u>	<u>\$5,000</u>	<u>\$5,000</u>	<u>\$5,000</u>	<u>\$5,000</u>
Main Library Landscaping	<u>\$0</u>	<u>\$5,000</u>	<u>\$5,000</u>	<u>\$5,000</u>	<u>\$5,000</u>
TOTAL	\$0	\$10,000	\$10,000	\$10,000	\$10,000

Salary&Benefits

Salary	\$54,948	\$54,948	\$53,918	\$53,918	\$53,918
Administration	<u>\$9,500</u>	<u>\$9,500</u>	<u>\$9,500</u>	<u>\$14,070</u>	<u>\$14,008</u>
TOTAL	\$64,448	\$64,448	\$63,418	\$67,988	\$67,926

20% Admin/Planning Cap

\$110,000 3.7% increase

TOTALS	\$630,810	\$534,780	\$539,350	\$534,974
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23% of Portland's FY 09 allocation
[assumes 7% increase from HUD] **\$534,974**

**Projected
Less Proposed
Surplus/(Shortfall)** **\$534,974**
-\$534,974
\$0

DESCRIPTION OF PROJECTS

The following is a description of how FY2010/11 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, CDBG 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:

Home Energy Efficiency

The proposed program will again be geared towards a whole-house approach to creating healthy, comfortable and energy-efficient homes, while providing clients with important information about efficient energy use. The work to be performed consists of first an air infiltration test; then, as the result of the test, weatherization or winterization activities as required: pipe wrapping, replacing incandescent light bulbs with compact fluorescent bulbs, covering leaking windows, and closing cracks. The program seeks to continue performing audits and energy efficiency project to reduce reliance fossil fuels for at least 10 households.

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

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 \$79,093 this year for South Portland's Program.

Boys and Girls Club

The Club was founded in 1974 and membership and youth/community use of its facilities has and continues to grow. The South Portland Chapter of the Boys and Girls Club is requesting funding to assist with establishing early-care programming and services during summer 2010, with a proposed client roster of 48 children from Census Tracts 31 & 32.

Boys & Girls Club Request:	\$ 5,000
CDAC Recommended:	\$ 5,000
City Council:	\$ 5,000

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

Center for Therapeutic Recreation – Living Skills and Aquatics

The Center, under the direction of Easter Seals Maine, 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 to help support twelve South Portland residents with disabilities that would like to participate in the Center's aquatics activities programs.

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

Community Counseling Center

The Trauma Intervention Program is a program of Community Counseling Services that provides emotional and practical support to victims and families in the immediate aftermath of a traumatic event. This support is provided to victims as well as first responders on a rotating basis by 36 trained volunteers. The TIP program has been enthusiastically supported by the South Portland Fire and Police Departments since its inception five years ago. The goal of the program is to provide services to 100 low- and moderate-income residents.

Staff Request:	\$ 15,000
CDAC Recommended:	\$ 15,000
City Council:	\$ 15,000

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

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. This request will support eight low-income seniors who volunteer as Foster Grandparents and Senior Companions providing services to 40 S. Portland residents.

PROP Request:	\$ 10,062
CDAC Recommended:	\$ 10,062
City Council:	\$ 10,062

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

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 FY2009 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

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:	\$14,300
CDAC Recommended:	\$14,300
City Council:	\$14,300

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

Southern Maine Agency on Aging

The Southern Maine Agency on Aging is requesting funding to provide for the delivery of meals (“Meals on Wheels”) to approximately 150 elderly homebound residents of South Portland.

Program improvements effectively eliminated having to place seniors on waiting lists for services.

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

South Portland School Department – 21 Club/English As A 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 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 an equal number expected this fiscal year.

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

South Portland Transportation Department – Bus Passes

The South Portland Bus Service is requesting funding of \$4,000 to provide free 10-ride bus passes to help low income residents needing transportation to work, medical appointments, and 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. In addition, new this year will be a linkage with the METRO system, such that additional passes can be purchased to ensure residents’ access to services, employment, and educational opportunities outside the City’s transit system. Approximately fifty low- and moderate-income residents are expected to be served through this program.

Staff Request: \$ 4,000
CDAC Recommended: \$ 4,000
City Council: \$ 4,000

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

PUBLIC INFRASTRUCTURE/IMPROVEMENTS

A main focus of the CDAC over the first three years of the program was for the promotion of the CDBG 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

Based on the traditional character of the neighborhood, and as a follow up to last year’s work, a high number of residents walk to services and facilities within the neighborhood, and to visit with neighbors. A past survey showed that the installation of additional sidewalks and the replacement of existing sidewalks continued to be 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 number of locations within the neighborhood, and will involve approximately 1,000 lineal feet of work.

Public Works:	\$ 75,000
CDAC Recommended:	\$ 75,000
City Council:	\$ 75,000

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

Knightville Neighborhood (Target Area) - Sidewalk Rehabilitation

This area serves as the City’s downtown, significantly altered by the reconfiguration of the Casco Bay Bridge. Nevertheless, the area is home to City Hall, the U.S. Post Office, a small but growing neighborhood retail and professional services area, large grocery, and adjacent to the Mill Creek Shopping Center. The sidewalk rehabilitation is to fix broken and damaged sidewalks, as well as continue providing handicapped accessible “tip downs” which are needed at a number of intersections. Approximately 5,200 linear feet of sidewalk are slated for rehabilitation.

Public Works:	\$ 125,000
CDAC Recommended:	\$ 100,000
City Council:	\$ 100,000

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

West Broadway (Target Area) – Sidewalk Rehabilitation

As a follow up to last year’s work, this area has a high amount of usage by pedestrians. A past survey showed that the installation of additional sidewalks and the replacement of existing sidewalks continued to be 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 number of locations within the neighborhood, and will involve approximately 1,000 lineal feet of work.

Public Works:	\$ 50,000
CDAC Recommended:	\$ 45,686
City Council:	\$ 45,686

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

Mill Creek Park Improvements

The Friends of Mill Creek Park, together with the City, commissioned a CDBG funded planning study for redevelopment and rehabilitation of Mill Creek Park which serves the residents of Census Tract/Block # 3-32. The proposed improvements, consisting of pedestrian pathways, pond clean up, stream crossings, dovetails with the reconstruction of the Gazebo, which together will create a more pedestrian friendly recreational space. The project consists of approximately 1800 lineal feet of sidewalk, a seating plaza, landscaping, and improved street lighting.

Department’s Request:	\$ 100,000
CDAC Recommended:	\$ 100,000
City Council:	\$ 100,000

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

Greenbelt Access – S. Portland Housing Authority

The South Portland Housing Authority has requested funds to provide access for senior citizens and residents of the Housing Authority’s property at 425 Broadway and Mill Cove Apartments, both of which are home to low-income elderly and handicapped residents, which abuts the City’s Greenbelt, a portion of which is located in Census Block 3-32. The Greenbelt is a former railroad bed which is now used by thousands of residents for recreation. The project consists of providing handicapped access ramp construction from the upper parking lot of 425 Broadway and Mill Cove Apartments to the Greenbelt.

Department’s Request:	\$ 100,000
CDAC Recommended:	\$ 30,000
City Council:	\$ 30,000

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

ADMINISTRATION & PLANNING

PLANNING GRANTS

Fort Preble Feasibility Study

Fort Preble is a historic site that is located on the Southern Maine Community College Campus. The study will examine the site's interpretative opportunities, as well as those associated with tourism.

Department's Request:	\$ 5,000
CDAC Recommended:	\$ 5,000
City Council:	\$ 5,000

Main Library Landscaping Plan Development

The Main Library, which serves the Knightville/Mill Creek and Ferry Village neighborhoods was constructed in 1970. A new landscaping plan is needed to reflect more recent design, handicapped access, and landscaping sustainability principles..

Department's Request:	\$ 5,000
CDAC Recommended:	\$ 5,000
City Council:	\$ 5,000

General Administration

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

Staff Request:	\$ 67,926
CDAC Recommended:	\$ 67,926
City Council:	\$ 67,926

TIME PERIOD

South Portland continues to be included under the Cumberland County Consolidated Plan process. The Cumberland County Community Development Program has developed 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, 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 CDBG Program can build upon. Collaboration will be a necessity for the CDBG 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 CDBG Office.

OBSTACLES TO MEETING UNDER-SERVED NEEDS

The obstacles to meeting under-served needs are financial. In the past, the South Portland City Council allocated funding to social service agencies in the Greater Portland area. This funding ended approximately five years ago due to budget constraints. The CDBG 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 the amount of funding versus need. With substantial cuts in State and federal dollars and the greater reliance on the CDBG Programs, funding gaps are forming, with no large funding mechanism to close the gaps. The CDBG 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 CDBG 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 CDBG funds, smaller businesses may not be so intimidated due to the local control of the CDBG Program. This has hurt and benefited South Portland in some ways.

Staff time available to undertake CDBG 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 General Assistance 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 to 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.

In a new development over last fiscal year, the new Director of Gneral Assistance has eliminated the costly and wasteful practice of paying for motel rooms on a weekly or monthly basis for those in need of housing, and instead has more cost effectily developed an ongoing process of referring all homeless cases to the Portland shelters. This not only saves the Dept. money, but puts a greater onus on the client to more quickly find long term housing. The numbers reflect that this indeed is becoming the case.

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 CDBG Program will look to work with local agencies and foundations in enhancing the transitional housing in the City.

PUBLIC HOUSING NEEDS

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 CDBG 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 are addressed through the Portland's Lead-Based Hazards Program, as well as addressing the issue through the HOME Program.