

DRAFT

CITY OF PORTLAND, MAINE

2005 – 2010

CONSOLIDATED

HOUSING AND COMMUNITY DEVELOPMENT PLAN

FIVE YEAR PLAN

AND

2005 – 2006 ANNUAL ACTION PLAN

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Section I – Introduction

The City of Portland's Consolidated Housing and Community Development Plan combines the planning, citizen participation and application requirements of the City's three annual entitlement grants from the U.S. Department of Housing and Urban Development; The Community Development Block Grant Program (CDBG), the Home Investment Partnership Program (HOME) and the Emergency Shelter Grant Program (ESG). This Five-Year Plan covers the period 2005-2010, the Action Plan is for fiscal year 2005/06.

For fiscal year 2005/06 the City anticipates receiving the following entitlement amounts:

Community Development Block Grant (CDBG)	\$2,430,210
Home Investment Partnership Program (HOME)	\$ 720,980
Emergency Shelter Grant Program (ESG)	\$ 93,885

This \$3,245,075 can be used for a wide variety of housing, social service and public improvement activities. HUD's goals for these programs are to provide decent housing and a suitable living environment and expand economic opportunities principally for low and moderate-income persons.

The Consolidated Plan also includes planning for other HUD programs available to the City and non-profit organizations on a competitive basis such as Housing Opportunities for Persons with AIDS (HOPWA), McKinney Homeless Assistance Act and the Lead-Based Paint Hazard Reduction Grant Program. Applications for programs covered under the Plan must verify with the City that their proposed activities are consistent with the Consolidated Plan.

The Consolidated Plan strives to streamline the planning and application paperwork the City must complete to receive funding. At the same time, an important aspect of the Plan is that it be developed holistically and comprehensively; looking at all the components necessary for a healthy community. To that end the Plan includes a description of Portland's needs and various strategies to meet those needs. Community development issues addressed include affordable housing, economic development, public services, physical improvements, public housing, special needs housing, public facilities, economic development, fair housing, homelessness, lead based paint hazards and public safety.

The Consolidated Plan primarily addresses those programs and activities that can be assisted with HUD programs. However, to be comprehensive it is linked to many other planning strategies and efforts adopted or being developed by the City. These include:

- Portland Comprehensive Plan – the City's primary policy document for land use planning, it covers all sectors of land use and related topics including waterfront, housing, open space, industrial, historic preservation, islands, commercial, industrial, transportation and municipal facilities.
- Master Plan for Redevelopment of Eastern Waterfront, December 2004
- Eastern Promenade Master Plan, November 2003
- Housing: Sustaining Portland's Future, November 2002
- Bayside Vision – Bayside Neighborhood Revitalization, December 1999
- Green Spaces Blue Edges – Portland Open Space Plan, May 1994
- Downtown Vision – Portland Downtown Plan, March 1991
- Arts District Plan – November 1995
- Celebrating Community a Cultural Plan for Portland- October 1998
- Capisic Brook Study – 1999
- 10 Year Capital Improvement Program – 1994 with Annual Updates
- Industry and Commerce Plan – June 1994

- Transportation Plan – July 1993
- Congress Street Streetscape Plan - 1999

These reports and plans are available to the public at the Housing and Neighborhood Services Office.

In addition to City policy documents there have been several recent reports that document specific needs or assess community issues that were helpful in completing the Consolidated Plan and assist in linking together a wide variety of current issues, strategies and programs. These include, but are not limited to:

- 2003-2004 Greater Portland Community Assessment. United Way of Greater Portland.
- 2004 Point-in-Time Survey of Homelessness in the City of Portland, Maine. Health and Human Services Department, City of Portland.

Two plans, one in draft form and one completed, prepared for HUD also provided data and information for the Consolidated Plan in the areas of Homelessness and Public and assisted housing:

- 2004 City of Portland Continuum of Care and Homeless Assistance Application
- Portland Housing Authority FY 2005-2010 Five Year Agency Plan

The City's focus during the period covered by the 2005-2010 Consolidated Housing and Community Development Plan will include targeting specific areas of the city where low and moderate income families are concentrated and which have experienced disinvestment over the past several years. The Bayside Neighborhood in particular will be the focus of several related revitalization initiatives involving the Housing and Neighborhood Services, Health and Human Services, Economic Development, Public Works, Transportation & Waterfront, Parks & Recreation, Police and Planning Offices of the City. In addition community partners, including, but not limited to, the Bayside Neighborhood Association, Preble Street Resource Center and the University of Southern Maine will be collaborating with the City in Bayside. Bayside is being considered as a possible Neighborhood Revitalization Strategy area and may be the focus of a future Empowerment Zone Application should such funds become available.

Section II - Executive Summary

The city of Portland, Maine, and the Greater Portland region, like much of the Northeast, continues to see housing prices rise faster than incomes. This impacts low and moderate income households the most, but even those with incomes at the median can not afford a median priced home. While rental vacancy rates for market rate apartments have softened since the last Consolidated Plan, wait lists are common for affordable units.

The City's emphasis on new rental housing construction over the last five years has been very successful creating new affordable rental units throughout the city. New high quality apartments have been built in both peninsula neighborhoods and the less developed areas of the city creating a variety of housing options for lower income households. Most of this housing, when assisted financially by the City, has been in mixed income developments, reflecting the City's preference for socio-economic diversity citywide. Nonetheless, the need for additional rental units has not abated. In relation to the Greater Portland region and Cumberland County, Portland's share of the housing stock continues to decline and some specific types of rental housing have continued to be lost such as single room occupancies and boarding homes. Finally, homelessness particularly for single adults continues its 15 year upward trend.

Clearly, many people are being left behind. Homelessness continues to affect a growing number of people and families many of whom suffer from mental illness and/or substance abuse. Poverty rates in some areas of the city are high and higher housing and rental prices have hurt the ability of lower income households to obtain affordable housing or buy a home. While employment rates are up, much of the job growth has been in areas of the economy that pay less than a living wage. Finally, like so many other older urban areas, Portland has struggled to reverse long term disinvestment in an area of the city that contains brownfields and lost half its housing units over the past 40-45 years.

The 2005-2010 Plan endeavors to address existing and emerging needs facing the city in a comprehensive manner. Federal housing and community development resources including entitlement grants (CDBG, HOME and ESG) and competitive programs such as Housing Opportunities for Persons with AIDS, Lead Hazard Control Program and McKinney Homeless Grant Programs are targeted to projects and programs which can improve the lives of very low, low and moderate income residents by building self-sufficiency, creating a suitable living environment and expanding economic opportunities. At the same time the City is committed to leveraging all federal resources to the greatest extent practicable in order to ensure their efficient use in the community.

In developing the Plan the City followed its Citizen Participation Plan to ensure that citizens and local and regional partners all had ample opportunity for input. This process included a series of summer City Manager Policy Advisory Committee meetings on components of the Plan, six Neighborhood Meetings and two Public Hearings before the City Council. Comments received during this process are appended to the Plan and responses to comments are incorporated within the document itself.

The Plan incorporates information from the 2000 Census and 2003 projections where available, Maine State Housing Authority, Portland Housing Authority, Maine Department of Human Services and the Greater Portland United Way. The Emergency Shelter Assessment Committee and City Social Services Division provided data on homeless needs, the Continuum of Care and the Gaps Analysis.

Trends

The city's overall population has remained the same, but smaller household sizes mean it takes more housing units to shelter the same number of people. At the same time Portland remains an attractive destination for new immigrants who often have larger families. These new residents are finding it difficult to obtain rental housing with an adequate number of bedrooms. The Housing Authority continues to have a waiting list for public housing and Section 8 assistance, although the demand for larger family units has gone down a bit. Demand for affordable housing, particularly among those with extremely low incomes, far exceeds supply. A growing elderly population with different levels of need for services will require a variety of housing and service options that support independent living and housing choice. The city has a larger percentage of elderly people than Cumberland County has as a whole.

Portland also continues to have lower average incomes and a higher poverty rate than the County. Poverty is concentrated in the seven peninsula neighborhoods, two neighborhoods in particular – East and West Bayside have poverty rates over 2 times the city average. HCD target neighborhoods include those areas of the city with higher poverty rates and more low and moderate income residents.

Strategy

As it has since 1974, the City of Portland will use its Housing and Community Development resources to address a wide range of needs. Funds will be focused in targeted neighborhoods; i.e. the low and moderate income areas of the city. The Bayside neighborhood which is adjacent to downtown and includes brownfields will be continue to be specifically targeted for both housing and commercial development. Priority activities in Bayside will include housing development, public services targeted to residents, economic development activities designed to benefit residents of this neighborhood and adjacent inner city neighborhoods and much needed public infrastructure including street, sewer and sidewalk reconstruction, tree planting and park and pedestrian trail development. Portland will consider seeking additional 108/EDI or BEDI funding and making application for Bayside to be a CDBG Neighborhood Revitalization Strategy Area. Float funding and other State, Local and Federal resources may also be sought to assist in the redevelopment of this critical area of the city.

In the area of housing the City will continue to implement the policies of the 2002 Housing Plan by providing assistance to first-time homebuyers, rehabilitating both owner-occupied and rental housing, mitigating lead based paint hazards and assisting in the development of new affordable rental housing opportunities including housing for persons with special needs.. There is a need for more single room occupancy and boarding homes with and without supportive services.

The City will continue to address the housing needs of chronically homeless persons, particularly women, by supporting the development of next step or "safe haven" housing for this population. Another critical housing need is permanent housing with supports for persons with special needs and/or leaving shelter or transitional housing programs. During this five year plan period the City will also work to develop the capacity of its Community Housing Development Organizations.

Lead based paint is a critical issue in Portland where 62% of the housing stock was built before 1950. Over 250 units have been made lead safe since the City began receiving Lead Hazard Control funds. In the summer of 2007 the City will submit its fifth HUD Lead Hazard Control Grant application. Housing and Neighborhood Services staff and Public Health staff will continue to work together testing children for elevated blood lead levels and assisting families in housing where lead is present. New federal regulations governing when the use of federal funds in housing projects trigger lead based paint hazard removal have been implemented.

The City of Portland's Department of Planning and Development along with the Departments of Public Works and Parks and Recreation have developed a 5 year plan for public improvement projects targeted in low income neighborhood through a comprehensive citizen participation process as well as through staff review and inspection of the City's infrastructure needs. Previously the City targeted East Bayside and the St. John/Valley Street areas. Over the next five years the City will prioritize projects in West Bayside to implement the Bayside Plan adopted by City Council as part of the City's Comprehensive Plan in December, 1999. Projects will also be prioritized in Parkside and the East and West End Neighborhoods.

The City also allocates CDBG funds for public improvements to non-profit organizations in need of capital improvements to their facilities. During the next five years new requests such as the renovation and adaptive reuse of the historic Abyssinian Church are anticipated. Portland is a city over 350 years old and historic preservation is a high priority. Consequently, the City plans to allocate a small percentage of its annual CDBG public improvement funds to restore and preserve deteriorated historic properties.

Public services have been a major focus of the City of Portland's Housing and Community Development Program for over 30 years and will continue to be during the period of this Plan. A high priority is given to programs designed to develop and support self-sufficiency. Consistent with its anti-poverty strategy, the City tries to fund activities that help people move out of poverty and not simply serve those in poverty. Prioritized services include housing, healthcare, mental healthcare, food, family support services, case management and crisis counseling. Special emphasis is placed on services targeted to families with children, at-risk youth, elderly persons, persons with mental illness, and persons with AIDS/HIV.

Homeless individuals, families and youth will be served through Portland's Continuum of Care system. Portland's vision for combating homelessness, especially chronic homelessness, is to create a comprehensive, barrier-free system of services and supports which is freely accessible to homeless individuals at any point no matter what their service needs. The overall goal of this system is to help individuals develop stable lifestyles which allow them to attain and maintain permanent housing. Specific goals include:

1. To create a barrier-free, service delivery system for people experiencing homelessness.
2. To assist people who are homeless in obtaining and retaining permanent, affordable housing which best meets their needs.
3. To assist those who are homeless to obtain and sustain employment.
4. Help homeless individuals achieve wellness.
5. To assist people who are homeless in achieving greater self-determination.

Systemic priorities for homelessness are to create more permanent housing with a range of supports and unit sizes, obtain renewals of existing McKinney funded programs to maintain the Continuum of Care and continue and improve system monitoring using HMIS to track changes in the population and emerging needs.

Portland is committed to eliminating incidents of housing discrimination and removing barriers to housing opportunities related to race, religion, ethnicity, familial status, gender, disability, source of income and sexual orientation. During the period covered by this Five Year Plan the City will strive to implement recommendations included in the 2005 Analysis of Impediments to Fair Housing Choice.

The City of Portland supports an Economic Development Department, which is dedicated to fostering a vibrant and healthy economic climate for the benefit of all those who live, work, and do business in the City. The department constantly strives to maintain a strong and diversified tax base, to support an active and revitalized city and to create employment opportunities. In the past Housing and Community Development funds have not been allocated to economic development activities. Due to the comprehensive revitalization effort planned for the Bayside Neighborhood this may change over the next five years.

The City's economic development goals are to:

- Strengthen and diversify the economic base of the community.
- Improve the quality of life.
- Target specific opportunities.
- Create financial incentives.
- Improve education and training for higher levels of job skills.
- Enhance the linkages between job training and placement and job creation and retention.
- Strengthen and diversify the City's central business district.
- Strengthen Portland's infrastructure to promote economic development.

There are 1,200 units of housing in the city, most of which are Public Housing, owned and managed by the Portland Housing Authority who also administers assistance for approximately 1,800 households in the various Section 8 Programs. PHA is in the process of completing its five year plan and assisted in the development of the Consolidated Plan. The Authority is classified as a high performer and is committed to deconcentrating poverty and mixing incomes in its developments. PHA continues to serve a the high percentage of public housing residents who are immigrants; over 50%. A significant challenge facing PHA for the period covered by this Plan is the lack of new Section 8 Housing Choice vouchers and decreasing federal support for both Public Housing and Section 8. PHA also sponsors a wide variety of programs for tenants such as Family Self-Sufficiency, the Family Investment Center and Tenant Opportunities Program. The City and PHA have a long history of working together to address the needs of low-income persons and will continue to collaborate in the future.

The City, as it has for many years, will coordinate and collaborate with its many community partners on a variety of community issues and in program areas. Collaborations can help to fill resource gaps in the community and improve the delivery of services to low and moderate income residents. Most of the activities described in the Plan are aimed at moving people out of poverty and these types of activities and programs will be prioritized over the next five years. Finally, the City is committed to an ongoing effort to identify and address barriers to affordable housing. Barriers can change with the larger housing market and may not always be able to be addressed by local government, much like poverty. The City will continue to assess current conditions and policies which may be or become barriers to affordable housing.

Section III - Citizen Participation Plan

Introduction

The City of Portland has had an adopted Citizen Participation Plan since the inception of the Community Development Block Grant Program in 1975. The original plan is in compliance with Section 104(a)(3) of the Housing and Community Development Act of 1974 and was the basis for a revision made in 1995 as part of the 1995-99 Consolidated Housing and Community Development Plan. The revised plan was required and in compliance with federal regulations for the Consolidation of Community Planning and Development Programs of the U. S. Department of Housing and Urban Development, 24 CFR Part 91. It is the basis of the 2005-2010 Citizen Participation Plan that incorporates certain minor revisions, but remains in compliance with federal regulations.

The purpose of the Citizen Participation Plan is to ensure that the City undertakes an effective public process that encourages input and participation from all citizens, non-profit organizations and other interested parties. The Citizen Participation Plan also ensures that the aforementioned have access to meetings, information and public hearings on the Consolidated Housing and Community Development Plan. Technical assistance must also be provided, upon request, to organizations that would like to develop proposals for funding under the City's Housing and Community Development Program.

The Citizen Participation Plan must encourage the participation and input of all Portland residents, especially lower income persons living in neighborhoods that are eligible for and targeted for activities funded by the Community Development Block Grant and other HUD programs. Residents of Portland Housing Authority developments and Section 8 recipients are also encouraged to become involved in the process of developing the City's Consolidated Plan as are minorities, non-English speaking persons and persons with disabilities.

Citizens are also encouraged to participate in any proposed amendments to the Consolidated Plan and annual performance reports submitted to HUD.

Participation

In order to encourage participation, involvement and input from a broad range of Portland citizens, particularly low-income persons, public housing residents, racial and ethnic minorities and persons with disabilities, the City will implement the following elements of its Citizen Participation Plan.

*** City Manager's Policy Advisory Committee (CMPAC)**

The City Manager's Policy Advisory Committee is responsible for providing advice to the City Manager on the Housing and Community Development needs and priorities of the city. Specifically the social, economic, housing and neighborhood revitalization needs and their relative priorities within the community. CMPAC also advises strategies for addressing those needs and recommends annual activities that implement the strategies and will be funded under the Housing and Community Development Program. CMPAC also advises the City Manager as to the program's performance.

CMPAC is an ongoing Committee with broad representation from several neighborhood organizations, the United Way of Greater Portland, NAACP, Portland Housing Authority, Portland Housing Authority tenants, landlords, Downtown Portland Corporation, persons with disabilities

and senior citizens. By-laws and membership of CMPAC as of January 2005 are available in the Housing and Neighborhood Services Office.

* Housing and Community Development Brochure

Each year the City will produce and mail to every household in the city an informational brochure regarding the Housing and Community Development Program. At a minimum the informational brochure will announce the schedule for and location of the annual neighborhood meetings, summarize key housing, community and economic development activities accomplished during the proceeding year, identify key City and School Board officials and encourage participation and input into the development of the Consolidated Housing and Community Development Plan and Annual Updates. Translation of the brochure and any additional information requested will be offered in the brochure in 10 languages. On occasion the brochure may include a citizen survey to solicit input from the public directly.

* Neighborhood Meetings

Each year the City will hold a series of six neighborhood meetings to inform the public of the Housing and Community Development Program and anticipated funding. Input from the public will be solicited at the meetings with regard to specific activities, need for and location of future activities. The City will also use these meetings to inform the public of the Consolidated Plan development process.

* Special Solicitation

The City will request information from housing and social service organizations that provide services in Portland for inclusion in the Consolidated Housing and Community Development Plan. Specifically information regarding current needs, future trends and strategies for addressing these needs and the performance of the City's recent activities will be solicited.

* Adjacent Jurisdictions

In order to inform towns and cities adjacent to Portland of the purpose and process of developing the Consolidated Plan, the City will publish information in the regular newsletter of the Greater Portland Council of Governments or contact GPCOG member jurisdictions directly. These jurisdictions also have access to advertisements placed in the Portland Press Herald. The City of Portland will seek comments from adjacent jurisdictions on how planned or proposed activities may impact their communities.

Access to Information

Prior to the adoption of the Consolidated Plan, the City will make available to citizens, public agencies and other interested parties information regarding the purpose and process for developing the Plan, the anticipated funding to be received and the range of activities that are eligible and planned to be undertaken.

The City will use many of the same mechanisms described in the previous section to provide access to this information including the network created by CMPAC, the informational brochure, special solicitations to groups such as the Emergency Shelter Assessment Committee, and the six annual neighborhood meetings.

Beyond the mechanisms previously described, the City will also take the following steps to provide access to information on the Plan.

1. Publish a summary of the proposed Consolidated Plan in the Portland Press Herald, prior to the 30-day public comment period.
2. Make the proposed Consolidated Plan available for review on the City of Portland's website and at City Hall in the Housing and Neighborhood Services Office, Room 312.
3. Conduct a 30-day public comment period to receive comments from citizens, public organizations, other interested parties and stakeholders. The 30-day comment period will be advertised in a legal notice placed in the Portland Press Herald prior to its commencement. Translation services for non-English speaking persons will be made available as requested.
4. Citizens, public agencies and other interested parties will also have access to records (on a timely basis) relating to the City's Consolidated Plan, proposed activities and the use of funding over the previous five years. Translation services for non-English speaking persons will be made available as requested. Records are available at the Housing and Neighborhood Services, Room 312 City Hall, 389 Congress Street.

Public Hearings

In addition to the six public neighborhood meetings which are held prior to publishing the proposed Consolidated Plan for comment, the City will hold a minimum of two public hearings each year to obtain citizen input on housing and community development needs, development of proposed activities and program performance.

The public hearings will be held prior to the City Council's adoption of the Consolidated Plan and vote on its annual budget plan. The City will notify the general public of the time and dates of the hearing by placing a legal advertisement in the Portland Press Herald at least 15 days prior to the date of the hearing. The City will also notify public agencies, organizations and other stakeholders through a special mailing 7-10 days prior to the hearing.

The public hearings will be held at Portland City Hall in City Council Chambers in the early evening between 5:00 and 9:00 p.m.

Technical Assistance

The City's Housing and Neighborhood Services Office offers technical assistance, upon request, to any organization or agency serving or interested in serving low income neighborhoods and persons for the purpose of developing proposals to request funding under Housing and Community Development programs and activities. Technical assistance may take the form of information regarding the time frame for applications, eligibility of specific activities and completion of the application forms including appropriate budget pages. This technical assistance is available upon request from Housing and Neighborhood Services staff in Room 312 City Hall, 389 Congress Street or by calling 874-8731.

Comments and Complaints

The City will consider all comments, whether received in writing or orally, during the development of the Consolidated Housing and Community Development Plan and related performance report. A summary of the comments received in the preparation of the plan, and in the case of those comments or suggestions not incorporated into the Plan the reason why, will be attached to the final Consolidated Plan, amendment of the plan, or performance report.

The City will respond to all complaints regarding the Consolidated Plan, or activities implemented under the Plan, in writing within 15 working days of receiving said complaints where feasible. Responses will be substantive, where appropriate. If a complainant remains unsatisfied the Housing and Neighborhood Services staff will bring the complaint to the City Manager for review and resolution. If warranted, the City Manager may refer the complaint to the City Council for review and resolution.

Amendments to the Consolidated Housing and Community Development Plan

Due to changes in local needs during the program year amendments and revisions to the Consolidated Plan may be necessary. Some of them may be substantial amendments that significantly alter the priorities of the 5-year strategy and the activities within the annual plan. Most will be minor in nature, requiring only insignificant shifting of funds from one account to another in order to complete an approved activity. This may include the reprogramming of contingency or surplus funds. The following criteria will govern how the City implements substantial amendments and funding revisions.

1. Substantial Amendments

Substantial amendments are defined as follows:

- * The City proposes to use more than 25% of its fiscal year allocation, from any one HUD Program, to undertake one or more new activities.
- * The City proposes to alter the location or beneficiaries of previously approved activities whose cost exceeds 25% of the fiscal year allocation for any one HUD Program.
- * The City proposed to alter the 5 year strategy within the Consolidated Plan by adding a new priority, previously not considered, in order to undertake new activities that fiscal year.

Substantial amendments require a written submission to HUD for approval prior to implementation. Prior to submission to HUD the following steps will be completed.

- a. The City Manager's Policy Advisory Committee will review and comment on the proposed change to the City Manager.
- b. A legal notice will be placed in the Portland Press Herald describing the proposed change a minimum of 15 working days prior to City Council consideration.
- c. The City Council will hold a public hearing on the proposed change(s) prior to its review and approval.

2. Funding Revisions

Funding revisions are defined as minor programmatic or budgeting changes necessary to fund new activities or secure adequate funding to complete approved activities. Funding revisions will be addressed in the following ways.

- a. Any new activities proposed to be funded with either reprogrammed contingency or with monies from another account will require City Council approval, preceded by a public hearing. The City Manager's Policy Advisory Committee may review and recommend action to the City Manager prior to City Council action.
- b. Any fund transfer from one activity to another that increases the under funded activity in excess of 25% of the original allocation will require City Council approval preceded by a public hearing.
- c. Any fund transfers from one approved activity to another (including contingency funds), in an overrun/under-run situation, will be approved on an administrative basis.

Adoption of the Citizen Participation Plan

The Citizen Participation Plan will be adopted as part of the City's Consolidated Housing and Community Development Plan, thereby going through the same process of local review and public comment, ending with a 30 day public comment period and City Council approval.

Amendments and changes to the Citizen Participation Plan will be addressed in the annual update of the Consolidated Housing and Community Development Plan.

Section IV - Summary of Citizen Participation Process for the 2005-2010 Consolidated Housing and Community Development Plan

The City of Portland's Housing and Neighborhood Services Division (HNS) is the lead agency responsible for overseeing the development of the Consolidated Plan. To develop this plan the City followed an approved Citizen Participation Plan as it has since the inception of the Community Development Block Grant Program in 1975.

For the Five-Year Consolidated Plan a more extensive process is followed than for the annual plan updates. For this plan that process included: consultations with the Emergency Shelter Assessment Committee, Portland Housing Authority, Greater Portland Council of Governments, service and housing providers for special needs populations, AIDS service providers and presentations on plan components before the City Manager's Policy Advisory Committee (CMPAC). CMPAC members include representatives from Munjoy Hill Neighborhood Organization, West End Neighborhood Association, Cliff Island Neighborhood Association, Parkside Neighborhood Association, Bayside Neighborhood Association, Downtown Portland Corporation, Portland Housing Authority (PHA), Greater Portland Housing Association, Southern Maine Area Agency on Aging, Alpha One (representing persons with a disability), NAACP and the Greater Portland United Way.

Summary of Process and Meetings

In July, 2004 the City Manager's Policy Advisory Committee began a series of summer meetings to discuss the five-year plan. Topics covered included:

- Housing Program Accomplishments 2000-2005
- Current Housing Priorities
- Housing Needs, Census & Maine State Housing Authority Data, Market Conditions
- Historic Preservation
- Parks & Recreation Accomplishments 2000-2005
- Public Works Accomplishments 2000-2005
- Economic Development Programs
- Bayside Plan Implementation Update
- Public Health Needs, Programs
- Homeless Trends, Point in Time Survey, Needs
- Social Services Priority Needs List and United Way Needs Assessment
- Public Housing Needs, Five Year Plan and Strategy
- Community Policing

Staff used the comments from CMPAC to further refine and develop various sections of the Five-Year Consolidated Plan.

The City has received 4 HUD Lead Hazard Control Grants. Implementing that program necessitates a strong collaborative relationship with the City's Public Health Division (see Lead-Based Paint Hazards section) Housing and Neighborhood Services staff consult regularly with Public Health staff on specific cases and generally on lead-based paint related issues citywide.

Housing and Neighborhood Services staff have consulted periodically with the Portland Housing Authority staff on the Five-Year Consolidated Plan and PHA's Five Year Plan during the past year. Wait lists for the Section 8 programs and Public Housing as well as housing need data and the methodology used to project needs and 5-year goals were discussed. There was general agreement on

both the needs analysis and goals for the Consolidated Plan. In contrast to previous Action Plans and Five Year Plans, no new Section 8 vouchers are projected in the 2005-2010 Plan. In the past PHA has been able to create new vouchers by improving efficiency and various savings. However with further cuts in HUD funding expected and concern about the percentage of HUD's total budget needed to flat-fund Section 8 no new assistance is anticipated. This is not to say that the need for new vouchers has been met, in fact it has risen.

During the consultation, lead-based paint strategies were also discussed. PHA continues to work in partnership with the City's LBP program when a public housing or Section 8 resident with an elevated blood lead level is identified. PHA currently has over 1,000 lead free public housing units.

Earlier this year PHA staff presented its draft plan for public housing to the City Manager's Policy Advisory Committee and provided a snapshot of current residents at PHA developments. That plan's executive summary is included as a part of the Five-Year Consolidated Plan. The group noted that no expiring use issues are expected in the near future. Butler School will remain affordable and Northfield Green is expected to continue to request annual renewals. New housing development on what is now part of the Harbor Terrace site was discussed and PHA expects to be able to find a developer who will build 5-15 new units at this location over the next 5 years.

On December 16, 2004 HNS staff met with the Emergency Shelter Assessment Committee (ESAC). ESAC, co-sponsored by the City and United Way, develops the City's Continuum of Care and monitors emergency shelter use and homeless needs including housing, shelter and services. Permanent housing for singles - single room occupancy and rooming homes/boarding homes with or without supportive services are the top priority for ESAC members. The lack of respite facilities and aftercare was also noted as was the need for after-detox living facilities and supported housing for chronically homeless women because of the drastic increase in this segment of the homeless population was emphasized. Continued funding of existing McKinney funded programs remains a very high priority(see attached ESAC minutes).

In November the City began its series of annual Neighborhood Meetings to obtain information from citizens on performance and local needs. A wide variety of community issues is discussed at each meeting. The City publishes a brochure highlighting HCD funded projects and the Neighborhood Meeting schedule. Recognizing the large number of international immigrants in Portland, the availability of translators is printed in 10 languages in the brochure. A brochure is mailed to all households in the city. Advertisements are placed in the Portland Press Herald and notices are given to elementary school children announcing their district's meeting. Neighborhood meetings are chaired by the district Councilor and attended by City staff from all departments. Below is the 2004 Neighborhood Meeting Schedule. Minutes from these meetings are attached.

November 4, 2004	-	Reiche Community School/District 2
November 9, 2004	-	Peaks Island Community Building
November 16, 2004	-	Adams School/District 1
November 18, 2004	-	Deering High School/District 3
November 23, 2004	-	Presumpscot School/District 4
November 30, 2004	-	Riverton Community School/District 5

On November 5, 2004 the City advertised Requests for Proposals from all Portland social service agencies and organizations interested in applying for CDBG funds for public service and public facility improvements. Over 50 requests for funding were received in the first week of December 2004.

Following a staff review and evaluation, the City Manager's Policy Advisory Committee (CMPAC) reviewed all proposals and the Housing and Community Development budget. CMPAC heard presentations from Public Works, City Social Service Programs, Outside Social Service Agencies, Parks and Recreation, Neighborhood Services, Organizations requesting Outside Physical Improvement funds and Planning and Administration. CMPAC's recommendation was forwarded to the City Manager and City Council February 18, 2005.

The City Council Housing Committee will meet on February 8, 2005 to review the Draft Consolidated Housing and Community Development Plan. The Housing Committee's recommendation to Council on the Plan as well as the FY2005/06 HOME, ESG and CDBG Housing Budget was forwarded to City Council. Council will hold two public hearings in March and vote on the Consolidated Plan and Annual Action Plan following the final public hearing.

Attached as an appendix, is a summary of comments from the Neighborhood Meetings and other public comments received on the Plan.

Section V. Demographics and Housing Market

Introduction

The City of Portland is Maine's most populous city and serves as the center of business and commerce for an urban area that extends over Maine's two southern most counties. Over the last decade, the region saw more population and housing growth than the city, with the County growing by over 22,000 while the city's population increasing by less than 100. In 2000, the city's population of 64,249 represented 24% of Cumberland County's population, a decrease since 1990 of 1%. Occupied housing units in Portland totaled 29,715 housing units and just over 70,000 jobs were located in Portland. The City accounts for 26% of the county's housing units and 43% of the county's jobs. Although the City is a center of commerce, nearly 70% of the land area is reserved for housing. This section of the 2005 Consolidated Housing and Community Development Plan examines the impacts of major demographic and market trends on housing needs for the City of Portland.

Population

Although its population of 64,249 is virtually unchanged since 1990, the composition of the City is changing in significant ways. Driven by a 20% increase in the number of people living alone, the city gained over 1,500 new households from 1990 to 2000. Overall, average household size in the City of Portland declined 6%, a nationwide trend fueled by a healthy economy as well as such socio-demographic trends as divorce, persons living longer, and people marrying later in life.

Household Change in City of Portland, 1990-2000

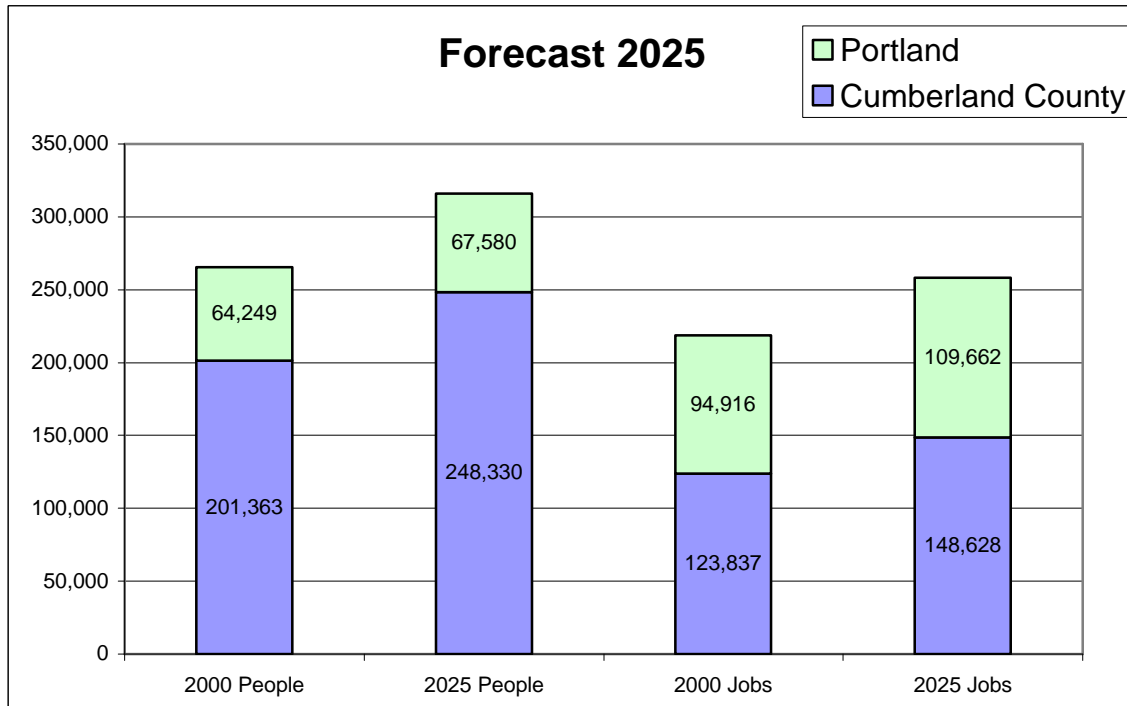
	1990	2000	% Change
Total households	28,235	29,714	5%
<i>Family households</i>	14,705	13,547	-8%
Married-couple family	10,489	9,545	-9%
With own children under 18 yrs	4,533	3,940	-13%
Female householder, no husband present	3,449	3,127	-9%
With own children under 18 yrs	2,236	1,971	-12%
<i>Nonfamily households</i>	13,530	16,167	19%
Householder living alone	9,961	11,919	20%
65 and over	3,740	3,427	-8%
Average household size	2.19	2.08	-5%
Average family size	2.91	2.89	-1%

Source: U.S. Census Bureau

Growth Projections

In 2004, the Greater Portland Council of Governments (GPCOG) used the regional forecast to develop town-level projections on population, jobs, and households that are utilized by the Portland Area Comprehensive Transportation Study (PACTS), the Metropolitan Planning Organization for Greater Portland. All projections are generated using a top down econometric approach, where the control forecast for the county is assigned to municipalities based on their share of the county's growth over the last 20 years and constrained by local knowledge of their capacity to accommodate future growth. Although the projections are not particularly sensitive to proposed public policies to attract growth, they do reflect the effectiveness of current public policies in producing growth.

The result, for Portland, is a declining share of the county's population and jobs, down 3% and 1% respectively. The population projection is virtually identical to that issued by the Maine State Planning Office. No other state or regional organization generates town level employment forecasts for comparison purposes. In addition to the town level forecasts, PACTS has developed projections of population and jobs down to the neighborhood level based again, on past growth as well as local knowledge of the area's ability to support future growth, such as planned public infrastructure investments. Both the town level and neighborhood level projections have been reviewed and approved by planning staff from the City of Portland who serve on the PACTS Planning Committee.



In 2002 the City completed the housing element of its Comprehensive Plan. One goal of Housing: Sustaining Portland's Future is for the City to maintain 25% of the County's population. To accomplish this, given county population projections, Portland will need to add 372 units per year. According to the Greater Portland Council of Governments while Portland has built enough units between 2000-2002 to house 1,008 people, the US Census Bureau estimates Portland's 2003 population to be 614 less than it was in 2000.

Countering the movement of households to suburban and rural areas is a challenge faced by many older service center communities in Maine and across the nation. To be sensitive to this goal, GPCOG has developed a housing forecast for Portland that represents an ambitious growth rate of 15% in 15 years. It should be noted that this projection is more than four times the growth developed for the PACTS forecast for the same point in time.

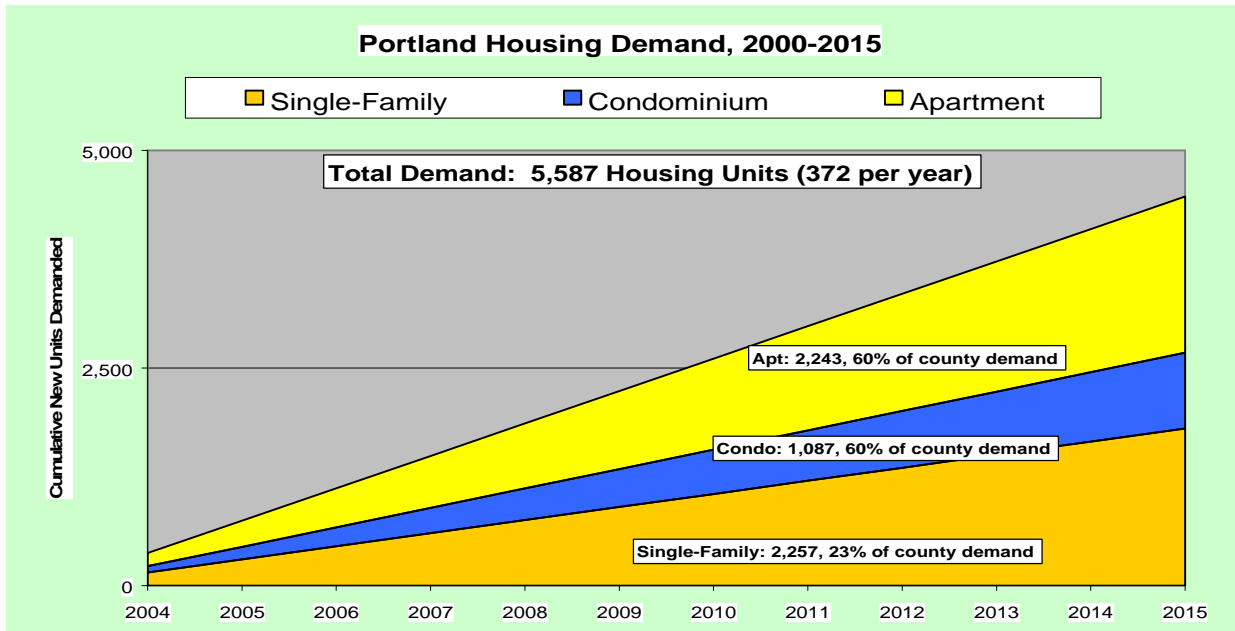
2015 Population and Housing Forecast

	2000		2015		Forecast		Portland
	Portland	County	Portland	County	Portland	County	Share
Population	64,249	265,612	73,805	295,218	9,556	29,606	25%
Households	29,714	107,989	34,830	122,475	5,116	14,486	28%
Units	30,393	109,822	35,980	125,329	5,587	15,507	29%
Ownership	12,680	72,598	14,937	82,582	2,257	9,984	18%
Occupied	99.5%	99.3%	99%	99%			
<i>Vacant</i>	0.5%	0.7%	1%	1%			
Rental	17,712	37,224	21,043	42,747	3,330	5,523	49%
Occupied	96.4%	96.3%	95%	95%			
<i>Vacant</i>	3.6%	3.7%	5%	5%			

Source: Greater Portland Council of Governments based on data from the 2000 Census and USM Center for Business and Economic Research

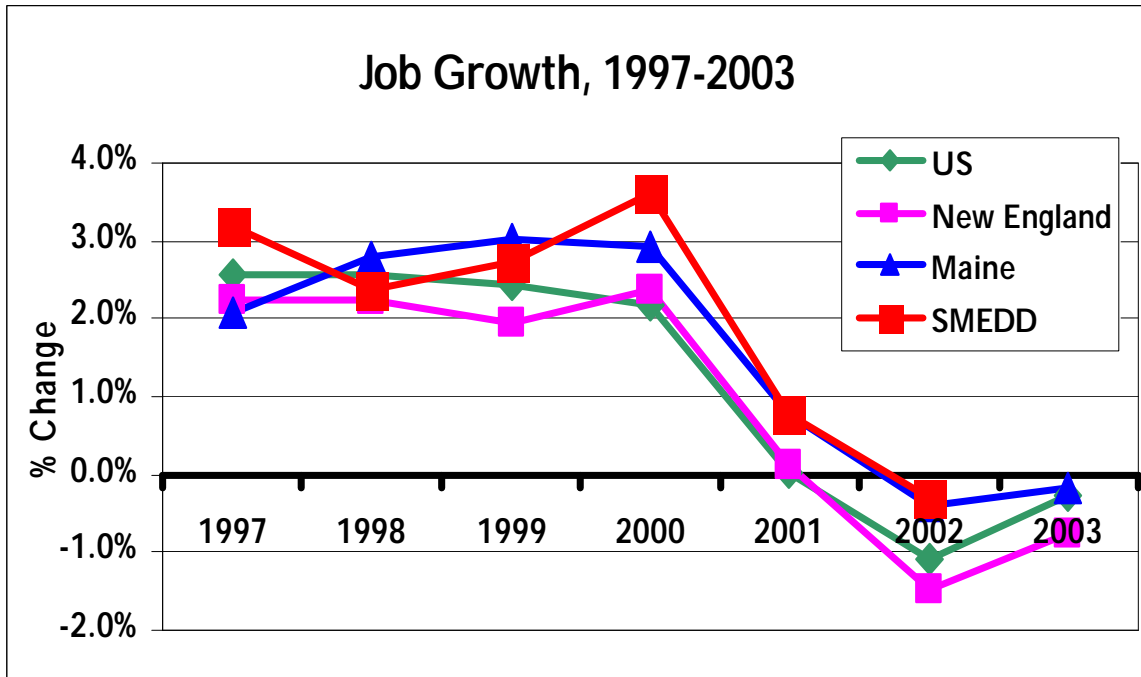
To claim a 25% share of the county’s population in 2015, Portland must grow to 73,805 people, an increase of 9,984 people that represents one third of the county’s future growth. In order to accommodate these 9,984 people, the City must build a total of 5,587 units, of which 40% are ownership units and 60%, rental units. A surplus inventory of 362 units over and above what is now vacant is needed to drive up the vacancy rate and moderate price increases. In order to build these 5,587 units, the City must permit approximately 372 units per year.

Over the last four years, the city has approved an average of 350 units per year. With the brisk pace of construction compared to the early 1990’s, the City is on track to meet its population goals for the year 2015. Unfortunately, progress on this plan may not be validated until the year 2011, when the U.S. Census Bureau releases its 100% count of the city’s population from 2010 Census. While Portland has built enough units from 2000-2002 to house 1,088 people, the U.S. Census Bureau estimates Portland’s 2003 population as *minus 614* since 2000. This is due in part to Portland’s demolition rates in the early 1990’s and past trends which the Census Bureau factors into its estimates.



Housing Market & Employment

The stable economy continues to sustain the region’s booming housing market. Over the last three years, Southern Maine has weathered the recession better than New England or the country as a whole. While York and Cumberland counties lost over 6,500 jobs, including 4,000 in manufacturing alone, their net job growth of just 0.8% in 2001 bested the region and the country, at 0.1% and 0%, respectively. In 2002, the region posted a negative growth of 0.3%, still better than New England’s at -1.5% and the nation, at -1.1%. From 1999-2003, unemployment in the Portland Metropolitan Statistical Area has remained rock bottom at less than 3%.



Source: Maine Department of Labor; U.S. Department of Labor; Federal Reserve Bank of Boston
 SMEDD stands for the Southern Maine Economic Development District, which includes all communities in York and Cumberland counties except for Brunswick, which, for planning purposes, is considered to be part of the Midcoast region.

Economic stability and growth is expected in the future. Although the forecast is not as rosy as that issued in the late 1990’s, the Center for Business and Economic Research at the University of Southern Maine projects that Cumberland County will generate 39,527 jobs by 2025, an increase of 18%, which will support a population increase of 50,298, an increase of 19%. Virtually all net new jobs will be in the service sector.

Housing Demand

Portland is also seen as a good place to settle by immigrants, refugees and secondary migrants. The city’s percentage of foreign born residents increased between 1990 and 2000 from 5.1% to 7.6% while the metropolitan statistical area’s percentage remained stable at 2.5%. International in-migrants have contributed to growing ethnic diversity in the City of Portland. In 1990, 4.2% of the city’s population was non-white. By 2000 that percentage had increased to 8.7%. In Cumberland County, only 4.3% of the population were nonwhite in 2000. School enrollment minority estimates tell a similar story. In May of 2003, 26% of the Portland Public School population was categorized as culturally and/or linguistically diverse.

Public School Enrollment in the City of Portland by Culturally and/or Linguistically Diverse	
May 2003	
Ethnicity	% of Total Students
White (includes white cld students)	76.4%
Black	11%
Asian/Pacific Islander	7.5%
American Indian	0.5%
Hispanic	2.7%
Other	1.8%
Total	100.0%

Age distribution in the City of Portland also affects housing demand. The city has traditionally attracted a larger percentage of young adults than the rest of county. Younger adults are attracted to the city because of the larger share of rental units, educational opportunities and cultural facilities. In 2000, 47% of Portland's population was between the ages of 18 and 44. In Cumberland County, 40% of the population was in this age bracket. The following table shows the age distribution of the city and Cumberland County for both 1990 and 2000.

City of Portland and Cumberland County Age Distribution 2000

	Portland		Cumberland Co.	
Age	Population	% of Total	Population	% of Total
Under 5 years	3,305	5.1%	15,443	5.8%
5-17 years	8,767	13.6%	46,519	17.5%
18-44 years	30,046	46.8%	105,577	39.8%
45 to 64 years	13,222	20.6%	62,749	23.6%
65 years and over	8,909	13.9%	35,324	13.3%
	64,249	100%	265,612	100%

Source: Census

The above tables also show that as in 1990 the city has a higher percentage of elderly residents than Cumberland County, although that percentage has decreased slightly. Between 1990 and 2000 Portland lost population in the over 65 age bracket. Even with a loss of population in the over 65 age group, the city still accounts for 25% of all county residents aged 65 and over.

Population in the over 65 age group should actually be looked at in two separate groups. With advances in medicine, people are retaining their health and independence beyond the age of 65. As people age in place longer, it makes sense that outlying communities remain attractive to healthy elderly. As people begin to deteriorate in health, they are more likely to move closer in to medical facilities and other services. While Portland may have less people in the over 65 age group as a whole, it is assumed that the city is experiencing a greater concentration of the frail elderly.

By Census definition, a household represents an occupied housing unit, regardless of whether or not the residents are related. In 2000, there were 29,714 households in the City of Portland.

Households generally fall into three main types: single person households, family households and non-family households. Non family households represent those housing units where unrelated individuals

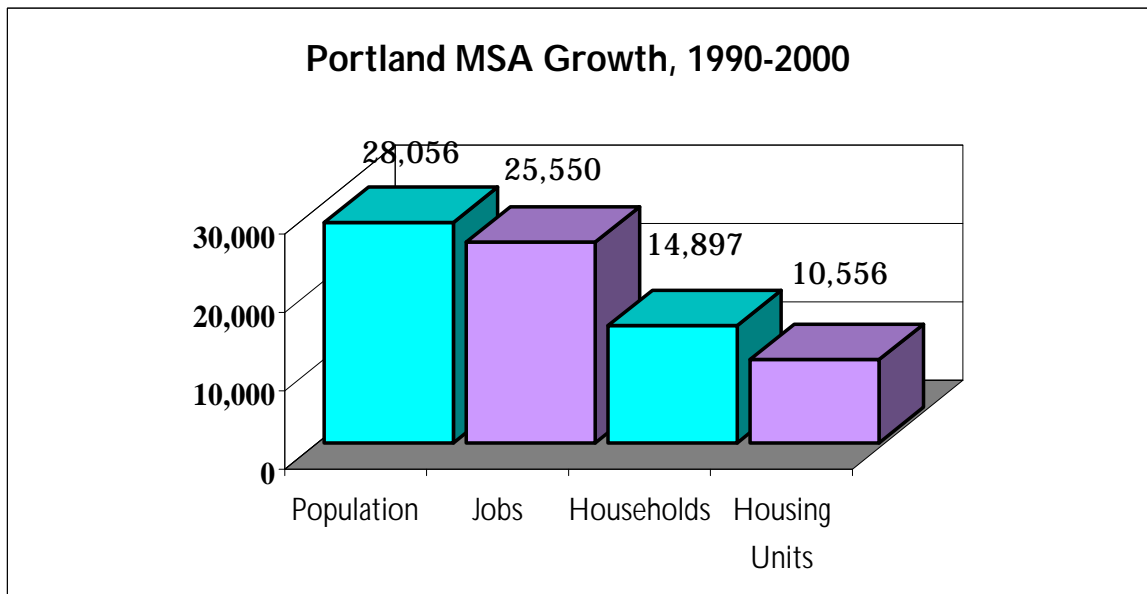
live together. A family household consists of related individuals living together, including individuals related through marriage.

In the City of Portland, there is a greater percentage of non family households than in the Cumberland County as whole. There is also a greater concentration of single parent households in the City than in other parts of the County. Approximately 46% of the households in Portland are considered family households compared with 63% of households in Cumberland County.

Looking more broadly at the metropolitan statistical area, 38% of families with children are single parent families in Portland. Across the MSA just 26% are single parent families with children. The percentage of single parent households has increased over time at the MSA and City level but remains higher in the city. The incidence of single parent households is important for the housing market because income levels of single parent households are significantly less than two parent households.

Household size is another trend that is closely watched in the housing market. Household size refers to the average number of people living in an occupied housing unit. In Portland, the average household size in 2000 was 2.08 compared with 2.21 in 1990. Countywide the average household size in 2000 was 2.38. Declining household size translates into increased demand for additional housing units to accommodate the same population.

During the 1990's, less than 1,000 housing units were built to accommodate the city's 1,500 new households, driving the vacancy rate, as reported by the 2000 Census, down to 0.5% for homeownership units and 3.6% for rental units. But Portland was not alone. The housing crunch was mirrored in the greater metropolitan area. With a robust economy that generated almost as many jobs as people, the region grew almost 15,000 new households but just over 10,500 new housing units, driving the vacancy rate down to 0.7% for homeownership units and 4% for rental units. A healthy vacancy rate is considered to be 1% for homeownership units and 5% for rental units.

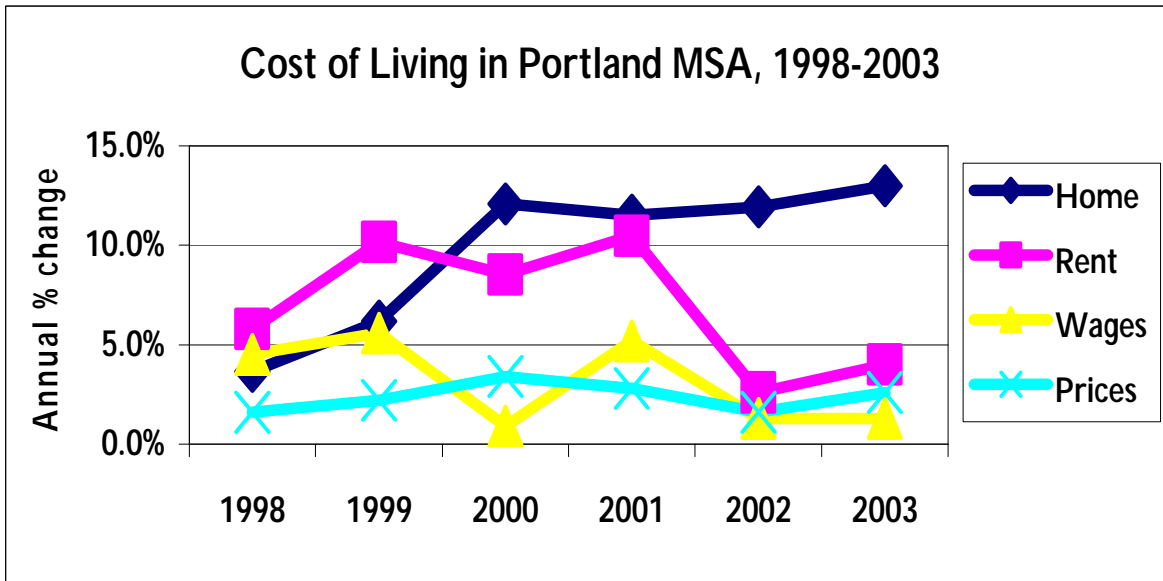


Source: U.S. Census, Maine State Housing Authority, Maine Department of Labor

Housing Affordability

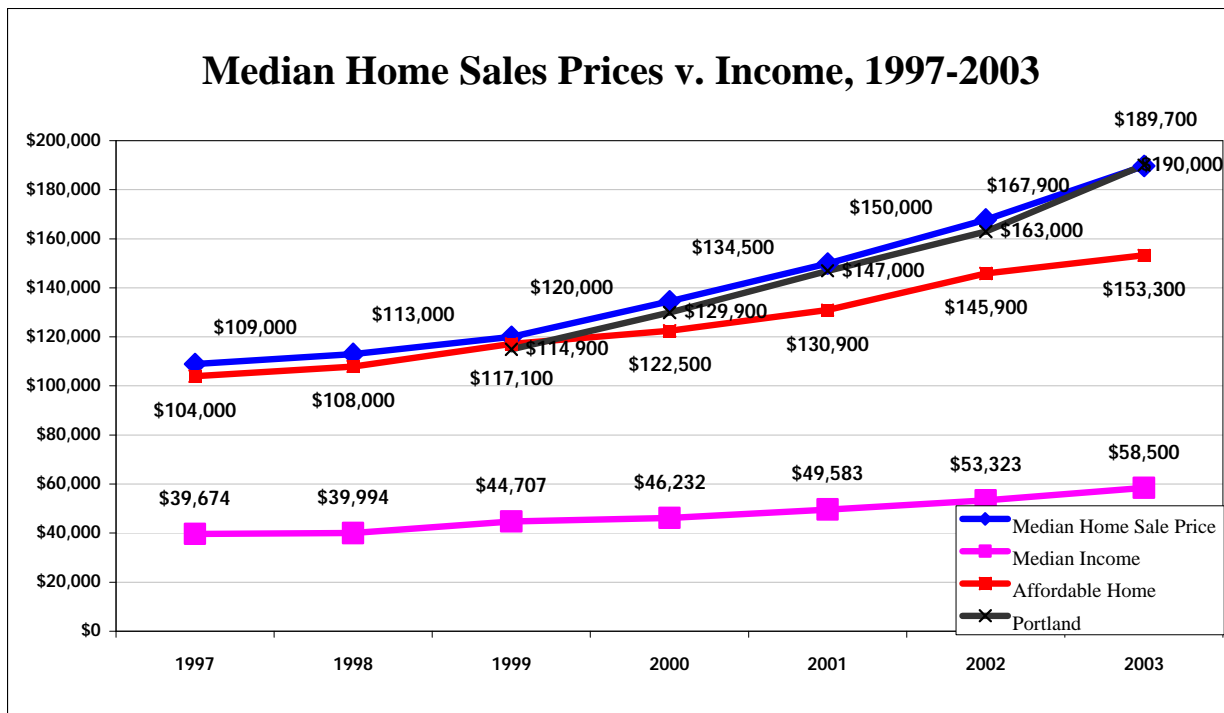
This housing crunch created a favorable market for sellers and landlords. In 1998, the regional housing market was in balance. A household earning the median income of \$40,000 could afford the

median home sale price of \$113,000, even at higher interest rates. A worker making the average salary of \$29,000 could afford the average rent of \$639. In 1999, rent prices took off. In 2000, home sales jumped. While housing costs have witnessed double digit increases, average salaries have seen modest annual increases of only 1-5%. Overall, from 1998 to 2003, housing costs increased 2-3 times as much as wages.



Source: Maine State Housing Authority, Maine Department of Labor, and U.S. Department of Commerce

Taking a closer look, median home sale prices for all types of units in Greater Portland – condos, townhouses, single family homes – have increased at least 10% each year since 2000. Every year, the gap between the median home sales price and the affordable selling price for a household earning the median income is growing wider. The affordable selling price represents the maximum purchase price that a household earning the median income can afford, assuming the household puts down 5%, qualifies for a 30-year mortgage at the prevailing interest rate, and does not spend more than 30% of their gross income for housing costs.

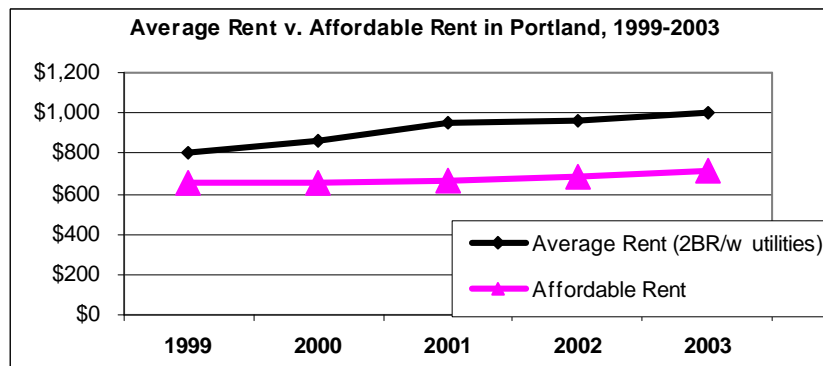


Changes in the rental market paralleled the home ownership market. In 1999, the average rental household earned \$26,068, half the income of households which owned their own homes. Such a household could afford a rent of \$652. But in 1999, the average rent for a 2 bedroom apartment in the city of Portland was \$802, \$150 higher than the affordable rent.

According to HUD's 2000 CHAS Data on Housing Problems, over 36% of all renters in Portland are housing cost burdened, i.e. paying more than 30% of their income for housing (rent plus utilities). 25.8% of owners are also housing cost burdened, paying more than 30% of their income for mortgage, taxes, insurance and utilities. Housing costs in Portland have risen for both owners and renters more than incomes during the past several years. Lower income households experience housing cost burden at a much higher rate. 70% of renter households with incomes below 50% of median family income are housing cost burdened.

Vacancy rates are another important indicator for the housing market, particularly the rental market. Coincident with the rise in the cost of housing had been a sharp decrease in Portland's rental vacancy rate. Although the 2000 Census reported a vacancy rate of almost 4%, it appeared to be much lower between 2001-2003. New housing production and perhaps some population decline have resulted in a slightly more favorable market for renters. Landlords report higher vacancy rates (5-7%) for units in older housing and market rate units. However, affordable units and newly constructed subsidized housing appear to be experiencing lower vacancies. In fact, recent market studies for projects being planned now have shown that while the vacancy rate for market rate and more expensive rental units is higher, the vacancy rate for rent restricted units continues to be very low. Another indicator of the need for units affordable to households with low to moderate incomes is the Section 8 waiting list at Portland Housing Authority. That list is over 2,000 and closed.

Over the last five years, the gap between affordable rents and market rents has doubled. While market rents have increased 25%, the incomes of renter households have increased 10%, creating a gap of almost \$300 between market rents and affordable rents in the city. A worker in Greater Portland must now earn over \$17.00 per hour to afford the average 2 bedroom apartment. According to the Maine Department of Labor, the average retail or service job in the metropolitan area pays less than \$10 per hour.



Source: *Maine State Housing Authority, U.S. Census Bureau*

Unlike the real estate bust of the early 1990's, housing demand is expected to remain strong for a variety of reasons. Since 2000, the steady downturn in the stock market has encouraged investors to cash out of Wall Street and into Main Street, where real estate returns are exceeding 10% per year. The terrorist attack of 9/11 has stimulated an out-migration from big cities to smaller towns that engender a sense of safety and stability. Indeed, in-migration to Maine is escalating, fueled by new

residents from Massachusetts and New York. The in-migration is not just from families and retirees but also from young and creative entrepreneurs seeking the vitality and opportunity afforded by smaller metropolitan areas.

While this may be due in part to Portland's national reputation for "livability", it may also be the ripple effect of the robust housing market in Greater Boston, where the median home price now approaches \$500,000, and some starter homes in the most desirable suburbs, such as Brookline and Newton, have topped the one million dollar mark. Finally, Portland remains Maine's beacon for diversity, boasting 23% of the state's non-White and 13% of the state's foreign born population.

Poverty

Portland's 1999 poverty rate, at 14.1 percent, was higher than the State average of 10.9 percent and nearly twice the rate of 7.9 percent for the whole of Cumberland County. In terms of people, Portland's 14 percent poverty rate equates to over 8,800 individuals. Interestingly about one third of the individuals below poverty level were not citizens. Approximately 40% of Portland's impoverished people had incomes that were less than half that of the poverty level.

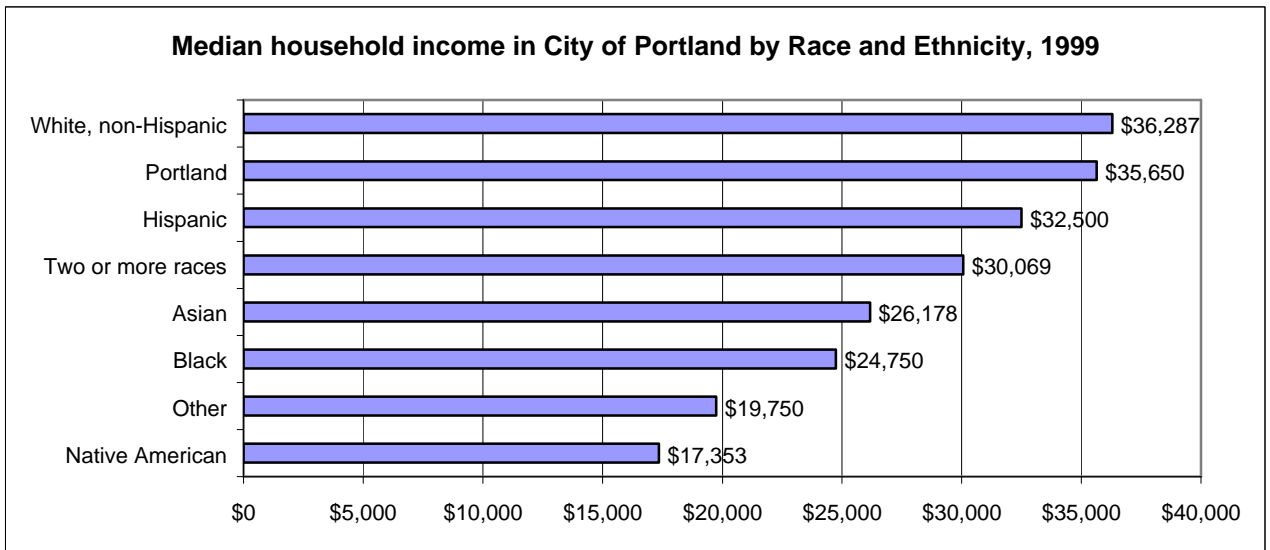
Poverty affected individuals in all age groups. About one fifth of children under the age of 18 were at or below the poverty level. Twelve percent of people age 65 and over were also at or below the poverty level.

When household make-up is considered there is a large disparity in those groups with high numbers of individuals living in poverty. Over 57% of female heads of households with children under 6 years of age had incomes at or below the poverty level, 44% of those with children 5-17 years old.

All of the seven peninsula neighborhoods were above the citywide average with West Bayside and East Bayside three times the City average, 39 percent and 35 percent respectively. Parkside, at 27 percent was almost twice the City average.

Link between Affordable Housing and Fair Housing

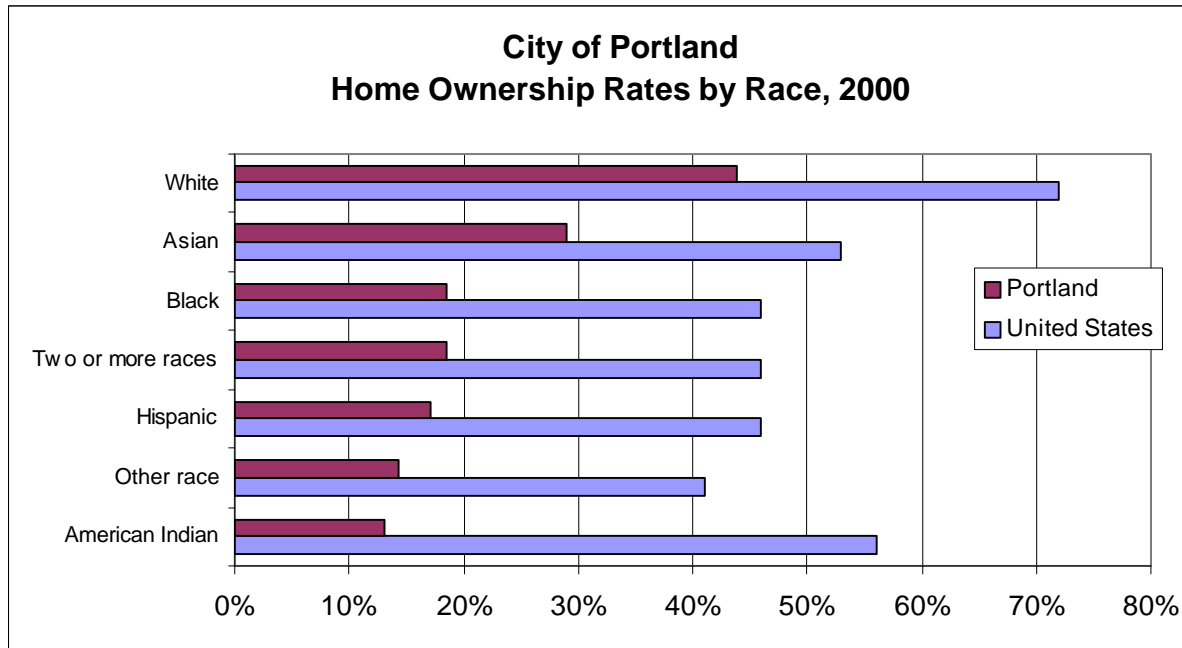
The lack of affordable housing is particularly hard on households headed by minorities or persons with disabilities. According to the 2000 Census, there are approximately 2,221 Portland households, 7% of all households in the City, headed by a minority. In 1999, the median income for these households was approximately \$26,266, just 59% of the metropolitan area's median income of \$44,707.



Source: U.S. Census Bureau

Income varies widely by race and ethnic group, with the city's 234 Hispanic households earning the highest median income for minority groups of \$32,500. The City's 224 Native American households, however, fared the worst, earning \$17,353, less than 40% of the metro's median. Unfortunately, no information is available from the Census on the median income of households headed by a person with a disability. With an income of \$26,266, a minority household could afford a home costing no more than \$69,000, just 60% of the median home sales price for the City of Portland in 1999. The same household could afford an apartment renting for \$650 per month, about 82% of the average rent for a two bedroom apartment in Portland in 1999.

It is no wonder then, that low incomes have put home ownership out of reach for many of Portland's minority households. Every minority group in the City of Portland has a lower home ownership rate than the national average for its group. This may be because Portland's minority residents are more likely to be foreign born than other minorities across the country. As recent immigrants or refugees, they may own fewer assets or possess limited English skills that might force even those with advanced degrees to settle for minimum wage jobs. There is virtually no information on the location of minority homeowners outside of Portland, South Portland, and Westbrook. Because surrounding suburban and rural towns have less than 50 households in any particular racial or ethnic group, information on their tenure status has been withheld by the Census to maintain anonymity.



Source: U.S. Census Bureau

No updated income estimates are available specifically for minority households. However, if it is assumed that the income of minority households has increased as much as median income for all Portland households, 9%, then the median income for minority households in 2003 would be \$28,629. At this level, a minority household could afford a home costing no more than \$75,000, just 39% of the median home sales price for the City of Portland in 2003. The same household could afford an apartment renting for \$715 per month, about 72% of the average rent for a two bedroom apartment in Portland in 2003. In fact, every service provider interviewed for the City’s analysis of impediments to fair housing choice cited the lack of affordable housing as the number one barrier to housing choice for minorities and persons with disabilities.

Substandard Housing Conditions

According to the City Assessor the condition of Portland’s housing stock has been constantly improving. Field appraisers report steady improvement across the peninsula. The hot housing market has created strong demand for conversion of average and above average rental units into condominiums which has resulted in upgraded housing units. However, the Housing Rehabilitation Program still sees a significant number of low income homeowners who require assistance with major house systems (furnace, chimney, roof, sewer), because they have inadequate resources.

Public Housing and Section 8 Waiting Lists

Section 8

Public Housing

Assisted Housing Inventory

Section VI – Five-Year Strategy

Introduction

Portland's five-year strategy component of the Consolidated Plan was developed using information provided by outside agencies and organizations, various City departments and citizen input. The selected topics addressed are those identified by HUD in the regulations pertaining to Consolidated Planning.

Each section presents a summary of needs and the City's approach to meeting them followed by priority strategies. The City has tried to accurately project needs recognizing that much has changed since the 2000 Census and that projections based on that data may also misrepresent current needs. Estimates of the dollars needed to meet needs and projected units of service (Tables 2A and 2B) are included as an appendix and may be unrealistic given the uncertainty of programs and resources. High priorities are those areas where the City will expend dollars, Medium priorities are those areas where the City may spend money and Low priorities are those areas where the City does not anticipate expend CDBG, HOME or ESG funds but may support applications to other funding sources. Annual action plans and updates will provide a more realistic projection of accomplishments.

The City would like to thank the many organizations that provided information and assistance on the selected topics and in some cases made presentations to the City Manager's Advisory Committee during the Plan's development.

- The City Manger's Policy Advisory Committee
- United Way of Greater Portland
- All members of the Emergency Shelter Assessment Committee
- The Frannie Peabody Center
- Shalom House
- Maine State Housing Authority
- Portland Department of Health and Human Services
- Portland Department of Public Works
- Portland Department of Parks and Recreation
- Portland Department of Economic Development
- Portland Housing Authority

Housing and Community Development Priority Needs and Strategies

1. Affordable Housing

Affordable Housing Needs Assessment

Housing is generally considered affordable if it costs no more than 30% of a household's income. For households whose income falls below 80 percent of the area's median family income, affordable housing – rental and owner occupied – is more difficult to obtain. This is particularly true today in Southern Maine as rents and housing prices are rising faster than incomes. Even families who earn the median income find that median home prices are out of their reach.

The situation for rental households is worse even as vacancy rates are reportedly rising. Looking at the 2000 CHAS data, 70 percent of Portland rental households with incomes at or below 50% of median household income were housing cost burdened, i.e. paying more than 30% of their household income for housing. 27 percent of households with incomes between 50% and 80% of median income were cost burdened.

In 2003, according to the Maine State Housing Authority, a renter household needed an income of \$39,974 or \$19.22/hour to afford the average two-bedroom apartment rent (including utilities) of \$999. Median income in Portland, according to MSHA, in 2003 was \$39,000. As a rule most renter households have incomes below the area median.

Landlords are reporting higher vacancy rates than in the recent past; however rents have not come down. A vacancy rate of 5-7% is considered a healthy real estate market. In the City the rental vacancy rate has gone from an estimated 1-3% to an estimated 5 or 6%. Tenants report having an easier time finding available units and increased choice, owners report less calls in response to advertised vacancies.

Rising housing prices, insurance costs and home heating costs mean that owners can not afford to significantly reduce rental amounts. Generally speaking owners able to hold rents down report lower vacancy rates, but note that as insurance and energy costs rise they may have to increase their rents. Hence there continues to be a need for additional rental units with affordability restrictions to enable lower income households to continue to be able to live in the city.

Lower income owners are also cost burdened. While the number of lower income owners is small (more lower income households are renters), 88 percent of owners with incomes below 30% of median and 73 percent of owners with incomes between 30% and 50% of median are housing cost burdened. Lower income owners have little available for home repairs and are often unable to keep up with rehabilitation needs. Undoubtedly the city's housing stock has been constantly improving over time, especially in the current housing market. However, the repair of major systems such as heating, roofs, sewer lines and chimneys, is often beyond the ability of low income homeowners.

Becoming a home owner in the current housing market is very difficult for low and moderate income households. This creates pressure on rental housing as those who would otherwise be moving into ownership have to remain renters or relocate to more affordable housing markets. The lack of affordable housing of all types impacts economic growth adversely and needs to be addressed with new construction.

In November, 2002 after an intensive one year planning effort, the City of Portland adopted a new Housing Plan entitled *Housing: Sustaining Portland's Future* as part of the City's Comprehensive

Plan. The Plan recognized the need to encourage and manage growth over the next 10-20 years in a manner that will preserve and enhance Portland's high quality of life. In particular, with regard to the Consolidated Plan, the Plan calls for housing in the city to be varied and affordable to accommodate Portland's socially and economically diverse population.

Insufficient Wages to Meet Basic Housing Needs

In 2001 the Maine Center for Economic Policy calculated that a three person household (single parent, two children) needed an annual income of \$29,018 to meet a Basic Needs Budget in Maine. In Portland the income needed was calculated to be \$32,676 or \$15.71/hour. Families not earning a livable wage go without health insurance, food, utilities and often live in substandard housing and are at risk of homelessness. Frequent moves due to eviction for non-payment of rent and instability of housing in general have been associated with poor school performance and higher drop out rates. Unfortunately one third of Maine jobs do not pay a livable wage. The availability of quality jobs in Cumberland County and Portland that pay a livable wage is a serious issue. Rent restricted affordable housing can ease the pressures on lower income households.

Temporary Assistance for Needy Families (TANF), formerly welfare, rolls increased in 2002 after six years of decreases according to the United Way. Calls to Ingraham, PROP and the Salvation Army for emergency assistance are also up as is General Assistance spending in Portland. Given rising housing costs, the need for more affordable family housing for lower income families continues to be severe.

Seniors Maintaining Independence

Portland's elderly population is growing. Many seniors prefer to live independently in their own homes for as long as possible. Often seniors and other homeowners on a fixed income can not save money for necessary or emergency home repairs and are, in fact, housing cost burdened. These families and single or two person households are also unable to pay on a conventional home equity loan. Homeowner rehabilitation is an ongoing need in the city for low and moderate-income owners. For some owners, such as those in historic districts of the city or on recently paved streets, there are added rehabilitation costs. City ordinances designed to preserve the historic quality of several areas in the city or minimize street openings for sewer or other underground work include portions of some lower income neighborhoods. Components and materials required or street opening fees can raise rehabilitation costs significantly. Lower income owners may put off necessary repairs because of these real or perceived costs. City provided low or no-interest loans and grants help people affordably maintain their homes and improves their quality of life.

Homelessness

Increased usage of the City's shelters is due, in part, to a lack of affordable rental housing which forces individuals to rely on shelters for long-term housing. According to the 2004 Point In Time Survey of Homelessness in Portland, Maine 37% of those surveyed were chronically homeless as defined by the Interagency Council on Homelessness. Oxford Street Shelter reports an increase in the number of long term shelter users and a significant increase in the number of long term homeless women. 137 individuals stayed at Oxford Street 122-365 nights of the year (FY03/04). In addition, the Shelter Overflow Plan has had to be used most nights this year. Emergency shelter use for individuals has risen dramatically, from 28,798 bed nights in 1993/94 to 76,761 bed nights in 2003/04. Family shelter numbers have dropped from the highs of FY01, but are still almost double what they were in 1994. Portland shelters are increasingly providing a regional service as more shelter residents report their last permanent residence was not in the City of Portland.

For many homeless persons, simply finding an affordable housing unit, while almost impossible given their income, is not enough to stabilize their lives. According to the 2000 Point In Time Survey, nearly 90% of individuals in the shelter system were experiencing mental health and substance abuse disorders. This is consistent with national trends and indicates a need for more supported affordable housing units. Nearly three quarters of survey participants reported needing either a one-bedroom apartment or single-room occupancy unit. However median income for survey participants with some income was \$400-599/month – enough to afford \$120-\$180 in rent. Average rents for advertised studio apartments in the greater Portland region in December, 2004 were \$570.

30 units of supported efficiency units will open in the spring of 2005 and 32 additional efficiency units are moving through the City's approval process with a planned opening in late 2005 or early 2006. However, as the numbers above demonstrate, there will continue to be a need for this type of housing.

Mental Illness

Housing with supports for persons with mental illnesses in Cumberland County continues to be a need. Most individuals have very limited fixed incomes and can not afford market housing. Shelter providers report that almost two thirds of shelter occupants have mental illness and/or substance abuse problems. Often those suffering from psychosis do not engage with outreach workers or the established care system. Access to subsidies such as Section 8 vouchers is limited as well.

This is a growing problem not just with regard to housing, but also mental health services for persons with mental illness. The Augusta Mental Health Institute consent decree compels the state to serve 3,808 AMHI class members (807 in Cumberland County), but by state estimates there are more than 48,000 non-AMHI class members. Of those an estimated 10,195 are in Cumberland County, many in the City of Portland. With limited funding for services the ability of a person with mental health issues to maintain or even obtain housing is compromised.

Federal Budget Changes

A variety of national issues have combined to impact the availability of housing funds from the federal budget. With regard to the Department of Housing and Urban Development in particular, HUD's budget competes with the Veterans Administration budget which has become an important priority given an aging veteran population and veterans returning from combat tours. The Section 8 program has also grown over the years to the point where it is now fully one half of HUD's overall budget. With new entitlement communities being added every year, even flat funding will result in decreases as the CDBG "pie" is sliced into smaller and smaller slivers. The FY05/06 budget resulted in a 5% reduction in the City of Portland's CDBG program.

Congress and the administration may be considering future cuts in HUD programs including CDBG, HOME and the McKinney Programs to offset Section 8 needs and address other federal priorities. New housing production programs while needed to address homelessness and the lack of affordable housing nationally are not being considered now nor are they considered likely over the period covered by this Consolidated Plan. Any reductions in future CDBG or HOME allocations will adversely impact the City of Portland's ability to address our housing needs and meet Consolidated Plan goals.

Refugee Population

According to the 2000 U.S. Census, the City of Portland has a more diverse population than the State and Cumberland County. 95.7% of the County's population is white, compared with Portland's which is 91.3%. Much of this diversity is due to a large, relatively speaking, number of people from other

parts of the world. Portland's percentage of foreign born residents grew from 4.5% (2,778) in 1980 to 7.6% (4,895) in 2000.

Refugee and Immigration Services, a Catholic Charities Maine program, has assisted approximately 1,400 families resettle in Portland since 1982. This number does not include secondary migrants/asylees who were originally settled in another part of the country and have chosen to move to Portland. Many people come to Portland because of its good public safety record, to be near relatives and others from their country of origin and the School Department's English as a Second Language program. While we do not have exact counts for secondary migrants, they are estimated to exceed refugees coming in through the Refugee and Immigration Service especially since immigration has become much more limited since 9/11.

Many refugee families are much larger than typical American families. Finding adequate affordable rental housing can be challenging. The majority of families living in Portland Housing Authority developments are foreign born. PHA has more units with 3 or more bedrooms. At the same time, these families stay on General Assistance and other forms of welfare for a shorter period of time than other families. The City has assisted several new American families with the purchase of a home in Portland.

Section 8 Assistance

Since the last five year Consolidated Plan rents in Portland have continued to rise and the PHA has been able to use exception rents (110% of the Fair Market Rent) for the Section 8 Program. This will change in FY05 as HUD grapples with a Section 8 budget that is fully one-half of the entire HUD allocation. While it appears that FMRs will not be calculated based on new Metropolitan Statistical Areas (MSAs) as proposed in the fall of 2004, PHA will have less flexibility in administering its Section 8 program and will not be able to use exception rents. Meanwhile, waiting lists for the program have been high, currently almost 1,000 households, as more households find rents in Portland beyond their means.

Non-Profit Housing Developer Capacity

Portland has traditionally had a small number of non-profit housing developers, several of whom have focused on serving a specific special needs population. During the recession of the early 1990's Portland's non-profit housing developers had mixed success with several projects as did many for profit developers. In today's housing development environment both for and non-profit developers of a range of housing types are needed. Portland's non-profit development community has built considerable capacity as the City has supported more new rental housing construction projects since 2000. However there is a need for additional capacity building with some of the smaller and newer non-profits who have not heretofore ventured into the housing arena, and new Community Housing Development Organizations (CHDOs).

Portland's Housing Plan – Increasing Housing Options

The goal of Portland's 2002 housing plan, *Housing: Sustaining Portland's Future* states in part:

Portland, as Maine's largest city, will strive to provide a sufficient supply of quality housing commensurate with a manageable level of growth to sustain the City as a healthy urban center in which to live and work, and its position as a growing regional economic and service center. Housing in the city will be varied and affordable to accommodate Portland's socially and economically diverse population.

To meet the needs of an increasingly diverse population with a wide range of incomes, family sizes and needs, a wide and varied range of housing types and affordability levels will be required. Housing with supports ranging from on-site management, social services, health and personal care will enable some to maintain their independence. Assisted living options for our growing elderly population will also be needed. Persons moving out of structured residential programs for formerly homeless youth or persons with substance abuse issues may need managed affordable housing. Housing for special needs and general populations can often be seen as existing along a continuum of affordability and service provision, rental and ownership. All types of housing are needed in Portland if the City is going to reach its goal of maintaining 25% of Cumberland County's population. Housing and Community Development funding for low and moderate income affordable housing will be critical over the next five years.

City of Portland Housing Policies

There are six housing policies in the City's Housing Plan which will guide the Consolidated Plan's Housing Strategy for 2005-2010. The following summaries of Policies I, II, III, and VI are of particular relevance to the City's Consolidated Plan and Housing Strategy.

- I. Ensure that an adequate supply of housing is available to meet the needs, preferences, and financial capabilities of all Portland households, now and in the future.

Policy I recognizes that:

- no household should have to pay more than 30% of its income for housing;
- increasing Portland's rental stock to maintain a reasonable balance between supply and demand yielding consumer choice, affordable rents and reasonable return to landlords is necessary;
- there is a need to increase home ownership opportunities for all types of households at different income levels,
- a continuum of housing should be available for people with special needs and circumstances ranging from emergency shelter to permanent housing.

- II. Maintain, rehabilitate, and restore the existing housing stock as a safe and important physical, economic and architectural resource for the community.

Policy II addresses Portland's existing housing stock needs by:

- fostering safe and high quality housing through building codes and financial assistance;
- improving the safety of Portland's housing stock by removing public health hazards, such as lead paint, from single and multi-family residences;
- establishing a standard of "no net loss of housing" or one for one replacement, for all proposed new development.

- III. Maintain and enhance the livability of Portland's neighborhoods as the city grows and evolves through careful land use regulation, design and public participation that respects neighborhood integrity.

Policy III specifically addresses the need to encourage neighborhood populations that are economically, socially, culturally and ethnically diverse through:

- a mix of housing types for all ages, household sizes and incomes;
- discouraging displacement and adopting long term affordability restrictions on City assisted housing;
- retaining assisted housing, and
- increasing density to achieve diversity.

VI. Strive to ensure freedom of choice in housing type, tenure, and neighborhood for all, regardless of race, color, age, gender, familial status, sexual orientation, religion, national origin, source of income or disability.

Policy VI addresses fair housing and freedom of housing choice for all by:

- increasing and ensuring equal access to housing opportunities for minorities, low-income people and persons with disabilities and special needs;
- working to prohibit discrimination in selling and renting all types of housing;
- updating the Analysis of Impediments to Fair Housing Choice report; and
- working to educate the public about housing laws and opportunities.

City of Portland Housing Principles:

The following housing principles have been endorsed by the Housing Committee and accepted by the City Council. These principles are broad statements that will guide the public decision making process with respect to assisted housing while providing the policy direction and laying the foundation for funding priorities for the City's affordable housing strategy.

- Assisted housing should be provided for those individuals and families with the greatest needs, including the elderly, low income and disabled populations in order for them to live independently and achieve stability and self-sufficiency in their lives.
- Assisted housing should address an identified community need or meet other City policies.
- Assisted housing should create or maintain neighborhood viability and economic vitality in the community.
- Assisted housing should strive to include a mix of individuals and families with differing incomes and populations in order to create healthy stable neighborhoods that are socially and economically diverse.
- Assisted housing should use public resources as efficiently as possible to stimulate private investment and to fill affordability gaps in projects that meet the City's principals and priorities. Public funds should be leveraged to the maximum extent possible.
- Due to the shortage of housing, the City should not allow development projects that result in a net loss of housing units in the City. The City should consider a policy requiring that any loss of housing be replaced on a one for one basis.
- Assisted housing must be developed and managed in a manner that supports neighborhood stability.
- Assisted housing must be developed and managed in a manner that affirmatively promotes fair housing practices.

City of Portland Funding Priorities:

Funding priorities generally describe the goals to be achieved by the housing projects and activities administered by the City. More specifically, these priorities describe the direction for the allocation of funds, and allow for future evaluation of current projects and design of future projects. The City's funding priorities for 2005-2010:

- Public funds should be used to preserve Portland's existing inventory of affordable housing.
- Public funds should be used to increase the inventory of long-term affordable housing, through the development of new units, and/or the rehabilitation and conversion of existing units to long-term affordable housing.

- Public funds should be used to upgrade the City's existing single and multi-family housing stock.
- Public funds should be used to provide home ownership opportunities to first time homebuyers and to stabilize neighborhoods.
- Public funds should be used to assist non-profit housing development organizations with the creation of housing for individuals and families with special needs. Included in the first two funding priorities listed above.
- Support the use of public funds by other agencies to be used to increase the number of long-term rental subsidies for low-income families and individuals in Portland.

City of Portland Funding Process:

The City will utilize two methods to fund specific housing projects and activities in accordance with established principles and priorities.

1. Establish lending programs with specific criteria, funding amounts, and goals, such as the current homebuyer, rehabilitation grant and loan programs administered by the Division of Housing and Neighborhood Services. Prior to implementation, all new lending programs are reviewed and approved by the Housing Committee and the City Council. The Housing Committee reviews and approves revisions to specific criteria, loan and grant caps and general program guidelines periodically.
2. Working with both for and non-profit housing developers and the Maine State Housing Authority, bring development proposals to the Housing Committee and City Council for funding consideration as needed and as funds are available throughout the year.

City of Portland Housing Strategy

Over the next five years, the resources expected to be available to the City of Portland from CDBG, HOME, and ESG will be insufficient to meet existing and anticipated needs. The City's Housing Strategy is therefore based on a realistic assessment of projected resources and the needs that these resources can reasonably address. Descriptions of the City's programs intended to address its priority needs are described below.

New Rental Housing

The City will continue to prioritize the creation of affordable rental housing units for the next five years. To avoid concentrations of lower income households, mixed income, mixed tenure and mixed use developments will be encouraged. The City will continue to budget Housing Development Funds and HOME funds for the development of new affordable rental housing units of all types.

Community Housing Development Organization (CHDO) Capacity Building

In its desire to create new affordable housing and to continue its efforts to maintain existing affordable units, the City may consider options to increase the capacity and capabilities of existing and newly developing CHDOs. Traditionally, the City has offered deferred due on sale loans to approved CHDOs for various types of affordable housing projects. Once a development is sold to an income eligible buyer, the proceeds from the sale are returned to the City and recorded as HOME program income. Although this has been relatively successful, the City can do more to build its CHDO capacity. Some of the options being considered are outlined below.

- Predevelopment loans. The City can set aside up to ten percent of its CHDO construction/acquisition budget to provide loans to CHDOs to help them develop proposals for specific projects. Projected annual CHDO set asides for the next five years are approximately

\$100,000. Thus \$10,000 could be used specifically to provide seed money for predevelopment costs such as architects, legal counsel and fees, engineering studies, etc. Predevelopment loans would not only help existing CHDOs but may become important to newly developing CHDOs that will need seed money to develop competitive proposals. HUD requires that predevelopment loans be repaid to the City. In order to reduce the cost burden to the CHDO this could be a zero percent (0%) due on sale loan and if the project is deemed infeasible, the loan can be forgiven.

- **Operating funds.** HUD regulations allow up to five percent of the City's entire HOME allocation to be set aside for CHDO operating expenses. The City's total annual HOME allocation is projected to be approximately \$750,000 thus \$37,000 could be designated for CHDO operating expenses. These monies can be tapped by a CHDO that is receiving construction/acquisition funds for a specific project. Eligible uses for CHDO operating funds include staff salaries and benefits, employee education, training, and travel, rent and utilities, property taxes, insurance and equipment and supplies. This money can be granted with no required repayment. Operating funds can also be tapped by newly developing CHDOs to help them become competitive in fund raising for affordable housing projects.
- **Project Proceeds.** A third option being considered is to allow CHDOs to keep the proceeds from the sale of affordable housing projects financed by CHDO construction/acquisition monies. In recent years, the City has provided 0% due on sale loans for CHDOs to purchase and/or rehab existing buildings. Once the building is sold, the proceeds of the sale come back to the City to pay off the loan and are recorded as HOME program income. HUD allows the City the discretion to let the CHDO keep the proceeds instead of returning them for loan repayment. In order to keep the proceeds, the CHDO must sell the development to a low or moderate income buyer or to an investor owner who is required to keep the rents affordable through a deed covenant. The proceeds can be used by the CHDO for other affordable housing projects and to fund operational support. The City must enter into a written agreement with a CHDO and specify how any proceeds would be spent.

Over the next 5 years City Council will explore these options and determine whether there is a need to increase existing CHDO capacity in order to provide more affordable housing including special needs housing for under served populations, through new construction projects and acquisition and rehabilitation of existing housing stock.

Multifamily Rehabilitation & Acquisition

During the period of this five-year Plan the City will consider proposals for Multifamily Rehabilitation & Acquisition. As a component of this program, City staff would have the authority to consider requests for acquisition lending and bring proposals before the Housing Committee and City Council. Although acquisition lending does not necessarily create new units, it can create more *affordable* units. Acquisition lending would be a new program for the City, but is a permitted use of HUD funds.

The City will continue with its traditional efforts in providing low interest loans for multifamily rehabilitation. Preserving multifamily housing stock has been an important component of the City's housing programs for many years. In an older New England city like Portland this type of housing defines established neighborhoods and, as it is improved, contributes positively to the city's overall quality of life.

The City also supports the Portland Housing Authority's (PHA) request to HUD for realistic Fair Market Rents based on the current metropolitan statistical area and applications for additional Section

8 certificates and/or vouchers. The City will work with PHA to try and prevent cuts to the HUD public housing, Section 8 and Community Planning and Development budgets.

Owner Occupied Loans and Grants

The City currently provides low interest loans and grants to income eligible owners residing in single family and multifamily homes. This program has served a critical role in maintaining existing housing stock and in providing a better quality of life for many of Portland's low-income elderly and young families. This is especially the case during the winter months when heating systems tend to fail and poorly insulated homes place tremendous heating cost burdens on households with little ability to upgrade their homes. Recently several older homes many with older owners on a fixed income have had their old sewer lines collapse. Repairs of this nature are extremely expensive. The City's owner occupied rehabilitation program will continue to assist low and moderate income owners with a wide variety of rehabilitation needs.

First Time Home Buyer Programs

The City will continue to assist low and moderate-income first time homebuyers through the New Neighbors and HomePort programs. These programs enable first-time low and moderate-income homebuyers to purchase and rehabilitate one to four unit dwellings and single-family homes. The City works in partnership with area banks, the Maine State Housing Authority (MSHA) and the Peoples Regional Opportunity Program (PROP) using CDBG and HOME funding as well as other available resources.

Refugee and Immigrant Populations

The City of Portland has a growing population of refugees and immigrants and a variety of services and service organizations working to ease the transition to life in America. Over the next five years the City will continue to improve outreach efforts by coordinating with Refugee and Immigration Services and the Multi-Lingual Center as well as other immigrant groups. Demand for home ownership assistance among new Americans has grown and is expected to increase.

Senior Housing

Assisted living units for low-income seniors have also been identified as a need. The City will work with elder care providers and housing developers to find ways of developing new units with needed services or bringing services into existing senior housing facilities.

Other Resources

In order to meet its ambitious housing goals, the City anticipates using funds under its control in conjunction with MSHA Tax Exempt Bonds, Low Income Housing Tax Credits, State HOME funds, HUD grants as available as well as a new HUD Lead Hazard Control Grant. In addition, the City will consider applying for, or supporting applications for funding under the HUD Shelter Plus Care Program and the HUD Supportive Housing Program for rental subsidies for homeless individuals and families, and HOPWA funds to meet the needs of persons with HIV or AIDS. The City will also seek out new funding sources and consider supporting applications for funding under the HUD 202 Program for the development of elderly assisted living and the HUD 811 Program for the development of housing for persons with disabilities.

Neighborhood Revitalization Strategy

The City will also consider during the period of this five-year Consolidated Plan applying for the Bayside Neighborhood or other distressed areas to be Neighborhood Revitalization Strategy Areas. Neighborhood revitalization is important to stop the continuing decline and disinvestment in city neighborhoods. The City, by adopting the Bayside Vision is committed to creating opportunity and revitalizing the Bayside neighborhood. Bayside is a distressed neighborhood that needs significant reinvestment of human and economic capital and whose low and very low-income residents have been dis-empowered. Successful neighborhood revitalization forges partnerships by bringing together neighborhoods and stakeholders of the larger community. The City will be analyzing several strategies including:

- Obtaining commitments to neighborhood building.
- Making neighborhoods attractive to investments.
- Generating neighborhood participation to ensure the reinvestment of economic benefits within the community for long-term development.
- Supporting the use of community development corporations, community housing corporations and religious institutions to bridge gaps between local government agencies, the business community, community groups, and residents.
- Fostering the growth of resident-based initiatives to identify and address housing, economic, and human service needs.

Table 2A

Table 2A on the following page summarizes the City's Housing Needs based on 2000 Census Data, Census Updates and Five Year Housing Goals for the period covered by the Consolidated Plan. A more detailed explanation of these numbers is attached as an appendix.

**Table 2A
Priority Needs Summary Table**

PRIORITY HOUSING NEEDS (households)		Priority Need Level * High, Medium, Low		Unmet Need	Goals
Renter	Small Related	0-30%	High	743	10
		31-50%	High	393	103
		51-80%	High	331	55
	Large Related	0-30%	High	134	5
		31-50%	High	63	52
		51-80%	High	55	25
	Elderly	0-30%	High	662	3
		31-50%	High	372	12
		51-80%	High	157	12
	All Other	0-30%	High	698	45
		31-50%	High	536	30
		51-80%	High	318	30
Owner ***	0-30%	High	463	10	
	31-50%	High	661	40	
	51-80%	High	947	100	
Special Populations	0-80%	High	1553	55	
Total Goals					587
Total 215 Goals					587

*This is a revised Table

** Priority Determination:

High Priority = Activities to address this need will be funded by the City with federal funds, either alone or in conjunction with the investment of other public and/or private funds during the next five years.

Medium Priority = If funds are available, activities to address this need may be funded by the City with federal funds either alone or in conjunction with the investment of other public and/or private funds during the next five years. The City will take other actions to help locate other funds for these needs.

Low Priority = The City does not anticipate funding activities to address this need during the next five years, but will consider certifications of consistency for projects whose sponsors apply for federal assistance.

*** Includes HomeBuyer Assistance and Owner Occupied Rehabilitation.

2. Public Improvements

Public Improvement Needs

The City of Portland utilizes its CDBG funding to revitalize, stabilize and upgrade neighborhoods by funding public improvement projects such as the reconstruction of streets, sidewalks, curbs, sewers, parks, playgrounds, tree planting, public facilities and historic preservation, principally in low and moderate income neighborhoods. The 2000 Census data changed the eligibility of some neighborhoods; adding Libbytown and removing Peaks Island. Eligible areas include the East and West End, East and West Bayside, Parkside, St. John/Valley Street, Cliff Island, Libbytown and public housing developments owned by the Portland Housing Authority. CDBG funds are also used to eliminate slum and blighting conditions citywide.

As an older New England city, Portland has a number of physical improvement needs. The list that follows this section itemizes needs for the next five years, but in any one year the annual action plan may include a newly identified need. The ability to address all projects included in this list is dependent on funding availability and project cost. The City Manager's Policy Advisory Committee reviews and recommends the five year physical improvement plan as part of its review of the overall Consolidated Plan.

Public Improvements Strategy

Identification of Projects

The City of Portland's Department of Planning & Development, along with the Departments of Public Works and Parks & Recreation has developed a five year plan for public improvement projects in low and moderate income neighborhoods through an assessment of infrastructure needs, a comprehensive citizen participation process, staff review and informal input from citizens. The City holds six neighborhood meetings each fall to obtain input from neighborhood residents as to the needs of each area. Those needs are added to the plan. During any given year emergencies may arise, a City Councilor or citizen may identify a new need or make a request for a public improvement. Often these requests are incorporated into the plan. The plan is not a static document and may be revised to reflect real changes in the environment. After the annual neighborhood meetings, the City Manager's Policy Advisory Committee makes recommendations to the City Manager for annual public improvement projects along with the rest of the annual Action Plan. The City Manager makes his recommendation to the City Council which holds two public hearings on the Plan and then approves the annual budget and Action Plan.

Neighborhood Targeting

The City will continue to target HCD, other Federal, State and City funds as they may become available to the West Bayside neighborhood to implement the Bayside Plan which was adopted by City Council as part of the City's Comprehensive Plan in December, 1999. The Bayside Plan includes comprehensive neighborhood revitalization of the area bounded by Franklin Arterial to the East, Forest Avenue to the West, Cumberland Avenue and Marginal Way to the South and North respectively. Planned improvements include new rental and owner-occupied housing, commercial development, a walk/ride trail, new parks, street, sidewalk and sewer reconstruction and tree planting. Projects in East Bayside, St. John/Valley, Libbytown, Munjoy Hill and the West End will also be prioritized to ensure neighborhood stability and quality of life in all of Portland's low and moderate income neighborhoods.

Social Service Facilities

The City also allocates, based on responses to an annual Request for Proposals (RFP), CDBG funds for public improvements to non-profit organizations in need of capital improvements for their facilities. Funding requests follow the same RFP procedure used for Public Services. In the past funded projects have included a new Parkside Neighborhood Community Center, emergency heating system improvements at a child care facility, sewer repairs at Portland West's main facility housing the YouthBuild Program, after-school study center and community meeting space. During the period covered by this five year plan new requests will be considered using the same RFP process.

Historic Preservation

Portland is a city over 350 years old and historic preservation is a high priority. The City tries to allocate a small percentage of its annual CDBG public improvement funds to restore and preserve deteriorating historic properties. The Spring Street Fire Museum, Victoria Mansion Tower repair, Deering Oaks Castle-In-The-Park and St. Lawrence Church restoration are some of the projects which have received funding in the past.

Physical Improvement Priorities 2005-2010

Public Works – West End

Brackett Street - Sidewalk Reconstruction Vaughan St. to Dow Street (last phase) Brick Sidewalk and aprons Danforth St. to York St. (two phases) Granite Curb, Brick Sidewalk and aprons	\$210,000
Neal Street - Sidewalk Reconstruction Congress Street to Pine Street (two phases) Granite Curb, Brick Sidewalk and aprons	\$ 85,000
Park Street - Sidewalk Reconstruction Danforth Street to Spring Street (two phases) Granite Curb, Brick Sidewalk and aprons	\$190,000

Public Works – Valley Street/St. John Street

Valley Street – Sidewalk Reconstruction D Street to Park Avenue (five phases) Granite Curb, Brick Sidewalk and aprons	\$280,000
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Public Works – Parkside

Cumberland Avenue – Sidewalk Reconstruction Mellen Street to Deering Avenue (two phases) Brick Sidewalks and aprons	\$145,000
Mellen Street – Sidewalk Reconstruction Cumberland Avenue to Park Avenue (seven phases) Granite Curb, Brick Sidewalk and aprons, Sewer City to fund paving	\$215,000
Park Avenue – Sidewalk Reconstruction and Lighting State Street to Deering Avenue &	\$500,000

Mellen to end of Medical Building &
Deering Oaks Forest Avenue to Deering Avenue (nine phases)
Lighting, Granite Curb, Brick Sidewalk and aprons

State Street – Pedestrian Bump Out Improvement \$ 20,000
Cumberland Avenue to Deering Street West Side
Reset granite curb, brick sidewalks and aprons

State Street – Sidewalk Reconstruction \$ 50,000
Cumberland Avenue to Deering Street East Side
Reset granite curb, brick sidewalks and aprons

Weymouth Street – Sidewalk Reconstruction \$ 55,000
Congress Street to Park Avenue
Granite Curb and Brick Sidewalks

Public Works – East End

Cumberland Avenue – Sidewalk Reconstruction \$280,000
Washington Avenue to North Street (six phases)
Granite Curb and Brick Sidewalks

Federal Street – Sidewalk Reconstruction \$ 95,000
India Street to Mountfort Street (phase I of three phase project)
Granite Curb, Brick Sidewalks and aprons

Kellogg Street – Sidewalk Reconstruction \$245,000
Adams Street to Congress Street (four phases)
Granite Curb, Brick Sidewalks and aprons

Monument Street – Sidewalk Reconstruction \$265,000
Munjoy Street to Ponce Street (five phases)
Granite Curb, Brick Sidewalks

O’Brion Street – Sidewalk Reconstruction \$ 75,000
Fore Street to Wilson Street (phase I of two phase project)
Granite Curb, Brick Sidewalks and aprons

Ponce Street – Sidewalk Reconstruction \$ 60,000
Congress Street to Monument Street (two phases)
Granite Curb and Brick Sidewalks

Waterville Street – Sidewalk Reconstruction \$200,000
Monument Street to Adams Street (two phases)
Granite Curb and Brick Sidewalks

Public Works – East Bayside

East Lancaster Street – Sidewalk Reconstruction \$ 55,000
Anderson Street to Smith Street (two phases)
Granite Curb, Brick Sidewalks and aprons

Everett Street – Complete Roadway Reconstruction \$280,000
Winthrop Street to Anderson Street (three phases)

Sewer, Storm Drain, Street, Granite Curb &
Concrete Sidewalks

Madison Street – Complete Roadway Reconstruction \$310,000
Anderson Street to Washington Avenue (three phases)
Phase I funded in 04/05
Street, Sewer, Storm Drain, Concrete Sidewalks
and Granite Curb

Washington Avenue – Sidewalk Reconstruction \$175,000
Fox Street to Cumberland Avenue
Granite Curb and Brick Sidewalks

Public Works – West Bayside

Cumberland Avenue – Sidewalk Reconstruction \$ 110,000
Wilmot St. to Myrtle St. - Odd Side
Granite Curb and Brick Sidewalks and aprons

Elm Street – Sidewalk Reconstruction \$ 90,000
Cumberland Avenue to Somerset Street (first 2 of 4 phases)
Granite Curb, Brick Sidewalks and aprons

Preble Street – Sidewalk Reconstruction \$ 55,000
Oxford Street to Kennebec Street (first of 2 phases)
Granite Curb, Brick Sidewalks and aprons

Public Works – Libbytown

Whitney Avenue – Sidewalk Construction \$ 115,000
Congress Street to Elizabeth Road - East Side
Curb Installation and Concrete Sidewalk

Congress Street – Sidewalk Reconstruction \$ 20,000
Lowell to Marston – North Side
Concrete Sidewalk

Congress Street at Frederic/Marston – Pedestrian Improvements \$120,000
Pedestrian crossing at intersection

Powland Street – Sidewalk Construction \$ 75,000
Congress Street to End – East Side
Granite Curb, Asphalt Sidewalk and aprons

Lowell Street – Sidewalk Reconstruction \$ 20,000
Park Avenue to Burnham Street – East Side
Granite Curb, Concrete Sidewalk and
Asphalt aprons

Public Works – Sidewalk Reconstruction

District 1 \$300,000

District 2 \$300,000

District 3 (Libbytown)	\$300,000
<u>Public Works – Cliff Island</u>	
Cliff Island Landing Ramp Funding for Final Phase	\$100,000
<u>Public Works – Handicap Access Improvements</u>	
General Handicap Access Improvements Installation of sidewalk ramps to improve Pedestrian access – Various Locations - Annual Allocation	\$250,000
<u>Parks and Recreation – East End</u>	
Bayside Park, Fox Street Playground Rehabilitation, Park Amenities Final Phase funding	\$ 50,000
Fort Sumner Park Reconstruction of Neighborhood Park	\$275,000
Adams Street/Munjoy South Playground Reconstruction of Playground, Park Amenities Final Phase funding	\$ 75,000
Eastern Prom Master Plan Implementation Improvements to Walkways, Parking & Circulation, Trails, Erosion & Drainage Control, Rehabilitation of USS Portland	\$500,000
Bayside Trail Construction of Neighborhood Trail	\$100,000
Peppermint Park/Smith Street Playground Rehabilitation of Playground, Park Amenities	\$100,000
Boyd Street Community Garden New Fence & Shed	\$ 10,000
<u>Parks and Recreation – West End</u>	
Taylor Street Rehabilitation Basketball Court Rehabilitation, Park Amenities, Play Equipment, Fencing, Landscaping Final Phase funding	\$ 68,035
Reiche Playground and Field Reconstruction Soccer Field Reconstruction	\$200,000
Valley Street Playground Reconstruction Park Amenities, Skate Park, Basketball Court, Play Equipment	\$300,000

Congress Square Redesign and Reconstruction of Site	\$435,000
Deering Oaks Master Plan Implementation Rehabilitation of Playground, Fountain & Pond Improvements, Walkway Improvements	\$325,000
Western Promenade Improvements Stairway Replacement, Rehabilitation of Rock Walls and Walkways	\$300,000
Parks and Recreation – Libbytown	
Kiwanis Pool Building Rehabilitation of Pool Building Final Phase funding	\$ 50,000
Dougherty Field Master Plan Implementation	\$200,000
<u>Parks and Recreation – Tree Planting</u>	
Tree Planting in Eligible Neighborhoods	\$100,000
<u>Parks and Recreation – Historic Preservation</u>	
Eastern and Western Prom Drinking Fountain Replacement Replacement of Historic Fountains	\$ 12,000
Lincoln Park Restoration Rehabilitation of Fence, Gates, Sidewalks, Benches	\$250,000
Eastern Cemetery Restoration Design, Site Rehabilitation, Retaining Wall, Fencing	\$250,000

3. Social Services

Introduction

Social or Public Services have been an important component of the City of Portland's Housing and Community Development Program for 30 years. This section presents needs, issues and challenges related to broad Social Service areas generally and as they impact particular demographic groups. In developing this section the City relied on the United Way of Greater Portland's 2003-2004 Greater Portland Community Assessment, the City's Department of Health and Human Services, Portland's 2004 Continuum of Care for the Homeless and Point in Time Survey and informal key informant interviews with social service providers at the State and Local level. Homelessness is addressed more specifically in Section 4 of the Consolidated Plan.

Many social service issues are interrelated; lack of affordable rental housing may lead to repeated evictions and exacerbate family stress, instability and perhaps parental substance abuse and domestic violence. All of these factors impact a child's ability to learn or stay in school and can lead to family or youth homelessness. The State of Maine's budget situation over the past few years has limited resources available for the broad range of services needed to address these needs. Determining at what point in a continuum of need which services would be most effective is difficult generally, but especially when resources are limited. Addressing needs early through prevention efforts as opposed to during a crisis is also difficult with limited funding. There continue to be many systemic issues at work within Portland's social service delivery system that impact services. Addressing issues collaboratively is critical to making the best use of scarce funding while increasing the efficiency of service delivery and ensuring that services are available to those most in need.

The City's Health and Human Services Department provides public health, including dental health, services to low income and homeless Portland individuals and families, elder services at the Barron Center and through the Elder Affairs Office. HHS also provides social services including homeless shelters, housing placement, case management, and employment assistance. Funding for these services comes from CDBG and other federal and state grants, Medicaid and local tax dollars. Maine's new presumptive eligibility for Medicaid has increased the number of very low income and homeless individuals on Medicaid. Maintaining the safety net for those most in need has been the City's foremost priority and is reflected in the Housing and Community Development Social Services Priority Needs List. The list is periodically assessed to ensure that Community Development allocations for public services continue to reflect current and emerging community needs that can best benefit from CDBG funds.

United Way of Greater Portland 2003-2004 Community Assessment

The 2003-2004 United Way of Greater Portland Community Assessment provides us with a sense of how we are doing meeting human needs in our community and helps a number of organizations determine what their role might be to meet those needs. This report utilizes indicators for the first time as well as a telephone survey, focus groups and expert discussions. Much indicator data is not fully available or developed. Work in this area is expected to continue over the next few years. Each assessed health and human service area identified a desired outcome and key indicators.

Indicators are looked at over time to see how a community is doing meeting a variety of needs. For example if calls for emergency assistance continue to rise over time, that could indicate that the social service system is not improving upon its ability to help families to make ends meet. At the same time, larger socio-economic trends could be affecting the economic health of families. The social service

system may be delivering services in an efficient and effective manner and mitigating more severe impacts, but those efforts would not be recognized by tracking calls for service.

In addition to the eight health and human service areas described below, there were several recurring themes and systemic issues that were revealed during the development of this community assessment. These issues cut across service areas and affect many special needs populations such as the elderly, mental health consumers, victims of domestic violence, immigrants and refugees. They challenge our residents and the human service system overall.

- Increased inability to make ends meet – more and more people must make hard choices to make ends meet.
- Lack of affordable housing – the inability to afford rent and locate housing are the most frequently identified reasons for being homeless.
- Lack of affordable health care – people are unable to afford increasing health care costs.
- Lack of affordable health insurance – the highest concern in the Citizen Assessment Survey.
- Service center communities bear the cost of services – the cost of these services has not been shared by other municipalities.
- Agencies pressured from many directions – greater collaboration and possible consolidation is needed.
- Growing reliance on MaineCare – MaineCare is becoming the primary source of funding from the State of Maine.
- Growing ethnic diversity – residents from more than 30 countries live here.
- Transportation – lack of adequate transportation affects people in need in a variety of ways.
- Navigating the system –the system of services for our neediest citizens has become increasingly complex creating significant barriers.
- Substance abuse – substance abuse underlies many issues identified in the community assessment.
- Community – the ability to be part of and recognized by a community is identified as important.

1) Meeting Basic Needs & Making Ends Meet

Outcome: All people in need will, in a timely manner, have their basic needs met – food, short-term shelter, clothing, medical, financial and transportation. All people, especially at-risk populations, will have job training and employment opportunities with wages and benefits to achieve self-sufficiency.

Indicators:

- One-third of Maine jobs do not pay a livable wage.
- Temporary Assistance to Needy Families (TANF) rolls increase
- Unemployment is up
- Calls for emergency assistance are up
- General Assistance spending in Cumberland County and the City of Portland are steadily increasing
- Household debt in Maine is at the highest level in 20 years
- Health care costs compete with basic necessities

- According to the Maine Coalition for Food Security, an estimated 30% of Maine children under the age of 12 are at risk of hunger

2) Affordable Housing and Emergency Shelter

Outcome: *All people will have affordable housing options as well as access to shelter in a crisis.*

Indicators:

- Emergency shelter utilization in Greater Portland increased 143% over the last 10 years
- Portland attracts the largest number of Maine's homeless population
- The housing affordability gap exists for both homeownership and for renters
- Housing affordability is most acute in southern Maine and the coastal region
- Affordable housing construction lags far behind the need, especially for rental units

3) Preventing Violence & Abuse

Outcome: *Prevent, treat and reduce violence and abuse in our communities.*

Indicators:

- Cumberland County crime rate continues five-year downward slide
- Reports of hate crimes have risen slightly after decreasing nearly two-thirds in 1999
- More people report sexual assaults to local hotline than police department
- Reports of domestic violence assault in Cumberland County increased the last four years while restraining order requests backtracked the last two years
- Local and national reports on child abuse say 80% of cases involve substance abuse and previous abuse
- 31% of Portland youth in the public school system say they have threatened to harm someone physically
- Each year hundreds of thousands of elderly people are abused, neglected and exploited by family members in the United States. They often do not see themselves as victims and many do not know their rights

4) Fostering Mental Health

Outcome: *People with mental health problems maintain or resume productive lives.*

Indicators:

- The development of Maine's mental health system over the last decade parallels a nationwide shift that de-emphasizes institutional-based care in favor of community-based care
- The current state mental health budget continues a shift started years ago toward reliance on Medicaid funding
- Children's community-based mental health services are threatened with significant cuts in the state mental health budget in the upcoming budget
- When community-based systems are stretched too thin, more people with severe and persistent mental health problems end up in inappropriate settings

- Despite the increase in community-based services, consumers still face the challenge of stigma associated with mental illness

5) Supporting Refugees & Immigrants

Outcome: *Refugees and immigrants have opportunities for personal, educational and professional growth and access to services that respect their cultural origin.*

Indicators:

- Maine is rich in cultural diversity despite being one of the whitest states in the nation according to the 2000 US Census (97%)
- In 2002, 898 secondary migrant refugees settled in Lewiston and Portland
- Language and cultural barriers present the biggest challenges to understanding the needs and aspirations of Portland's refugee and immigrant communities
- Following the terrorist attacks of September 11, 2001, Muslims in Maine and people mistakenly targeted as Muslim experienced increased incidences of bias, hatred and violent hate crime
- Services to Portland's multicultural communities are vulnerable to budget cutbacks

6) Senior Independence

Outcome: *Older adults are able to live independently in a setting of their choice through basic support services such as nutrition, home repair, homemaker, home health and transportation.*

Indicators:

- The majority of older persons with disabilities live in the community and, in order to maintain their independence, receive assistance from spouses, adult children, and other family members
- Falls are one of the leading causes of hospitalizations for Mainers over age 65, and are a serious threat to independence
- An increasing number of Mainers know where to turn for assistance when they need help for an older family member
- Lack of transportation limits independence and has greater impact on older women, low-income seniors and seniors in rural areas
- High car accident injury rates for seniors show the risks many seniors face relying on this method of transportation to maintain independence
- Seniors who are involved in community life, have family or other social contacts, and feel connected are likely to be happier and healthier than those who are not
- Suicide is the leading cause of injury death for elderly Maine males
- An older person's ability to live in the home, apartment or other setting of his/her choice is often central to maintaining independence.

7) Strengthening Families & Children

Outcome: *Families and children will develop strong, effective life skills and communication skills which foster self-esteem and strengthen their ability to adapt to changing circumstances.*

Indicators:

- Less than 50% of Maine families report they have access to high quality, affordable child care

- There is a shortage of affordable child care in Maine
- There is a shortage of available child care in Maine
- Maine's staff-to-child ratios for facilities serving over 13 children are very close to the national standards. However, Maine allows larger group sizes than the national recommendations for groups of children over 2 ½ years old
- The quality of child care staff often determines the quality of the program
- Research suggests Maine's child care staff turnover may be as high as 20%
- Only a small percentage of child care facilities in Maine are accredited
- The health of a family is dependent on the communication skills of each member

8) Supporting Youth

Outcome: *Children and youth are respected, safe and nurtured in their communities.*

Indicators:

- While youth participation in activities is high, the percent of youth participating frequently is significantly lower
- More than 80% of Maine youth feel useful and supported by their families
- More than 80% of Maine youth report they have positive adults in their lives
- Approximately one in seven young people who should have graduated in the Greater Portland public schools Class of 2001 did not complete high school
- Substance abuse rates among young people remain high and "hard" drug use is increasing
- The number of juvenile arrests has decreased significantly since 1997
- In 2001, nearly one in five Maine youth in grades 9-12 reported considering suicide
- Almost 50% of Maine students in grades 9-12 did not use a condom during their last sexual intercourse.

Elderly Issues, Trends, and Needs

The elderly population in Maine and Portland is projected to rise over the next 5 years. Older adults are more active and want to remain independent longer than in the past. Services will need to focus on health promotion, wellness and prevention programming to meet the needs of our seniors. An emerging need identified at the State and City level is elder abuse. The development of a community response to elder abuse, neglect and exploitation, including age-appropriate support services for older victims of domestic violence will be needed during the period covered by this Five Year Plan.

Seniors often want to stay in their own homes or apartments, living independently, for as long as possible. Independent living, in addition to being an individual preference, can be less expensive even with in-home supports, than assisted living. However, most seniors are on limited fixed incomes and need to spend a growing percentage of their income on health care. This leaves little for home repairs and rehabilitation both major and minor which can then be deferred causing unsafe living conditions. Other home modifications for accessibility may be required as people age in place as well as a variety of in-home services.

According to the City's Office of Elder Affairs, there are a number of needs associated with elders staying at home. These needs include low cost and available home repair services, and help with household chores, e.g. shopping, house cleaning, laundry, minor chores and meal preparation or delivery. Elders also need transportation that is reliable, timely, and accessible. Delivery of prescription drugs, information and referral services and "friendly" visitors to check in. Isolation is an

issue for elders who live alone and can not get out to see other people on a regular basis. Isolation can lead to other problems including mental health issues.

While many elders may wish to remain at home, more assisted living facilities will be necessary to accommodate a growing aged population. Facilities that accept Medicaid as a payment source will be needed, especially those that can accommodate persons with dementia. Additional nursing home beds may not be needed over the next five years, but that is to some degree a function of how successful we, as a community, are in providing adequate in-home services.

AIDS/HIV Issues, Trends, and Needs and Demographics and Needs of Persons with HIV/AIDS

Frannie Peabody Center Working On

Families and Children – Issues, Trends, and Needs

Families and children, especially those with low and moderate incomes, face many interrelated issues that are difficult to separate or address quickly or comprehensively. These issues cut across most of the United Way's Health and Human Service Areas and impact one another. For example, as it becomes more difficult to make ends meet, domestic violence and substance abuse rates increase. Children in poverty struggle to have their basic health, shelter and nutritional needs met. While welfare reform has increased the number of parents in the work force, few of those jobs are full-time or pay a living wage. Employment training for the long-term unemployed, persons with little or no work experience and new Americans will continue to be needed over the next five years. Child care, as noted above, is lacking due to both affordability and availability.

Portland's growing refugee and immigrant families face the same issues as those born in America, but with additional cultural and language barriers. Recently efforts have been made to reach out with services to the refugee and immigrant community in the areas of domestic violence and health care. Social service providers need to analyze their services to ensure that non-native born families can comfortably access them.

Public safety continues to be a high priority for the City. The perception of safety impacts everyone's quality of life. Community policing offices in the city's most densely populated and lower income neighborhoods provide a central community oriented place for people to use for information about services, assistance with a neighborhood or domestic problem, and for young children and teens to gather for events and activities.

According to the City's Public Health Director, adolescent substance abuse has changed in Portland. Today hard core drugs such as heroin are cheaper to obtain than traditional youth drugs like marijuana. Opiate use by young people is on the rise. Increased education, drug prevention and treatment programs are needed. Family counseling to help families in crisis who are struggling with addiction or may be at risk of violence, homelessness or depression continues to be a need. Gay, lesbian, bisexual, transsexual and questioning teens have a difficult time in school, at home and in their families, and need supportive services.

City of Portland Priority Needs List and Strategy

The Social Services Priority Needs List includes the types of social services that address important human needs in Portland and that are appropriate for funding through the City's Housing and Community Development Program. The list, as part of the City's Consolidated Plan and Annual

Action Plans, is reviewed annually by the City Manager's Policy Advisory Committee and goes through the citizen participation process for comments and input.

The list summarizes the City's strategy for Public Services that receive assistance through the HCD Program. That strategy places a higher priority on meeting basic needs (housing, food, health care) reflecting the City's safety net approach to social services. At the same time the City tries to use its HCD funding to meet a comprehensive range of needs and support a wide variety of public service programs and services that can improve the quality of life of low and moderate Portland residents.

There are three groupings of services: highest priority, high priority and priority. Highest priority services are those meeting basic needs and considered essential to Portland's low income and special needs populations. High priority services are less critical, but extremely important services for specific populations, and enable people to maintain or achieve independence and self-sufficiency. Priority services are those that address less critical needs of eligible populations and neighborhoods and may not be direct services for individuals and families. Refugee and immigrant needs are noted in several service areas.

The Social Service Priority Needs List is used by the City Manager's Policy Advisory Committee during its development of the CDBG public services budget recommendation for the City Manager. CMPAC also prioritizes direct services to low and moderate income individuals and families in Portland. The list is available to the public and included in the public services Request for Proposals.

The City Council uses the Priority Needs List during its review of proposals and recommendations for funding under the CDBG Program. The list, along with other community information such as the Homeless Point in Time Survey and United Way's Community Needs Assessment, informs and educates Councilors as to current and emerging needs in the community.

Consolidated Housing and Community Development Plan
Social Services Priority Needs List

The services listed within each grouping below are **NOT** listed in order of priority.

HIGHEST PRIORITY

- HOUSING:** Location and referral services, residential support services, operational support for housing for homeless, special needs populations and immigrants/refugees and shelter beds for individuals and families.
- FOOD:** Prepared meals programs, soup kitchens and food banks
- FAMILY SUPPORT SERVICES:** Affordable child care for low income families, particularly for infants under two including infant and toddler preschool, after school and early-intervention programs seven days a week, and 24 hours a day. Outreach, referral, treatment, counseling and case management for domestic violence, parenting support, crisis intervention and substance abuse programs including services targeted to refugees/immigrants and ethnic minorities.
- HEALTH CARE:** Access and outreach for homeless, disabled and special needs populations, un- and under-insured adults and children, immigrants/refugees and ethnic minorities with a special emphasis on affordable medications and preventive health care and programs addressing behavioral causes of disease e.g. smoking, nutrition, exercise, substance abuse, sexual transmission of disease, domestic violence, child and elder abuse, sexual assault, animal cruelty. Community programs addressing prevention and early intervention for cardiovascular disease, cancer, emphysema and diabetes.
- MENTAL HEALTH CARE:** Outreach, referral, treatment, counseling and case management for mental health and substance abuse programs serving low income, homeless, refugees/immigrants, ethnic minorities and special needs populations. Drug and alcohol rehabilitation programs. Access to mental health services for low income families and violence prevention programs.
- CRISIS COUNSELING & CASE MANAGEMENT:** Services for victims of rape and abuse and victims of domestic violence including legal services and services targeted to refugees and immigrants.

HIGH PRIORITY

ADOLESCENT SUPPORT

SERVICES: Outreach, referral, treatment, counseling and case management, education and training, residential support, substance abuse and recreation programs, substance abuse prevention programs and school-based health and mental health services.

SENIOR SERVICES: Outreach, referral and delivery of elder care management services, including health care, recreation and home care programs, transportation services, minor home repairs and elder abuse prevention.

EMPLOYMENT/EDUCATION/

TRAINING: Pre-employment, training, and employment services for low income, homeless, special needs populations, refugees/immigrants and ethnic minorities.

PRIORITY

HIV-AIDS: Outreach, referral, counseling, case management and residential support services for persons with HIV and AIDS. Prevention programs in schools and for high risk populations.

HOMEMAKER SERVICES:

Outreach, referral, and delivery of non-health home care services for special needs populations, refugees and immigrants.

RECREATION: General recreation programs for low income, refugees/immigrants and special needs populations.

LEGAL SERVICES: Legal services for low income, homeless, special needs populations immigrants/refugees and victims of domestic violence

NEIGHBORHOOD

ORGANIZATIONS: Public information services as well as advocacy and assistance.

Homelessness

Issues, Trends and Needs

Portland will continue to address homelessness holistically during the period 2005-2010 covered by this Five Year Plan. However, in spite of strong efforts consistent with the City's Continuum of Care and the State of Maine's Action Plan to End Homelessness, homelessness is not expected to be eliminated over the next five years.

Portland's vision is of a seamless system serving all homeless persons and families, whether chronically homeless or experiencing a sudden crisis, with adequate capacity to move people from shelter to affordable permanent housing with supportive services and housing as needed.

Portland's Continuum of Care providers will continue to build on its existing system. The system as a whole works to coordinate services that help people move to self-sufficiency and prevents clients from "falling through the cracks." New affordable permanent rental housing has been supported by the Emergency Shelter Assessment Committee (ESAC) and is a critical long term goal. But maintaining the current array of services available in the continuum via renewals of McKinney funded projects, will continue to be a very high priority from year to year. The continuum of homeless shelter and services as well as transitional housing for families and special needs populations can not lose any one component without causing serious ripple effects throughout the system, recreating gaps that had been filled and harming homeless persons.

Since the last Consolidated Plan, Portland has seen an increase in the number of chronically homeless individuals and a significant rise in homeless single adults. The 2004 Point in Time Survey of Homelessness in Portland found that nearly 20% of those surveyed were chronically homeless as defined by the Interagency Council on Homelessness. Also of note, nearly 90% of individuals in the shelter system were experiencing mental health and substance abuse disorders. The number and proportion of homeless women nearly doubled from the previous year's survey. While the number of homeless families and youth remained relatively stable, homeless singles strained Portland's continuum in spite of new beds being added.

Single Adults

Shelter bed usage has been tracked by ESAC since the late 1980's for single adults, youth and families. Annual bednight usage for single adults rose 166% in the ten year period FY93/94 – FY03/04; from 28,798 to 76,761. In response to rising numbers the community established an emergency overflow plan that is put into use when Oxford Street Shelter has reached its capacity of 154 (an increase of 14 beds since 2000). The overflow plan which began with a capacity of 9 has increased to 75 and was used almost constantly throughout 2004.

Although new "wet" shelter and detox beds were added to Milestone shelter in 2004 and quickly filled as Portland saw an increase in the number of intoxicated homeless adults on city streets and in shelters. The dramatic increase in adults with substance abuse issues is due in part to a large migration of this population from Massachusetts because of drastic service cuts there.

Services such as housing placement and intensive case management have helped to move some people out of shelters, but as noted above the number of chronically homeless persons is growing.

Many of the homeless adults coming to Portland are not from the area or even the state of Maine. The 2004 Point in Time Survey found that 92% of homeless residents report their last permanent address

was out of state or other towns in Maine. This has had a large impact on the provision of services for homeless adults in the Continuum of Care and has also impacted the City's ability to place homeless adults into permanent housing.

In response to the loss of single room occupancy rentals and boarding homes, the City has encouraged the development of new efficiency style affordable units for formerly homeless adults. 30 units with support services on site are specifically for adults currently residing in Oxford Street shelter and will open in March, 2005. 30 more are in the planning stage. Still, the need is greater than these two projects especially for permanent housing units with services available on site. Supported housing with services can help chronically homeless persons transition smoothly out of shelter living to a higher level of independent living. Many communities have had success with a "housing first" model. However, funding for services is extremely difficult to obtain because it is an ongoing housing expense as opposed to one-time "bricks and mortar".

Families

Secondary migrants are expected to continue arriving in Portland family shelters with few resources and limited or no English. While the number has decreased from the highs of 2000-2002, 50 of the 79 families from other states served at the City's family shelter in FY03/04 were refugees from several different countries. A full range of case management services is currently offered to these families and will continue to be needed over the next five years. There has been an organizational change regarding who delivers some services to this population. Catholic Charities Maine will become the lead agency for refugee services and will work in collaboration with the City of Portland SSD Refugee Services Program on a continuum of care for all refugees/secondary migrant refugees/immigrants including homeless families meeting certain criteria.

Client characteristic data collected by the City in FY03/04 shows that 40% of individuals accessing family shelter services have experienced domestic violence, 55% have a mental health issue and 50% have a substance abuse issue. 45% of families served are considered open child protective cases by the State Department of Human Services. These characteristics indicate the need for comprehensive case management services in the family shelters and follow-up services once a family is placed in permanent housing.

Retaining housing and achieving stability is critical for these families. Without affordable permanent housing families are unable to address issues such as substance abuse or mental health and may remain in a violent situation. Frequent moves adversely impact the ability of children to learn and thrive in school predisposing them to repeating their families episodic homelessness and/or crisis driven life. Portland's high cost rental housing and the lack of 3 or 4 bedroom units are significant challenges for this population.

Adolescents

Teen shelter use has remained fairly constant and is not expected to decrease in the next five years. Preble Street is now operating the Lighthouse Shelter as well as the new Homeless Teen Center. The Center provides day shelter, meals and a wide variety of services to homeless youth. Services include case management, counseling, health services, education (GED), life skills and employment training. Since homeless youth often experience domestic violence and exploitation there is a need to coordinate services among providers to address this issue.

In order to better serve youth, the Lighthouse is serving older children for whom the Oxford Street Shelter is inappropriate. Older teens often stay with friends or other adults which can be unsafe.

Opening the Lighthouse to older youths creates shelter space for this age cohort. Because older teens can become chronically homeless, appropriate shelter and services are needed to break a destructive cycle.

Goals

The 2004 Continuum of Care included six goals for ending Chronic Homelessness and eight goals addressing other Homelessness. All of these goals are aimed at helping individuals and families move from homelessness to self-sufficiency recognizing that some people may continue to need community support and/or supported housing for the foreseeable future.

Ending Chronic Homelessness

1. Improve system capacity to meet shelter and services needs of CH people
2. Improve access to and supply of permanent supportive housing
3. Increase the availability of services that prevent chronic homelessness among youth
4. Improve access to health care and substance abuse treatment
5. Help chronically homeless people obtain and sustain employment
6. Improve counting of, and tracking and reporting of services to chronically homeless people

General Homeless Goals

1. Improve access to services that help homeless people obtain and maintain permanent housing
2. Help homeless people obtain & maintain employment
3. Reduce domestic violence among homeless youth
4. Improve access to emergency shelter
5. Help homeless people achieve wellness
6. Create a seamless continuum of services and housing available to secondary migrants and refugees
7. Expand housing opportunities for people who are homeless
8. Improve counting of, and tracking and reporting of services to homeless people

Priorities

In December, 2004 Emergency Shelter Assessment Committee members were asked what their three top priorities for the homeless were in the context of the 2005-2010 Consolidated Housing and Community Development Plan.

More SRO housing as well as additional housing with support services on or off-site was a high priority.

After-detox housing, housing for single adults and supported housing for chronically homeless women using a Housing First or Safe Haven model were also prioritized. As noted elsewhere in this Consolidated Plan there has been a dramatic increase in the chronically homeless segment of Portland's homeless population.

ESAC members also noted the need for respite facilities available to homeless persons who need a place to stay after an acute illness or injury. Without a fixed address or telephone, it is very difficult for homeless individuals to arrange needed aftercare. While the City of Portland's Baron Center does have 5 respite beds for these situations, there is a need for more options.

Renewals of existing McKinney funded programs – Some of Portland’s Continuum of Care projects expire each year and to sustain the homeless system, need to renewed. While more permanent housing is needed, maintaining the current service and housing array in the continuum is critical. This system has been built over the past 15+ years to fill community identified gaps in services and facilities. Homeless individuals and families, particularly those with substance abuse and/or mental health issues must have this system in place. While there are still gaps, each existing service needs to be maintained.

Fair Housing

The City of Portland is committed to eliminating incidents of housing discrimination and removing barriers to housing opportunities related to race, religion, ethnicity, familial status, gender, sexual orientation, source of income and disability.

Policy 6 of the City’s 2002 Housing Component of the its Comprehensive Plan states:

Strive to ensure freedom of choice in housing type, tenure, and neighborhood for all, regardless of race, color, age, gender, familial status, sexual orientation, religion, national origin, source of income or disability.

This policy included the following objectives:

- 1) Increase and ensure equal access to housing opportunities for minorities, low-income people and persons with disabilities and special needs.
- 2) Work to prohibit discrimination in selling and renting of all types of housing.
- 3) Work to educate the public about housing laws and opportunities.

One action set out in the Plan was to update the City’s Analysis of Impediments to Fair Housing Choice (AI), last updated in 1996. In 2004, the City of Portland contracted with the Greater Portland Council of Governments (GPCOG) to prepare an AI. To identify impediments GPCOG drew on several data sources including:

- Demographic trends based on 2000 Census Data
- Zoning and land use policies
- Discrimination complaints filed with HUD and/or the Maine Human Rights Commission
- Home Mortgage Disclosure Act (HMDA) data
- Results of a paired testing pilot conducted by Pine Tree Legal Assistance
- Interviews with service providers in Greater Portland

A draft of the AI was presented to the City Manager’s Policy Advisory Committee for review and comments in December, 2004. On January 4, 2005 the City Council Housing Committee reviewed the draft AI. At its February 8, 2005 meeting, following revisions and an opportunity for public comment the Housing Committee voted to recommend acceptance of the AI by the City Council. City Council accepted the AI as part of its approval of the 2005-2010 Consolidated Plan on March 2005.

Below is a summary of the impediments identified in the analysis and report recommendations.

Impediments to Fair Housing

Saturation. Due to the high percentage of rental and public housing, certain neighborhoods exhibit high concentrations of racial minorities and poverty, particularly Parkside and Bayside.

Affordability. Since 1999, escalating rents and home sale prices in Portland have outstripped wages by as much as four to one, disproportionately impacting Portland's minority households, who typically earn less than 60% of the region's and 75% of the city's median income.

Public Investment. With more jobs moving out to the suburbs, inadequate transit service to existing and planned employment centers throughout the region disproportionately impacts the ability of minority households to obtain employment since one third do not have access to a vehicle.

Home ownership market. The home ownership rate for Portland's minority households is less than half the rate for Caucasians, as well as the national average. Applications from minority households comprise less than 1% of all home mortgage applications in Greater Portland and are denied at a higher rate than those in similar New England cities.

Accessibility. Due to staffing issues, the City relies on state agencies to ensure that new construction meets accessibility standards, leading to an enforcement gap post construction.

Rental market. When it comes to "access" to housing, there is anecdotal evidence of intentional discrimination based on disability, source of income, and familial status. Although there is no direct evidence of intentional discrimination based on race or national origin, New Americans have experienced trouble in "maintaining" their housing tenure.

Recommendations/Strategies to Address Impediments

1) Full implementation of Portland's Housing Plan.

The lack of affordable housing is consistently cited by community leaders as the primary impediment to fair housing. In Portland, a household earning the median income can no longer afford either the average home or two bedroom apartment, and every year since 1999, the gap has grown wider. With Portland's minority households earning less than 60% of the region's and 75% of the city's median income, the gap wields a disproportionate impact on fair housing. Full implementation of Portland's Housing Plan will increase the diversity and supply of housing, exerting a moderating influence on rents and home sale prices.

2) Paired testing in the rental and real estate markets.

When it comes to "access" to housing, there is anecdotal evidence of intentional discrimination based on disability, source of income, and familial status. Pine Tree Legal Assistance's new grant for additional paired testing and prosecution of cases in the rental market will document whether such discrimination is occurring and if so, how frequently. A similar study could be undertaken in the home ownership market, including the real estate and lending communities, to determine whether minority households receive adequate counseling, support and encouragement to purchase their first home.

3) Increased fair housing education and training.

There is no evidence of patterns, policies, or practices that either intentionally discriminate against protected classes or exert a disparate impact on them. Lack of sufficient income, a problem concentrated in protected classes, is more of a barrier to housing than intentional discrimination. There

is, however, anecdotal evidence of differential treatment of protected classes seeking to access and maintain their housing, including reports of delayed maintenance, unaddressed neighbor harassment, refusal to make reasonable accommodations, and refusal to rent based on source of income. But without the investigation and resolution of complaints via the Maine Human Rights Commission, it is impossible to determine the severity of this problem. Increased education and training for tenants, landlords and service providers is recommended, particularly with regard to access to rental housing based on disability, source of income, and familial status, and equal treatment of all protected classes during their tenure.

4) Homebuyer and credit counseling targeted to minority homebuyers.

Native Americans and African Americans are three times as likely to be denied a home mortgage than White households in Greater Portland. With just 50 applications from minority households submitted to the region's 100+ lending institutions in any given year, no discriminatory policies and practices can be identified without further investigation of specific denials. In order to increase outreach to minority communities, better education of realtors and lenders is recommended regarding cultural differences as well as alternative financing programs.

In addition to implementing the AI's recommendations, the City will continue to include fair housing information in homebuyer education classes offered by the Housing and Neighborhood Services Division and direct inquiries coming to the City which may involve a fair housing issue to the Fair Housing Officer to determine if a formal complaint should be made to the Maine Human Rights Commission. Written materials explaining fair housing rights and enforcement mechanisms will be made available in several languages. Periodic fair housing forums will be provided to keep citizens informed of their fair housing rights during the period covered by this Five Year Consolidated Plan.

Special Needs Housing (inventory attached as Appendix)

The term Special Needs encompasses a wide variety of subpopulations including:

- Physically disabled
- Mentally retarded
- Mentally ill
- Visually impaired
- Hearing impaired
- Recovering substance abusers
- Persons with dual diagnosis and cross disabilities
- Persons with closed head injuries
- Persons with AIDS/HIV
- Frail elderly
- Homeless adults and adolescents

Several of these subpopulations are addressed elsewhere in the Consolidated Plan. For example elderly housing needs are included in the Affordable Housing Needs section and persons with AIDS/HIV are included in the Public Services section. However, the need for a continuum of housing types for persons with special needs is significant. Barriers to meeting this need include the lack of available financial resources, the very limited incomes of persons with special needs, in some cases neighborhood opposition, need for more Section 8 subsidies, and lack of available and affordable developable land in the city.

The inventory of special needs housing in the city illustrates the wide variety of populations served in Portland. It is difficult to determine the need for units by population and anecdotal information must be used. One continuing trend is the desire to live as independently as possible by many people who in the past would have been institutionalized or lived in a group setting. Persons with physical disabilities and the visually or hearing impaired need more accessible units and in some cases outside support services. The Iris Center, which serves the blind and visually impaired, will be converting and adding to its older dormitory building. CDBG funds will help develop 30 new rental units and outdoor program space on IRIS' existing site. Iris helps its clients develop marketable skills, obtain jobs in the private sector and live independently.

There continues to be a need for existing housing to be accessible for the elderly and physically disabled; especially affordable accessible rental units and units with 2 or more bedrooms for families who have a disabled member.

Mental Health Housing Needs

Portland, as Maine's largest city is home to a large number of persons with mental illness. According to Portland's Mental Health Planning Forum, a group representing agencies and advocates for mental health services, in 1996 3,191 people with severe and persistent mental illness (SPMI) resided in Portland. Because verifiable data does not exist, this number is derived by applying national studies which suggest that 1.75% of the population are SPMI patients. A further study suggests that 75% of mentally ill persons in the area live in Portland because of the proximity of services. 1.75% of the population of Cumberland County is 4,648 and 75% is 3,486. In 2004 the local regional office of the Department of Mental Health, Mental Retardation and Substance Abuse Services conducted an exhaustive survey of AMHI Consent Decree Class Members and reports that there are approximately 2,000 class members living in the Greater Portland area.

The State of Maine has helped in the development of many group homes and supported living facilities around the state so that mentally ill people can stay in their home towns. Portland has also seen new facilities developed. But, based on the number of homeless persons with mental illness as documented in annual Point In Time Surveys, need exceeds supply dramatically. Community providers continually cite the need for more of a range of housing options such as SROs with and without supports to affordable apartments for those who can live independently.

One significant improvement to the system instituted by the State has been the Bridge Rental Assistance Program (BRAP). BRAP provides a tenant based subsidy to persons with mental illness until they can obtain a Section 8 voucher. Tenants must pay 50% of their income for rent in order to be a priority for Section 8 and BRAP covers the difference. With the reduction in Section 8 assistance and long waiting list, BRAP has become a critical resource. In January, 2005 there were 300 persons using the BRAP program in Greater Portland, 270 of them in the city of Portland.

Ingraham, Inc. provides emergency shelter and transitional housing for adults and youth with mental illness who are often homeless living in a shelter or on a friend's sofa. On January 21, 2005 Ingraham had a waiting list of 55 adults who had already gone through the intake process. Another 30 youths waiting for space in the two youth programs. Staff at Ingraham report that having this many individuals on the waiting lists is typical for their residential programs throughout the year.

At the same time, providers report an increase in clients with more acute needs that are more problematic and therefore require a higher level of service. For example persons with mental illness and a correctional history, or with more profound chronic mental illness. Some of this is no doubt due to the long-term effects that are to some degree still developing, of deinstitutionalization. In 1996 the

Homeless/Mental Health Committee's report, "Service Recommendations for Persons Who Have a Mental Illness or are Dually Diagnosed and are Homeless in Cumberland County " recommended the immediate development of "low barrier" housing for persons with mental illness who have been homeless long term. Recognizing that for some people currently available housing options are inappropriate, the suggested housing would accommodate the specific needs of this group. While some units have been developed since the last Consolidated Plan for this population, more are needed and funding is harder to obtain for both bricks and mortar and ongoing services and state, federal and local budgets are more constrained.

Mentally Retarded Housing Needs

Deinstitutionalization has not only affected persons with mental illness. Persons with mental retardation are much more likely than in the past to choose living in the community in a variety of settings ranging from independent apartments to small fully staffed group homes. Small homes enable special needs populations with mental retardation, closed head injuries, dementia or other disabilities to live in more homelike settings compared to traditional institutions.

SPECIAL NEEDS HOUSING

Facility	Operator	Type	Population Served	Capacity
AIDS Lodging House	AIDS Lodging House	Apartments	AIDS/HIV	4
Peabody House	Frannie Peabody Center	Hospice	AIDS/HIV	6
Pharos House	Halfway House, Inc.	Corrections	Pre-Release Center	20
Oxford Street Shelter	City of Portland	Emergency Shelter	Single adults	140
Family Shelter 54 & 55 Chestnut St.	City of Portland	Emergency Shelter	Families w/children	45
The Bridge 247 Valley St	Ingraham, Inc.	Emergency/Transitional	Homeless Mentally Ill	12
Women's Shelter 87 Spring St	YWCA	Emergency	Homeless Women	16
Family Crisis Shelter		Emergency/Transitional	Victims of Domestic Violence	16
Lighthouse Shelter	Preble Street	Emergency	Homeless Youth	16
Fair Harbor Residence	YWCA	Homeless/Transitional	Adolescent Girls	6
Women's Residence	YWCA	Homeless/Transitional	Women	65
Women's Residence	YWCA	Supportive Living/Transitional	Women MH/Adult	8
Teen Parent Apartments (22 Park Ave.)	YWCA	Homeless/Transitional	Pregnant/Parenting Teens	7
102-104 Bell Street	PWNPC/City of Ptd. Soc. Servs.	Homeless/Transitional	Families w/children	4 families
Randall Place	Ingraham, Inc.	Homeless/Transitional	Mentally Ill w/Substance Abuse	12
MaineStay	Ingraham, Inc.	Homeless/Transitional	Mentally Ill Adolescents	12
My Choice	MAPS, Inc.	Homeless/Transitional	Pregnant Women	8
ROADS House (288 Eastern Prom)	Youth Alternatives, Inc.	Homeless/Transitional	Adolescent Boys	8
Youth Alternatives II (53 Brentwood)	Youth Alternatives, Inc.	Homeless/Transitional	Adolescent Boys	7
232 Brackett Street	N.New England VOA	Homeless/Transitional	Men	6
McAuley Residence (194 Spring St.)		Homeless/Transitional	Women w/or w/out children	6
Helen Ray House (275 State St.)	Ingraham, Inc.	Perm - Group Home	Mentally Ill	7
Shalom House (90 High St.)	Shalom House, Inc.	Apartments	Mentally Ill	10
124 Spring St.	Shalom House, Inc.	Permanent Housing	Mentally Ill	8
284 Congress St.	Shalom House, Inc.	Permanent Housing	Mentally Ill	5
154 Clark St.	Shalom House, Inc.	Permanent Housing	Mentally Ill	8
269 Vaughan St.	Shalom House, Inc.	Permanent Housing	Mentally Ill	6
37-39 O'Brion St.	Shalom House, Inc.	Permanent Housing	Mentally Ill	6
824 Stevens Ave.	Shalom House, Inc.	Permanent Housing - Apts.	Mentally Ill	20
42 Brackett St.	Shalom House, Inc.	Permanent Housing	Mentally Ill	13
Shalom Apts. (180 Auburn St.)	Shalom House, Inc.	Permanent Housing - Apts.	Mentally Ill	11
184 Auburn St.	Shalom House, Inc.	Transitional	Mentally Ill/Homeless	7
130 Park St.	Shalom House, Inc.	Permanent Housing	Mentally Ill	8
36 Vesper St.	Shalom House, Inc.	Transitional	Mentally Ill/Homeless	5
1476 Forest Ave.	Shalom House, Inc. – Lease	Transitional	Mentally Ill	5
1470 Forest Ave.	Shalom House, Inc. – Lease	Permanent Housing	Mentally Ill	4
Supported Community Apartments	Shalom House, Inc.	Permanent Housing - Apts.	Mentally Ill	40
Bridge Rental Assistance Program	Shalom House, Inc.	Perm - Scattered Site Apts.	Mentally Ill - vouchers till Clients get Sec. 8	114-144 varies

HAVEN - HOPWA	Frannie Peabody Center	Perm - Scattered Site Apts.	HIV/AIDS	20-25
205 Ludlow St.	Group Mainstream	Perm - Waiver	MR Adult	6
81 Rowe Ave.	Group Mainstream	Perm - Waiver	MR Adult	3
50 Westminster Ave.	Group Mainstream	Perm - Waiver	MR Adult	2
52 Westminster Ave.	Group Mainstream	Perm - Waiver	MR Adult	2
408 A Brighton Ave.	Group Mainstream	Perm - Waiver	MR Adult	2
408 B Brighton Ave.	Group Mainstream	Perm - Waiver	MR Adult	4
Wall St.	PSL Services	Permanent Housing/Apts.	Mentally Ill	10
Lafayette A	PSL Services	Permanent Housing/Apts.	MR/MH	2
Lafayette B	PSL Services	Permanent Housing/Apts.	MR/other conditions	1
43 Bailey Ave.	PSL Services	Perm - Foster Home	MR Adult	2
64 Gray St.	PSL Services	Perm - Supported Living Units	MR Adult	6
841 Congress St.	PSL Services	Perm - Supported Living Units	MR Adult	6
38 Irving St.	Lutheran's Social Services	Perm - Foster Home	MR Adult	3
40 Irving St.	Lutheran's Social Services	Perm - Foster Home	MR Adult	3
638 Congress St.	Lutheran's Social Services	Perm - Foster Home	MR Adult	1
10 Candlewick St.	Spurwink	Permanent	MR/Autism Adult	3
22 Wayside Drive	Spurwink	Perm - Waiver Foster Home	MR Adult	4
388 Woodfords St.	Spurwink	Perm - Waiver Foster Home	MR Adult	4
1008 Washington Ave.	Port Resources	Perm - Waiver	MR Adult	4
688 Washington Ave.	Port Resources	Perm - Waiver	MR Adult	3
690 Washington Ave.	Port Resources	Perm - Waiver	MR Adult	3
70 Emery St.	Port Resources	Perm - Waiver	MR Adult	4
72 Emery St.	Port Resources	Perm - Waiver	MR Adult	4
271 Woodfords St.	Port Resources	Perm - Waiver	MR Adult	4
42 Maggie Lane	Port Resources	Perm - Waiver	MR Adult	2
44 Maggie Lane	Port Resources	Perm - Waiver	MR Adult	2
182 Whitney Ave.	Residential Resources	Perm - Waiver	MR Adult	2
78 Maine Ave.	Residential Resources	Perm - Waiver	MR Adult	1
57 Leisure Lane	Residential Resources	Perm - Waiver	MR Adult	3
90 Atlantic St.	CASA	Perm - Waiver	MR Adult	3
55 Pinecrest Road	CASA	Perm - Supported Living	MR/MH Adult	2
27-29 Wall Street	CASA	Perm - Supported Living	MR/MH Adult	3
87 Regan Lane	CASA	Perm - Waiver	MR Adult	2
1484 Washington Ave.	Mary Folsom	Perm - Waiver	MR Adult	4
37 Capisic St.	Eunice Fry Home Foundation	Perm - Private Pay	Elderly	16
Fallbrook Woods (32 Merrymeeting Dr.)		Perm - Private Pay	Elderly/Alzheimers/Dementia	56
Ingraham House (79 High St)	Goodwill Industries	Permanent	MR Adult	7
Lincoln St. Group Home (18 Lincoln St.)	Maine Res. Devel. Corp.	Perm - Boarding Home	Blind/MR Adult	8
The IRIS Network	The IRIS Network	Handicapped/injured	Blind/MR	16
Ptld. Ctr. for Asst. Living (68 Devonshire St.)		Perm - Private Pay	all ages assisted living	125
Seaside Nursing & Retirement Home (850 Baxter Boulevard)		Perm - Private Pay	Elderly/Mentally Ill/MR	30
Seventy Five State Street		Permanent	Elderly - 118 Residential, 52 Independent Living	170

Caron St. House (26 Caron St.)	Goodwill Industries	Perm - Boarding Home	Mentally Ill/MR/Other Conditions	4
Georgia St. Residence	Goodwill Industries	Perm - Boarding Home	Traumatic Brain Injury	6
Larracey Foster Home (26 Marion St.)		Perm - Foster Home	MR Adult	1
Long Foster Home (310 Presumpscot St.)		Perm - Foster Home	Mentally Ill/MR	4
McGovern Foster Home (246 Auburn Terr.)		Perm - Foster Home	MR/Other Conditions	1
Newton St. (137 Newton St.)	Goodwill Industries	Transitional	Traumatic Brain Injury	6
Portland Supported Living	Goodwill Industries	Perm – Supported Living	MR/DD Adult	
Brackett St. Residence	Goodwill Industries	Perm – Supported Living	MR/MH Adult	
Washington Ave.	Goodwill Industries	Perm – Waiver	MR/DD Adult	
Lafayette Apts.	Goodwill Industries	Perm – Waiver	MR/DD Adult	
Grace House		Transistional	Substance Abuse/Women w/children	7-9
	Milestone (India St.)	Milestone, Inc.	Detox/Transitional/Emergency	Substance Abuse adults
	58			
Recovery Center	Mercy Hospital	Detox/Transitional	Substance Abuse Adults	19
Serenity House	Serenity House, Inc.	Transitional	Substance Abuse Men	33
Salvation Army	Salvation Army	Transitional	Substance Abuse Adults	48
Brick House		Transitional	Substance Abuse Adults	6-23
Evodia House (79 Allen Ave.)	DHRS	Transitional	Substance Abuse/Women	13

Table 1B Special Needs of the Non-Homeless			
Sub-Populations	Priority Need High, Medium, Low, No Such Need	Estimated Priority Units	Estimated Dollars to Address
Elderly	Medium	300	Not available
Frail Elderly	Medium	200	Not available
Severe Mental Illness	High	400	Not available
Developmentally Disabled	Medium	70	Not available
Physically Disabled	Low	100	Not available
Persons w/ Alcohol/Other Drug Addictions	High	400	Not available
Persons w/ HIV/AIDS	High	100	Not available
Other (Specify)			
Total		1,570	

Supportive service needs for non-homeless special needs populations vary widely within subpopulations from those who need periodic case management off site to 24 hour a day staffed group homes. Quantifying this need is extremely difficult. Throughout the Consolidated Planning Process service providers for all of these populations cited the need for supported housing and a range of types of supported housing. Sometimes that need may be very minimal; an elderly homeowner may only need help with minor home repairs/maintenance to remain in their home. Alternatively, an elderly person may need in-home nursing and homemaker care (meal preparation, cleaning, personal care) to maintain independence. Both the elderly and frail elderly prioritize maintaining their independence for as long as possible.

Costs of these services can not be accurately be estimated and are therefore not included. However, to give an idea of the magnitude of potential costs, the cost of several housing supports for persons with mental illness is included below. Most significantly, reduced State funding for services and anticipated reductions in several Federal programs mean that meeting these housing needs is unlikely.

Developmentally disabled – insufficient state funding to meet demand is expected to continue over the next five years. Currently there are approximately 70 individuals awaiting residential services and/or supported housing including subsidized and congregate. (BDS).

Severe Mental Illness – Persons with chronic and persistent mental illness (CPMI) need a range of supports to maintain independent group living in the community. Of the 400 persons estimated to be in need of supports, 100 would need fully staffed housing at a cost of \$90,000 - \$100,000/year per person or \$9 to \$10 million. 200 of these persons are estimated to need housing with staff on site at a cost of about \$10,000 per person per year or \$2 million. Finally 100 are estimated to be able to live independently, but need case management at a cost of about \$5,000 per person per year or \$500,000.

Alcohol and other Substance Abuse Addictions – Currently there are not enough slots for people who wish to enter detox and we do not have sufficient capacity to serve the larger numbers of people in need of substance abuse treatment. Waiting lists for post detox supported housing are long, and there is a need for safe and sober interim housing for people waiting to get into the next level of substance abuse treatment housing. Providers cite the lack of alcohol and drug free housing options in the city as a major barrier to long term recovery.

Economic Development

Economic Needs and Conditions

Overview

By most measures, the Maine and national economies expanded in 2003. The Maine economic outlook calls for modest improvement in 2004, then further improvement in 2005 through 2007 as the national economy regains its stride. Labor market trends in Maine have largely followed a similar course to national trends for many years. Employment opportunities will be concentrated in the service-producing sector of the economy. Health services, business services, social services, and retail trade are expected to create about two-thirds of all new jobs. This trend is evident as the manufacturing sector continues to decline. Lost manufacturing jobs provided some of the best wages and benefit packages in the state. The service-sector positions replacing them pay much less, often for part-time work with no benefits

Unemployment

Maine's average unemployment rate at the end of 2003 was 4.9%, up from 4.5% in the previous year, but still below the national rate of 5.4%. The Portland MSA continued to post a lower unemployment rate, 2.6%, well below the state and national averages. It remained unchanged six months into 2004, while the state dropped down to 4.0% and the national average climbed to 5.8%.

The steady erosion of Maine's manufacturing jobs has accelerated in recent years. Manufacturing took the biggest hit in 2003, losing 4,200 jobs. In 2003, the annual average manufacturing job count was 63,900, a 46% decline over a 35 year span. In fact, between 2002 and 2003, Maine's 6.2% manufacturing job loss was 4th worst in the nation. By June 2004, the number was down to 61,000. To date, Maine has lost some 19,000 manufacturing jobs over the past four years, the nation's highest rate of production job losses.

New Business Starts

The rate at which new businesses are starting in Maine is declining. In 2002, they declined by 5%. Specifically, 4,428 new businesses started in Maine, 236 fewer businesses than were started in 2001. Across New England during the same period, there was a 5% increase in new business starts. (These numbers take into account businesses with at least one employee other than the owner.)

In order to stimulate new business start-ups as well as assist existing small businesses, in 1998 the City of Portland's Economic Development Division created the Resource Hub. The Hub is a one-stop business assistance center designed to serve as an entry point for entrepreneurs seeking to start a business and small businesses seeking to grow. Its storefront location on Congress Street had been chosen for its convenience, non-threatening environment easy accessibility to all, including Portland's minority and immigrant populations. Services offered at the Hub are state of the art computer technology for doing research and creating business plans, the most current business assistance publications, business seminars and workshops, and support from highly trained business counselors. Since its inception, the Hub has helped to launch 220 businesses and helped over 1800 individual clients from the City of Portland and throughout the region.

Household Income

The median household income from the 2000 census indicates that local, state and national levels have increased from 1990. However, at \$35,650 the City of Portland still lags behind Cumberland County at \$44,048 as well as Maine at \$37,240 and the nation as a whole, \$42,151. As in 1990, the numbers suggest that jobs in Portland in 2000 continued to pay below average wages. Maine incomes also did not fair well when compared to neighboring New England states of New Hampshire and Vermont. According to recently released census data, in a comparison of median incomes during the periods of 1998-2000 versus 2001-2003, Maine's incomes have fallen (\$39,815 to \$37,619), while in Vermont they've increased (\$40,908 to \$43,527) and in New Hampshire they're risen sharply (\$48,029 to \$55,166).

Livable Wages

The Maine Center for Economic Policy estimated livable wages in 2002 per household by family size in Maine and in the Portland MSA.

	Single Person	Single parent, 1 child	Single parent, 2 children	Two parents, (1 earner), 2 children	Two parents, (2 earners), 2 children
Statewide Average	\$8.77/hour \$18,241/year	\$13.94/hour \$28,995/year	\$17.05/hour \$35,464/year	\$12.75/hour \$26,520/year	(2 x) \$10.81/hr \$44,969/year
Portland MSA	\$9.93/hour \$20,654/year	\$16.32/hour \$33,945/year	\$19.53/hour \$40,622/year	\$14.83/hour \$30,846/year	(2 x) \$12.05/hr \$50,128/year

The federal poverty level for a family of three is \$15,020, well below half of the estimated livable wage income of \$40,622 in the Portland MSA. A full-time minimum wage worker in Maine in 2002 earned \$5.75 per hour or \$11,960 per year. Factoring in the federal and state Earned Income Tax Credits and the child credit, for a parent with one child their income amounts to \$16,123, still far below the estimated livable wage of \$28,995. In Portland, where the livable wage is higher due to a greater cost of living, the disparity is even more extreme.

The Department of Labor occupational wage data for 2001 indicates a median wage for all occupations of \$11.93 per hour. According to the Maine Center for Economic Policy, this suggests that greater than half of the 592,000 positions represented in this survey of Maine employees earned \$11.93 per hour or less, and half earned more. Consequently, more than 50% of all Maine workers earned less than \$13.94 per hour, the average Maine livable wage for a family of two as calculated from 2002 basic needs budgets.

The professions in Maine that would have been earning less than \$13.94 per hour would have included workers in state and municipal government, health, education, social services and the retail sector, among others. These numbers are not likely to have changed substantially in 2004. According to the Maine Economic Growth Council's annual Measures of Growth report, the percentage of Maine jobs paying a livable wage has not increased since the Council began measuring in 1999.

Market Conditions

Real Estate Development

Portland's downtown core centered in and around Congress Street has seen improvement from the late 1990s. Although the 5% vacancy rate has increased slightly from 1999 levels, property valuations have also increased. To strengthen the economic health and vibrancy of this area, the City is encouraging the conversion of vacant upper floor space to residential and artist live/work space.

Bayside is a 110 acre area of Portland that has long been underutilized. Although it borders the downtown and residential neighborhoods, its predominant uses are junk yards, parking lots and warehouses. The city is encouraging Bayside's redevelopment into a mixed use urban area with offices, retail and housing. There are a number of projects that the city is undertaking to spark development: underway are plans to remove the junk yards, through eminent domain if necessary; an RFP was sent out in early August seeking proposals to construct an office building and housing on a city-owned parcel adjacent to I-295; and plans are in place to construct a municipal parking garage to accommodate the parking needs of new office and residential space.

Vacancy Rates

The Greater Portland office market remained comparatively stable over the past year and is among the healthiest and most secure in New England and the nation. The overall vacancy rate for office space, which includes subleased space, in Greater Portland at the end of 2003 showed an increase of more than 5% over the previous year. 2003 marked the third straight year of overall vacancy increases and was 3.5 times the vacancy rate for 2000. A combination of the recession and the addition of new office market square footage were responsible for the higher rates over the last few years. Despite the rise in vacancy in Portland, these rates are viewed as desirable when compared to other areas in the northeast and the country as a whole. National averages of office vacancy rates hovered at 16.8% overall and 14.5% downtown, compared to Greater Portland at 6.32% overall and 8.6% downtown.

As Maine continues to lose manufacturing, the inventory of outdated industrial properties has been increasing. Light manufacturing, distribution and sales/service have become the backbone of the industrial market and are expected to continue. These types of businesses are moving into the large industrial buildings that used to house one manufacturer, turning them into multi-tenanted facilities.

Economic Development Strategy

The City of Portland, through the Department of Planning and Development, supports an Economic Development Division which is dedicated to fostering a vibrant and healthy economic climate for the benefit of all those who live, work, and conduct business in the City. The department constantly strives to maintain and grow a strong and diversified tax base, to support an active and revitalized city and to create employment opportunities.

The Economic Development Division derives its mission and actions from the following general economic development goals, some of which were identified in the "*Portland Industry and Commerce Plan*".

Strengthen and diversify the economic base of the community

- Create a variety of job opportunities for the full spectrum of the labor pool, which are appropriate to our current and potential skills, and provide good pay and benefits.
- Increase the number of jobs that pay a living wage.
- Strengthen and diversify the tax base.
- Reduce vulnerability to recession and industry trends.

Improve the quality of life

- Recognize that jobs and prosperity improve the standard of living for residents.
- Preserve, protect and strengthen neighborhoods.
- Reduce tax burden on residential property owners.
- Make Portland attractive to new residents and businesses.

Target specific opportunities

- Maximize connection to Boston and the Maritime Provinces.
- Capitalize on location/telecommunications/transportation infrastructure, port, highway, airport, etc.
- Foster Micro-enterprise development through the Resource Hub and its partners.

Create financial incentives

- Be creative, responsive and work hard to retain existing businesses.
- Enhance the City's ability to attract economic development.
- Garner resources from federal, state and private sources.

Improve education and training for higher levels of job skills

- Enhance higher education and research and development opportunities.

Enhance the linkages between job training and placement and job creation and retention

- Identify existing job training and employment services.
- Develop a comprehensive strategy to link the needs of business and industry with training resources.

Strengthen and diversify the City's central business district

Strengthen Portland's infrastructure to promote economic development

Bayside

A current major economic development initiative is the redevelopment of Bayside, the last and largest land resource on the Portland Peninsula. Much of this 110 acre area, which is located between downtown and Interstate 295, has an industrial heritage but over the years has generally become vacant and underutilized. Guided by a community created master plan for Bayside – “A New Vision for Bayside” – the City is focused on turning this area of parking lots, warehouses, junk yards and brownfields into a vibrant urban mixed use district with offices, retail, housing and community resources, along with a strong pedestrian orientation.

Business Attraction

The Economic Development Division continues its business attraction initiative with a focus on the technology industry to position Portland, the region and Maine as the place for technology businesses to grow and prosper. This industry can become a major driving force in our local, regional and state economy, which brings with it quality jobs, quality wages and a diversified tax base, all of which can enhance the quality of life for everyone.

As Portland continues to be an attractive location for the information technology industry, the Economic Development Division is also developing a strategy for expanding Portland's small but existing biotech/biomedical cluster. This particular section of the technology industry is growing and has a capacity for spinning off new companies with breakthroughs that result from research and development. This biotechnology initiative would focus on helping local companies expand while attracting new companies to the area – some of which we expect would be located in Bayside due to its proximity to the downtown, the Gulf of Maine Marine Research Institute and the University of Southern Maine.

Financial Programs

Within the Economic Development Division, there exists a not for profit local economic development corporation called the Downtown Portland Corporation (DPC), with powers and responsibilities established by state law. The mission of the DPC is to “promote economic growth by combining public and private community resources and initiatives which, together, help drive development and position Portland and its downtown for success.” The DPC assists investment through the provision of financial resources including gap loan programs, public infrastructure grants and tax increment financing application review. Since 1991, the DPC’s financial programs have assisted more than 100 Portland businesses with over \$5.5 Million in financial assistance. Included in the Tax Increment Financing incentive program, the DPC has stimulated over \$121 million in new investment and created or retained more than 5,300 jobs for Portland. In the loan portfolio alone, every \$1.00 of City funds invested was leveraged with nearly \$9.50 in private capital – capital that would not have been available were it not for the DPC’s participation.

From its inception in 1991 until 1996, the DPC focused solely on the City’s downtown district. In 1996, due to the success that the DPC had spurred in Portland’s downtown, combined with the economic realities of business development on a citywide level, the City Council expanded the corporation’s focus to include all of Portland. While the DPC programs now have a citywide reach, the central business district and downtown remain a priority area. The operating budget for the DPC is funded, in part, by repayment of an Urban Development Action Grant, and, in part, from the City’s annual operating budget.

Business Development

The Economic Development Division has also added business development assistance to the services it offers with the opening of the Resource Hub in 1998. The focus of the Resource Hub is to provide one-stop business development services to existing businesses and entrepreneurs with a special focus on micro-enterprises (businesses with 5 or fewer employees). Since its opening, the Resource Hub has assisted more than 2,100 clients, of which approximately one fourth of the clientele are people of color and a majority is women. The basic goals of the Resource Hub are as follows:

- To establish an outreach program to connect with the community’s People of Color, which have historically been less likely to seek or receive economic development assistance from traditional economic development agencies.
- To assist small business start-ups with business planning and development.
- To provide business expansion assistance to existing businesses.
- To provide technology and information awareness to clients.
- To provide workshops and seminars on business topics, opportunities, and trends to clients.
- To provide an opportunity for coordination among regional service providers that is client based.

Downtown Revitalization

In the heart of the downtown is a section known as the Arts District, with its central corridor being Congress Street, downtown’s main thoroughfare. The current challenges in this area are a number of storefront and upper floor vacancies, empty streets after 5:00 pm and the perception of the District being unwelcoming and even, at times, unsafe. Revitalization strategies are being developed and some are already moving into implementation. Among these strategies is bringing more housing to Congress Street through conversions of vacant upper floor offices into artist live/work space (creating hybrid buildings—1st floor retail, 2nd and 3rd floors for offices and residential on remaining upper floors);

enhancing the streetscape with functionally and aesthetically upgraded pedestrian amenities such as bus shelters, trash containers and landscaping as well as improved urban open spaces; and more effective signage directing visitors to arts venues, parking garages, theaters and other important uses in the District. All of these efforts, along with programmed events being undertaken by local organizations, will serve to enhance this downtown area and help to attract new business activity to fill vacant commercial spaces.

Lead Based Paint

The control and elimination of lead-based paint hazards is a critical focus of the City of Portland's housing programs. Lead based paint in housing remains a challenging environmental health issue for children, particularly very young children living in older housing. The City of Portland is committed to eliminating lead poisoning in children and is actively engaged in lead hazard control work in all its housing programs.

Lead Based Paint Needs Assessment

Lead Poisoning in Children

Young children are susceptible to lead poisoning, with children under the age of two, particularly those living in older housing, the most vulnerable. These children have more hand-to-mouth contact, absorb lead at a faster rate, and have developing nervous systems readily damaged by lead. Often, symptoms of lead poisoning are not apparent until irreversible nervous system damage occurs. The effects, which may include delayed speech development, Attention Deficit Disorder (ADD), behavioral problems, and learning disabilities may not be known until the child enters school. Although damage to the neurological system is irreversible, medical intervention can remove lead from the body, preventing further damage.

Nationally, 11% of children have blood lead levels exceeding the Center for Disease Control (CDC) "level of concern" of 10 micrograms per deciliter (10 ug/dl). The level of concern is the point when medical intervention is warranted. This national percentage rate has remained constant for the past decade. The 2002-2003 blood lead level screening of 865 children in Portland conducted by the City's Public Health Department in conjunction with area physicians found 51 (5.9%) had blood lead levels at or above 10 ug/dl. Less than 10 of these children had levels above 20ug/dl, the CDC "poison level" for lead. The 2002/2003 result represents a significant reduction from the 183/891 (21%) elevated levels (above 10ug/dl) found in 1997.

The City's 2002-2003 screenings indicate the rate of elevated blood lead levels in Portland's children at below the national average. The screening results also indicate that lead poisoning in Portland's children is a health issue requiring continued hazard control, abatement, screening, and medical care efforts. We're pleased with our progress and will continue our effort to eliminate lead poisoning in children with the decade.

Lead Paint and Portland's Housing Stock

The lead content in paint was reduced in 1950, but not completely banned until 1978. The State of Maine has the seventh oldest housing stock in the nation with 36% of the existing housing stock in 2000 built before 1950. Portland's housing stock is older than the Maine average with 59% of total

housing units built prior to 1950. In some of our older neighborhoods on the peninsula where there has been limited new construction, this percentage ranges up to 70 or 80% of the housing stock.

The City has targeted the peninsula area (census tracts 1-13: East End, East and West Bayside, Parkside, Valley Street and parts of the West End) for special attention concerning lead hazards. This area contains the highest concentrations of older housing and low/moderate-income households. Fortunately, the presence of lead paint doesn't necessarily constitute a lead paint hazard. Many properties over the years have installed "replacement windows" removing the lead paint friction that is a primary source of lead dust in the environment. Further, overall property maintenance conditions in Portland have improved over the past decade, including paint surface conditions. While this represents a positive situation for the community as a whole, individual properties remain in poor condition and a breeding ground for lead poisoning.

While exposure to lead comes from soil, water, hobbies, and certain occupations, for a child an estimated 80% of lead exposure originates from lead based paint in their homes. Children are at great risk when renovations take place within the home when lead dust, loose paint or paint chips are generated. Recent data from the State's Bureau of Health indicates that 57% of lead poisoned children cases originate from a home renovation project.

Staffing and Budgetary Needs

The City of Portland has been fortunate to receive four Lead-based Paint Hazard Control grants spanning the period from 1997 to 2004. The City's most recent \$1.5 renewal grant will encompass the period from late 2004 through September 2007.

HUD regulations require all federal assisted housing to undergo a lead hazard evaluation and reduction plan. These regulations, initiated in September 2000 have required changes in the City's housing programs. Every housing rehabilitation and homeownership project must be assessed for lead hazards and risks. Housing rehabilitation staff is trained in lead hazard control, risk assessment and testing and are continuously educating our program clients.

The Lead-based Paint Hazard Control grant has proven to be an exceptional resource for our housing programs. Without the grant program significant portions of our "standard" housing rehabilitation funds would be diverted to lead hazard control activities.

Lead Based Paint Strategy

Public Health Program

The City of Portland's Public Health Department has been performing blood lead screening on children since 1992 through the Childhood Lead Poisoning Prevention Program, now called the Healthy Homes Program. The program is funded by a federal grant promoting maternal and child health. The grant passes through the State of Maine Bureau of Health, Environmental Health Unit. Currently, two staff positions are assigned to the program. A Public Health Nurse is funded by the Maternal & Child Health grant and a Human Services Specialist funded by the HUD Lead Hazard Control Grant.

The Healthy Homes program provides case management services to families with children suffering from lead poisoning as well as educational materials to both parents and the general public. The program works closely with the Division of Housing and Neighborhood Services providing assistance to the Lead Hazard Control Program with tenant relocation, child screening and public education.

Since its inception, the Healthy Homes program has diligently worked with physicians and health care providers to increase the screening rate for at-risk children. When a child is found to have an elevated blood lead level Public Health and Housing & Neighborhood Services will contact the property owner. If the property and family is qualified the Lead Hazard Control program will initiate lead hazard control activity at the property to reduce the child's expose. The Healthy Homes program will continue its efforts to screen children for blood lead levels.

HUD Lead Hazard Control Grants

The City of Portland has been awarded four Lead-Based Paint Hazard Control Grants from HUD totaling \$5.6 million. Lead hazard control work has been completed at 284 housing units. The current grant for the period November 2004 through September 2007 will be used to complete work at 80 units

Grant #1	1995	\$1.4 million	102 units completed
Grant #2	1998	\$1.4 million	99 units completed
Grant #3	2001	\$1.3 million	83 units completed
Grant #4	2004	\$1.5 million	80 unit goal projected

A Project Assistant is specifically hired to manage the Lead-Based Paint Hazard Control grant program. The HNS Division Director, Loan Officer, two Housing Rehabilitation Specialists and the Public Health Division provide additional staffing.

Per unit costs for the program are acknowledged to be extremely expensive. The program leases two relocation units and two storage units as temporary housing and furniture storage while a family is having their home treated. The work itself is very costly due to high insurance costs and limited contractor competition. Further, the grant is utilized for activities beyond lead hazard control including lead screening of young children, public education, abatement worker training and the costly testing, project design and re-testing of each unit.

Housing Strategy

The City of Portland's housing strategy utilizing CDBG and HOME program funds incorporates three basic activities: home ownership; housing rehabilitation; and the construction of new rental housing.

Home Ownership

For our homeownership activities the City utilizes two programs – HomePort funded by HOME program funds and New Neighbors funded by the Maine State Housing Authority (MSHA).

The New Neighbors Program

The New Neighbors Program has been in existence since the fall of 1996. The program's purpose is to allow low to moderate-income people to purchase and improve housing ranging from single-family homes to four-unit buildings. All homes or buildings purchased through the New Neighbors Program are required to be owner occupied. In addition, there is a City mandate that all multi-family properties purchased through the New Neighbors Program are brought up to code and inspected by the City's Fire and Building Inspectors. Property improvements made as a result of this mandate increase the overall quality of the City's housing stock and benefit the property owner, tenants, and the neighborhood. Since its inception 249 properties have been purchased through the New Neighbors Program.

In conjunction with the New Neighbors program the City can provide closing cost assistance to income eligible buyers. The closing cost assistance loan is funded with federal funds making the project subject to a lead hazard evaluation and reduction plan. The increased cost associated with lead hazard reduction may deter buyers from participating in the New Neighbors program because they may not be able to finance the added debt. In addition, lead hazard control work may result in a loan to value ratio in excess of 100% placing the buyer and their lender in a difficult position.

Experience over the past few years demonstrates that most New Neighbors program participants do not utilize the City's closing cost assistance or rehabilitation program. This may be to avoid the complexity of undergoing and paying for lead hazard control. Housing staff encourages New Neighbors participants to utilize the Lead Hazard Control program whenever a good project "fit" can be made.

HomePort Program

The HomePort program utilizes HUD/HOME funds providing "soft-second" mortgages to first-time homebuyers purchasing a single-family or condominium home. Appropriate inspections, paint stabilization and clearance testing is performed on all pre-1978 properties consistent with 24 CFR Part 35, Subpart K. Experience over the past four years demonstrates the new lead regulations have not discouraged program participation. Whenever applicable program staff encourages participants to access the Lead Hazard Control program prior to occupancy.

Housing Rehabilitation

Portland uses both HOME and CDBG funds for our housing rehabilitation program. The CDBG funds are derived from loan repayments from prior year projects and locally termed the Housing Development Fund (HDF).

Owner Occupied Housing Rehabilitation

The vast majority of all rehabilitation projects occur at single-family or 1-4 unit owner occupied properties. Each project must comply with the standards of 24 CFR Part 35 Subpart J, except when qualified as an exemption under Part 35.115 (1-13) of HUD's Lead-based Paint Regulation. Because Portland has had a Lead-based Paint Hazard Control program, qualified rehab projects with significant lead hazards frequently access both programs. If the City did not have the special lead grant it is likely we'd be completing fewer rehabilitation projects and devoting more of our standard rehab funds to lead hazard control.

Investor Owner Multi-Family Rehabilitation

During the past four years and for the foreseeable future the Housing Program Office has seen little interest from investor owners participating in the rehabilitation program. We've concluded this is due to two reasons: 1) a robust rental market with low vacancy rates and escalating rents provides no incentive for property owners to accept rent and tenant income restrictions; 2) fear of the costs and challenges of lead paint requirements. Almost all recent multi-family projects involve non-profit housing providers. These owners typically have rent and income restrictions on the developments and pay careful attention to their mission to provide safe, healthful housing. They welcome the opportunity to ensure their properties are lead-safe.

New Construction Rental Housing

During the past five years the City of Portland has actively engaged in the development of new rental housing. We've supported the creation of 213 new units, 58 new units are currently under construction and an additional 124 units are planned for construction in the coming year. The City uses both HOME and HDF funds for these projects. In terms of lead safe housing and neighborhoods this new construction serves three purposes. First, it creates new, lead safe units and adds to the housing options available for the City's lower income residents. Secondly, many of these projects are located on vacant in-fill sites in the City's oldest neighborhoods. Many of these sites contain lead contaminated soils. The new projects require soil remediation, leading to the clean up of contaminated sites and overall neighborhood improvement. Thirdly, the new lead-safe housing creates incentives for owners of older properties to remove lead hazards from their properties to remain competitive in the market.

Other Steps

The City's Rehabilitation Specialists and Public Health Human Services Specialist have been trained and certified in lead-based paint inspections. Utilizing Lead Hazard Control Program funds the City has trained painters, general contractors, carpenters and abatement workers in lead hazard control requirements and techniques. The City regularly holds outreach and education sessions with parent groups, neighborhood organizations and property owners to educate about the hazards of lead based paint and strategies to prevent lead poisoning.

Portland Housing Authority

The mission of the Portland Housing Authority (PHA) is two-fold. First, the mission is to provide decent, safe and affordable housing for low-income families, individuals and senior citizens. Second, the mission is to empower and assist residents to improve their quality of life, and where possible, break the cycle of poverty and achieve self-sufficiency.

PHA strives to achieve its mission through the operation and management of its public housing, the administration of the Section 8 Housing Choice Voucher Program throughout the Greater Portland area, and the provision of resident services programs.

Public Housing

The Portland Housing Authority (PHA) owns, maintains, and operates 12 conventional public housing developments scattered throughout the City of Portland. These developments possess widely different characteristics, range in age from 11 to 58 years, and in size from one to 200 units. The developments contain a total of 1005 dwelling units of which 991 are available for occupancy and 14 are currently used for non-residential purposes, such as space for human service programs. There are 439 elderly/disabled apartments in four developments, and 552 apartments for low-income families in nine developments.

The occupancy rate in PHA's public housing units is extremely high, 99% to 100%. With 1,121 households currently on the waiting list, we anticipate it will remain high. PHA anticipates that 125 units (13%) will turnover in the next fiscal year.

The following is an inventory and description of these developments. (F) indicates family units, and (E) indicates elderly/disabled units:

<u>HUD Designation</u>	<u>Name</u>	<u>EIOP</u>	<u># of Dwelling Units*</u>
ME3-1	Sagamore Village	09-30-65	20(E) 178(F)
ME3-2	Kennedy Park	03-30-65	44 (F)
ME3-3	Bayside Terrace	06-30-66	23 (F)
ME3-4	Franklin Towers	09-30-69	200 (E)
ME3-5	Bayside East	03-31-72	98 (F)
ME3-6	Harbor Terrace	12-31-71	119 (E)
ME3-8	Riverton Park	09-30-72	141 (F)
ME3-9	Washington Gardens	09-30-73	100 (E)
ME3-10	Front Street	12-31-71	50 (F)
ME3-11	Dermot Court	06-30-71	4 (F)
ME3-16	Peninsula Housing	01-31-94	13 (F)
ME3-17	Liberty Square	02-27-94	1 (F)*

*Number of units available for occupancy

Residential Developments

Sagamore Village (ME3-1) is a 200-unit family/elderly development located on the outskirts of the city in Portland's Nason's Corner neighborhood. It is situated in a predominantly suburban area interspersed by highway-oriented commercial districts. Originally built in 1941 to house wartime workers in the shipyards, it was acquired through the Lannum Act by the Portland Housing Authority in 1943. It is composed of 90 two-story duplexes and one community building arranged on five city streets around a large multi-purpose athletic field. The development is 90 percent family and 10 percent elderly, with 19 one-bedroom units, 128 two-bedroom units, 41 three-bedroom units and 10 four-bedroom units. The development contains 11 wheelchair accessible units. Currently, there are 198 units available for occupancy. The PROP Peer Leader Program and the University of Southern Maine nurses station occupy two former dwelling units. The tenants have organized an active gardening program. The large community building contains a PROP Headstart Center, a kitchen, community room and the property manager's office.

Kennedy Park (ME3-2) is a 46-unit family development located in close proximity to the downtown area in Portland's East Bayside neighborhood. It is situated in a predominately low-income urban area with some commercial/industrial uses nearby. It is composed of ten two-story buildings loosely clustered around a central parking area and community center. It contains 14 three-bedroom units, 27 four-bedroom units, 3 five-bedroom units, and 2 six-bedroom units. Currently, 44 units are available to be occupied. A PHA operated education center, and the Girl Scouts are housed in two former dwelling units. Kennedy Park shares a community building with Bayside East and Bayside Terrace, the family developments located adjacent to Kennedy Park. The community center houses a PROP Headstart Program. Kennedy Park also has the Bike Shop program that teaches PHA youth to repair and ride bicycles.

Bayside Terrace (ME3-3) is a 24-unit family development located adjacent to Kennedy Park in close proximity to the downtown area in Portland's East Bayside neighborhood. It is situated in a predominantly low-income residential area with some commercial/ industrial uses nearby. It is composed of five two-story row houses around a central parking area. It contains nine two-bedroom

units and 15 three-bedroom units. Currently, 23 units are available for occupancy. One former three-bedroom unit houses the property manager's. It shares a community building with Bayside East.

Franklin Towers (ME3-4) is a 200-unit elderly/disabled development located on Cumberland Avenue adjacent to Portland's central business district. Franklin Tower is a 16-story concrete and steel high-rise with two elevators, a large community room with kitchen facilities, a tenant store, a nurses station and other human service office space. It contains 30 efficiency units, 150 one-bedroom units and 20 two-bedroom units, including 10 handicapped units. There are 50 parking spaces located behind the high rise.

Bayside East (ME3-5) is a 98-unit family development is located adjacent to Kennedy Park and Bayside Terrace in close proximity to the downtown in Portland's Easy Bayside neighborhood. It is situated in a predominantly low-income residential area with some commercial/ industrial uses nearby. It is composed of 12 two-story row houses and four three-story buildings with ten units each arranged around several community parking areas. It contains 52 two-bedroom units, 35 three-bedroom units, and 11 four-bedroom units. Four of the units are handicapped accessible. Bayside East shares a community building Kennedy Park and Bayside Terrace.

Harbor Terrace (ME3-6) is a 119-unit elderly/disabled development located on the periphery of the city center in Portland's West End neighborhood. It is situated in a predominantly residential area with some commercial uses nearby. It is an eight-story concrete and steel high-rise with two elevators. The building also houses a large community room, and two solariums lounges for its residents. Administrative offices for management and community service agencies are located on the ground floor. Harbor Terrace contains 26 efficiency units, 88 one-bedroom units and five two-bedroom units, including seven handicapped equipped units.

Riverton Park (ME3-8) is a 150-unit family development located on the outskirts of the city in Portland's Riverton neighborhood. It is situated in a predominantly residential area. It has 25 buildings located on six cul-de-sacs. It contains 21 two-bedroom units, 68 three-bedroom units, 26 four-bedroom units, 21 five-bedroom units, and 5 six-bedroom units. Seven of these units are handicapped accessible. One building houses the community center, maintenance shop and property manager's office. Currently, 141 units are available for occupancy. Nine former dwelling units are used to house the community policing sub-station, a Headstart Program, a PHA Study Center, the PROP Peer Leader Program and a laundry center.

Washington Gardens (ME3-9) is a 100-unit elderly/disabled development located on Washington Ave. in Portland's East Deering neighborhood. It is situated in a predominantly residential area with some commercial uses nearby. It is composed of 15 two-story garden style row houses and one single-story community building. It contains 60 efficiency units, 36 one-bedroom units, and four two-bedroom units, including four handicapped accessible units. The tenants have an active community gardening program.

Front Street (ME3-10) is a 50-unit family development located in close proximity to Washington Avenue in Portland's East Deering neighborhood. It is situated in a predominantly residential area with some commercial uses nearby. It is composed of 19 two-story row houses scattered over one and one-half city blocks. It contains 25 three-bedroom units, 18 four-bedroom units and seven five-bedroom units, including two handicapped units. There is a community building that houses the PROP Peer Leader Program and is used for various functions and meetings.

Dermot Court (ME3-11) is a four-unit family development located in Portland's West End neighborhood. It is situated in a predominantly residential area with some commercial uses nearby. It is composed of 2 two-story duplexes. Dermot Court is a dead-end city street. It contains 2 three-bedroom units and 2 four-bedroom units.

Peninsula Housing (ME3-16) Portland Housing Authority acquired these properties containing 13 units, in January 1994. Built in 1991, they consist of 3 building on scattered sites, two in Portland's East Bayside neighborhood and one in the City's West End neighborhood. 43 Hammond Street contains 4 three bedroom units. 155 Anderson Street contains 1 two bedroom unit and 5 three bedroom units. 81 Salem Street contains 3 three bedroom units.

Liberty Square (ME3-17) This is a two-bedroom two-story townhouse located at 37 Illsley Street in Portland's East Deering neighborhood. It was acquired and rehabilitated in September 1994.

Public Housing Waiting List as of February 1, 2005

Public Housing Waiting List (1/31/05) 1,121 (81% are extremely low incomes)

0 BR	24
1 BR	506
2 BR	380
3 BR	149
4 BR	47
5 BR	8
6 BR	7

Physical Needs of Public Housing Developments

Under the Authority's Comprehensive Grant Program, CGP, several of the Authority's developments will undergo various renovations in the next five years. These renovations will improve the livability, function and attractiveness of its property, including dwellings, community buildings, office and program space, exterior common areas and infrastructure. The Authority creates a five-year Action Plan outlining the specific physical improvements to be made. The Action Plan is updated every year as needed. The Authority also uses its CGP to respond to emergencies and to address unforeseen needs.

Due to its age, Sagamore Village is the site of PHA's most comprehensive capital program for renovations. Each year, using HUD Capital Program funding, approximately 15 dwelling units are vacated through attrition and then bid for total renovation. PHA has completed 3 phases of this capital program, a fourth phase is currently underway and the fifth phase is being planned.

As mentioned above, 14 former dwelling units are now used for non-residential purposes. The PHA will seek opportunities convert some of these units back to dwellings when appropriate and as funds become available. The goal is to make additional units available to house families and individuals on the waiting list. In some cases human service space may no longer be needed in a particular development. Also, planned renovations of community buildings may free up space for human services.

As long as funding remains available, the City of Portland will continue to use CDBG funds to improve streets, sidewalks, play areas and plant trees in and around PHA's public housing developments. This will improve the quality of life in public housing development as well as better integrate public housing with the larger community. Planned improvements are included in the Non-Housing Priority Community Development Needs section.

Public Housing Management Strategy

The management and operations of the Authority's developments have consistently met the high standards established by HUD. The Authority continues to be classified as a "High Performer". It will strive to maintain these high standards in the future. Furthermore, PHA recognizes the need to evaluate its management practices and resident programs to ensure its mission for public housing is being accomplished. In the next five years, PHA will identify and undertake initiatives and actions that will update, modify and improve its management strategy for public housing. For example, in the area of public safety, PHA will continue its aggressive lease enforcement and expand its working relationship with the Portland Police Department.

Currently, over half of the tenants in public housing are working families. The average income in our family developments is \$14,690. The Authority will continue its policy of encouraging mixed incomes in its family developments through its preference for working families, flat rents, employment training programs and income exclusions for new employees.

Resident Services

The provision of services to assist residents and empower them to improve the quality of their lives is large part of accomplishing the Authority's mission. The PHA's Division of Resident Services will continue to address the unique needs and challenges presented by the populations residing in public housing. For example, over 50% of the residents in PHA's family housing units are foreign born immigrant and refugees. They represent 20 different nationalities and speak over 40 different languages. Also, between 35% and 40% of residents in PHA's elderly housing are non-elderly disabled individuals. These special populations, as well as the youth, single mothers and senior citizens are assisted, either through direct PHA efforts or indirectly through service contracts with human service agencies in the community.

Examples of the direct services that PHA will continue to provide include; Study Centers, Family Investment Center, Family Self-Sufficiency Program. Examples of services provided through PHA's partnerships with community organizations and human service agencies include, Boys and Girls Club, Girl Scouts, Southern Maine Agency on Aging, PROP Head Start, PROP Peer Leader Program, Community Counseling, USM Health School of Nursing, the Bike Shop, Portland Adult Education, and the Institute for Practical Democracy.

Continuing education, job training, youth development, child care, parenting skill, health care and case management are common themes throughout the services being provided PHA residents.

HUD Housing Choice Voucher Program - HCV (Section 8)

Housing Choice Voucher Program

Number of Vouchers 1724 (includes 133 Project-Based Vouchers)
Current Est. Total Residents 4,100

Voucher Waiting Lists (1/31/05) 1,371 (100% very low income)*

0 BR 0
1 BR 753
2 BR 402
3 BR 165
4 BR 40
5 BR+ 11

***PHA closed the HCV waiting list in May 2004.**

Portland Housing Authority provides tenant based rental assistance to 1,724 households in the Greater Portland area under the HUD's Housing Choice Voucher Program (former known as the Section 8 Program). This number includes 133 Project Based Vouchers that PHA has committed to developers to assist with the development of new affordable housing. The Housing Choice Voucher Program generates approximately \$12.5 Million in Housing Assistance Payments to landlords and the local economy on an annual basis.

Portland Housing Authority also administers rental assistance for 465 elderly/disabled apartments in three Section 8 Moderate Rehab and New Construction developments under contract with private owners. These developments bring in an additional \$3.4 Million in Housing Assistance Payments to Portland.

On February 1, 2004, there were 1,371 households on the waiting list for the Housing Choice Voucher Program, including project-based developments. Small households needing one-bedroom apartments made up 753 or 55% of those on the waiting list. Families needing two-bedroom apartments made up 402 or 29% of those on the waiting list. PHA closed its tenant based voucher waiting list in May of 2004.

An important component to the PHA Housing Choice Voucher Program is homeownership. The Section 8 Homeownership Program allows eligible voucher holders to use their Housing Assistance Payments to pay monthly mortgage payments. To date, PHA has assisted 11 low income voucher holders to purchase their first home. Homeownership and the use of Housing Choice Vouchers for this purpose will remain a priority in the next five years. However, the raising cost of a single family homes in the Greater Portland area is an obstacle to success of this effort.

Bayside Neighborhood Revitalization

Portland CofC Housing Gaps Analysis Chart

Continuum of Care: Housing Gaps Analysis Chart				
		Current Inventory in 2004	Under Development in 2004	Unmet Need/Gap
Individuals				
Beds	Emergency Shelter	342	-	
	Transitional Housing	142	-	50
	Permanent Supportive Housing	269	61	80
	Total	753	61	130
Persons in Families With Children				
Beds	Emergency Shelter	101	-	
	Transitional Housing	96	-	
	Permanent Supportive Housing	56	29	20
	Total	253	29	20

Form HUD 40076 CoC-H

Portland CofC Homeless Population and Subpopulations Chart

Continuum of Care: Homeless Population and Subpopulations Chart				
Part 1: Homeless Populations	Sheltered		Unsheltered	Total
	Emergency	Transitional		
1. Homeless Individuals	240 (N)	132 (A)	8 (N)	380
2. Homeless Families with Children	28 (N)	23 (A)	0 (N)	51
2.a. Persons in Homeless Families with Children	76 (N)	81 (A)	0 (N)	157
Total (lines 1 + 2a)	316	213	8	534
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
1. Chronically Homeless	94 (N)			
2. Seriously Mentally Ill	154 (N)			
3. Chronic Substance Abuse	81 (N)			
4. Veterans	31 (N)			
5. Persons with HIV/AIDS	2 (N)			
6. Victims of Domestic Violence	54 (N)			
7. Youth	10 (N)			

Form HUD 40076 CoC-I

Section VII - Housing and Community Development Coordination

Coordination of Resources

Coordination between the City and non-profit assisted housing providers and the Portland Housing Authority occurs on an ongoing basis. The City's Housing and Neighborhood Services Director attends Portland Housing Authority Commissioner meetings as appropriate and can inform the City Council's Housing Committee of upcoming PHA applications, current activities and emerging trends. PHA commissioners are informed of ongoing or planned housing policies and new programs being developed by the City. PHA's Executive Director attends City Council Housing Committee meetings as appropriate and is available to answer questions and comment on City housing programs and initiatives. PHA presented its Five Year Agency Plan to the City's Housing Committee on February 8, 2005.

The City and PHA have a long history of cooperation in several areas including community policing, development of affordable housing, recreational activities for at-risk youth, the Family Self-Sufficiency Program, Family Investment Center and applications to HUD for Section 8 certificates and vouchers for families, homeless and disabled persons. In addition, PHA is represented on the City Manager's Policy Advisory Committee.

City staff from the Health and Human Services Department coordinate with other members of the Emergency Shelter Assessment Committee and the United Way of Greater Portland to develop the Continuum of Care, respond to the McKinney NOFA and monitor shelter bed usage for single adults, adolescents and families. ESAC members include shelter providers for singles, adolescents, mentally ill, women, families with children and victims of domestic violence, supported housing providers, mental health service providers, substance abuse service providers, health service providers and general services including day shelter providers for the homeless population. ESAC also produces monthly and quarterly statistics on shelter usage and provides a forum to discuss new programs, resource availability, emerging trends and to resolve problems within the continuum that may arise from time to time. City staff coordinate with all applicants and ESAC members to produce the community's McKinney application.

Another continuing example of cooperation and collaboration is the Shelter Plus Care and Bridge Rental Assistance Programs which assist homeless individuals with disabilities and homeless families. Shalom House, Inc. administers the Shelter Plus Care slots funded through the McKinney Homeless Assistance Program and signs lease agreements with landlords and service agreements with social service providers who work directly with the individual or family. Providers and staff from the City's Social Services Division and Shalom House meet together to discuss progress and programmatic issues regularly.

A new example of collaboration is the Portland Triad a community group focused on elder issues. The Triad is made up of Portland seniors, law enforcement personnel and community agencies that serve elders. Its 2005 project is a community needs survey which has been distributed to 4500 Portland residents over the age of 60. Questions on the survey address a variety of issues; personal safety, service needs, crime, and the overall live-ability of the city for older adults. results are expected to be available in a report in April 2005.

Housing and Neighborhood Services staff work closely with several Statewide or regional groups addressing housing and community development issues. Some examples of these collaborative efforts include membership on the State Bureau of Health, Childhood Lead Poisoning Prevention Advisory Council. In 2004, the Council worked on a consolidated work plan to eliminate lead poisoning in Maine by 2010. The Plan focuses on four areas Health, Housing, Other lead exposures and Community Mobilization. Membership on the hoMEworks board - The hoMEworks mission is to develop a standardized, comprehensive, homeownership education program to be delivered by a network of industry professionals in neutral environments throughout Maine. Membership on Southern Maine Affordable Rental Housing Coalition. SMARHC works to promote the development of rental housing in Southern Maine by producing reports on the need for and benefits of affordable rental housing and working with the Maine State Legislature and Maine State Housing Authority to increase funding for affordable housing.

The City will continue to coordinate on the state level with the State Department of Mental Health and Retardation on local needs, emerging trends and program implementation with regard to homeless and special needs populations and Maine State Housing Authority on housing needs, available resources and City priorities.

Overcoming Gaps

The City's current funding strategy for assisted housing and community development activities is determined by locally identified needs and available federal, State, local and private resources. The City's objective is to use its funding to address a full range of housing needs within the community and assist individuals and families in reaching self-sufficiency. While meeting all the needs is impossible, the range of housing programs offered and the wide variety of social service and neighborhood programs funded attest to the fact that Portland is addressing to some degree all the important elements of housing and community development. These include:

- * Upgrading single and multi-family housing stock
- * Increasing the number of lead-safe housing units
- * Creating new affordable rental and homeownership opportunities
- * Preventing homelessness
- * Increasing self-sufficiency through independent living skill development, support services and training
- * Increasing services that support families as they move from welfare to work
- * Improving neighborhood stability and safety
- * Creating a better living environment for low and moderate income residents
- * Creating housing for special needs populations

Each of these elements has a myriad of programs, funding sources and community based agencies working to accomplish specific goals. Often more is accomplished when these elements are combined through collaboration and coordination of resources and objectives. Together as the City, PHA and local non-profit agencies seek new funding resources, they look first to fill gaps within the current system that are not being addressed at all, as well as emerging trends in both housing and community development that need to be addressed.

The City believes that there are currently no gaps in the types of housing and services available, but there is a lack of resources sufficient to fully meet all the identified needs. Portland is very fortunate to have a housing and social service network that covers the full range of issues and works collaboratively to solve problems. Two areas of particular need now are a range of affordable supported housing for persons with mental illness and other disabilities, many of whom may be

chronically homeless, and rental subsidies and services to support families with children as they strive to move out of poverty and into long term self-sufficiency.

Anti-Poverty Strategy

The City of Portland will, as it has historically, continue over the next five years to allocate a significant percentage of its Community Development Block Grant to social service programs and housing activities designed not only to improve the lives of families and individuals in poverty, but also to facilitate their transition out of poverty. Helping families move out of poverty as opposed to simply serving those in poverty is an important part of the City's Housing and Community Development Program.

Emergency Shelter Grant funds will continue to be dedicated to assisting homeless families with children to become self-sufficient and avoid future episodes of homelessness. Total funds available to the City are insufficient to meet the needs of its citizens in poverty, however targeting funds to activities, which support self-sufficiency, can make a significant difference in the lives of many people.

Below are just some of the most critical programs and services which the City plans to support:

- * Quality child care from infancy to 12 years of age for low and moderate-income families. Subsidized childcare enables families to move from welfare to work.
- * Family Support Services that help people avoid homelessness and learn basic living and self-sufficiency skills
- * Youth programs that help at-risk and homeless youths earn their GED, develop workplace experience and life skills
- * Owner Occupied Rehabilitation for low and moderate-income homeowners many of whom are elderly and/or disabled. Rehabilitation enables owners to maintain themselves at home.
- * Home Ownership opportunities for low and moderate income first time homebuyers allowing families to build wealth.
- * New Affordable Rental Housing for low and moderate-income families and individuals. Stable affordable housing is the critical base people need to work on their other issues.

The City plans over the next five years to continue to look at requests for funding and existing programs to see how CDBG, ESG and HOME funds can assist individuals and families in moving beyond poverty.

Removal of Barriers to Affordable Housing

The City of Portland has a long history of affirmative policy and programs in support of affordable housing. Zoning, subdivision and site review regulations at the local level have been streamlined and revised over time to create opportunities for affordable housing which conforms to the quality and characteristics of our established urban residential fabric. The review process for housing has been streamlined by combining subdivision and site plan review within a concurrent process within one Board. The quickest time frame for approval for smaller developments would be six weeks, while larger projects would generally take longer.

Over the past few years the City has worked hard to increase the number of multi-family housing units developed and had considerable success with over 1400 units constructed or planned. Consistent with the Housing component of the City's Comprehensive Plan, some sections of the City's zoning ordinance have been updated to allow for new infill housing and denser development in certain

targeted areas. During the period covered by this Consolidated Plan these efforts will continue as the Housing Plan is implemented.

Unfortunately the cost of housing development continues to outpace the rent levels most households can afford. Due to State budget challenges and competing needs at the Federal level, both State and Federal subsidy sources are expected to decrease over the next five years. This will have a serious adverse impact on the City's ability to assist in the development of new affordable rental housing. Without local subsidy, many developments will simply not get off the drawing board.

Another barrier to affordable housing development is the availability of land. Consistent with our zoning regulations, we have, as the opportunity arises, leveraged City resources such as surplus and tax acquired land and buildings to establish additional affordable housing resources. During the next five years the City will explore reducing lot size requirements in order to facilitate the development of modest single family homes for small families in several areas. New affordable homeownership opportunities will help increase Portland's school population and help the city maintain its middle class.

The City completed an Analysis of Impediments to Fair Housing in early 2005 and has begun to work on implementing its recommendations which include, full implementation of the City's Housing Plan and increasing affordable housing opportunities citywide. Fair Housing complaints, which may be discriminatory under the Fair Housing Act, will continue to be taken by Housing and Neighborhood Services staff and referred to the Maine Human Rights Commission. The Commission determines whether an investigation is warranted and follows up with the complainant.

Institutional Structure

The City will carry out its Housing and Community Development Plan in partnership with the other management and delivery entities for housing and community development activities. These organizations include the City's Social Services Division, Housing and Neighborhood Services Division and the Portland Housing Authority and a network of individual non-profit housing and social service providers.

City of Portland Social Services Division administers the General Assistance Program, the City's emergency shelters (for single adults and families), transitional housing facilities, housing location services, Family Services Program, job readiness training and employment services and several other support activities in coordination with non-profit housing and social service agencies.

City of Portland Housing and Neighborhood Services Division administers the City's housing rehabilitation, new construction and homebuyer programs and is responsible for overseeing the budget and distribution of the City's CDBG, HOME and ESG entitlement funds, Lead Hazard Control Grant funds and development of the Five-Year Consolidated Plan and Annual Action Plans.

Portland Housing Authority owns and manages ten public housing developments with 1,003 dwelling units and administers over 1,700 HUD Section 8 rental subsidies. PHA is a partner in the Family Investment Center and funds other resident initiatives to improve residents' skills and education. PHA also oversees the modernization of its developments to improve their livability.

Non-Profit Housing and Social Service Agencies play a large role in directly providing housing and services to low income and special needs populations throughout Portland.

Working collaboratively, these entities implement the City's Housing and Community Development Plan. The system's strengths include the collaborative manner in which these diverse groups work together to maximize available resources. Currently there are no gaps in types of housing and services, but there is a lack of adequate amounts of both due to insufficient resources. The City and its partners will continue to seek additional resources to improve the system's ability to meet community needs.

Monitoring

The City of Portland is committed to monitoring the performance of subrecipients to ensure that Federal funds are used appropriately and in such a manner as to maximize low and moderate income public benefit. Public service providers submit monthly performance reports and monthly or quarterly fund requisitions to the City. In addition to reviewing these reports for accuracy and progress toward annual performance objectives, City staff make annual site visits to determine regulatory compliance and provide technical assistance as needed.

HOME projects are monitored regularly with to ensure that rent level and income eligibility requirements are being met. The City also checks periodically on the condition of housing assisted through the HOME and CDBG programs.

IX. Citizen Comments – 2004 HCD Neighborhood Meetings

Peaks Island Neighborhood Meeting November 9, 2004

City Council:

Will Gorham, Nick Mavodones

City Staff:

Larry Mead, City Manager's Office, Wendy Cherubini, HNS, Bill Needelman, Planning, Mike Bobinsky, Bob Cook, DPW, Denise Clavette, Denise Macaronas, Jeff Tarling, Parks & Recreation, Fred LaMontagne, Fire Department, Linda Weare, HHS, Lt. Tony Ward, Police Department, Sheldon Kaye, Portland Public Library: Tom Fortier, Island Liaison.

About 25 people attended.

Councilor Will Gorham opened the meeting and asked City staff present to introduce themselves. He then asked for comments and questions from the audience.

Charles Enders – Could the City give us help with making sure as many residents as possible are aware of the Maine Property Tax Refund and Renter's Rebate Program. We should have as much participation as possible.

Linda Weare – I offer my services to help elderly residents fill out those forms. Many people get them in the mail. I can come out and help people too.

Larry Mead – When I was Island Administrator I found that the program was very well known here.

- HCD eligibility, what has changed?

Wendy Cherubini – Activities that would benefit the area are not eligible because the Island's population is no longer 51% low to moderate income. Activities targeted to lower income persons or households and whose clients are 51% low to moderate income residents (e.g. Peaks Island Children's Workshop) remain eligible.

Arthur Fink – Thank you, I have seen a lot of responsiveness on the part of the City: Fire Department, street work, signage and the new bathroom that is coming. I am very concerned about the number of cars on the Island, it is not good for quality of life. There is no inexpensive place to park a car for a week on the mainland so people find it cheaper to bring their cars out here. There is no reliable transportation from the boat to one's house. There is not enough parking, although some of us feel there is too much. I would hope that the Planning Department could lead an effort to drastically reduce dependency on cars out here over the next 5-10 years.

Tom Fortier – Does the Island's neighborhood plan address this?

Chris Hoppin – Transportation is in the plan, but Arthur raised the larger issue. We tend to address the Island side, not the mainland side. Visitors bring cars because of the cost of parking on the mainland.

Arthur Fink – Loss of taxi service an issues, the van went to the school for its use, not Islanders'.

Doug MacVane – Glad Arthur raised that topic. Traffic flow – I recommend a passenger pier at Trefethen Landing to alleviate stress. Need to install some kind of traffic control. Hesitant drivers cause problems, cars on both sides of Island Avenue, traffic going every which way. It can be a real nightmare for a driver.

Councilor Gorham – I agree with you, I wonder if the police could direct traffic during busy times like holiday weekends.

Lt. Tony Ward – Most of the time it is not needed, but the officers can come up the hill and help move the flow in a more orderly manner.

Mike Bobinsky – We have discussed this too. We may want to look at the bigger picture and try to get public transit money from PACTS, maybe the need can be re-evaluated.

Jon Kelso – I work at Peaks Island Children’s Workshop – thank you for your support. With our demographics changing, we want to keep families here. It is difficult with real estate values being what they are. The cost of fuel over here is already \$2.14/gallon. My concern is for families, what kind of support is available to help?

Linda Weare – PROP operates the LIHEAP fuel assistance program. They are taking applications now, people have to be income eligible. The number to call is 874-1140.

Dan Murphy – The new comfort station, it will have one unisex stall? Why that location? It will take a lot of work to tear up the lot and tie into the sewer. I thought the better place was next to the sewage treatment building. Really seems like it is going in to alleviate problems for businesses down front, not residents.

Tom Fortier – Yes, the location is at the top. We have had several meetings since the one you are referring to, and put plans up for people to see. A majority agree with the site chosen. The parking lot will be dug up for 2 days and we may use the Lions lot during that time. It will be a seasonal facility open April-November so it does not have to be heated. Heat would be too expensive. It is to meet the needs of day trippers and visitors. We hope to make it year round someday.

Joe Kane – There was support for that location at the last meeting which was fairly well publicized. I was told they were considering adding a smaller second room. I assume that request is being looked at. It is my understanding that money is being saved by using the City construction crew to do the work.

Kay Taylor – Could we have a gravel pit update?

Bob Cook – We are making some headway. Our engineers have looked at the site and we are planning to smooth out the contours and re-slope from the upper level down and loam and seed after that. Our next step is to get some prices from Rodney and Island contractors to see who should do the work. We hope to do it this year, but if not then next year.

Mike Bobinsky - \$25,000 is in this year’s budget for the work, we hope to get materials this year. The loam and seed is for erosion control and drainage, our concern is that it is preserved and drains properly.

Monica Stevenson – Street lights that go on and off as you approach, some are not working properly. Do we have lights that direct light down, not up? What are all the City trucks doing parked here on City property?

Bob Cook – If a light is not working properly get us the pole number or location and Lenny from CMP will check it, or call A.J. We have lights that direct downward in some locations, those fixtures are more expensive than the standard CMP bulbs. We service all the islands from Peaks so all those vehicles are for islands. We no longer have a mainland place to park them.

Doug MacVane – Every community has individuals who isolate themselves, one such person was just found here who had died some months ago. Could public safety do something? In this instance the post office was aware that mail was piling up.

Lt. Tony Ward – That is a difficult area for us to deal with. People have a right to not be seen, but if you know of someone who has not been seen for a day or a week or whatever, call us and we will check on them.

Chief LaMontagne – That is a perfect role for the new neighborhood CERT team. Neighbors taking care of neighbors.

Dick – Large item pick up, used to include brush too, not anymore. There is a real forest fire danger out here different from the mainland.

Bob Cook – we try to mimic the mainland program. Money from bags goes to recycling and in the city there is a site open 20+ weeks a year for yard waste. We have a site at the transfer station year round for brush. We do pick up brush that has been inappropriately dumped.

Mike Bobinsky – We agree it is a problem.

Charles Enders – Could we have a chipper at the transfer station? What about composting, the more material we can take care of here, the more money the City will save.

Bob Cook – We have a very good chipper on the Island, but we are not licensed by the State to chip brush. It is very expensive to do so.

Arthur Fink – The same truck picked up blue bags and recycling, are we recycling?

Bob Cook – The only time that happens is when the packer or silver bullet is full. We are recycling on Peaks, over 170,000 pounds.

Joe Kane – Thank you for coming over. Once Ocean Gateway begins the Island parking will only be available until spring, then gone, and no action will be taken by the City until a commercial parking garage is built?

Larry Mead – We have talked about creating a parking shuttle from IMT to Casco Bay Lines during construction, but long term the solution is the new garage.

Joe Kane – Could shuttle be kept running after the garage is built?

Larry Mead – That depends on the use of the garage, need and funding. Shuttle costs are personnel. Would it be used enough to make it pay.

- A shuttle will add 30 minutes to the commute which is very inconvenient.

Councilor Gorham – We will be looking at all the alternatives.

Kay Taylor – Thank you for the Library, it is wonderful to have on the Island, and for the new senior housing under construction.

**District #5 Neighborhood Meeting
November 30, 2004**

City Councilors: Jim Cohen, District #5; Peter O'Donnell, At-Large

City Staff: Captain Joe Loughlin Police; Marie Davis, Parks & Rec; Chief Fred LaMontagne, Fire; Mike Bobinsky, Public Works; Kathi Early, Public Works; Linda Cohen, City Clerk; Joe Gray, City Manager; Mary Jo O'Connor, School Superintendent; Sheldon Kaye, Library Director; Aaron Shapiro, Planning and Development

Approximately 20 community residents in attendance

Councilor Cohen opened the meeting and welcomed attendees. He asked that City employees in attendance introduce themselves.

Councilor Cohen – Certainly hope for tax reform at the State level. The announcement today by Governor Baldacci appears to be a good sign. Announced the upcoming Neighborhood Conference.

Opened meeting for public comments.

Comment – There's a plowing conflict between Public Works and Parks and Recreation. Public Works plows the streets and spills the snow onto the sidewalk after Parks and Rec. just cleared the sidewalk.

A. Mike Bobinsky – We hold morning de-briefings with both staffs during storm events. Our priority is public safety to ensure Police, Fire and Ambulance services can traverse the streets.

A. Joe Gray – Reviews the new sidewalk clearance program requiring property owners to clear snow from their sidewalks.

Q. Will we get notification when the last plowing has been completed?

A. Mike Bobinsky – Call our customer service staff at Public Works. They can tell you.

Councilor O'Donnell – We'll get you Mike Bobinsky's tel. # and also Tom Fortier's tel. #.

Q. What if people don't have sidewalks?

Councilor O'Donnell – There will be a different level of enforcement between the Peninsula and off-Peninsula neighborhoods. Problem is more acute on Peninsula. Enforcement will be more lenient off Peninsula.

Joe Gray – This is correct. We're going to try to address problems without being heavy handed.

Comment – I think the City's snow removal efforts have been very good.

Comment – Will you be enforcing sidewalk snow removal near schools or on school routes?

Mike Bobinsky – The school department has a sidewalk route plan that's evaluated each year. We only have four sidewalk snow tractors for 85 miles of sidewalk. There are more problems on Peninsula but still all should comply. We're trying to get the word out. Neighborhood Organization Presidents have asked to be informed about non-compliant properties.

Joe Gray – Off-Peninsula complaints are mostly from small shopping areas. We've contacted about 100 of these properties and about 60 snowplowing operations in an effort to ensure these folks understand their obligations.

Comment – Off-Peninsula enforcement should focus around schools.

Jim Cohen – This has been a hard issue for the Council.

Mike Bobinsky – Call us at 874-8460 with complaints.

Comment – Could citizens be deputized to inspect sidewalks and give out warning concerning snow removal – as they might be in a neighborhood association.

Comment – At Morrill’s Corner, how will traffic be evaluated and improved?

Jim Cohen – Brings out plan of traffic improvements.

1) new inbound lane on Forest Ave. 2) better timing of lights 3) dedicated turn lane from Forest Ave to Allen Ave. 4) bicycle lane added 4) developer will be required to improve the level of service at intersections along Forest Ave. 5) all paid for by the developer. One year after development is completed developer will have to do further mitigations if there are traffic problems.

Q. Will improvements be in place prior to the developer breaking ground?

A. Mike Bobinsky – No. They will be in place prior to the development receiving a Certificate of Occupancy.

Q. What’s with the property revaluation? Where does it stand?

Councilor Cohen – State Constitution requires property be valued at “just value”. State law requires the city to revalue property when valuations are less than 70% of market value. We’ve been waiting for the two statewide referendums before moving forward to implement the new valuation. Most of District #5 won’t be drastically affected.

Joe Gray – The question of implementing the revaluation will be going to Council this winter. The last time, 14 years ago, the revaluations were phased in over 2 years. The Council may opt for that again.

Councilor O’Donnell – There’s an active discussion among some Councilors concerning implementing the revaluation. I oppose implementing revaluation until the state does tax reform. Portland residents pay for services for communities throughout the state. We don’t get our fair share of funds back from Augusta.

Q. What’s the Governor’s new 6% proposal?

Councilor O’Donnell – It would cap the level of property tax at 6% of a person’s income.

Councilor Cohen – The Governor’s proposal would eliminate the \$32,000 limit in the circuit breaker program and give taxpayers back up to \$3,000.

Q. I’ve seen survey activity on Verrill Street at the edge of the wetlands. Do you know anything about this?

Joe Gray – Don’t know anything about this but we have a neighborhood notification process in place if this comes before the Planning Board. Developer would be required to hold a neighborhood meeting.

Q. What’s the policy on the reuse of school buildings? I live near the Reed School.

Mary Jo O’Connor – Reed School is now the central warehouse and kitchen for the district.

Q. Reed School now is more like an industrial facility. Operations start at 5:00AM.

Mary Jo O’Connor – I’ll look into this for you.

Joe Gray – There’s a process to re-use or re-develop old schools. If they are declared surplus property they’re sold through an RFP process. Mostly they’ve been converted to residential uses like Butler or North Schools. Staples School is now offices.

Q. How is it decided that roads are repaired or rebuilt.

Mike Bobinsky – Repair crews are broken out by District. P.W. Dept. uses a pavement management program condition rating system. Streets for repair are prioritized and weighed against available funding. We spend about \$1 million a year on road improvements. We’re probably due for another citywide assessment soon.

Kathy Early – Keep in mind that some roadway reconstruction work is done as part of our storm/sewer separation projects.

Q. What’s the timetable for the Riverton School reconstruction?

Councilor Cohen – East End School is now underway.

Joe Gray – The \$3 million for the project is now in the bank.

Mary Jo O’Connor – The Building Committee should be formed soon, we’ll hire an architect and get the project moving.

Joe Gray – I’m pleased that the driveway here at Riverton School has been reconstructed. That was really quite bad for a while. Councilor Cohen did a good job getting that project on our agenda and completed.

District 1 Neighborhood Meeting

Tuesday November 16, 2004

City Council:

Councilor Gorham, Councilor O'Donnell; Councilor Mavodones

City Staff:

Joe Gray, City Manager;

Chief Fred LaMontagne, Fire Department; Mike Nugent, Planning & Development; John Peverada, Parking Division; Officer Corina Behnke, Police; Steve Earley, Public Works; Jeff Tarling, Parks & Recreation; Wendy Cherubini, Janine Kaserman, MHNO Community Policing; Pam McNally, Bayside/Midtown Community Policing.

Sheldon Kaye, Portland Public Library

About 30 people attended.

Councilor Gorham opened meeting and introduced City Council members attending and asked City staff present to introduce themselves. Councilor Gorham introduced Munjoy Hill's representative on the City Manger's Policy Advisory Committee, Dick D'Entremont.

Councilor Gorham opened meeting for public comment.

Ron Spinella, Bayside Neighborhood Association – Pedestrian friendly accessible neighborhood. Concerned about streets and sidewalks, getting certain ones on a list for rehab. Myrtle Street is historic, needs special rehab. Portland Street needs crosswalks, needs to be easier to get around on. Mysterious stop sign on Alder Street – why is it there? Open space needs in Bayside. Area on Oxford between Preble and Portland, could that be closed off and made into a community gathering space?

Joe Gray – you should take the list to Steve Earley and Mike Bobinsky in Public Works.

Councilor O'Donnell – Another sidewalk that has been on your list for a while is Chapel Street.

David Hawkeiser – Might there be a way to connect Marginal Way to Promenade and Back Cove fields from the skateboard park?

Christina Feller – Thanked City staff for attending last Greater Portland Neighborhood Coalition meeting. We discussed sidewalk snow removal. The tone of the ordinance and the manner in which fines may be levied. It would be nice to have a more helpful tone, be more positive. Community policing has a list of young people who are willing to shovel.

Councilor Gorham – Reviewed history of sidewalk snow removal ordinance revisions.

Handout distributed on ordinance. Mike Nugent explained the changes – this will be a complaint driven program. The first notice will be door hanger, phone and mail contact. Then if we have to go back we will remove snow and bill owner or summons to court. We hope to not be taking those steps. The 24 hour rule is from the time snow stops OR when DPW is done plowing your street.

Councilor O'Donnell – David's point on the trail, you may want to contact Portland Trails.

- What about those who are unable to take care of their snow?

Joe Gray – Contact Community Policing for a list of young people willing to shovel. We have contacted large landlords about the ordinance changes and that information is also available on our website.

Tom Blackburn – Last year I had 4 issues – Snow removal – progress has been made, Resurfacing Valley Street Dog Park – has been done, Hanover Street parking – resolved except for installation of signs, Non-conforming streets – progress being made in Planning. Thank you.

I am a contractor dealing with Planning and Inspections all the time. You have a bottleneck in Zoning – Marge Schmuckel, a wonderful person has too much on her plate, it would help the City to give her some help. Also, the loss of over the counter permits not good, now it takes 3 weeks.

Railroad Right of Way in Bayside – would like to see that resolved.

Joe Gray – New dog park off Ocean Avenue will be dedicated on Sunday, it has been very well received. Workload in Inspections – no question that is an issue. We have held positions because of Palesky, and now will be able to take a look at that. Removing RR ROW frustrating for us too. We met in Augusta today and they have agreed to let us move the easement out of development parcel.

Tom Blackburn – the new dog park is really wonderful.

Spencer - I live on Cleeves Street, we have a lot of new owners on the street including me. We have ideas of how to improve the area, where do we take those? For example, a right of way connecting Cleeves to Washington is trashy, sordid, crime there, it is not maintained.

Councilor Gorham – Contact Tom Fortier

Councilor O'Donnell – or call anyone of us on the Council, especially Will who is your councilor.

- Monfort Street – Our association purchased several crime watch signs and want them put up as a way to discourage certain activities.

Steve Earley to take care of.

Dick D'Entremont – I have been to many Ocean Gate, Eastern Prom meetings – How are you integrating traffic problem with Ocean Gate and rezoning in that area?

Joe Gray – The plan is to funnel traffic up Franklin Arterial. There will be some impacts on India Street, but most will go through the gate at Arterial or secondary gate by India. The larger issue, East End Master Plan with the extension of Commercial Street and bringing Hancock and Montfort down eventually. The goal has been to minimize traffic impacts on the Hill. This is before the City Council now. Two steps – 1) Global rezoning, 2) Specific development proposals. I remember the concerns about BIW which did not have the traffic impacts people feared because of good traffic management. Hope this will be the same.

Councilor Gorham – Ultimately I see widening Franklin as the only way to address this and keep traffic on the Hill to a minimum.

David - It would be a good idea to sink Franklin, have pedestrian walkways over busy roads.

Councilor Gorham – We are looking at pedestrian over passes along Forest and Marginal.

- I live at Munjoy South, the owner does not recycle our trash.

Councilor Gorham – The owner is responsible for trash removal and should be responsible for recycling.

Alex Landry – Bayside resident – People should know the snow removal number is good 24 hours a day. In the peninsula traffic study there is supposed to be a transit study, is that in the works? Marginal Way – the intersection of Preble and Marginal in general looks like anywhere USA, Orange County – will all development in Bayside look like that? The turning radi on the corner are really wide. Triple A building – not a real front

door. Crosswalks in general – I called the City about a crosswalk on High and Commercial and I got a poor response: “we wouldn’t want you to think it is safe to cross that street.” I called back and got no response.

Joe Gray – explained Planning’s workload, and that transit study will go forward, we are going to try and soften Marginal way as it gets developed – get away from the LA feel. Chestnut Street will be extended to shorten that long block. Sorry about the response you got on crosswalks.

Councilor O’Donnell – We ought to follow up better – Alex get a list of crosswalks to the three of us Councilors and we will follow-up.

Councilor Gorham – The Bayside Development Committee has a Streetscape subcommittee which is meeting tomorrow at 4:00. I am the chair, please come and contribute.

Ron Spinella – Marginal Way really needs to be done well. We will be lobbying on this – West Bayside is an island, needs to be pedestrian friendly.

Robert Sylvane – Thanks for snow removal ordinance. Walk light signs are a problem, teaching my children to dash across.

Dan Haley – Can you give us an update on the Eastern Prom Master Plan implementation?

Jeff Tarling – Parks and Rec has been doing clearing and cosmetic work to get plants under control, working on signage. We are looking at next year’s budget for capital improvements. The crosswalk on Cutter Street is in.

Dan Haley – The way people park up here is hazardous, right up to the corner. We need signs and enforcement.

Evelyn – crosswalks, I always see the big red hand, no running man.

Mary Casale – Our side streets are dangerous, take a ride down some tonight. Eastern waterfront development – Danforth Street has been redone and traffic has been directed away from the neighborhood off the Western Prom. Here on the East End – extending Commercial, Hancock and Monfort – bringing traffic in. Looking for equity here. Need speed bumps on Eastern Promenade. Eastern Prom Park improvements – need to think about traffic coming down; trucks, trailers with boats, duck boats – conflict with kids. Waterville St. new development – parking garage has big bright lights, it’s too much, offensive. HCD funding, what is going on this year?

Councilor Gorham – A lot of the issues you’ve raised here tonight are public safety issues and two thirds of the Public Safety Committee is here.

Joe Gray – HCD funding – sidewalks and community playground around new East End School. Sidewalks up Cumberland from Washington to North Street. Design/planning rehab of Adams Street/Munjoy South playground.

Councilor O’Donnell – Waterfront rezoning – Council will make major vote on heights in two weeks. 80’ proposed, your councilor is proposing 45’. I encourage you to call all your city councilors, email us, look at the plan on the website.

Deb – I live in Bayside on Pearl Street. Trash issues, mixtures of recycling and trash, litter, people not picking up off sidewalk, blowing trash. City’s responsibility, all share responsibility. Need public education and sidewalk cleaning.

Ron Spinella – BNA just had a community conversation about this at our neighborhood watch meeting. We are working with Preble Street and Oxford Street Shelter. I agree with Deb, inappropriate trash is a problem, need to make more people aware. More cans might help with City emptying them.

Crandall Toothaker – Trash issue – blue bags a great policy, makes people recycle. But now owners of 10 units+ have to remove own trash – take recycling away, my tenants want to know what I'll do. I think the City should be recycling from all residential units and picking up trash from all units. At my building on Sherman Street I have to pay to have trash picked up 3 times a week.

Joe Gray – That was a difficult Council decision, a budgetary decision. It can be revisited.

Sandy Elder – We are about to lose a great resource in Bayside, the Chestnut Street United Methodist Church. We've been able to use that facility for free – dining hall, gym etc. That building needs to be preserved and saved. But it won't be accessible to us, so where will we go? Just raising the issue.

Joe Gray – I know the congregation is meeting. This is an issue with a lot of peninsula denominations. I don't know what possible redevelopment plans are. I think the sanctuary is protected as a historic structure. If they decide to sell the buyer will have to come forward with a redevelopment plan. We'll have to wait and see.

Steve Hirshon – Blue booklet from City with all Recreation programs available. In our neighborhood with burgeoning school age population, lack of recreation programs. Pam McNally does a wonderful job, but none of the Parks & Rec programs are in our neighborhood for our kids. Thanks to City Council and staff on snow removal issue. I would like to see library hours extended.

Councilor Gorham – I will follow up with Recreation.

Heather Curtis – Kellogg Street – Lead paint is very dangerous. Dry sanding building exteriors – children are getting exposed. Do we have an ordinance that bans dry sanding of lead paint?

Mike Nugent – We don't have a local ordinance, but we do call the State DEP and they come down and enforce. Call me. We will call the owner about an immediate hazard.

Councilor Gorham – Mike, will you look at what other cities do with regard to this issue, I think we should explore this at the Public Safety Committee.

Christina Feller – Could the Fire Chief talk a little about the new Emergency Operations Center at PATHS?

Chief LaMontagne – The new center is a computer lab and in case of an emergency a disaster center. We will have a big open house with Senators Collins and Snowe since the entire center was paid for with Federal funds.

Councilor Gorham – Thanked City staff for all the work they do.

Meeting adjourned.

**District #2 Neighborhood Meeting
November 4, 2004**

City Councilors: Karen Geraghty, District #2,

City Staff: Joe Gray, City Manager; Deputy Chief Bill Ridge, Police; Phil Labbe, Parks & Rec; Chief LaMontagne, Fire; Sheldon Kaye, Library; Mike Nugent, Planning and Development; Susan Burns-Chong, Parkside Community Policing; Sarah Colten, West End Community Policing; Mike Bobinsky, Public Works; Troy Moon, Public Works; Wendy Cherubini, Planning and Development

Approximately 35 community residents in attendance

Karen Geraghty opened the meeting and welcomed attendees, noting that District 2 now covers Parkside, West End and the area around USM out to Dartmouth Street. She asked City staff to introduce themselves.

Sheldon Kaye, Library Director, thanked people for the positive vote on the library bond issue. Joe Gray also thanked folks for the tax cap vote.

Councilor Geraghty introduced Herb Moulton, Chair of the City Manager's Policy Advisory Committee representing the Downtown Portland Corporation. She also introduced Mike Patterson, president of the Parkside Neighborhood Association and Kevin Donahoe and Jo Coyne of the West End Neighborhood Association. WENA meets on the second Wednesday of the month. On December 8 there will be officer elections.

Dick Stevens, Vaughan Street – What plans are there for proper collection of hazardous waste?

Troy Moon – Currently mercury in things like fluorescent tubes are taken at Riverside recycling center. We are working with the state to have electronics recycled here. Clean Harbors has just opened a facility for the public in South Portland that will take things like paint thinner. There is a charge - \$6.00/gallon. The City's web site has information on this.

Michael Patterson – Thank you for the brick sidewalks on Mellen Street and around the new PROP project on Grant and Mellen. I want to invite you to have this meeting at the new Parkside Community Center next year. Pedestrian lighting, lower level with light directed to the sidewalk – could HCD funds help put such lighting throughout the neighborhood? I want to thank Councilor Geraghty and the staff for their work on parking in the neighborhood.

Councilor Geraghty asked Wendy Cherubini if lighting was HCD eligible. Wendy said yes. Councilor Geraghty noted that we need a plan for the lighting type, referring to some of the “dark skies” work being done elsewhere.

Audrey Tanner, 48 Salem Street - Snow removal ordinance, it applies to commercial property so owners have to remove the snow. Does it apply to residential owners too? I would love that. Landlord leaves snow on the side that makes the sidewalk impassable. A pet peeve – bikes on sidewalks with no horns or bells.

Steven Scharf, Grant Street – said that the Pedestrian Bike Committee meets on the second Monday of the month at 6:45 p.m. in room 209 at City Hall. He added that the Committee worked hard on the snow removal ordinance as did Councilor Geraghty. It has a graduated fine system and requires clearing curb cuts, corners and a 4 foot wide path.

Councilor Geraghty asked Mike Nugent to review the new snow removal ordinance.

Mike Nugent – summarized the new ordinance.

Pat O'Donnell – I live in a condo and it is not that easy to get snow removed. Contractors are expensive and not willing to clear just sidewalks. Could there be a system matching shovelers with those who need to be shoveled out?

Councilor Geraghty said that Portland West and Community Policing will have the names of people willing to help you clear snow for a reasonable fee.

- Portland West operates the Service Works program and shoveling qualifies as community service. The Time Dollar Program is another option. Call Portland West and we will set up a network to help people.

Susan Burns-Chong – Community Policing works with teens who are often looking for work. We ask \$5/hour or a job depending. You can call us and we'll identify a teenager to work on your sidewalk.

Mike Patterson – noted that it also gives you an opportunity to mentor someone.

- How will the fine be enforced? A ticket? A lien?

Mike Nugent – said that the first step will be a door hanger warning. If the person refuses to clear the snow three things will happen: 1) we will remove the snow, 2) we will bill the owner electronically and 3) if no response, a summons to court. We hope to not have to go that far.

Keri Lord, Deering Street – I have no problem with clearing sidewalks, but with driveways and what the City leaves in driveways from plows, if it is wet and cold it becomes concrete. It is very hard to remove. I've heard that there are ways to plow that don't leave a wall of ice and snow in the driveway. We'll do our part and I'd like to see the City help out.

David Garrity – Concurred with Keri. City plows leave huge blocks. I am happy about the sidewalk ordinance, but the City needs to think about how much it is contributing.

Ed Hobler – what about snow from my neighbor shoveled out onto my sidewalk, is that OK?

Councilor Geraghty – no.

Michael Patterson – How will information be distributed?

Councilor Geraghty distributed a flyer and Mike Nugent described how the information is being disseminated.

Mike Bobinsky – Briefly described the process used to develop the ordinance. Special letters will be sent to identified trouble spots. Driveways are a big concern for us too. We don't want to plow you in, but our priority in a winter snow emergency is public safety – making sure that police and fire vehicles can get down the streets. I am not familiar with methods to reduce plowing in without sacrificing effectiveness. I will look at certain situations on a case by case basis. It is logistically difficult for us to lift our plows and meet our public safety goals.

Keri Lord – Could smaller plows come around after the big plowing of storm is over? My concern is the work it takes to clear the driveway, not the ordinance.

Mike Bobinsky – the crews are usually using the smaller plows for alleys and other small spaces.

Councilor Geraghty – We generally have the same plow driver all winter. If someone brings a problem to my attention I will speak to the driver so he is more aware. Corners will be tough, the City can't staff up to do it. People have to get out there. We will work with people who own on corners.

Steven Scharf – What can be done about the rule for moving cars in a snow emergency? I understand moving out of school parking lots by 7 a.m., but could we have more time in Deering Oaks?

Councilor Geraghty – We agree, and will do something about that.

Dick Stevens – Snow piling up over time, on one night when one side is cleared of cars for cleaning, could snow piles be removed?

Councilor Geraghty – Yes, we don't have enough crew to do it all the time, but if it is piling up call us.

Jo Coyne – Thanked Sheldon for better hours at the Reiche Branch Library. We hope the same thing will happen with pool hours, there is no free swim for kids now. Thanked Public Works for making good progress on brick sidewalks, they're wonderful. I am confused about where the City is with planning and zoning. I am happy with the infill ordinance, but disappointed that those of us who are just a couple of hundred feet short, can't add a unit. Seems like mixed messages. More than 50 homes were taken in my neighborhood for Harbor Terrace and Danforth Heights, now Harbor Terrace wants to add units on its land. Do we have R-6 zoning or not?

Councilor Geraghty – Your zoning suggestion is one the Council struggles with. The push back is parking. It is a very slow process, even if one unit is added, people cry out about parking. We are going to keep trying to push it forward.

Jo Coyne – I still don't understand about Harbor Terrace, I heard the City approved it.

Councilor Geraghty – Absolutely not. The Portland Housing Authority has not even started, that is a rumor. They do have a right to propose something for that land, but they have not done anything yet.

Mike Stone – Parking is bad the whole length of Salem Street. I don't know where you strike a balance, when do you say we can't shoe horn any more in? Guests can't park, people have to park outside the neighborhood. These are narrow little areas.

Councilor Geraghty – I think we work hard to strike a balance now.

Joe Gray – The broader issue is should we relax the zoning and allow more units. The feeling is we have to be careful and balance parking. Don't want to see what happened in Parkside 25-30 years ago.

Jo Coyne – Some people have added units and were supposed to add parking, but have not done it and there is no follow-up enforcement in my neighborhood anyway.

Councilor Geraghty – Let us know when that happens and we will follow-up.

Herb Moulton – I mention this every year, the pedestrian crossing at Longfellow Square is very dangerous. Every year there is supposed to be a plan, nothing for 5 years.

Mike Bobinsky – We have a final plan, really. We went out to bid and the bids came in more than \$100,000 over budget. We need to find more money and we will. We will re-bid this winter for spring construction.

Councilor Geraghty – We will do this project.

Kevin Donaghue – I am living in 350 square feet and paying \$500/month. We need less space for units. We need car free covenants for units as a way to get more units with no parking impact. Maine Medical Center expansion plans are huge and scary, especially the 500 car garage right next to a 700 car garage. They will tear down houses and trees to build and it will hurt the neighborhood. The garage should be put down behind Marguerita's.

Councilor Geraghty – There is an advisory committee with residents on it for that project. If you want to stay informed get on the Interested Parties list. The project has some benefits and challenges.

Keri Lord – If it was up to me, no to garage. Tell MMC to build off the peninsula, but that said, the City should initiate some gateway master planning. Especially for that part of Congress Street, a major gateway into the city. IF we can't stop this garage, we should have controls over the design of it.

David Garrity – Thank you for the neighborhood parking sticker program. Good job developing new housing such as the new project on State Street. I still think we need to concentrate on the City's responsibility for design planning. It is not taken care of in any fashion. Maybe HCD money could be used to develop a design plan. A clear policy and guidelines that are applied broadly to development.

Keri Lord – The new sidewalks on Mellen Street are great. I want to request sidewalks for Deering Street soon. I know there are sidewalks in worse shape, but the private investment on the street has been huge and new sidewalks are needed to support that. Also, soil mounded up. (Mike Bobinsky said he would take care of that)

Councilor Geraghty – Your sidewalk is on the list, we did not get much sidewalk money due to other projects, but I agree they should get done.

Steven Scharf – Is it time to update the sidewalk rating?

Mike Bobinsky – Yes, both the sidewalk rating and pavement assessment need to be redone.

Joe Gray – There is limited HCD money and it takes time to build up enough for a whole street when we allocate money to each area.

Steven Scharf – When DPW comes and leaves equipment in the street, but is not working on the project that impacts parking and isn't good. Work time needs to be compressed.

Mike Bobinsky – That is a fair observation, we will take a look at it.

Steven Scharf – Thank you for paving Cumberland Avenue.

Janice , Salem Street – The police used to patrol the parking lot area down there, they are not doing it anymore. Why?

Deputy Chief Ridge – I don't know for sure and will look into.

Sara Colton – Our Community Police Officer has changed and that may be the problem. I will bring it up.

Steven Scharf – Pocket bikes, motorized mini bikes. When I reported one, an inappropriate remark was made by the police who had no clue about community policing.

Deputy Chief Ridge – I agree the remark was inappropriate, community policing has been around a long time and everyone is aware of it. We were slow to coordinate with the State on pocket bikes. They are illegal to have on the street or sidewalk. We will confiscate them, but then we have to return them as private property. People get fined. They can only be on private property.

Councilor Geraghty – They are very annoying and noisy and it is hard to catch them.

Ed King – What is the role of Community Policing?

Deputy Chief Ridge – The community police staff gather information and give it to the uniformed officers, they have no role with enforcing the law.

Meeting adjourned at 9:00 p.m.

**District #3 Neighborhood Meeting
November 18, 2004**

City Councilors: Nathan Smith, District #3, Peter O'Donnell, At-Large, James Cloutier, At-Large, Nicholas Mavodones, At-Large, Dr. Donna Carr, District #3 Councilor-Elect.

City Staff: Capt. Russell Gauvin, Police; Don Brewer, Parks & Rec; Chief Fred LaMontagne, Fire; Sheldon Kaye, Library; Mike Nugent, Planning and Development; Mike Bobinsky, Public Works; Eric Labelle, Public Works; Gary Wood, Corporation Counsel; Barbara Barhydt Planning and Development; Aaron Shapiro, Planning and Development

Approximately 25 community residents in attendance

Nathan Smith opened the meeting and welcomed attendees. He introduced City staff. Councilor Smith stated that he believed tax reform would be a central focus of both the City Council and the State Legislator in the coming year.

Councilor O'Donnell thanked Nathan Smith for his service on the Council particularly his contributions to the Portland trails network and his hard work on taxation issues.

Councilor Cloutier thanked Councilor Smith for his service to the community particularly noting improvements to Capisic Park, trails and wildlife preserves along the Fore and Presumpscot Rivers.

Councilor Mavodones, not to be outdone, also thanked Councilor Smith noting improvements to playing fields, traffic improvements, passage of the library bond issue and leadership on the tax reform issue.

Councilor Smith, while somewhat embarrassed by the accolades of his Council colleagues stated that he had been honored to serve on the Council and pleased that Donna Carr would be taking his seat representing District #3.

Sheldon Kaye, Library Director, thanked people for the positive vote on the library bond issue.

Prior to opening the meeting to public comment Councilor Smith introduced State Representative Ed Suslovic.

Carolyn Watkins – Thanks for the new sidewalks on Longfellow Street

Q. – I'm concerned about the fines for not shoveling sidewalks, plows fill in after you clear the sidewalks, the plow stuff is frozen and you can't use a snow blower to remove it.

Nathan Smith – Keep in mind the new system is complaint driven.

Mike Bobinsky – Public Works Dept's first priority is to plow the streets enabling police, ambulance and fire to pass. We recognize that plowing can affect sidewalks. The 24 hr. period for clearing sidewalks begins only after the plowing has stopped. We will use good judgment in terms of ice and timing of clearing. The objective is to permit pedestrian access to the sidewalks throughout the winter.

Mike Nugent – The focus will be on the Peninsula neighborhoods out Forest Avenue to Woodford's Corner. Fines will only be imposed when the situation is really bad. We're not trying to harm people

Carolyn Watkins – Timing can be hard for people if you have to go to work early.

Mike Nugent – We will not accept complaints until all plowing is done. Like any new program we'll have to learn as we go and make changes as we see a need.

Jim Cloutier – The primary problem has been on the Peninsula. Ordinance will be enforced based on complaints. Most people walk in the street during the winter in the Deering area. Councilors have impressed on staff to use discretion off the Peninsula.

Q. – Will people get warnings?

A. – Yes.

Johanna Senate – I have a bad back and can't really shovel. I try to get help but there are reasons sidewalk cleaning can't be done in 24 hrs. I didn't know this was coming and can't always get to City Hall and Council meetings to voice my concerns.

Ray Davis, - Lots of traffic, trucks and emergency vehicles on Woodfords Street. Rush hour traffic is backing up. Thinks there are lots of accidents at the corner of Glenwood Ave. and Woodfords St. Snow piles at the corner are part of the problem. Speed used to be a problem, now congestion is the problem.

Mike Bobinsky – This is a very busy area. It is scheduled for reconstruction and improvements. I'll get the traffic engineer to look at the intersection of Glenwood and Woodford.

Steve Caminiti – A new neighborhood association focusing on the Deering Neighborhood is forming. Asked all interested to participate. Particularly concerned about speed of traffic on the curve on Ludlow Street. Cars can skid out of control. Traffic needs to be slowed down. Plowing improvements are also needed.

Robert Hains – What is the timetable for rebuilding Holm Avenue?

Eric Labelle – We're completing a study of storm drainage problems in the whole area prior to starting the Holm Ave. project.

Robert Hains – What are the HCD eligible area in District #3?

Aaron Shapiro – Libbytown area, census tract 20.02 eligible. Read off a list of representative streets in the area.

Ed Suslovic – I'd like to see a multi-disciplinary team of city staff and School Board to address issues at the Nathan Clifford School.

Councilor Smith – City recently got a grant to improve schoolyards. Six schoolyards are being improved with the funds. Councilor Carr should take this issue on.

Councilor Mavodones – Thanks Ed Suslovic for his work in Augusta at the State Legislature. Expresses frustration that the School Dept. is not present at the neighborhood meetings.

Q. I live on Massachusetts Ave. 1) When are the improvements to the Douglas St. Park and tennis courts going to occur? 2) Why are there different speed limits on different streets? Better to have one limit in town and one limit out of town. 3) Any thoughts to installing round-abouts instead of stoplights?

Councilor Cloutier – We have made improvements to the Kiwanis Pool.

Councilor Smith – We have master plans for Payson Park and other parks and sport fields that guide our investments many years into the future. We've had to invest a lot of money to build a new East End School. We need to invest a lot of money to fix many of our schools. The Federal and State governments have not been helpful with this. I've been very frustrated about our failure to complete projects, particularly the Deering High School bleachers.

Don Brewer – The rebuilding of the bathhouse at the Kiwanis Pool is the next project.

Council Smith – I've seen that traffic circles do work in Europe particularly in rural areas. Traffic management is a source of continual frustration.

Q. What about the rumor that an Olympic size pool will be built at the Douglas Street fields?

Councilor Smith – Actually, the Portland Porpoise Swim Club has completed a preliminary design, but they never asked the City about it. It's an ambitious \$25 million plan that would significantly change the current plans for the park.

Councilor Mavodones – Have you seen the plans?

Councilor Cloutier – A whole public process would have to take place. It's a long time off, if ever, that anything would take place.

Q. – I'm concerned about speeding on Douglas Street.

Councilor Smith – This is likely the result of the installation of speed bumps on Massachusetts Ave. Now people are driving on Douglas Street. You might do a traffic-calming petition with your neighbors on the street.

Q. – It seems that people have been "living" in the brush area between the Douglas Street baseball field and the highway.

Don Brewer – We'll send a crew out there to cut down the shrubbery.

Q. – What's with the work on the Brighton Ave. Bridge over the turnpike? People from Sagamore Village need to get across the bridge on foot to get to Shaws to shop for groceries.

Mike Bobinsky – Work is on schedule with one more year to go. MTA must permit pedestrian access across the construction area. We're in contact with MTA on this.

Q. – Who decided on speed bumps on Capisic Street?

Councilor Smith – Residents wanted them to reduce volume and speed on the street.

Johanna Senate (sic?) – 1) Baxter Woods are a disgrace. Plants have filled in and choked the pond. Same is happening at Evergreen Cemetery. Need to dig out leaves and debris and bring the pond back to its former size. 2) Citizens should be permitted to speak at Council sessions from 11:00PM to 11:30PM. 3) I would like to be able to contact the Council from home during sessions. When viewing on cable T.V. I've often thought it would be a good idea to be able to make a public comment on an issue by telephone. You should look into this. 4) I'd like to see these neighborhood meetings be semi-annual not just once per year. 5) I like the branch libraries. 6) I'd like heavy item pick-up to be twice a year. 7) Retain the Homestead Exemption. 8) I think the City should negotiate with cable T.V. to get a price reduction for the elderly and those living alone.

Nathan Smith – Federal laws prohibit differential pricing for the elderly for cable T.V. Pond cleaning is tricky. To clean up Capisic Pond the 1999 estimate was \$800,000. Environmental permitting is expensive.

John Foley – I'm concerned about the impact of the property revaluation.

Councilor Smith – State law requires revaluation. Estimates of the impact are: If your valuation went up >67% your taxes will likely go up; if your valuation = 67% increase, taxes will stay about the same; if your valuation went up <67% your taxes will likely go down. I believe the Council will opt for a 3-year phase in. 1) put off using the re-evaluation for the first year; 2) phase in over two years. I believe state tax reform will be coming.

Councilor O'Donnell – Portland pays \$200 million in taxes to the state yet we get only a fraction of that back. I don't want to institute the revaluation until the state does tax reform. I support regionalization of some services and tax reform for the elderly.

Councilor Mavodones – Council hasn't voted on when the revaluation is implemented. I want to remind folks that the re-evaluation is separate from the City budget.

Councilor Smith – Keep in mind, and it hasn't happened yet, but commercial property owners could sue the City for violating the State constitution. We are working to get the software in place to revalue property every year so there won't be great shocks every 10 years.

Councilor O'Donnell – I want to point out an inequity between commercial and residential valuation. When commercial properties are vacant the value goes down. When residential properties are vacant the value remains the same.

Q. I would like the Council to speak up on an issue of concern, the Immigration Service leaving the Honduran men at the Oxford Street Shelter.

Councilor Smith – I believe the City should do its share and take pride in the care we provide for homeless people. In this case the Feds are asking the City to do way more than its fair share.

Councilor O'Donnell – Fed's are "playing games" with the City of Portland. They should not have placed these men in our shelter.

Councilor Cloutier – Remember we passed a property tax rebate program, got sued and lost the case.

Q. I have a concern about trucks traveling through the neighborhood.

Mike Bobinsky – Let me get your name, address and specific issue after the meeting. We can work with MDOT on this.

Mike Bobinsky – Remember ...No garbage pick-up next week on Thursday and Friday.

Meeting adjourned shortly after 9:00 p.m.

**District #4 Neighborhood Meeting
November 23, 2004**

City Councilors: Cheryl Leeman, District #4

City Staff: Lt. Judy Ridge Police; Don Brewer, Parks & Rec; Deputy Chief Terry Walsh, Fire; Mike Bobinsky, Public Works; Eric Labelle, Public Works; Linda Cohen, City Clerk; Larry Mead, Asst. City Manager; Mary Jo O'Connor, School Superintendent; Aaron Shapiro, Planning and Development

Approximately 20 community residents in attendance

Councilor Leeman opened the meeting and welcomed attendees. She asked all in attendance to introduce themselves.

Comment: Turnout would be better if the meeting wasn't scheduled for the Tuesday before Thanksgiving.

Q. When will the stoplight at the end of Vannah Ave. (at Baxter Boulevard) be installed?

A. Mike Bobinsky & Eric Labelle – Project is moving along. Bids were opened last month. MDOT has approved the project; construction in the early spring; project came in within budget. Will also be some drainage work at the corner of Clifton St. and Vannah Ave. Project will take approximately 90 days.

Councilor Leeman – Will be mindful in the future of having the meeting the week before Thanksgiving.

Q. When will the Fallbrook project start? Where will storm water on Maine Ave. be flowing?

Eric Labelle – Need to acquire rights to flow water across properties. We're doing hydraulic monitoring now, studying the issues in detail and evaluating alternatives.

Q. It seems that a drainage line is under a garage on the north side of Maine Ave.

Eric Labelle – We're looking at all the options. We hope not to disturb the garage.

Councilor Leeman – When the design is completed we'll hold a neighborhood meeting to review the projects. Two very large (36") pipes have to be installed.

Comment: Ilsely Street Resident – There are problems with cars speeding on the street, kids hanging out, kids lighting fires, lots of disrespect in the area, trash thrown in the streets and some "gang" fights.

Councilor Leeman – Suggest calling Portland Housing Authority. I will contact PHA as well. PHA needs to know.

You also have to call the police. Explains the "hot spot" program.

Lt. Ridge – Encourages residents to call police. We will meet with kids in the area. Call problems into us.

Comment: I've called PPD 3 times since June 2004. There was quite a bit of rowdy behavior and drinking in the area.

Councilor Leeman – Give your name and tel. # to Lt. Ridge for follow up.

Q. Elizabeth Winslow, 900 Washington Ave. – I'd like the crosswalk moved in the area, should be at the bus stop, cars don't stop when you're in the crosswalk anyway.

Councilor Leeman – Explains crosswalk committee process.

Mike Bobinsky – The concern is pedestrian safety. We'll continue to monitor the location. The metro moved the bus stop, not us. So far the crosswalk committee hasn't felt we should move the location.

Comment: My concern is the Graves Hill development. 10 stories in an area that doesn't have tall buildings doesn't seem right. 308 people signed a petition against the project. I support compatible development and this isn't. Why is Munjoy Hill getting more consideration on this height issue than this neighborhood?

Councilor Leeman – I disagree that one neighborhood gets more consideration than another. The developer wanted to preserve the natural setting. This is a mixed neighborhood and I thought this project fit in the mix.

Comment: I thought we were buying in an R-3 zone with a 35 ft. height restriction.

Councilor Leeman – The Council voted 8 to 1 on this. The project still has to go to site plan review.

Q. What's with the Morrill's Corner project? I'm concerned about the traffic.

Councilor Leeman – Council has had several workshops. The Public Hearing is scheduled for next week. Traffic remains a concern. Traffic improvements will be made if the project goes forward. Something will happen at that site. Used to be an industrial site. This is the first decent proposal we've had to redevelop the area. The project is much better than as originally proposed. It's been scaled back, apartments added, recreation field. I think it will likely win approval.

Comment: Values on Maine Ave. went up about 80%. Some neighborhoods went up 100-200%. This means that Maine Ave. has been subsidizing other areas for several years. Some towns adjust their values every year or so, could we do that?

Larry Mead – Some properties were adjusted upwards between the last revaluation. It's now possible in a more comprehensive way to adjust values on an annual basis. We have the computer capability.

Comment – The revaluation company didn't really listen. The City Assessor's listen better and have made adjustments.

Councilor Leeman – I went in myself to check the process.

Comment – Repeats previous statement that the revaluation company didn't listen and felt his concerns were not addressed.

Councilor Leeman – I didn't have that experience. The City put all the information on the Web. I thought the assessments in my neighborhood were accurate.

Q. – What can we expect from the Governor and Legislature concerning tax reform.

Larry Mead – Governor's plan will be released December 1st.

Councilor Leeman – For the City we're going through the same budget process we do every year. We can only do two things. Increase revenue or cut expenses. When revenues are low we have to reduce services. Remember for five years there were no tax increases. Last year was the first increase in five years. People have come to expect very high quality services from our City – Police, fire, medcu, public works.

Comment: I'd like to see heavy item pick-up restored. I don't like paying for blue trash bags.

Councilor Leeman – Keeping taxes low is important. Riverside is only \$2.00 fee per load. Blue bags are the same cost as regular "Glad" white trash bags. You can control your costs by recycling. You pay for your wastefulness and it encourages recycling.

Comment: Does the City do anything for condominiums on private roads? We pay taxes but don't get plowing or trash pick.

Councilor Leeman – Streets in condo projects don't receive City services. The developers didn't build the streets to city standards to save costs. If we send trucks on the streets and they harm the streets we'd be liable.

Mike Bobinsky – It would be a new program to serve condo projects for recyclables.

Meeting adjourned – 9:00PM