

# **CITY OF SOUTH PORTLAND**

## **ANNUAL ACTION PLAN**

**JULY 1, 2011 THROUGH JUNE 30, 2012**

### **SUMMARY OF ACTION PLAN DEVELOPMENT AND CITIZEN PARTICIPATION**

The planning process for the FY2011/12 Action Plan started with scheduling activities and deadlines for project submission to the Cumberland County CDBG Program, which in turn submit its consolidated plan to the Department of Housing and Urban Development on or before May 15, 2011.

- On December 10, 2010 the City of South Portland released the applications for FY2011/12 funding. All applications were due at the Community Development Office on January 14, 2011.
- On February 12, 2011 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 March 2<sup>nd</sup>, 2011 the CDAC reviewed all the applications and made recommendations on each application.
- On April 19, 2011 the South Portland City Council conducted a second public hearing on the proposed FY2011/12 budget. At this meeting the Council authorized the CDBG Program Manager to submit the FY2011/12 Annual Action Plan to the City Council for their review and approval.
- On May 3<sup>rd</sup>, 2011 the South Portland Community Development Office submitted its FY2011/12 Annual Action Plan to the Cumberland County Community Development Block Grant program.

### **PRIORITY FOR ALLOCATING INVESTMENT GEOGRAPHICALLY**

Even though this will be the City's eighth year of funding under the CDBG Program, the Program received an increased number of applications as against 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 \$447,238 (minus administration costs) awarded this year to the City, approximately \$220,819 or 61.4% will be spent directly in the target areas.

For FY2011/12, the CDAC recommend funding an emergency fuel assistance project for income qualified residences on a one-time basis. In addition, the CDAC recommended funding the

residential weatherization program through a housing rehabilitation activity. This program will serve as the entry into the State funded Property Assessed Clean Energy (PACE) Program, which provides funding for low interest loans directed towards residential weatherization. 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, but several home repair requests, the combination program should be sufficient to meet anticipated needs.

Continuing from last year's program, the City's CDBG program is). Administered in conjunction with the S. Portland Housing Authority, the Neighborhood Stabilization Program (NSP) 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. To date, nine properties have been reviewed, three properties purchased, one completed and sold, and the remaining two undergoing rehabilitation.

In line with the continued harsh economic times, the Fuel Program has seen an increased 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). The previously held funds have been fully expended, and thus the Fuel Program has been funded for the upcoming year.

## **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 past 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. During the first and second quarter of the next municipal fiscal year, the City will review and update the current Community Action Plan, and propose another one for the next five years, in conjunction with the Cumberland County CDBG Program.

## **SOURCE OF FUNDS**

The City of South Portland relinquished its entitlement status on July 1<sup>st</sup> 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 2011/12 CDBG Funds from Cumberland County\$ 447,238**

### **STATEMENT OF SPECIFIC ANNUAL OBJECTIVES**

Staff developed the Annual Action Plan FY2011-12 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 Annual Action Plan was the result of an ongoing public process since 2004, and sets the guidelines of how the CDAC will allocate funds to projects. The Annual Action 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.

### **FY2011/12 ANNUAL ACTION PLAN**

South Portland anticipates \$447,238 from the Community Development Block Grant program. As in past years, the FY2011/12 program calls for an emphasis on public improvement programs.

Target areas will experience public infrastructure improvements; Mill Creek Park's proposed improvements, as serving the Mill Creek/Knightville neighborhood, will be the single focus of this activity sector.

For the upcoming fiscal year, the Program saw 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. Major new requests came from Family Crisis Services, South Portland General Assistance (Fuel Program), and the Skillins Elementary School PTA (after school snack program).

### **Housing Strategies -**

These strategies 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 of contact in the implementation of the Neighborhood Stabilization Program.

Short term 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 priorities are:

- Make homes lead safe;
- Assist LMI homeowners in making safety and energy repairs;
- Provide for opportunities for 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 programming for children;
- 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 FY2011/12 case, \$67,086. The FY2011/12 budget allocates \$117,019 towards Public Service projects or approximately 174% of the cap. The reason for this additional cap is through use of the unallocated portion of the Public Service cap at the County level. Administrative and Planning expenses of the Program are lumped together under a 20% cap of the total allocation. The

FY2011/12 budget allocates \$2,000 towards planning projects thus far or 2.2% of the Planning/Admin cap.

## **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.

## **COORDINATION OF ANNUAL PLAN**

South Portland will be the primary coordinator for a majority of the strategies. The Community Development Block Grant Program 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 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. 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>2010 Funded</u>	<u>2011 Requested</u>	<u>2011 CDAC Recommend</u>	<u>2011 Staff Recommend</u>	<u>City Council</u>
<b><u>HOUSING</u></b>					
Home Energy Efficiency	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
<b>TOTAL</b>	<b>\$20,000</b>	<b>\$20,000</b>	<b>\$20,000</b>	<b>\$20,000</b>	<b>\$20,000</b>
<b><u>PUBLIC SERVICE</u></b>					
Recreation Scholarships	\$10,000	\$10,000	\$8,000	\$10,000	\$10,000
Boys & Girls Club	\$5,000	\$5,000	\$4,000	\$4,000	\$2,500
Family Crisis Services	\$0.00	\$9,594	\$8,594	\$8,594	\$9,594
Center for Therapeutic Rec.	\$8,000	\$8,000	\$0,000	\$0,000	\$0,000
21 Club (ESL)	\$10,000	\$20,000	\$18,000	\$15,000	\$16,000
S. Portland Bus PassProgram	\$4,000	\$4,500	\$4,500	\$4,500	\$4,500
Fuel Assistance (S. P. GA)	\$0.00	\$25,000	TBD	\$20,000	\$20,000
PROP Senior Companion	\$10,062	\$10,462	\$9,462	\$9,462	\$9,462
Skillin Elementary School PTA	\$0.00	\$1,000	\$1,000	\$1,000	\$500
Community Counseling Srvcs.	\$15,000	\$15,000	\$13,000	\$10,000	\$10,000
S. Me. Agency on Aging	\$10,000	\$15,000	\$13,000	\$12,500	\$12,500
Redbank Hub - Personnel	<u>\$14,300</u>	<u>\$24,738</u>	<u>\$21,738</u>	<u>\$21,963</u>	<u>\$21,963</u>
<b>TOTAL</b>	<b>\$86,362</b>	<b>\$191,826</b>	<b>\$101,294</b>	<b>\$117,019</b>	<b>\$117,019</b>
<i>15% Public Service Cap -\$67,407</i>					

**PUBLIC IMPROVE/FACILITY**

Mill Creek Park Improvements	\$100,000	\$100,000	\$220,819	\$220,819	\$220,819
<b>TOTAL</b>	<b>\$100,000</b>	<b>\$100,000</b>	<b>\$220,819</b>	<b>\$220,819</b>	<b>\$220,819</b>

**Planning Projects**

Cumberland County Home Share	\$0	\$2,000	\$2,000	\$2,000	\$2,000
<b>TOTAL</b>	<b>\$0</b>	<b>\$2,000</b>	<b>\$2,000</b>	<b>\$2,000</b>	<b>\$2,000</b>

**Salary & Benefits**

Salary	\$53,918	\$64,918	\$64,918	\$64,918	\$64,918
Administration	\$14,008	\$22,482	\$22,482	\$22,482	\$22,482
<b>TOTAL</b>	<b>\$67,926</b>	<b>\$87,400</b>	<b>\$87,400</b>	<b>\$87,400</b>	<b>\$87,400</b>

*20% Admin/Planning Cap\$89,448  
16.4% decrease from FY2010/11*

<b>TOTALS</b>		<b>\$481,477</b>	<b>\$447,238</b>	<b>\$447,238</b>	<b>\$447,238</b>
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23% of Portland's FY 11 allocation [assumes 16.4% decrease from HUD] \$447,238

Projected \$447,238  
Less Proposed Surplus/(Shortfall) -\$447,238  
0

## **DESCRIPTION OF PROJECTS**

The following is a description of how FY2011/12 funds will be allocated to address the goals of the Community Development Program.

### **HOUSING**

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 an air infiltration test; then, based on 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 25 households. The program also provides the initial BPI certified audit, as part of the State's PACE weatherization loan program.

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

Matrix: 14F    Citation: 570.201(e)    Benefit: 04 Households    Obj/Outcome: 2 - 2

### **ECONOMIC DEVELOPMENT**

No applications were offered under this category/ The CDBG Program Director, wearing his hat as the City's Economic Development Director, has developed a municipal revolving loan fund directed to small business development and growth. That is funded through other, non-CDBG sources, primarily Tax Increment Financing revenues.

### **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 \$67,086 this year for South Portland's Program. The City is able to take advantage of surplus from the County's program, thus enabling the City to fund up to \$117,019 of Public Service projects.

### **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 2011, with a proposed client roster of 48 children from Census Tracts 31 & 32.

Boys & Girls Club Request:	\$ 5,000
CDAC Recommended:	\$ 4,000
City Council:	\$ 2,500

Matrix: 05D    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 program served 74 people in 2010, not including clients served at Maine Medical Center. The goal of the program is to provide services to 100 low- and moderate-income residents.

Staff Request:	\$ 15,000
CDAC Recommended:	\$ 13,000
City Council:	\$ 10,000

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

### **Family Crisis Services**

Since October of 2009, Family Crisis Service (FCS) has been involved in a collaborative effort known as the Enhanced Police Intervention Collaboration (EPIC) with local police departments in South Portland, Portland, and Westbrook. As part of the EPIC program, FCS staff accompany police on follow-up calls to victims of domestic abuse and help victims secure advocacy services and emergency shelter. FCS projects that EPIC will assist 100 South Portland families during FY2011/12. Interestingly, while overall crime rates are down in the City, domestic violence complaints are up.

Staff Request:	\$ 9,594
CDAC Recommended:	\$ 8,594
City Council:	\$ 9,594

Matrix: 05G    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. This request will support eight low-income seniors who volunteer as Foster Grandparents and Senior Companions providing services to 30 South Portland seniors and 30 children.

PROP Request:	\$ 10,462
CDAC Recommended:	\$ 9,462
City Council:	\$ 9,462

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. Funding for FY09-10 resulted in 121 children being served.

Staff Request:	\$ 10,000
CDAC Recommended:	\$ 8,000
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 provides 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. The Redbank neighborhood has one of the highest percentages of low/moderate income households in South Portland.

Staff Request:	\$24,738
CDAC Recommended:	\$21,738
City Council:	\$21,963

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

### **Skillin Elementary School PTA: School Snack Pantry**

The Skillin Elementary School Snack Pantry program will provide free snacks for the children who participate in the free/reduced lunch program. This is a first-, and one-, time CDBG grant request by the applicant in order to assist in the start-up of the program. Currently snack food is the only food that is not provided as part of the free/reduced lunch program and the goal of this program is to fill that gap. The PTA will keep data on the number of students accessing the snack pantry, but 51% of the 410 student population (209 students) currently qualify for the free/reduced lunch program which is used as an indicator of need for the program.

Staff Request:	\$ 1,000
CDAC Recommended:	\$ 1,000
City Council:	\$ 500

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

### **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 465 elderly homebound residents of South Portland.

Staff Request:	\$ 15,000
CDAC Recommended:	\$ 13,000
City Council:	\$ 12,500

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

### **South Portland General Assistance Dept: Fuel/Heating Assistance**

The City of South Portland’s heating assistance program has been administered since 2006. The program is considered an emergency relief program providing a resource to low-income residents in need of heating assistance. This program is designed to support low-income households that are normally able to meet their needs, but are in need of emergency assistance due to unexpected circumstance(s). The FY2011/12 program is projected to provide at least 50 clients with one-time heating assistance.

Staff Request:	\$ 25,000
CDAC Recommended:	\$ 20,000
City Council:	\$ 20,000

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

## **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. Historically, a total of 65 students have been helped annually; with the requested increase in funding, this number is projected to increase to 100 students for this fiscal year.

ESL Request:	\$ 20,000
CDAC Recommended:	\$ 18,000
City Council:	\$ 16,000

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 \$4,500 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 FY2011/12.

Staff Request:	\$ 4,500
CDAC Recommended:	\$ 4,500
City Council:	\$ 4,500

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 saw more applications for public

infrastructure/improvements during FY2010/11, but a decline for FY1011/12. FY2011/12 saw only one public infrastructure and improvement project in the form of the continuing Mill Creek Park improvements. The \$119,216 balance of CDBG funding will also be used in an as yet to-be-determined public infrastructure project.

### **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:	\$ 220,819
City Council:	\$ 220,819

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

## **ADMINISTRATION & PLANNING**

### **PLANNING GRANTS**

#### **Cumberland County Home Share Program**

The project will investigate the feasibility of establishing a Home Share program matching elderly or others with "room to spare" with people seeking affordable housing arrangements.

Department's Request:	\$ 2,000
CDAC Recommended:	\$ 2,000
City Council:	\$ 2,000

#### **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:	\$ 87,400
CDAC Recommended:	\$ 87,400
City Council:	\$ 87,400

## **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. The County will begin developing a revised Plan at the beginning of this next fiscal year.

## **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 in meeting the growing public service agencies interest 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 loss of access to hundred thousand dollars of funds that could go 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.

Staff time available to undertake CDBG Programs is also limited. South Portland has added staff assistance one day a week. A small amount of funds will be earmarked for continued part-time program assistance 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, as a function of it's being a regional service center for social services, provides all the necessary services to the homeless population. The City of South Portland has successfully partnered with the City of Portland in ways to enhance the services provided, and through this have broadened services through a more appropriate program budget and cost share agreement between the two cities

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 housing market now cold, the City will continue to monitor the market as it seeks to balance itself 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 \$529,524 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.