



Fifth Program Year Action Plan

The CPMP Fifth Annual Action Plan includes the [SF 424](#) and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

Narrative Responses

GENERAL

Executive Summary

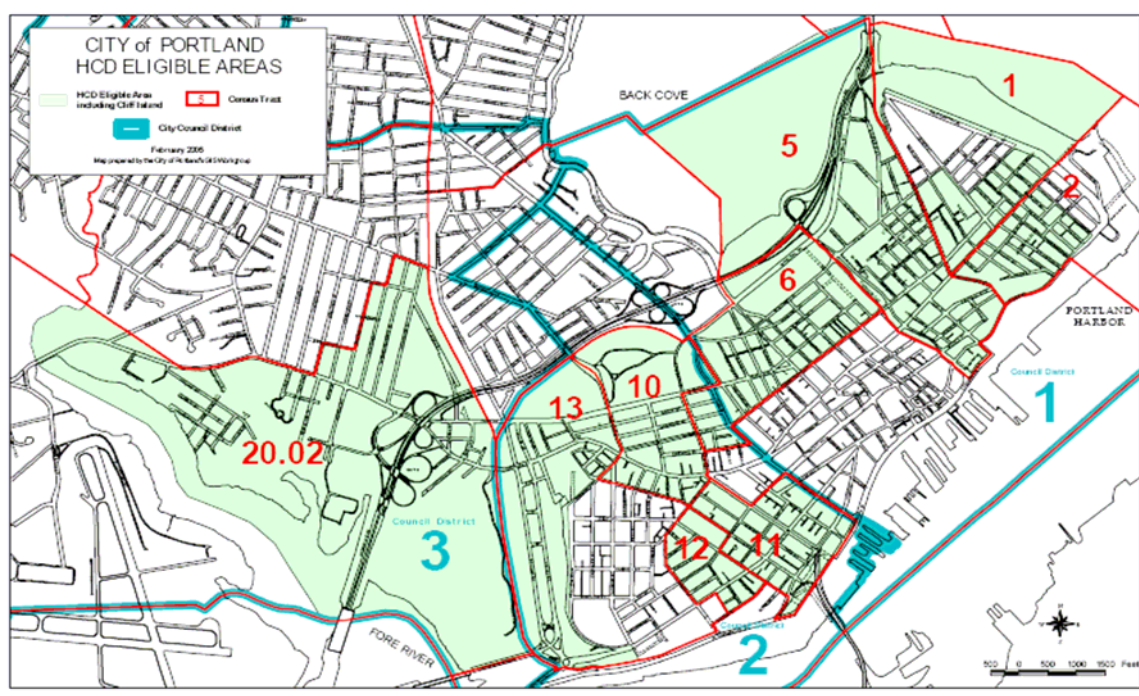
The City of Portland's Housing and Community Development Program will enter into the PY 09-10 budget cycle with the following funding allocations: \$2,332,143 in CDBG (\$2,142,580 in direct allocation, and an estimated \$189,563 in CDBG program income), \$93,923 in Emergency Shelter Grant funding, and \$1,387,142 in HOME funding as part of the new HOME Consortium with Cumberland County. Starting in November of 2008, the allocation of these resources has been considered through a public process consistent with the City's citizen participation plan, utilizing informational brochures, neighborhood meetings, citizen review committees, and public hearings to discuss the allocation of resources. The results of that process, as embodied in the PY2009 Consolidated Annual Action Plan, are consistent with the goals and objectives of the City's 2005-2010 Consolidated Housing and Community Development Plan.

The objective of this year's Action Plan is to focus resources on the City's newly developed priorities and guiding principles, as described in the Community Development section of this Action Plan, and to make the funding decisions objective and transparent. To do this each funding application was scored based upon how well they addressed the guiding principles, priority impact areas, their capacity to deliver the program or project, and their effort to collaborate with other organizations or city Department. The allocation of funds within each category (administration and planning, social services and development activities) was determined based upon how well each applicant scored. Minor changes to that method of fund allocations were made by the City Manager and approved by the City Council.

General Questions

- 1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.**

The Community Development Block Grant and HOME Grant funds are distributed throughout the City of Portland, Maine, however neighborhood improvements including sidewalks, streets and parks, plus the majority of public services are found in the City's eligible areas. The eligible areas are sections of the City that have been identified through the 2000 Census as primarily residential areas where 51% of the residents are low to moderate income individuals or households. These areas are found primarily on the peninsula in Districts 1 and 2 and parts of District 3. These areas are identified in green in the map below.



A minimum of **56.7 %** of the 2009-2010 funding will be focused directly on the eligible neighborhoods. This percentage has been calculated based on the public improvement projects that will occur in the eligible areas including sidewalks, parks, trails, and handicap accessibility (\$612,663), code enforcement (\$70,000), school and community facilities (\$78,996), plus 15 of the 23 social service programs (12/19 agencies) are located directly within the eligible areas and providing services from that location (\$558,140), thus totaling \$1,319,799. [CDBG total = \$2,328,388]

2. Describe the basis for allocating investments geographically within the jurisdiction (91.215(a)(1)) during the next year and the rationale for assigning the priorities.

All CDBG funded neighborhood improvements are located within eligible neighborhoods or identified spot blight areas of the City. Projects include parks and sidewalks located in various eligible neighborhoods.

Census Tract Eligible Neighborhood Improvements			
St. John Street Improvements	Dept of Public Services: Public Works	CT – 13	\$50,000
Valley Street Improvements	Dept of Public Services: Public Works	CT- 13	\$50,000
Tree Planting	Dept of Public Services: Parks Division	All Eligible Areas	\$10,000
Handicap Access Improvements	Dept of Public Services: Public Works	All Eligible Areas	\$53,000
Dougherty Field Phase 1 Improvements	Department of Public Services: Public Works	CT-20.02	\$376,663
Eligible Neighborhood Improvements			\$539,663

Improvements to Public Structures included a variety of projects including: community centers, code enforcement for private residences located in eligible census tracts, restoration of a historic landmark, and building improvements to non-profit agencies. Public structure projects were chosen based on perceived need and status of project development.

Census Tract Eligible Improvements to Public/Private Structures			
New Clubhouse at Sagamore Village	Boys and Girls Club of Greater Portland in partnership with Portland Housing Authority	Portland Housing Authority Property	\$60,135
Maine Irish Heritage Center Handicap Access	Maine Irish Heritage Center	CT-12	\$73,000
Code Enforcement: Neighborhood Improvement Program	Dept of Planning & Urban Development: Inspections Division	CT – 5 & 6	\$70,000
Census Tract Eligible Improvements to Public/Private Structures			\$203,135

Additional projects were also funded that will be delivered based on an income verification basis and can be located throughout the city.

Improvement Projects based on Income Verification		
Housing Rehabilitation	Housing and Neighborhood Services	\$332,476
Critical Access Ramp Program	Alpha One	\$25,000
Improvement Projects based on Income Verification		\$337,805

3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.

In the City of Portland the majority of allocations do address underserved needs of the City. The proposed projects will be meeting underserved needs such as food (two soup kitchens), safety (four community policing officers), shelter (women’s shelter, teen shelter, and adult day shelter), mental health services, drug recovery services, child care, elder care and services, health care subsidy, and an after hours emergency assistance program.

4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

Funding Source	Managing Agency	Resource for the City of Portland
CDBG Entitlement (HUD)	City of Portland's Housing and Neighborhood Services Division	\$2,138,825
CDBG Program Income (Revenue from past projects)	City of Portland's Housing and Neighborhood Services Division	\$59,500
CDBG Surplus Funds	City of Portland's Housing and Neighborhood Services Division	\$130,063
HOME Entitlement Consortia with Cumberland County (HUD)	City of Portland's Housing and Neighborhood Services Division	\$1,387,142
HOME Program Income (Loan Repayment)	City of Portland's Housing and Neighborhood Services Division	\$105,000
ESG (HUD)	City of Portland's Housing and Neighborhood Services Division/ HHS Dept.	\$93,923
Section 8 Vouchers (HUD)	Portland Housing Authority	1,754 Vouchers, worth \$14,121,650
Low Income Housing Tax Credits (HUD)	MaineHousing	\$4,156,688 for Florence House Project (532,962 tax credits over ten years)
McKinney-Vento Homeless Assistance Act funds	City of Portland's Health & Human Services Dept.	\$2,932,663 (CoC)
HOPWA (HUD)	Peabody Center	\$1,402,577 over three years Jan 2007- Feb 2010; \$503,093 remaining
Housing Development Fund (CDBG Repaid Loans)	City of Portland's Housing and Neighborhood Services Division	\$44,550
Housing Replacement Fund (Private Funds)	City of Portland's Council Housing Committee	\$ 140,912 available \$ 380,585 committed* \$ 521,497 total

*An RFP was issued and \$380,585 of the Housing Replacement fund was awarded to AVESTA Housing to build 24 units of efficiency apartments affordable to Portland residents earning below 40 and 50% AMI.

Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.

The City of Portland's Housing and Neighborhood Services Division within the Department of Planning and Urban Development is the lead entity for managing and distributing the CDBG, HOME and ESG Grants. The ESG Grant is distributed through the Health and Human Services Department.

2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.

The PY 2009-2010 Action Plan was written by staff in the Housing and Neighborhood Services Division of the City of Portland. However, numerous individuals and entities were involved in the process, recommendations and decision making that defined the details of this Plan. There were thirty-two (32) social service programs that applied for funding, three (3) of which were City of Portland Departments, twenty-three (23) of which were funded. The City of Portland Departments and Divisions which submitted applications and received funding include: Public Services Department (formally the Parks and Recreation Department and the Department of Public Works), Planning and Urban Department including the Inspections Division, Planning Division and Housing and Neighborhood Services Division, and the Economic Development Division of the Executive Department. Additionally six outside agencies applied for development or historic preservation funding, two businesses applied for economic development funding and one agency applied for funding and economic impact and development study. Three of the agencies requesting development funding received awards.

All applications for PY 09-10 funding were submitted to the Housing and Neighborhood Services Division. Staff reviewed each application for threshold eligibility, prepared and presented the information to the Allocation Committee. The Allocation Committee is comprised of eight (8) community members who were vetted through an application process and appointed by the Portland City Council.

The Allocation Committee reads, reviews, and scores all applications. The Committee recommends funding allocations to the City Manager based on priorities, provided information, performance, and capacity of the applicant. Allocation Committee meetings are open to the public. Dates, agendas, and minutes were posted to the City of Portland's website.

The City Manager reviews the applications and recommendations from the Committee. Based on this information, the City Manager makes his own recommendations. Both the Committee's and the City Manager's recommendations are presented to the City Council. The City Council also reviews a summary of the applications, the recommendations from both the Committee and the City Manager. This information is reviewed and discussed in two public hearings (March 23 and March 30, 2009), consistent with the Citizen Participation Plan. Council voted unanimously on the final allocations.

3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

The City and the Portland Housing Authority 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. City staff and PHA staff communicate regularly and provide each other data for Annual Plans and reports.

City staff from the Health and Human Services Department and Housing and Neighborhood Services coordinates with other members of the Emergency Shelter Assessment Committee (ESAC) and the United Way of Greater Portland to develop the Homeless 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, 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 staffs coordinate with all applicants and ESAC members to produce the community's McKinney application. The City's Community Development Program Manager attends all ESAC meetings.

Additionally HNS staff participates in the Maine Affordable Housing Coalition (MAHC). MAHC is a coalition of developers, Community Action agencies, public housing authorities, investors, housing and service providers, advocates and others working to increase the supply of quality, affordable rental housing throughout Maine.

In the City of Portland 33% of CDBG funds support social service agency programs. The funds support housing programs, homeless services, crisis management services, child care, family support services, substance abuse services, youth and adolescent support services, senior services, neighborhood based programs and projects, and health care for the homeless. Staffs in the Housing and Neighborhood Services Division, who manage the CDBG funding, meet with the agencies throughout the year to provide technical assistance and ensure they are meeting HUD guidelines and regulations. Staff also assists in monitoring their progress and makes recommendations for more efficient services.

Citizen Participation

1. Provide a summary of the citizen participation process.

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 encourages 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.

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.

- Citizen Committee's: City Manager's Policy Advisory Committee (CMPAC) was split into the Priority Task Force and the Annual Allocation Committee (AAC).

Both Committees' are council appointed and comprised of a broad range of citizens with various backgrounds. The Priority Task Force provides 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. The Annual Allocation Committee is responsible for reviewing applications and making funding recommendations to the City Manager annually. All Committee meetings are open to the public. Dates, agendas, and minutes are posted to the City of Portland's website.

- *Housing and Community Development Brochure*

The City produces and mails to every household in the city an informational brochure regarding the Housing and Community Development Program. The informational brochure announces the schedule for and location of the annual neighborhood meetings, summarizes key housing, community and economic development activities accomplished during the proceeding year, identifies key City officials and encourages 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 is offered in the brochure in 10 languages. This information is also available on the City of Portland's website.

- *CDBG Neighborhood Meetings and District Meetings*

The City holds a series of five district meetings to inform the public of the Housing and Community Development Program and anticipated funding. Three additional CDBG meetings were held in eligible neighborhoods with a slideshow describing the CDBG program, eligible activities and funded projects that had been completed in their neighborhood. A discussion followed focusing on potential projects or project types for each neighborhood.

2008 CDBG Eligible Neighborhood Meetings

6:30pm, October 2	District 2 Neighborhoods	Reiche Community Center
6:00pm, October 8	District 1 Neighborhood	Merrill Auditorium Rehearsal
7:30pm, October 27	District 3 Neighborhoods	West School Gymnasium

2008 District Meetings

7:00pm, November 6	District 1	Franklin Towers
7:00pm, November 10	District 2	Parkside Community Center
7:00pm, November 12	District 3	Deering High School Cafeteria
7:00pm, November 18	District 5	Riverton Community School Center
7:00pm, November 19	District 4	Presumpscot School Gymnasium

Public Hearings

In addition to the three eligible neighborhood meetings and five district meetings, which are held to gather community input to both the Consolidated Plan and the Annual Action Plans, the City holds a minimum of two public hearings each year to obtain citizen input and comments on the proposed annual budget.

The public hearings were held prior to the City Council's adoption of the budget for the Annual Action 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 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 were held at Portland City Hall in City Council Chambers on March 23, 2008 at 5:00pm and March 30, 2008 at 7:00pm.

2. & 4. Provide a summary of citizen comments or views on the plan. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

- Paul Young a representative from Center for African Heritage comments that he appreciates the work of the committee. The recommendations do not reflect the goals or priorities of the City of Portland 2005-2010 Consolidated Plan nor do they follow HUD's intent for the CDBG program. In disastrous economic times, the City of Portland must by law direct 70% of CDBG funding to low and moderate people and there is not a single economic development project recommended for funding. The City is responsible for marketing proposals to the public and women and minority owned businesses. There was one organization that received three allocations for human ware-housing, and not much for human development. Families in Bayside do not need a bayside trail but they do need employment that provides a living wage. The Task Force guiding principles are clear and called for diversity and inclusiveness, however the committee making recommendations for these funds do not include one black, brown or minority individual. With so much at stake, how is this possible. The Task Force report "it is imperative that we provide access to this funding that have been historically disenfranchised from this process... priority will be given to those who serve the lowest income persons..." The Center for African Heritage has proposed a project that will employ people right now. Much work is required for the upcoming stimulus funding. The Council can choose if poverty is an institutionalized structure of our community.

Response: All of the programs reviewed and scored are very good programs. However, not all can be funded with the limited CDBG funds available. Relative to other applicants' this project did not score well enough to be recommended for funding this year. The Council voted to approve the committee and City Manager's recommendations and not to fund Center for African Heritage's Program.

- Homeowner Portland, complains about the Portland West graffiti removal program. He explains how he has done what he can to cover the graffiti in his neighborhood, in the West End. He feels Portland West dropped the ball for this program's initiative. If this program continues to be funded, he hopes there would be oversight for this program.

Response: The Portland West proposal: Community Outreach does not include the graffiti removal program.

- A resident of Salem Street at Bayview Heights commented on the food shopping program for Regional Transportation Program. For over 20 years the city has shown its support for the shopping programs by providing CDBG funding. Chuck Baker, the service director, the CDBG program was the initiative for starting the food shopping program 20 years ago. It is an important part of the funding. I am a senior that does my grocery shopping through these programs. I and my neighbors are worried about the loss of this program. She refers to a list of 34 signatures of persons who are also worried about the loss of this program for these reasons: 1) Many seniors do not have cars to drive to go grocery shopping, 2) if we had to hire taxi's we would have less to spend on food. Many of these individuals are wheel chair folks. She also thinks there are more than 85 people that rely on the program. One of the most important things for any community is to keep their seniors independent and living healthily. If this program goes away, it would be disastrous for the persons who use this bus.

Response: All of the programs reviewed and scored are very good programs. However, not all can be funded with the limited CDBG funds available. Relative to other applicants' this project did not score well enough to be recommended for funding this year. The Council voted to approve the committee and City Manager's recommendations and not to fund Regional Transportation Program's Food Shopping Program.

- Spiral Arts Comments:
 - A resident of Harbor Terrace in support of Spiral Arts comments that Spiral Arts has had an amazing impact on her life and of her neighbors in Harbor Terrace and Franklin Towers. This is not just for the elderly or disabled, but helps other community members as well. When a program loses its funding it can become non-existent. It can become impossible to keep going once it loses momentum. The decision making is difficult, and the Council has a difficult job. It would seem to me that when you are building community you should reach out to those you serve to be part of the solution which is why I am advocating funding for this program. She gives a letter to the Council from the members and what Spiral Arts means to them. She invites them to come visit one of their classes. When there is a crisis, it's the people that value and make a difference. Those participants at Harbor Terrace want to be part of the solution, not part of the problem. Any funding that you can provide Spiral Arts is beneficial in keeping the program alive.
 - A resident & participant in Spiral Arts program. She describes the challenges she's encountered in her life. When she began participating in Spiral Arts it gave her hope. It helped her to calm down. She began helping others in the group who were frustrated. The Spiral Arts program will help people. She is saddened that this program would come to an end. Some of the programs that are being funded- can they be combined? She began taking a design class and between the two she is totally into art. She would like this program to continue in Harbor Terrace and Franklin Towers.
 - Resident and participant in Spiral Arts program. Once a program has been closed it is difficult to get it up and going again. Spiral Arts has and continues to do a tremendous amount of good for elderly and disabled people. When people think they can't do something or create something and you provide the materials for them to do it, it is amazing to see what they create. It is the only program that comes to us to our building, where we are. It's not easy to make these decisions, but he urges the council to come up with some funds to keep this program open. Please do not pass over this program and send it to a certain death.

Response: All of the programs reviewed and scored are very good programs. However, not all can be funded with the limited CDBG funds available. Relative to other applicants' this project did not score well enough to be recommended for funding this year. The Council voted to approve the committee and City Manager's recommendations and not to fund the Spiral Arts Program.

- Nancy Page Akers of Portland Street: St. Vincent's de Paul. She cannot imagine living without this program. When she goes to the other soup kitchens she is verbally, emotionally and sometimes physically abused because of her religious beliefs. She supports the St. Vincent's program and it is very worthy.

Response: The Council voted to approve the committee and City Manager's recommendations, thereby awarding \$15,975 to the St. Vincent de Paul Soup Kitchen.

- Mother who participated in the program Community Partnership for Protecting Children. She tells her story of how her child was assigned to live with her grandmother for 10 months while she had to figure out how she would support her and answer her case in court. During this time she was contacted by Community Partners for Protecting Children. It is a family advocacy program that helps support parents who have open cases in Department of Health and Human Services, including those where the state has taken custody of the children. This program supports the parents through support groups, through advocacy, and through their case. This program exists in Bayside, Parkside and Munjoy Hill. There is tremendous effort by DHHS and the partnership in building community and helping parents keep their families together. It takes a village to raise a child, this is what the partnership is doing.

Response: All of the programs reviewed and scored are very good programs. However, not all can be funded with the limited CDBG funds available. Relative to other applicants' this project did not score well enough to be recommended for funding this year. The Council voted to approve the committee and City Manager's recommendations and not to fund the Community Partners for Protecting Children.

- Boys and Girls Club: New Clubhouse at Sagamore Village Comments
 - Boys and Girls Club supporter. She is a site manager at Riverton property of the Portland Housing Authority. The Boys & Girls Club is proposing to open a Boys and Girls club at Sagamore Village, another Portland Housing Authority property. She spoke in favor of having the Boys & Girls Club branch clubhouse opened at Sagamore Village. There are more than 100 boys and girls who would participate in this program. There are great services offered: games, meals, programming, etc. Children are our future, if we put them in a positive place and help them grow with good self esteem and believe in themselves they will have opportunities.
 - Resident and President of the of Portland Housing Authority Tenant's Union. The program will be greatly appreciated and greatly improve the attitude of our youth. We are looking forward to being partners with the Boys and Girls club.
 - Board Member of the Boys and Girls Club. 50 year experience. We are currently serving over 2,500 youth in the Portland area. This is a model that is encouraged by Boys and Girls Club of America where the Boys and Girls Club partners with the local housing authority. We appreciate your support.

- Will Gorham, board member of Boys and Girls Club, the Portland Boys Club Association began 100 years ago this year, which evolved into the Boys and Girls Club of Greater Portland and now of Southern Maine. Looking at the site at Riverton, you can see the success and importance of having this program located at the Housing Authority. Please support this program.

Response: The Council voted to approve the committee and City Manager's recommendations, there by awarding \$60,135 to the Boys and Girls Club: New Clubhouse at Sagamore Village.

- Carol Dayne, President of the East End Community School three years ago when the school was built there was very tight schedule and budget. The majority of resources went into the building and not much was left for the outside. Over the last three years we have had an active greening committee and have looked at the playground and seen that there is not enough to do for the children in the school and the surrounding community. We have worked to develop a master plan so that it can be the kind of playground we want for our children. We have added some aspects of the plan already. We have the capacity to deliver on our plans. We are working with Portland Trails and Cultivating Community and others in the community to do the plans. The School is a community magnet with the library and other resources. We want this to be the jewel of the East End.

Response: The Council voted to approve the committee and City Manager's recommendations, there by awarding \$78,996 to fund the East End Community School PTO: Enhancing the East End Community School Grounds, Phase 2.

- Hillary Bassett executive director of Greater Portland Landmarks asks for funding for the Greater Portland Landmarks: Universal Access to the Center for Architecture and Perseveration. The vision is to create a center for Architecture and Preservation for all and expand this to all of Portland and its visitors. We would provide access to information and resources on architecture, history, preservation, advocating for preservation, educating children and adults. We want to engage all people of all ages, backgrounds and ability about art and architecture to all persons. The Safford House was designed by a re-known architect in the 19th century. We are leveraging funds from other businesses and grants. We encourage the city to participate in this project. Greater Portland Landmarks feels that they are partners with the city in making Portland a great place to live. She lists a number of collaborative efforts and requests that the city support this project.

Response: All of the programs reviewed and scored are very good projects. However, not all can be funded with the limited CDBG funds available. Relative to other applicants' this project did not score well enough to be recommended for funding this year. The Council voted to approve the committee and City Manager's recommendations and not to fund the Greater Portland Landmarks: Universal Access to the Center for Architecture and Preservation.

- Resident of Portland: Congratulates the City on a process that works extremely well, so well he hasn't felt the need to follow it. He has a few comments. The goal of CDBG funding is to be start up funding assistance for programs and not to be a total funding source and not to be the be-all and end-all funding for a program. Any program that has been funded in the past and could be shut down because they do not receive funding this year probably shouldn't be funded because they can't stand on their own. Previously the CDBG program had become an entitlement program where agencies who had received funding in the past felt they were entitled to funding in the future and then come to the council meeting crying if they did not receive funding. I am glad that we made great strides in moving away from that model and move toward funding programs because they deserve the funding not because they always got the money. The process has worked well. So well, that the public comment period has shortened, today it has taken about an hour. You could now move this meeting back into your normal agenda. We split this off from our normal city council meetings because it was so long that it would stretch until 1:00 in the morning. However, with this process we don't need a separate council meeting to discuss this. He is pleased that the two elevator projects were soundly rejected as not community development because they are clearly not community development. It goes back to the entitlement program that just because an organization received funding in the past they expect to receive funding in the future. I do hope you do not consider funding the elevator projects.
- Portland Chamber of Commerce Liaison. It is the first time the Portland Chamber has taken notice of the Community Development Block Grant. During the Priority Task Force meetings, he was requested to participate in a discussion where the Task Force asked what the Chamber would like to see for CDBG. He was unaware that the CDBG program can go to fund economic development projects. He provided some suggestions. He was worried about the possibility of supplanting funding that could go to fund social programs here in Portland. However there was a great deal of public buy-in through the public process with the priorities task force that there should be more focus on economic development with CDBG. He said he promised to find 10 applicants to apply for CDBG funding, but he did not. One applicant came very close: Hot Suppa, which was a very good proposal that fell short of funding. He is not entirely disappointed that a business did not get funded. However, he reminds the council what the priority task force said "many communities provide funding to programs not typically seen here in Portland." However he continues to paraphrase from the Task Force report: this is transition, not transformation; they are not recommending a radical transformation of the program, but rather transition. He is hopeful that other economic development applicants will receive funding in future years.

3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.

The City Engaged in a broad community outreach process in redeveloping and resetting the goals, priorities and principles of the community development block grant program. A Task Force was appointed by the City Council with the following project goals:

- To provide recommendations to the City Council regarding priorities to be used in the allocation of Community Development Block Grant funds.
- To solicit public input and encourage civic discourse aimed at enhancing broad public acceptance of the eventual project.

- To utilize community resources and experts to provide information and testimony as data to the Task Force.
- 16 Task Force Meetings, 6 Public Input Meetings, and 2 Public Hearings occurred and were advertised on the City of Portland website.

There were about 70 interested citizens who participated in the community input meetings, representing 45 organizations, including the following organizations that focus on serving either *women or minority groups*: Committee to Restore the Abyssinian Meetinghouse, Center for African Heritage, Museum of African Culture, Tengo Voz, Centro Latino Maine, Maine Immigrants & Refugees Association; *mental health organizations*: Amistad; *elder advocates*: Southern Maine Agency on Aging; organizations representing *persons living with HIV/AIDS*: Frannie Peabody Center; and organizations representing *low income residents*: Portland Housing Authority. There were also four members of the city staff including planning, public services, economic development and health and human services.

Members of the Priority Task Force represented a number of various groups. Representation for the following groups were represented as members of the Priority Task Force: homeless, persons living with AIDS, seniors, minority groups, women, persons with mental illness, plus individuals who have knowledge of planning and development, economic development, and downtown revitalization.

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

The City will also 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, 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. Portland is a large enough City to have many institutional resources, yet small enough to be able effectively communicate and collaborate. 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.

Additionally please see the information provided in the Citizen Participation Plan which describes the outcomes of the Housing and Community Development Task Force and the the CDBG Priority Setting Task Force. These efforts will better strengthen ties between the city and organizations throughout the community.

Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

The City of Portland is committed to monitoring the performance of grant recipients to ensure that Federal funds are used appropriately and in a manner to maximize low and moderate income public benefit. Grant recipients include City of Portland Departments and Divisions, outside social service agencies, and non-profit organizations. Monitoring each grant recipient ensures that the goals and objectives identified within the Action and Consolidated Plan are met. On site monitoring of social service agencies is done on a rotating schedule, performance reports are submitted on a quarterly basis by each public service agency receiving CDBG, HOME and ESG funds, unless they request monthly reporting. The reports are reviewed for accuracy, goals, performance measures, and compliance. If an agency is not meeting their target goals, or not reporting on time, this information is shared with the citizen review committee, who utilizes this information when allocating resources for the following year.

The Principal Financial Officer monitors each agency checking for compliance and eligibility. Copies of the monitoring reports are kept in the office. HOME and CDBG projects are monitored regularly to ensure that rent level and income guidelines are being met.

To report timeliness the finance officer reports expenditures at month end and compares totals to total allocated funds. The resulting percentage is utilized to track timeliness. Monthly draw-downs are completed thru IDIS.

Divisions in the Department funded under the 20% administrative cap submit plans identifying CDBG projects and the percentage of their time spent working on and completed, as well as identifying specific areas in eligible census tracts where the projects are taking place.

Lead-based Paint

- 1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.**

The City of Portland has been committed to eliminating lead poisoning in children since 1995, when it received its first HUD Lead Hazard Control Grant. The control and elimination of lead-based paint remains a critical focus of the City of Portland in both the housing rehabilitation and lead hazard control programs. Through these efforts 367 units have been made lead safe.

The new Lead Hazard Control grant for the City of Portland started November 2007. For the next three years, Portland has formed a consortium with Cumberland County to jointly leverage Lead Hazard Control funds. The consortium will allow both parties to reach a much wider audience with their lead outreach and education efforts as well as produce 80 more lead-safe units. Forty-five (45) of those units will be completed in the City of Portland and thirty-five (35) of those units will be completed in other communities across Cumberland County. This joint effort results from a desire to provide cost-effective, efficient programs to benefit all communities of the region.

The program is geared to benefit low and moderate income families and households. An owner occupied applicant in the City of Portland must prove their income is less than 80% of the median area income (\$54,550 for a household of four) with a child under six years of age. In order to remediate a rental unit the building must contain at least 50% of individuals who earn 50% of the area median income (\$34,100 for a household of four). Preference is given to rental units with children. Projects outside of the City of Portland will meet HUD income eligibility limits established for Cumberland County. Through the first five quarterly reports, the Program received a "green" designation from OHHLHC and is ahead of schedule in four of five categories.

Wherever possible, the City will utilize housing rehab program funds in combination with lead hazard control funds to complete additional units. This is moving Portland toward its goal of eliminating childhood lead poisoning by 2010.

HOUSING

HOME Consortium: City of Portland and Cumberland County

The concept of forming a City of Portland/Cumberland County HUD HOME Consortium (CCHC) was presented to the City of Portland's Housing Committee in April 2007, February 2008, and May 2008. The initiative was introduced to and received positive responses from the Cumberland County Commissioners, Westbrook's Mayor Bruce Chuluda and City Administrator Jerre Bryant, and Brunswick's City Manager Don Gerrish. At the May 2008 meeting the Housing Committee recommended submitting a Mutual Cooperation Agreement to HUD.

The thrust of the program is to expand financial resources for various eligible affordable housing activities in the region. While Portland receives an annual allocation of HUD HOME funds, the communities of Cumberland County do not. By joining forces we can capture an estimated additional \$600,000 to \$700,000 for housing rehabilitation, rental housing development and homeownership opportunities for low and moderate income persons throughout Cumberland County.

Portland will retain independent operation of its HUD HOME program and will receive an annual direct allocation from the Consortium by formula defined in the Mutual Cooperation Agreement which was signed by all parties on June 23, 2008. For PY09-10 the City of Portland will receive \$728,845 as the direct formula allocation through the Consortium, this includes \$72,884 for administration. Portland serves as the Lead Entity and will receive an additional \$65,830 in administration, and \$59,247 for housing program funds. Portland will serve as the "Lead Entity" of the Consortium with costs associated with any expanded administrative requirements fully covered by the increased HOME administration funds dedicated to Portland. Therefore Portland will receive a total of \$853,921 (\$728,845 + \$65,830+\$59,247), and the rest of the Consortium will receive \$533,221.

As agreed upon in the Mutual Cooperation Agreement, the Cumberland County Community Development Municipal Oversight Committee (MOC) will provide policy oversight for planning, operations, project selection and evaluation for the CCHC excepting activities conducted by the City of PORTLAND.

The MOC will include members of the Cumberland County Entitlement Jurisdiction expanded to include BRUNSWICK and WESTBROOK for HOME Program activities. The MOC will review the proposed HOME program design each year and the CCHC program application to HUD. The proposed HOME program design will define a strategy in sufficient detail to accommodate the collective and individual needs and priorities of the COUNTY, WESTBROOK and BRUNSWICK.

For the CCHC PY09-10 a subcommittee of the MOC examined the 2007 Housing and Homeless Needs Assessment for Cumberland County, the Cumberland County Entitlement Jurisdiction's 5-year Consolidated Housing and Community Development Plan, and sent out a housing questionnaire survey to affordable housing developers, housing advocates, and communities in Cumberland County and determined that homebuyer assistance would be the first priority for use of CCHC funds allocated to the COUNTY, WESTBROOK, and BRUNSWICK. The MOC approved a plan to allocate 55% or \$293,281 for homeownership assistance, 30% or \$160,000 for housing rehabilitation, and 15% or \$80,000 for CHDO activities. For PY2010-11 the City and its partners in the CCHC will create a 5-year Consolidated Plan for the CCHC. Work has already begun on the plan.

Specific Housing Objectives

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.

City of Portland

In 2002 a comprehensive approach to housing in the City of Portland was defined in the report *Housing: Sustaining Portland's Future*. This document describes the housing needs and priorities the City is continuing to work to accomplish.

Specific policy goals were identified and include:

- 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.
- Maintain, rehabilitate, and restore the existing housing stock as a safe and important physical, economic and architectural resource for the community.
- Seek opportunities for economic and social integration throughout the Greater Portland region by encouraging the development of a range of housing options that are available and affordable to all income levels in the region.
- Portland's Comprehensive Plan encourages a manageable level of growth that will sustain the city as a healthy urban center in which to live and work and to achieve our shared vision for Portland. Portland should encourage sustainable development patterns and opportunities within the city by promoting efficient land use, conservation of natural resources, and easy access to public transportation, services, and public amenities.
- 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.

Specific goals for PY 2009-2010 include the following:

- Assisting 32 owners to rehabilitate their homes.
- Assist 12 first time homebuyers purchase their first house.
- Expand our energy and heat-loss program, to more owner occupied rehab projects for low and moderate income individuals and other projects.
- Coordinate with code enforcement to assist homeowners cited with code violations in the eligible Bayside neighborhood (Census tract 5, 6 & 10) who are eligible for rehabilitation funding to utilize City funding to bring their building up to City Code.
- Continue to assist minorities enter into homeownership.

For the past five fiscal years, the City of Portland has served a high percentage of minorities seeking homeownership. The following table describes the minority participants who have participated in the City of Portland's Homeport homeownership program. Based upon past percentages the following year's projects are expected to be at least 30% minorities and can be as much as 100% minority projects.

Fiscal Year	No. of Completed Projects	No. of Minority Projects	Minority Head of Household	Percentage Minority Proj.
PY 03-04	7 projects	5	4 Female 1 Asian	71.4%
PY 04-05	3 projects	1	1 Female	33%
PY 05-06	4 projects	4	3 Female 1 Latino	100%
PY 07-08	3 projects	3	3 Women	100%
PY08-09	7 projects	3	2 Female 1 Black	43%

Cumberland County Consortium

The Priorities and the specific objectives for the non-Portland members of the Consortium for PY2009-2010 are:

- 1) Housing Rehabilitation: Rehabilitation of 8 to 10 housing units throughout Cumberland County
- 2) Homeownership Assistance: Assistance to between 10 and 15 households to purchase their first home.
- 3) Housing Development as a CHDO Activity: Provision of development subsidy funds to a certified Community Housing Development Organization (CHDO) for the development of rental housing.

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Funding Source	Managing Agency	Resource for the City of Portland
<i>City of Portland and Cumberland County Combined Resources</i>		
HOME Entitlement Consortia with Cumberland County (HUD)	City of Portland's Housing and Neighborhood Services Division	\$1,387,142
<i>City of Portland Resources</i>		
City of Portland CDBG Entitlement (HUD)	City of Portland's Housing and Neighborhood Services Division	\$2,142,580
City of Portland CDBG Program Income (Revenue from past projects)	City of Portland's Housing and Neighborhood Services Division	\$59,500
City of Portland CDBG Surplus Funds	City of Portland's Housing and Neighborhood Services Division	\$130,063
City of Portland HOME Program Income (Loan Repayment)	City of Portland's Housing and Neighborhood Services Division	\$105,000
City of Portland Un-allocated Funds	City of Portland's Housing and Neighborhood Services Division	\$ 3,755
City of Portland ESG (HUD)	City of Portland's Housing and Neighborhood Services Division/ Health & Human Services Dept.	\$93,923
Portland Housing Choice Vouchers	Portland Housing Authority	1,754 Vouchers, worth \$14,121,650
Low Income Housing Tax Credits (HUD) in the City of Portland	MaineHousing	\$4,156,688 for Florence House Project (532,962 tax credits over ten years)
City of Portland McKinney-Vento Homeless Assistance Act funds	City of Portland's Health & Human Services Dept.	\$2,932,663 (CoC)
HOPWA (HUD)	Peabody Center	\$1,402,577 over three years Jan 2007- Feb 2010; \$503,093 remaining
City of Portland Housing Development Fund (CDBG Repaid Loans)	City of Portland's Housing and Neighborhood Services Division	\$44,550
City of Portland Housing Replacement Fund (Private Funds)	City of Portland's Council Housing Committee	\$ 140,912 available <u>\$ 380,585 committed*</u> \$ 521,497 total
City of Portland: Homeless Prevention and Rapid Re-housing	Federal Stimulus: HPRP funds	\$876,120 (to be expended over two years)

<i>Cumberland County Resources</i>		
Cumberland County CDBG Entitlement (HUD)	Cumberland County, Community Development Program	\$1,476,134
South Portland Housing Choice Vouchers	South Portland Housing Authority	389 Vouchers valued at \$2,750,000; 110 Project Vouchers = \$920,000
Westbrook Housing Choice Vouchers	Westbrook Housing Authority	655 Vouchers and 150 Project based Vouchers valued at \$5,923,000
Brunswick Housing Choice Voucehers	Brunswick Housing Authority	453 Vouchers, 423 tenant based and 30 project based, valued at \$2,500,000
Cumberland County HPRP	Cumberland County Community Development	\$605,763 (to be expended over 3 years)

*An RFP was issued and \$380,585 of the Housing Replacement fund was awarded to AVESTA Housing to build 24 units of efficiency apartments affordable to Portland residents earning below 60% AMI.

Additional Cumberland County Consortium Response

- 1) Housing Rehabilitation: CDBG funds = \$74,000 to be used for housing rehabilitation in conjunction with Dept. of Energy funded weatherization activities; CDBG-R funds = \$50,000 for emergency home repair program; CDBG-R = \$26,000 housing rehabilitation in conjunction with Dept. of Energy funded weatherization activities.
- 2) Homeownership Assistance: No particular additional resources targeted to Cumberland County though funds for this type of activity will undoubtedly be expended by Rural Development and MaineHousing (Maine State Housing Authority).
- 3) New Development, Rental Housing: No known resources but several organizations are working to develop Low-Income Housing Tax Credit projects in the region.

Housing Program

City of Portland

The Housing Program administered by the City of Portland will utilize a combination of HOME Consortium Allocations, CDBG Allocation, Program Income and previous Program Balances, totaling \$1,771,853.

Funding Source	2009-2010 Funding
HOME Consortium Allocation for Portland	\$ 853,922
HOME Program Income	\$ 105,000
HOME Program Balance from 08-09 (Rehab=211,236, Ownership=169,219)	\$ 380,455
CDBG Allocation	\$ 332,476

CDBG Program Balance from 08-09 (Rehab=100,000)	\$ 100,000
Total	\$ 1,771,853

Consistent with the 2005-2010 Consolidated Plan, the City's Housing Program continues to focus on housing rehabilitation (25%), home ownership (18%), and new construction (32%) to support the availability of quality, affordable housing for low to moderate income Portland residents. In addition, in response to citizen comments, the City will initiate an 'Emergency Repair' program with CDBG funds. This program will address housing conditions that threaten the health and safety of occupants, such as a broken sewer line, heat system, and water heaters. The City will utilize a streamlined intake and eligibility and contractor selection process. This program will have a loan limit of \$7,000 per household.

Funding has shifted slightly this year from Housing Rehabilitation to Home Ownership. The HOME CHDO set aside is \$128,088, which is 15% of the HOME allocation of \$853,922. HOME funding distributions are identified in the chart below.

City of Portland PY 09-10 Housing Program Budget

Expenditures	2009-2010 HOME Consortium Portland	2009-2010 CDBG Allocation	2008-09 Balance + Program Income	Total BUDGET
Administration	138,714	127,842	0	\$ 266,556
Housing Rehabilitation		179,634	311,236	\$ 490,870
Home Ownership – Homeport	200,000	-0-	169,219	\$ 369,219
New Construction – Multi-Family Rental	387,120	-0-	105,000	\$ 492,120
Emergency Repair		25,000		\$ 25,000
CHDO Set-Aside	128,088	-0-	-0-	\$ 128,088
TOTAL	854,642	332,476	585,455	\$ 1,771,853

The City's Residential Rehabilitation Program will continue to assist low and moderate income owners with a wide variety of rehabilitation needs, particularly in the East Bayside Neighborhood. The East Bayside Neighborhood Improvement Program/Neighborhood Focus Plan, bounded by Cumberland Avenue, Anderson Street, Fox Street and to (but not including) Franklin Arterial, with potential expansion to Washington Avenue to the East. This program focuses on bringing the combined efforts and expertise of all Divisions of the Planning and Urban Development Department to one neighborhood in order to achieve a higher quality of living standard and to multiply the impact of reinvestment and development. Each Division (Inspections Division, Housing and Neighborhood Planning Division and Planning Division) will play a separate role but will work in collaboration to address more comprehensively the needs of the neighborhood. The Inspections Division will be on the ground, inspecting each house/food service establishment with the intention of bringing each building/business up to code. Housing would follow with incentives for housing improvements through the housing rehabilitation program and the lead abatement program. These programs will include both single and multi-family homes. The Planning Division will conduct an analysis of the area and develop a neighborhood plan to improve the community. The Divisions will invite active participation from interested residents and key stakeholders as the program progresses. Additional stakeholders may include but are

not limited to the Portland Police Department Community Policing Division, the Department of Public Services, the East Bayside Neighborhood Organization, and the Portland Housing Authority, .

Cumberland County

The Housing Program administered by the Cumberland County will utilize a combination of HOME Consortium Allocations, CDBG Allocation, and CDBG-R, totaling \$683,221.

Funding Source	2009-2010 Funding
HOME Consortium Allocation for Non-Portland	\$ 533,221
CDBG Programming	\$ 74,000
CDBG-R	\$ 76,000
Total	\$ 683,221

The non-Portland portion of the HOME Consortium will focus on three activities: 30% of funds for housing rehabilitation; 55% of funds for home ownership assistance and 15% for CHDO set-aside activities to develop rental housing. The HOME CHDO set aside is \$80,000 representing 15% of the \$533,221 HOME funds allocated to Cumberland County, Westbrook and Brunswick. HOME funding distributions are identified in the chart below.

Cumberland County Housing Program Budget

Expenditures	2009-2010 HOME Consortium County	2009-2010 CDBG Allocation	CDBG-R	Total BUDGET
Administration	-0-	-0-	0	-0-
Housing Rehabilitation	160,000	74,000*	26,000*	\$ 260,000
Home Ownership – Homeport	293,221	-0-	-0-	\$ 293,221
New Construction	-0-	-0-	-0-	-0-
Emergency Repair	-0-	-0-	50,000*	\$ 50,000
CHDO Set-Aside	80,000	-0-	-0-	\$ 80,000
TOTAL	533,221		585,455	\$ 683,221

* These numbers are already reflected in the Cumberland County Action Plan

HOME MATCH REPORT

City of Portland HOME MATCH REPORT

In PY07/08, \$538,075.28 in HOME funds were drawn down from HUD generating a 25% match requirement of \$134,518.82. The City of Portland meets its match requirement through the expenditure of local General Assistance funds providing tenant based rental assistance to low and very low-income households. The City expended \$1,941,090 in General Fund Assistance funds for this purpose, well in excess of the required HOME program match, and has continued this assistance for PY 08-09.

Cumberland County HOME MATCH REPORT

As this is the first year of the Cumberland County/City of Portland HOME Consortium, no HOME match report can be made. In future years HOME program match for the Consortium will be reported in the CAPER of the City of Portland.

FORECLOSURES

City of Portland FORECLOSURES

Over the last year the nation has experienced one of the worst recessions in recent history spurred by the national foreclosure crisis. The credit market has been negatively affected, which has had a domino affect in the economy. Several cities and states throughout the country have experienced what might be called a foreclosure epidemic. Foreclosures through the city of Portland have not reached epidemic proportions, however it has been increasing. The rate of delinquencies and foreclosures in Maine was on the rise at the end of 2007, according to a survey by the Mortgage Bankers Association.

The State of Maine received \$19 million in Neighborhood Stabilization Program funding. These funds are to be used to rehabilitation or redevelop foreclosed, vacant or abandon properties with the intention of stabilizing the surrounding neighborhood. The Department of Economic and Community Development (DECD) for the State of Maine decided to focus the funding in the areas that were of most need in the state. They based their targeting on how many foreclosures occurred within the community in 2008, the geographic density of the foreclosures, and the likelihood that foreclosures will increase in the community in 2009. As a result they found fifteen municipalities had scores that were more than triple the state average (28). These are the communities the State decided to focus their NSP funding. The city of Portland scored 57 and was ranked third in the state. As a result the City of Portland will be receiving \$1,324,136 in Neighborhood Stabilization Funds from the State of Maine.

As part of this program, DECD hired Market Street Settlement Group, LLC to report on the number of foreclosures in each of the participating towns. In October Market Street Settlement Group determined that the City of Portland had fourteen outstanding foreclosed properties. In February that number increased to seventeen properties, and by May was reduced to eleven. The city is considering a number of projects in which to invest these funds.

Additionally, the HNS office plans to work with citizens experiencing foreclosure or who have questions concerning the process. Staff will refer them to the appropriate counseling and financial assistance services offered throughout the city.

Pine Tree Legal Assistance has secured funding for a new Foreclosure Assistance Project. This is a statewide project within Pine Tree Legal Assistance, to expand our capacity to respond to the foreclosure crisis. This initiative includes providing trainings & presentations to low-income individuals and agencies that work with low-income individuals. PTLA staff can discuss avoiding predatory lending schemes for potential homeowners, information for existing homeowners not in foreclosure as well as information for homeowners already in foreclosure.

Cumberland County FORECLOSURES

Home foreclosure, while target on a personal or household level, is not a significant community or regional problem. While home sales are slowed and prices are declining, a

foreclosure crisis has not infected the communities of Cumberland County. The three largest communities in Cumberland County (aside the City of Portland), Westbrook, Brunswick and South Portland have received Neighborhood Stabilization Program (NSP) funds to purchase and rehabilitate foreclosed and abandoned properties. Even in these communities the number of effected properties is minimal ranging from 10 to 15 per community. A healthy private real estate market is working effectively to resell and repopulate these homes. While scattered instances of foreclosure exists throughout the County there are currently no concentrations or significant community impacts.

Needs of Public Housing

Portland Housing Authority

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.

The following describes the Portland Housing Authority's 5-Year Agency Plan (2007-2011) to address the needs of public housing and actions to encourage public housing residents to become more involved in management and participate in homeownership.

Public Housing - Physical Conditions:

The Portland Housing Authority currently owns and manages 992 active public housing units in the City of Portland, 418 elderly/disabled units and 574 family units, within 12 developments and four Asset Management Projects. The occupancy rate is 98% in all developments. All PHA units are in good condition providing safe and decent housing for extremely low, very low, and low to moderate income families and individuals.

PHA scored 92 points out of 100 on its most recent HUD/REAC physical inspection in October 2007, confirming the good condition of its units. No life-threatening health and safety violations deficiencies were cited. Although they are maintained in good condition, 98% of PHA's units were built before 1972. Therefore, PHA's priority is updating and replacement of original mechanical systems within its buildings, including heating and plumbing systems, as well as roofing, flooring and appliances. During the last three years energy efficiency and conservation have another become important priority for our physical plant.

This year, handicapped accessibility has become another priority for PHA. In February 2009, HUD completed a Fair Housing, Equal Opportunity and Section 504 review of all PHA programs. The overall results of this review were very positive. PHA is currently completing the handicapped accessibility improvements in its apartments and common areas that will bring all properties into full compliance with ADA Section 504.

Public Housing Program - Applicants and Residents:

As of April 1, 2009, the waiting list for public housing was 1,072 families and individuals. The breakdown by bedroom size requested is listed below and indicates Household sizes most in need.

- 1 bedroom 611
- 2 bedroom 283
- 3 bedroom 115
- 4 bedroom 43
- 5 bedroom 15

- 6 bedroom 5

PHA receives between 80 and 90 new applications per month, plus between 150 and 200 public housing units turnover annually. During PY 2008, 155 public housing units turned over.

Residents representing forty-six nationalities live in public housing. On average 60% of PHA tenants were born outside the United States, with Somalia, Sudan, Vietnam, Kenya and Cambodia as the largest groups. The percentage is much higher in family housing. The average income in public housing is \$14,500 and the average household size is 2.6 persons per household.

Section 8 Housing Program – Applicants and Participants:

PHA's Section 8 Housing Choice Voucher Program provides rental subsidies to maximum of 1,754 households in the greater Portland area. As of January 2009, there were 1,742 current Vouchers in the three components, including, 1,568 tenant-based vouchers holders, 139 project-based vouchers and 35 homeownership vouchers. During PY2008 109 new voucher holders leased units.

The voucher use is broken down by dwelling size as follows.

- OBR 20
- 1BR 806
- 2BR 475
- 3BR 340
- 4BR 79
- 5+BR 22

The household characteristics of voucher holders include,

- 62+ years 223
- Disabled 1,047
- Other families 472
- 73% elderly/disabled
- Average income \$12,663

The waiting list for tenant-based vouchers has been closed since August 2006, due to our inability to serve this number of applicants in a timely manner given the limited resources available. As of April 1, 2009, PHA's waiting list for tenant-based assistance consists of 308 families and individuals. The breakdown by bedroom size requested on the Section 8 wait appears below. The tenant-based wait list is significantly less than last year at this time (624). PHA will consider opening the wait list again in the summer or fall of 2009.

- 0/1 bedroom 183
- 2 bedroom 45
- 3 bedroom 46
- 4 bedroom 24
- 5 bedroom 8
- 6 bedroom 2

Management and Operations:

The Portland Housing Authority is a perennial high performer under HUD's Public Housing Assessment System (PHAS) which measures performance in the areas of physical condition, financial condition, management operations and resident satisfaction. From 2004 to 2007, PHA scored 96, 97, 97 and 95 respectively out of a total 100 point system. Although HUD

did not conduct a PHAS evaluation of housing authorities in 2008, PHA's most important goal is to maintain its high performer status when these reviews resume in the future.

The Portland Housing Authority is in the final stages of its conversion to the Asset Based Management model now required by HUD for all public housing authorities with 250 or more units. Under Asset Based Management, PHA operations are de-centralized with funding and staff moving directly to the developments where the majority of administrative and maintenance functions will be accomplished on-site. HUD feels Asset Based Management is more in line with the private sector property management model, and requires each development to be fiscally independent. Developments that can't work on their own under HUD's new regulations may be subject to penalties or disposition.

To date, PHA's 12 separate housing developments have been consolidated into four designated Asset Based Projects (AMPS listed below), staff have moved in and are functioning effectively. Although more costly, PHA sees the benefits Asset Based Management can offer including increased responsiveness to residents' needs.

AMP 1: Franklin Towers and Harbor Terrace (318 elderly/disabled units)

AMP 2: Kennedy Park, Bayside Terrace, Bayside East, Dermot Court, Peninsula Housing, Illsley St. Condo (185 family units)

AMP 3: Front Street and Washington Gardens (50 family units and 100 elderly/disabled units)

AMP 4: Sagamore Village and Riverton Park (339 family units)

The PHA encourages the organization of Tenant Councils in all its developments. PHA provides staff and organizational support to the six Tenant Councils that are currently active. Furthermore, PHA staffs the Portland Housing Association of Neighborhood Groups (PHANG) that consists of representatives from each of the active Tenants Councils. PHANG holds monthly meetings and provides input and recommendations to PHA in regard to capital needs, management issues, as well as the policies and strategies within the Agency Plan.

Homeownership:

The PHA feels homeownership is an appropriate goal for many of its residents, and an important step in their ability to achieve self-sufficiency. The PHA encourages homeownership in several ways, including an active Section 8 Homeownership Program. Since its inception in 2001, 36 voucher holders have been assisted in purchasing their own homes using the monthly subsidies provided by HUD, as of April 1, 2009. In 2008, PHA was awarded a three year grant under HUD's ROSS Family Homeownership Program to assist eligible public housing residents with the counseling and guidance needed to purchase their first home. The ROSS Family Homeownership Program will work closely with PHA's existing Family Self-Sufficiency Program which is assisting several participants to build saving accounts that can be used as down payments.

- 2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.**

Not applicable.

Westbrook Housing Authority

- 1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.**

Westbrook Housing has two Public Housing Buildings and both are Elderly/Disabled units. We have no family public housing units. Therefore homeownership opportunities does not relate to residents of our two Public Housing buildings.

- 2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.**

Westbrook Housing is a HUD recognized High Performer.

South Portland Housing Authority

- 1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.**

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

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

The demand that the Housing Authority is not able to fulfill at this time is for three bedroom family units and more units for disabled residents – both physically and mentally disabled. At this time, they have a waiting list for their own units of around 300. Approximately 2/3 of these applicants are elderly/disabled.

Residents are currently represented through the Resident Advisory Board that regularly meets to discuss issues concerning operations, management and property improvements. Residents are regularly informed whenever changes in policies or procedures are proposed and invited to comment prior to implementation. This will continue in the coming year.

Homeownership has been a difficult challenge for most, if not all SPHA residents. The primary obstacle is the high cost of homes on the market and the obstacle of obtaining

funds for a down payment. The "income disregard" program is in place permitting residents the opportunity to save funds toward self-sufficiency and homeownership.

- 2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.**

South Portland Housing Authority is not identified as a "troubled" or a poorly performing housing authority.

Brunswick Housing Authority

- 1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.**

The Brunswick Housing Authority (BHA) owns and/or manages 275 units of housing in Brunswick. Of these units, 182 are for elderly with congregate services available. The elderly units include 29 handicap accessible units. The remaining 93 units are 1 to 5 bedroom family units. One of their properties is a 6 unit family shelter, 2 bedrooms per unit, located in downtown Brunswick.

In addition to the owned and/or managed units, BHA also administers 453 Housing Choice Vouchers in the Town of Brunswick and surrounding communities where residents reside within the private rental market and have their rent subsidized by the Housing Authority. At this time, 252 of these vouchers are within Brunswick town limits with the rest being used in surrounding communities that do not have a housing authority.

All residents are invited to attend monthly meetings to discuss issues with and to ask questions to the Authority's Resident Service Coordinator. In addition, a resident activity group meets monthly to plan activities and social events.

Demand for decent and affordable rental housing assistance remains as strong as ever. The average waiting period for a housing choice voucher is approximately 18 months. Currently there are 366 on the wait list, which consists of an approximate 60/40 mix of elderly/disabled and family units, respectively. Clearly, two- and three-bedroom units are in greatest demand from the family side.

Homeownership has been a difficult challenge for most, if not all BHA residents. The primary impediments are the high cost of homes, the limited supply of "affordable homes" and the obstacle of obtaining funds for a down payment. The "income disregard" program is in place permitting residents the opportunity to save funds toward self-sufficiency and homeownership.

- 2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.**

Brunswick is not a housing agency designated as “troubled” by HUD.

Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

City of Portland

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 with 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.

As a concentrated effort, the Housing Committee of the Portland City Council has committed itself to reviewing the barriers to affordable housing caused by zoning. Zoning regulations can impede the development of highly dense neighborhoods; while at the same time require excessive parking which decreases the amount of space available to build affordable units. The Housing Committee will be systematically re-evaluating residential zones to identify and restructure zoning policies in regard to density, parking and affordability.

Since 2002 the City has worked hard to increase the number of multi-family housing units developed and has 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.

The cost of housing development continues to outpace the rent levels most households can afford. Due to the current economic climate, financing has hindered a number of affordable housing developers. This will have a serious adverse impact on development of affordable housing in the City. Stimulus funding is expected, but it is not projected that those funds will go to build additional affordable housing.

The City believes it is in the public interest to promote and facilitate an adequate supply of housing, particularly affordable housing. Housing, because of its scarcity and high costs, has become an extremely valuable resource for the City and is difficult to replace once lost. For this reason City Council created the Housing Replacement Fund in July 2002 in order to limit the net loss of housing units in the City caused by demolition of residential property. The Council’s Housing Committee issued an RFP to utilize the City’s Housing Replacement Fund then totaled at \$380,585. The RFP was awarded to Avesta Housing to create 24 efficiency units affordable to residents earning below 40-50% AMI. The project will be constructed in the City of Portland within the next three years. There is currently \$140,912 remaining in this account.

Another barrier to affordable housing development is the availability of land. Consistent with our zoning regulations, the City has utilized resources such as surplus and tax acquired land and buildings to establish additional affordable housing resources. During the following year

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 is working to implement 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, where applicable. The Commission determines whether an investigation is warranted and follows up with the complainant.

Cumberland County

- 1) Provision of community development resources for housing rehabilitation - HOME, CDBG, CDBG-R and Neighborhood Stabilization Program (NSP). NSP resources are available in Brunswick, Westbrook and South Portland only. Rehabilitation reduces housing maintenance costs and heating costs.
- 2) Homeownership assistance is *the* mechanism to make homeownership affordable to many low/moderate income first time home buyers.
- 3) Assistance to a CHDO organization to develop affordable rental units lowers the cost of rental housing and subsequent rents charged. High rents is a significant barrier to affordable housing

HOME/ American Dream Down payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).

City of Portland

HOME funds are invested as interest-bearing loans, non-interest bearing loans (0% interest), deferred loan payments and grants.

Cumberland County

Not applicable.

2. **If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.**

City of Portland

HOME RECAPTURE PROVISIONS for the CITY OF PORTLAND

- A. In the event that you sell the property, or no longer use it as your primary residence, or refinance the loan, or prepay the amount of this note in full, you must

repay the principal amount of this City loan plus a percentage of the net gain. The property occupied by the First-Time homebuyer must be retained as the principal residence by the owners for the life of the loan. Subletting a HOMEPORT property, even on a temporary basis, is not permitted.

- B. The City will not subordinate, except to the Bank's purchase loan. The one other exception to this will be for a home improvement loan for essential maintenance or improvement, as approved by the City.
- C. The homeowner must repay the HOME investment, plus a percentage of the gain, to the City when refinancing, prepaying the loan, or selling the house.
- D. Current Federal rules, as well as City policy, apply to the repayment of the HOMEPORT loan.
- E. The City retains the right to modify these recapture criteria to reflect current Federal and City policy and requirements.

Cumberland County

Cumberland County, Brunswick and Westbrook will utilize recapture provisions for their homebuyer assistance program. The exact details of the recapture provision have not been fully determined but will at minimum meet HUD HOME program requirements.

- 3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b).**

Neither the City of Portland nor Cumberland County, Westbrook or Brunswick, will use HOME funds to refinance existing debt.

- 4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:**

Neither the City of Portland nor the Cumberland County Home Consortium receives American Dream Down payment Initiative funding.

HOMELESS

Specific Homeless Prevention Elements

- 1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.**

Funding Source	Managing Agency	Resource for the City of Portland
CDBG Funds allocated to Shelter & Food Assistance	City of Portland's Housing and Neighborhood Services Division	\$143,038
CDBG Funds allocated for Emergency Assistance	City of Portland's Housing and Neighborhood Services Division	\$29,580
CDBG Funds Allocated to Healthcare for the Homeless	City of Portland's Housing and Neighborhood Services Division	\$94,518
ESG (HUD)	City of Portland's Housing and Neighborhood Services Division/ Health & Human Services Dept.	\$93,923
McKinney-Vento Homeless Assistance Act funds	City of Portland's Health & Human Services Dept.	\$2,932,669
HPRP	City of Portland's Housing and Neighborhood Services Division/ Health & Human Services Dept.	\$812,314

McKinney-Vento: Shelter Plus Care, Supportive Housing Program

2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.

The City of Portland's Consolidated Plan has identified the following priority needs to address homelessness throughout the City.

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

Consistent with the priority needs identified in the Consolidated Plan and the similar priority needs identified by the City of Portland's Continuum of Care has identified and funded the following priority programs.

- #1 State of Maine Department of Health & Human Services – Shelter Plus Care - Portland Chronic 6 - *Permanent Housing/NEW*

This project is a new Shelter Plus Care Tenant-Based Assistance Program, which will provide *two (2) housing subsidy slots* for homeless individuals with disabilities. Housing subsidies will include one (1) efficiency and two (2) one-bedroom apartments. The project will serve three (3) homeless individuals with disabilities for a period of *five years*. \$96,480

#2 Avesta Housing – Logan Place – *Permanent Housing/ Renewal*

A permanent “housing first” model program for individuals with disabilities who are considered chronically homeless. Preble Street, in partnership with Avesta Housing as owner of the property, operates a thirty (30) unit efficiency permanent supportive housing program which targets chronically homeless individuals. Support services are provided on-site through Preble Street. \$304,266

#3 Portland Collaborative, a.k.a. Homeless Assistance Collaborative – *Supportive Services Renewal*

This project consists of homeless support services provided at Preble Street and the City of Portland Family Shelter. \$158,126

a. Preble Street Resource Center

A single site, multi-service day program and drop in center for homeless individuals. A variety of on site support services are provided including case management, crisis intervention, housing placement and employment assistance. Funds are used to provide the center with a Case Manager and one Employment Counselor/Job Developer.

b. Preble Street Teen Center

Preble Street operates a drop-in teen center for homeless adolescents. Services provided on-site include: case management, counseling, life skills, homeless health clinic, and a soup kitchen. HUD funds are applied to partial salary for a Social Worker position.

c. Preble Street Women’s Shelter

Preble Street operates a 30 bed shelter for homeless women. Support services provided include: outreach, crisis intervention, case management, and life skills training. HUD funds a Case Manager position.

d. City of Portland Health & Human Services Department – Family Shelter

The City operates the largest family shelter program in the State of Maine. The shelter provides 77 beds and a variety of on-site support services. Funds are applied towards case management services

#4 Youth Alternatives, Inc. – MaineStay – *Transitional Housing/Renewal*

MaineStay provides transitional housing to homeless youth between the ages of 16 to 23 years old with serious emotional disorders or severe mental illness who need mental health and substance abuse treatment. MaineStay provides a safe, staffed setting in which youth can work on mental health and substance abuse issues while developing independent living skills. Funds are used for operating costs and outreach services for homeless youth. \$307,099

#5 Portland West, Inc Bell Street– *Transitional Housing Project- Renewal*

This is a transitional housing program for homeless families in Portland. This project has proven itself to be extremely successful in assisting families achieve stability and

- independence. This project is currently in its fifteenth year and has had over a 95% success rate. The staff of the City of Portland Health & Human Services, Social Services Division provides case management services for families residing in Bell Street Apartments. \$70,652
- #6 Youth Alternatives, Inc. – Morrison Place (Formerly Randall Place) - *Transitional Housing Renewals*
A dual diagnosis residential program for homeless adults with mental illness and substance abuse issues. This innovative transitional facility provides twelve residents an environment of comprehensive support in a home-like setting, professionally staffed twenty-four hours per day. Project funds are utilized to provide operating and support services. \$82,356
- #7 *Youth Alternatives – 22 Park Ave- Transitional Housing Renewals*
The Teen Parent transitional housing is located at 22 Park Avenue. The mission of this program is to encourage and promote the development of healthy, safe parenting of children while simultaneously supporting parents as they work toward economic self-sufficiency and long-term stable housing. HUD funds are used for supportive services and operating costs. \$ 126,936
- #8 *MAPS Shelter Services- Transitional Housing Renewals*
My Choice Shelter provides safe emergency and transitional housing to pregnant women experiencing crisis pregnancies. Supportive services and on-site counseling services are provided including parenting classes, and prenatal care and education. Follow-up is provided for one year following transitioning into permanent housing. HUD funds are used for staff and operating costs. \$71,355
- #9 *City of Portland Health & Human Services Department, Social Services Division/Preble Street – Employment Assistance – Supportive Service/ Renewal*
This project consists of a collaborative between the City of Portland Health & Human Services Department, Social Services Division and Preble Street. The purpose of this project is to provide employment training, counseling, job development, and job placement for homeless individuals. HUD funds are used to provide support services including staff salaries and employment related items for project participants. \$70,016
- #10 *City of Portland Health & Human Services Department, Social Services Division – Homeless Management Information System (HMIS) HMIS/Renewal*
Funds will be used to operate a homeless management information system. The 2001 HUD Appropriations Act requires that every jurisdiction will report client level HMIS data to data. The City of Portland Health & Human Services Department serves as the applicant for the grant. The HMIS project is administered by Maine Housing. \$27,970
- #11 *City of Portland Health & Human Services Department, Social Services Division Job Training Fund – Supportive Services/ Renewal*
This project is operated by the City’s Health & Human Services Department, Social Services Division. This project provides employment assessments, resume writing, job development and job placement services. HUD funds are used to provide financial stipends to participants of work experience/on-the-job training. \$15,443
- #12 *State of Maine Department of Health & Human Services in collaboration with Shalom*

House, Inc. - Shelter Plus Care

Rental subsidies are provided for homeless persons with disabilities in connection with support services from community agencies. HUD funds provide rental subsidies. Shelter Plus Care (S+C) is considered a permanent housing program.

<u>Program Name</u>	<u># of Beds</u>	<u>Award Amount</u>
Shelter + Care City 08	145	\$1,175,640
Shelter + Care 9-08	32	\$232,164
Shelter + Care C13-08	27	\$194,160

3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.

Objectives to End Chronic Homelessness & Move Families and Individuals to Permanent Housing

<i>Selective Objective</i>	<i>Create new permanent housing beds for chronically homeless persons</i>	
Action Step 1	Begin construction on Florence House. This will provide 40 beds for chronically homeless women. It is expected to break ground in Fall '08 with occupancy in late 2009.	Development Officer, Avesta
Action Step 2	Place in service 3 Shelter+Care units funded in 2007 CoC. These have been reserved for use with a SAMHSA grant submitted in June 2008. Notification of grant award should occur in fall 2008. Every effort will be made to ensure that the S+C beds will be placed in service by the end of 2008.	Housing Subsidy Coordinator, Shalom House
Action Step 3	Apply for 2 new Shelter+Care units in 2008 CoC.	Housing Subsidy Coordinator, Shalom
<i>Selective Objective</i>	<i>Increase percentage of homeless persons staying in permanent housing over 6 months to at least 71.5%</i>	
Action Step 1	Identify, engage and make transition plans for women staying at the women's shelter who will be transitioning to 40 PSH beds at Florence House once it is constructed. This project was delayed in part due to the complexity of the financing package but also because of NIMBY challenges brought by abutters which tied the project up in court for several months	Asst. Director, Preble Street
<i>Selective Objective</i>	<i>Increase percentage of homeless persons moving from temporary housing to permanent housing to at least 63.5%</i>	
Action Step 1	Expand outreach & education by PH providers to TH providers to improve linkages, and facilitate the application process	Housing Subsidy Coordinator, Shalom House
Action Step 2	Form ad hoc work group to review Portland CoC-funded TH program models and recommend changes that will improve outcomes of transitioning residents to PH. These models were developed in the mid-1990s. They serve homeless people with many barriers to remaining stably housed. The Housing First model, for example, and the Portland COC's success with Logan Place, suggests that there may be other models that would serve this population more effectively.	Chief Operating Officer, YAI

<i>Selective Objective</i>	<i>Increase percentage of homeless persons employed at exit to at least 19%</i>	
Action Step 1	Provide job readiness, job seeking, and job placement assistance to TH tenants	Chief Operating Officer, YAI
Action Step 2	Improve linkage to state training programs such as Competitive Skills program, ABCs, and the Employment Specialist that works with adult mental health consumers receiving services under Section 17	Senior Human Services Counselor, City of Portland, Employment Collaborative
Action Step 3	Improve linkage between S+C and Career Center	Grants Coordinator, Shalom House
<i>Selective Objective</i>	<i>Decrease the number of homeless households with children</i>	
Action Step 1	Apply for Rapid Re-Housing grant in 2008 COC round.	Social Services Director, City of Portland
Action Step 2	Strengthen & expand CDBG-funded county-wide homelessness prevention initiative that has shown success in its pilot phase in helping to prevent homelessness among families	Program Coordinator, PROP
Action Step 3	Strengthen coordination with the City of Portland's GA office so that when homeless families apply for assistance they are referred directly to Family Shelter for help in finding and keeping PH, thus avoiding shelter entry.	Program Coordinator, City of Portland Family Shelter

4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.

To help prevent homelessness the City of Portland has decided to utilize the CDBG allocation to fund several programs that assist individuals and families with children at risk of becoming homeless. The City of Portland’s After Hours Emergency Assistance Program is available 24 hour a day seven days a week access to crisis intervention, suicide prevention, mental health counseling and emergency financial assistance. Staff answers emergency calls from individuals who are homeless, living with disabilities, victims of domestic violence, etc. This program is allocated \$29,580 of CDBG funds.

Preble Street Resource Center provides food, clothing, showers, and safety to 300-500 people each day who are living in poverty and to provide crisis intervention and case management to solve the problems that compromise their stability and cause homelessness. The Day Shelter coordinates with the Oxford Street Shelter for Men and Preble Street Women’s Shelter to ensure access to shelter for individuals and families and works with other community service partners to provide appropriate housing, healthcare, legal, employment, and substance abuse resources. Preble Teen Center is allocated \$31,968 from CDBG for PY 09-10.

The City of Portland also utilizes \$33,748 of CDBG dollars for PY09-10 to create affordable child care services for low and moderate income families. Without reasonable and affordable childcare parents are unable to work, hold a steady job and provide for their family. Providing child care assistance can help families in great need stay in their homes.

Additionally, \$28,095.50, almost 30% of the City of Portland’s Emergency Shelter Grant is dedicated to homeless prevention programs and strategies.

The City of Portland was fortunate to receive \$876,120 from the Housing Prevention and Rapid Re-Housing Program. This new two-year initiative will provide rapid re-housing, housing retention, outreach, and case management services to Portland families and individuals who are homeless or at risk of becoming homeless. Housing Counselors will provide outreach services at homeless shelters, social services agencies, as well as other locations in Portland to provide the most comprehensive outreach and service provisions to homeless or individuals at risk of being homeless. Housing Counselors will connect individuals with available resources such as General Assistance, Federal Food Stamps, TANF benefits, rental subsidies, and assist with housing placement and retention. The HPRP Program will be a joint initiative between the City's Health and Human Services Department and Preble Street. The City will enter into a contract with Preble Street and provide funds to hire three (3) Housing Specialists. The Health and Human Services Department will also hire three (3) Human Service Counselors using HPRP funds. We estimate that two-hundred and fifty (250) households at risk of being homeless or households already homeless will be served through this program. From the HPRP Grant: \$406,157 will be funding homelessness prevention and \$406,157 will be funding rapid re-housing.

5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Foster Care Discharge Protocol: Maine Department of Health & Human Services (Maine DHHS) is the state agency administering foster care. In the last 5 years Maine DHHS has implemented new policies that reduce placement of children outside the home. Instead, Maine DHHS emphasizes family reunification and kinship care. These policies have reduced the number of children in foster care overall, which in turn has reduced the numbers of youth requiring discharge from foster care. Foster care placement does still occur, however, and the state has developed policies and procedures for helping youth transition safely to independence. The attached document is a summary of policies relevant to reducing use of foster care, and to transition planning for youth aging out of the system. The policies include 1)V.D-7. Relative Placement and Kinship Care Including Fictive Kin; 2)IX.A. Permanency Guardianship; 3)V.K. Education Beyond High School; 4)V.L-1. Extension/Termination of Care at Age 18; and 5)V. T. Maine Title IV-E Independent Living Program.

Health Care Discharge Protocol: Maine's Statewide Homeless Council (which has common membership with all three of the state's CoCs) has been working closely with hospitals to develop language governing discharge of homeless people with health issues from hospitals. Some of the largest hospitals in the state, including Maine Medical Center and Spring Harbor (a private psychiatric hospital) were actively involved in these discussions. The attached Guidelines, although labeled "Draft", have been approved by the Statewide Homeless Council, and are within weeks of being formally signed off on by Maine Department of Health & Human Services (Maine DHHS). Through contracts with homeless services providers, Maine DHHS funds most of the case managers who would be assisting with discharge planning and implementation. The last remaining step is to obtain formal approval from the Maine Hospital Association, which we anticipate will occur within the next couple of months. These Guidelines apply to all three of Maine's CoCs. The Guidelines instruct hospitals to begin the discharge planning process as soon as possible after hospital admission. Patients are to be discharged with clothing appropriate to the weather, with a specific plan in place for access to required medications/supplies. Each Maine hospital and each community discharge location will be responsible for designating an appropriate member of its management team to be responsible and accountable for assuring ongoing compliance with these guidelines.

Mental Health Discharge Protocol: Riverview and Dorothea Dix are Maine's two publicly-financed mental health institutions. Both institutions have adopted a discharge planning process that begins at admission and is pursued during the hospital stay to connect clients back to community supports. The treatment team includes the client, community support providers, family and friends, and other natural supports. The team works with the client to identify housing and services which will support ongoing recovery once discharged. Placement options include residential treatment facilities, permanent housing, other community living arrangements, or returning home to friends or family. Neither institution supports or advocates for discharge to homelessness or to an emergency shelter. Letters from these two institutions are attached. In addition, the Portland CoC has signed a written memorandum of agreement with Spring Harbor, a private psychiatric hospital, pledging to work together to ensure that hospital patients are not discharged to the streets or shelters. Hospital discharge staff work closely with CoC homeless providers prior to discharge to develop a housing plan that supports recovery and prevents homelessness. In the MOA Spring Harbor pledges to "Make every effort to avoid discharging consumers directly to emergency shelters, and to work cooperatively with shelters on developing case management plans."

Corrections Discharge Protocol: This MOA was signed in 2005 by Maine State Housing Authority (MaineHousing), the Maine Department of Corrections, and the Maine Re-Entry Network, and remains in effect. It enhances housing-related opportunities and services to offenders ages 18 and older who are currently or were formerly incarcerated through strengthened collaborations among the three signing agencies. The MOA details the responsibility of the Reentry Specialists in working with offenders in pre-release planning. MaineHousing can offer RAC+ (rental housing vouchers) that help support housing tenure until recipients become employed and self-sufficient. These partnerships have worked well to prevent release from correctional facilities to homelessness, and the follow-up described here also helps to sustain housing tenancies once prisoners are released. In addition to the Maine corrections discharge MOA, the Portland CoC has negotiated a separate Cooperative Agreement with the Long Creek Youth Development Center (juvenile detention center), the Portland Police Department, and the Cumberland County Jail. These Agreements pledge these agencies to "work cooperatively with agencies involved in the Portland Continuum of Care system to ensure that support services are provided to homeless individuals." They also require them to make every effort to avoid discharging consumers directly to emergency shelters, and to work cooperatively with shelters within the City of Portland on developing case management plans."

Emergency Shelter Grants (ESG)

For the City of Portland, the Emergency Shelter Grant funds two primary operations, Indigent Care and the Family Shelter. The indigent care funds, totaling \$37,732 for PY 09-10 will be utilized for dental care, primary medical supplies, lab costs, and transportation. The Division of Social Services also funds the Family Shelter Essential Services Program for \$28,146 and the Homeless Prevention Program, funded at \$28,145 for a total of \$93,923.

ESG PY 09-10 Match

Description

Personnel Services	\$ 316,212
Fringe Benefits PY 06 Rate of 28.4%	\$ 87,401
Operating Expenses	<u>\$ 231,033</u>

TOTAL EXPENDITURES **\$ 634,646**

Revenue – Sources

General Assistance \$ 196,242

Maine State Housing Authority (State Grants) \$ 200,000

Federal Funds (HUD Collaborative + Bell Street & ESG) \$ 238,404

TOTAL MATCH **\$ 634,646**

1. (States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Not Applicable.

COMMUNITY DEVELOPMENT

The Community Development Block Grant allocated funds are determined by the entitlement grant, program income and surplus funds. The calculation for determining the allocation amount is below.

CDBG Entitlement Grant PY 09-10	\$ 2,142,580
Program Income	\$ 59,500
Surplus Funds	<u>+\$ 130,063</u>
Total Allocation Amount	\$ 2,332,143

\$3,755 has not yet been allocated to an activity in this Fifth Program Year Action Plan.

Community Development Block Grant

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.

In 2006 the Portland City Council decided to re-evaluate the Community Development program, process and priorities. To begin in spring 2007, the created the Housing and Community Development (HCD) Task Force with the goal of providing recommendations to Council regarding process, priorities and public participation for the HCD Program. After seven months of discussions, key informant presentation, and public forums, the HCD Task Force created and recommended to Council a Ten Point Plan. The Plan had several recommendations regarding process and public participation; however the HCD Task Force did not feel that they had adequate time or experience to fully research and recommend a full set of priorities. Instead they recommended that the City Manager's Policy Advisory Committee (CMPAC) be re-structured into two council appointed committees. The first committee would be the Priority Setting Task Force, who would determine the priorities for the upcoming years. The second committee would be the Annual Allocation Committee, meeting the yearly obligation that CMPAC typically executed.

The Priority Task Force was created in May 2008. The Task Force actively invited experienced community members to discuss methods used to set priorities and to discuss the pressing community needs of the City of Portland. They engaged the community, city staff, social service agencies and the public in an discussion to determine what the community development priorities for the next few years should be. The result of this analysis and public discourse are a goal, a series of guiding principles and four priority impact initiatives.

GOAL

- The goal of the program is to *build strong, self-sustaining neighborhoods*.

GUIDING PRINCIPLES

- Consistent and Coordinated. All projects and programs will be reviewed with respect to HUD requirements, city objectives, plans, goals, and other CDBG, and or HOME investments. Proposals should be coordinated with all relevant city departments and be directly connected to these objectives and plans.
- Measurable Community Impact. Applicants will be evaluated based on how well they create a significant and measurable community impact.
- Location. Projects and programs should focus on targeted locations within the eligible neighborhoods, for example: neighborhood commerce districts, proximity to new affordable housing development and identified troubled areas in the neighborhood.
- Diversity and Inclusiveness. We live in a community full of unique talents, beliefs, backgrounds, and capabilities, therefore projects and programs should address our diversity and be inclusive to engage differences and create a culture of belonging.
- Priority to Lower Incomes. Priority will be given to projects and programs that serve the lowest income persons.
- Leveraged Funding. CDBG cannot be the only source of funding for a program or project, leveraging other funds is essential.
- Sustainability. Projects and programs must determine whether they are good for the environment, economically sounds (financially feasible), and supportive of the community. In addition, energy efficiency will be rewarded.

PRIORITY IMPACT INITIATIVES

- Housing. Maintaining persons living in their homes or creating places for persons to live in town.
- Work and Shop. Create or support places for people to work and shop within their neighborhoods as well as the means to gain and maintain employment.
- Mobility and Accessibility. Create the connection between home, work, shop, education and services.
- Safe Neighborhoods. Create safe and livable neighborhoods.

The goal, guiding principles and priority impact areas will apply to all areas of the Community Development Program: public facilities, public infrastructure, social services and economic development initiatives.

- 2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.**

*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Long – Term Community Development Goal

The long-term community development goal for the next 3-5 years is a fundamental shift in the program model for the City of Portland CDBG Program. The new model will reward proposals that are coordinated and complementary and that target a specific location to create a comprehensive community impact. The vision for the Community Development program is to take a *Holistic Approach* that is multi-dimensional, coordinated and collaborative, and targeted to specific locations in neighborhoods. Vibrant neighborhoods are multi-dimensional. They include opportunities for housing, work, shop, mobility, social and retail services, open space, and social interaction for all community members within a safe environment. A coordinated approach based on the multi-dimensional nature of neighborhoods is essential for revitalization. Our intent is to produce *long term impacts and stretch CDBG dollars for maximum impact*. Preference would be given to collaboration or partnerships between entities, multi-category initiatives, entities that provide multiple complimentary services, and proposals that impact identified needs.

Short Term Community Development Objectives

The CDBG Annual Allocation Committee was responsible for thoroughly reviewing and scoring each funding application based upon priorities approved by the Portland City Council and relevant scoring criteria. Based on the recommendations from the CDBG Priority Task Force, the committee utilized the following categories and point designations to evaluate the applications and how well they aligned with Community Development objectives.

35 pts Guiding Principles

20 pts Priority Impact Areas

30 pts Capacity to Deliver: Past Performance or Readiness and Preparedness

15 pts Collaboration/ Coordination with other organizations or City Departments

These categories and point allocations were included in the CDBG Application for this year's funding, PY 2009-2010. Each applicant was aware of the funding categories and point designations that they would be scored against for this year's application. The following table indicates the organizations and programs were recommended by the Committee and approved for funding by the Portland City Council. The table clearly identified each programs request, the points they received and the allocation they were awarded.

Short Term Community Development Programs and Projects

The City's Annual Action Plan, detailed in the project list below, includes short term expenditure goals for the next fiscal year in a variety of projects and activities. Output and outcome measures are included with projects, as appropriate.

ADMINISTRATION AND PLANNING FUNDING AWARDS (Capped \$421,932)

Program Activity	Objective	Outcome	Points	Allocation	HUD Code
City of Portland- Housing & Neighborhood Services Division: Grant Administration	Suitable Living Environment	Availability/ Accessibility, Sustainability	96.125	251,754	CD1001, CD1002, CD1003, CD1004,
City of Portland- Planning Division: CDBG Planning Program	Suitable Living Environment	Sustainability	93.75	170,178	CD1005 CD1006, CD1007

DEVELOPMENT ACTIVITIES FUNDING AWARDS (1,159,599)

Program Activity	Objective	Outcome	Points	Allocation	HUD Code
City of Portland- Housing & Neighborhood Services Division: Residential Rehabilitation Program	Decent Housing	Availability/ Accessibility, Affordability Sustainability	90.25	332,476	CD1008, CD1043
City of Portland- Inspections: Neighborhood Improvement Program	Decent Housing	Sustainability	81.875	70,000	CD1009
City of Portland- Public Services: Handicap Ramp Construction	Suitable Living Environment	Availability/ Accessibility	80.5	53,000	CD1011
City of Portland- Public Services: Neighborhood Tree Planting	Suitable Living Environment	Sustainability	78.857	10,000	CD1012
City of Portland- Public Services: St. John Street Improvement Project	Suitable Living Environment	Availability/ Accessibility	82.75	50,000	CD1014
City of Portland- Public Services: Valley Street Improvement Project	Suitable Living Environment	Availability/ Accessibility	80.875	50,000	CD1015
Boys & Girls Club of Southern Maine: New Clubhouse at Sagamore Village	Suitable Living Environment	Availability/ Accessibility	85.571	60,135	CD1017
East End Community School PTO: Enhancing the East End Comm. School Phase 2	Suitable Living Environment	Sustainability	76.188	78,996	CD1018
Alpha One: Critical Access Ramp Program	Decent Housing	Availability/ Accessibility, Sustainability	78.063	25,000	CD1019

The Council also decided to fund two additional projects, listed below, not recommended by the committee.

DEVELOPMENT ACTIVITIES FUNDING AWARDS (1,159,599)

Program Activity	Program Activity	Program Activity	Program Activity	Program Activity	Program Activity
City of Portland- Public Services: Implementation of Dougherty Field Phase 1	Suitable Living Environment	Availability/ Accessibility, Sustainability	73.56	376,663	CD1047
Maine Irish Heritage Center: Handicap Accessibility	Suitable Living Environment	Availability/ Accessibility	65.18	73,000	CD1048

The following projects were recommended by the Committee to receive CDBG funding for social service programs.

SOCIAL SERVICES FUNDING AWARDS (Capped \$727,186)

Program Activity	Objective	Outcome	Points	Allocation	HUD Code
City of Portland – HHS Healthcare for Homeless: Behavioral Health Program	Suitable Living Environment	Availability/ Accessibility, Affordability	88.125	94,518	CD1020
City of Portland - Police Department: Community Policing Coordinators	Suitable Living Environment	Availability/ Accessibility	87.375	147,568	CD1021
City of Portland HHS Social Service: After-Hours Emergency Assistance Program	Suitable Living Environment	Availability / Accessibility	87.000	29,580	CD1022
The Amistad Peer Support and Recovery Center	Suitable Living Environment	Sustainability	85.500	25,650	CD1023
Catherine Morrill Day Nursery	Economic Opportunity	Affordability	78.875	9,434	CD1024
Compass Project: Core Boat Building Programs for At Risk Youth	Suitable Living Environment	Availability/ Accessibility, Affordability	79.500	11,925	CD1025
Cultivating Community: Community Food and Youth Empowerment Programs	Suitable Living Environment, Economic Opportunity	Availability/ Accessibility, Affordability, Sustainability	94.375	14,157	CD1026
Day One: Home-based Family Support and Aftercare Services	Suitable Living Environment	Availability/ Accessibility, Sustainability	80.25	11,637	CD1027
East Bayside Neighborhood Org: Creating/ Maintaining A Safe Neighborhood Crime Watch and Community Outreach	Suitable Living Environment	Availability/ Accessibility	80.00	14,880	CD1028
Frannie Peabody Center: Client Services	Suitable Living Environment	Availability/ Accessibility, Affordability	82.000	14,760	CD1029
Home Health Visiting Nurses: Home Health Care for Portland Low Income Elders and Adults	Suitable Living Environment	Availability/ Accessibility, Affordability	82.750	24,825	CD1030
Mercy Hospital: WE CAN Leave the Lights On	Suitable Living Environment	Availability/ Accessibility	78.750	38,135	CD1031
Learning Works: Community Outreach	Suitable Living Environment	Availability/ Accessibility	80.125	32,050	CD1033

SOCIAL SERVICES FUNDING AWARDS Continued (Capped \$727,186)					
Preble Street: Women's Shelter	Suitable Living Environment	Availability/ Accessibility	88.125	26,442	CD1034
Preble Street: Adult Day Shelter	Suitable Living Environment	Availability/ Accessibility	84.125	31,968	CD1035
Preble Street: Lighthouse Shelter	Suitable Living Environment	Availability/ Accessibility	87.375	26,213	CD1036
PROP Senior Volunteers	Suitable Living Environment	Availability/ Accessibility, Sustainability	80.750	14,845	CD1037
SMAA: Elder Care/ Meals on Wheels Collaboration	Suitable Living Environment	Availability/ Accessibility, Affordability	86.125	50,276	CD1038
St. Vincent de Paul Society Soup Kitchen	Suitable Living Environment	Availability/ Accessibility, Affordability	79.875	15,975	CD10039
Wayside and St. Luke Soup Kitchens	Suitable Living Environment	Availability/ Accessibility, Affordability	89.875	58,419	CD1041

There were five social service applicants who received funding that were not recommended by the Committee. Three of these applicants were recommended by the City Manager for funding. They include three child care programs. The City Council agreed with the City Manager that these were important programs and funded them. The Council also decided to fund two additional programs, listed below: Spiral Arts and Munjoy Hill Neighborhood Organization.

SOCIAL SERVICES FUNDING AWARDS (Capped \$727,186)

Program Activity	Objective	Outcome	Points	Allocation	HUD Code
Peaks Island Children's Workshop	Economic Opportunity	Affordability	73.25	5,000	CD1032
The Children's Co-Op	Economic Opportunity	Affordability	75.75	8,500	CD1040
Youth & Family Outreach: Early Reading Program	Economic Opportunity	Affordability	71.25	10,815	CD1042
Spiral Arts	Suitable Living Environment	Availability/ Accessibility, Sustainability	68.75	4,812.50	CD1044
Munjoy Hill Neighborhood Organization:	Suitable Living Environment	Availability/ Accessibility	74.125	4,812.50	CD1045

Long-Term HUD 108/ BEDI

In 2007 the City of Portland applied for 108/BEDI funds in an amount of \$1.2 million in Brownfields Economic Development initiative (BEDI) and \$10.8 million in Section 108 loan. The funds were awarded in February 2008. The combined \$12 million will revitalize the distressed area of Bayside by stimulating residential and commercial economic development activities and creating jobs.

The specific community development objectives flow from activities required to relieve the blighted conditions and introduce economic activity:

- ◆ Remove blighting land uses;
- ◆ Upgrade infrastructure;
- ◆ Facilitate re-use by firms that complement downtown Portland and the city overall; and
- ◆ Create a vital area of mixed business, residential, and recreational uses.

To carry out these objectives, the City has undertaken a creative redevelopment plan that will develop a viable urban community in Bayside by providing decent housing and a suitable living environment and expanding economic opportunities principally for low-and moderate-income persons. The Bayside Project will proceed in 5 phases, resulting in the creation of the Bayside business and residential district: Construction of new streets and land acquisition (Phase 1); infrastructure improvements (Phase 2); acquisition and relocation of scrap yards (Phase 3); reuse and development of a parking structure (Phase 4), and selling available development parcels with the Bayside business and residential district concept. Begun shortly after the initial approval of the BEDI associated with the 108 application, Phase 1 and 2 are complete. Phase 3 is ongoing.

The following are the National Objectives that the 108 and BEDI Activities address:

Activity: Provide grant funds to private entity to partially fund infrastructure improvements necessary to undertake an economic development program.

This Activity addresses 570.208(a)(4)(v) Job creation activity designed to create permanent jobs in which at least 51% of the jobs, computed on a full time equivalent basis, involve the employment of low and moderate income persons, where the assisted business is located in a census tract which meets the following criteria: (A) has a poverty rate of at least 20%; (B) does not include any portion of the central business district; and (C) evidences pervasive poverty and general distress. This Activity also addresses 570.208(a)(4)(vi)(A) providing that 108 funds used to acquire, develop, or improve real property, such as an industrial park, the job requirement may be met by measuring jobs in the aggregate for all of the businesses

which locate on the property. The Bayside project entails coherent redevelopment of an area to achieve reuses that are viable only when the entire project area is so developed, as in an industrial park.

Activity: Develop an approximately 700 car garage to support new users on sites created in Phase 3.

This Activity addresses 570.208(a)(4)(vi)(F)(2) Job creation activity designed to create permanent jobs in which at least 51% of the jobs, computed on a full time equivalent basis, involve the employment of low and moderate income persons. Where CDBG funds are used for public facilities which will result in the creation of jobs by more than one business, this requirement may be met by aggregating the jobs created by all such businesses as a result of the public facility. Where the cost per job to be created exceeds \$10,000, this requirement may be met by aggregating businesses, which, as a result of the new public facility, locate or expand in the service area of the facility within one year after the physical completion of the facility. The assisted public facility must comply with public benefit standards at 570.209(b).

It is expected that a minimum of 252 jobs will be created as a direct result of these proposed economic development activities in Bayside when all activities are completed. These new jobs will qualify as a presumed benefit to low-moderate income persons permitted by section 570.208(v). All activities are located in Census Tract 6, Cumberland

County, ME, which has a poverty rate of 39%, according to the 2000 Census. In the 2008 – 2009 program year it is expected that \$307,000 will be used to facilitate infrastructure improvements at the Whole Foods and Miss Portland Diner sites, \$1.6 million will be used to acquire and relocate New England Metal Recycling, and possibly some funds for the development of the new parking garage.

Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

The City of Portland will continue over the next year 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 remain in their homes.
- 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 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.

The City of Portland was fortunate to receive \$876,120 from the Housing Prevention and Rapid Re-Housing Program. This new two-year initiative will provide rapid re-housing, housing retention, outreach, and case management services to Portland families and individuals who are homeless or at risk of becoming homeless. Housing Counselors will provide outreach services at homeless shelters, social services agencies, as well as other locations in Portland to provide the most comprehensive outreach and service provisions to homeless or individuals at risk of being homeless. Housing Counselors will connect individuals with available resources such as General Assistance, Federal Food Stamps, TANF benefits, rental subsidies, and assist with housing placement and retention. The HPRP

Program will be a joint initiative between the City's Health and Human Services Department and Preble Street. The City will enter into a contract with Preble Street and provide funds to hire three (3) Housing Specialists. The Health and Human Services Department will also hire three (3) Human Service Counselors using HPRP funds. We estimate that two-hundred and fifty (250) households at risk of being homeless or households already homeless will be served through this program. From the HPRP Grant: \$406,157 will be funding homelessness prevention and \$406,157 will be funding rapid re-housing.

NON-HOMELESS SPECIAL NEEDS

Non-homeless Special Needs (91.220 (c) and (e))

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.

The City of Portland focuses a significant amount of its Community Development Block Grant Program funding to address non-homeless special needs. Specific needs addressed by CDBG in this year's action plan includes: mental health services, senior support services, drug abuse prevention and rehabilitation services, and client services for persons with HIV or AIDS.

Mental Health Services

Amistad's Peer Support and Recovery Center operates 6 days a week at 66 State Street in the West End of Portland. The program provides a welcoming, low barrier community primarily for adults who struggle with severe mental illness, homelessness or addictions. About 140 members a day access the service, and they consistently report that their participation helps them feel better about themselves, make friends and maintain community, and their participation at the Center reduces their use of crisis services and hospital stays. This organization will receive \$25,650 of CDBG funding to operate this program.

Senior Services

Cultivating Community's ElderShares helps elders stay in their homes by providing a key—and customarily expensive—component of nutrition at no cost. For the 25 enrolled elders, we will provide 100 percent of their fresh vegetable needs for a minimum 20-week growing season. This organization will receive \$14,157 of CDBG funding to operate this program.

Southern Maine Agency on Aging is expanding and integrating two programs in Portland that at risk, low income, elderly people: Meals on Wheels and Community Links. Portland's Geriatric Social Worker is critical in providing improved services through these programs, by increasing the number of homebound people in Portland receiving Meals on Wheels and ensuring that every person referred to Meals on Wheels will also receive a in-home visit from the Geriatric Social Worker for a skilled analysis and subsequent follow up visit. This client-centered approach will assist older low-income residents feel safe in their homes. This organization will receive \$50,276 of CDBG funding to operate this program.

Home Health Visiting Nurses projects caring for 1,200 Portland residents, delivering 18,000 home health visits that include nursing, rehabilitative therapies and counseling to patients designated "homebound" who require skilled intervention to treat chronic disease, injury or

serious illness. We estimate that 90% of specified patients will be classified as presumed Low to Moderate Income as defined by HUD. This organization will receive \$24,825 of CDBG funding to operate this program.

People's Regional Opportunity Program's: Senior Volunteer Programs: Foster Grandparents and Senior Companions, develops one-to-one nurturing relationships amongst volunteers and the target groups served (children or seniors); the recognition of opportunities for positive contributions resulting from these relationships; and the provision of services to those involved in the program. The Foster Grandparents volunteer to mentor and tutor children with special needs in schools, child development centers and in homes. Senior Companions provide supportive care to frail elders living isolated in their own homes or in long term-care facilities. All volunteers are at least 60 years of age, have an annual income less than 125% of poverty income guidelines and receive in return for volunteering 15-40 hours a week a nontaxable stipend of \$ 2.65/ hour and other benefits. This organization will receive \$14,845 of CDBG funding to operate this program.

Drug Abuse Prevention and Rehabilitation Services

The goal of Day One's *Home-based Family Support and Aftercare Services* is to reduce adolescent substance abuse in at risk youth in the City of Portland. The project will achieve this goal in two ways: 1) serving Portland low-income families who have children at risk of being removed from their home due to substance abuse, domestic violence and other abuse and 2) providing aftercare services to adolescents who have graduated from our long-term residential substance abuse treatment program. The in-home program will utilize a team of Day one staff to stabilize and assist the family. Staff will provide counseling and life skills training to aftercare clients. This organization will receive \$11,637 of CDBG funding to operate this program.

Services for persons with AIDS/ HIV

Frannie Peabody Center's case management program, coupled with the HAVEN program, aims to increase housing stability and decrease the number of chronically homeless People Living with HIV/ AIDS. Frannie Peabody Center's case managers provide support, transportation, and coordination of care for PLWHA to help them obtain or maintain stable housing and health. Case managers help clients prioritize and achieve their goals, link to Frannie Peabody Center services, medical care, housing, and other community resources and information. This organization will receive \$14,760 of CDBG funding to operate this program. The HAVEN program will also receive \$1,402,577 over three years Jan 2007- Feb 2010; \$503,093 remains for this year.

Handicap Accessibility

Alpha One's Critical Access Ramp Program provides a rapid response on the installation of a ramp necessary to assist seniors or people with a disability who have a mobility impairment to access their homes and live more independently. Consumers may be unable to return home from hospitalization or rehabilitation because entrance steps make access difficult or impossible. Given shortages in accessible apartments and houses to rent or buy in the Portland area, *Critical Access* can be a key for an individual's reintegration in home and community life. This organization will receive \$25,000 of CDBG funding to install these ramps.

Public Service's *Sidewalk Handicap Ramp Construction* project provides safe connectivity throughout our sidewalk network for pedestrians, especially those with disabilities. The Department receives requests from residents with disabilities, from Americans with

Disabilities advocacy groups such as the IRIS Network, Bayside Community Health Center, and Neighborhood Organizations, and also from elected officials. This is an important project in providing Americans with Disabilities community access and independence achieving that access. The project will install new handicap ramps at various locations throughout the City in accordance with ADA Regulations and Guidelines and the City of Portland’s Sidewalk Material Policies and Technical Standards. Work will also include improving existing handicap ramps to current ADA standards in locations as needed. The Public Services Department will receive \$53,000 of CDBG funding to install handicap access ramps within our eligible neighborhoods.

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Funding Source	City of Portland Sub-Recipient	Resource for the City of Portland
CDBG: Mental Health Services	Amistad: Amistad Peer Support and Recovery Center	\$25,650
CDBG: Senior Services	Cultivating Community: Community Food & Youth Empowerment Programs	\$14,157
CDBG: Senior Services	Southern Maine Agency on Aging: Elder Care/ Meals on Wheels Collaboration	\$50,276
CDBG: Senior Services	Homehealth Visiting Nurses: Home Health care for Portland Uninsured Low Income Elders	\$24,825
CDBG: Senior Services	PROP Sr. Volunteers	\$14,845
CDBG: Drug Abuse Prevention & Rehabilitation	Day One: Home-based Family Support and After Care Services	\$11,637
CDBG: People Living with HIV/AIDS	Frannie Peabody Center: Client Services	\$14,760
HOPWA (HUD)	Peabody Center	\$1,402,577 over three years Jan 2007- Feb 2010; \$503,093 remaining
CDBG: Handicap Accessibility	Alpha One- Critical Access Ramp Program	\$25,000
CDBG: Handicap Accessibility	Public Works Department, City of Portland	\$53,000

Housing Opportunities for People with AIDS

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.

Frannie Peabody Center is a private, nonprofit organization committed to compassionate care for the community infected with and affected by HIV and AIDS in Maine. The Peabody

Center is the largest community-based HIV services organization in Maine, and the grantee for two of the state's three competitive HOPWA grants.

HAVEN is the statewide collaboration between Frannie Peabody Center, the City of Portland, Shalom House, and all Ryan White providers of HIV case management and medical care. Since 1994, HAVEN has utilized HOPWA and other funding to provide critical support to address the housing and residential needs of people living with HIV/AIDS in Maine.

HAVEN I provides short-term assistance with rent, mortgage, and utility payments; tenant-based rental assistance; assisted living; and support services to low-income people living with HIV/AIDS statewide. HAVEN II provides short-term assistance with rent, mortgage, and utility payments; tenant-based rental assistance; and support services to low-income people living with HIV/AIDS in Cumberland County who have a history of mental illness, substance abuse, incarceration, and/or homelessness. HAVEN III is a new grant made to the City of Portland that provides tenant-based rental assistance and support services to low-income city residents living with HIV/AIDS, with preference to non-English speakers and racial and ethnic minorities.

Heather Rhoda, Housing Coordinator, performs the day-to-day management of the program. Jennifer Putnam, Director of Client Services & Prevention, is responsible for oversight of HAVEN.

The following questions are being answered with regard to HAVEN III. The City of Portland is the grantee; Frannie Peabody Center and Shalom House serve as sponsors. Peabody Center staff manages this program in conjunction with the other HAVEN grants. This grant began funding in January 2007.

2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.

In the 2008 year of operation, HAVEN III helped 46 people living with HIV/AIDS in the City of Portland acquire stable rental housing, thus reducing the wait lists for other HAVEN programs to ensure that others may also secure stable rental housing. A total of 41 households (89%) remained in TBRA-supported housing at the end of the reporting year.

In addition, 28 persons living with HIV/AIDS received HOPWA-funded case management during the program year. All (100%) had a housing plan and medical care. About 96% (27 clients) had insurance. Seven clients who did not have a source of income in the previous year obtained a source of income during the operating year.

Eight individuals accessing housing assistance meet HUD's definition of chronic homelessness; another 17 individuals accessing assistance have experienced some form of homelessness in the past. Two veterans accessed assistance and eleven survivors of domestic violence accessed assistance.

3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.

The initial program goal for this grant was to serve approximately 35 households per year

with tenant-based rental assistance; 46 households were served in the 2008 program year.

The program output goal for supportive services was 50 PLWHA per year; 83 PLWHA were served.

4. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.

- 1) NA
- 2) Goal: 35; actual: 46
- 3) NA

There was a 100% housing stability rate among TBRA recipients this year; 100% of these clients had a housing plan, had contact with a case manager, and had contact with a primary health care provider during the year. One individual who had no insurance in the previous year obtained insurance during the operating year. Two individuals who had no source of income in the previous year obtained a source of income during the operating year.

5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.

Frannie Peabody Center is providing in-kind services for clinical supervision, management, and evaluation of the program. Additionally, Frannie Peabody Center utilizes leveraged Ryan White financial assistance for clients who qualify and choose to access this assistance for unreimbursed medical expenses.

6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.

All individuals served by HAVEN III reside in the City of Portland.

7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.

The primary barrier related to startup issues – resolving the cooperative agreements between partners, hiring staff, etc. Once the program got underway, the main barriers for clients were housing availability and the FMR. In the previous year, six clients were awarded tenant-based rental assistance, but could not utilize the subsidy due to a lack of safe, affordable housing in the City of Portland that met the housing standards for subsidy-holders. This same issue affected only one client who was seeking housing in Portland during the 2008 operating year.

8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.

Ryan White funds are being more strictly targeted toward medical services, making HOPWA funds more essential than ever in keeping PLWHA housed so that their other needs may be addressed. Frannie Peabody Center is the largest community-based HIV services organization in Maine, and continues to adapt to the changing needs of PLWHA in the state. HAVEN III is a new initiative designed to address the emerging population of non-English speakers and African immigrants with HIV.

9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

Annual progress reports are completed and filed per HUD guidelines. In addition, the Peabody Center conducts an internal evaluation at the close of each calendar year; a report of outcomes for all Peabody Center programs is available on the agency web site.

Specific HOPWA Objectives

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

HAVEN III is primarily funded by federal HOPWA dollars awarded to the City of Portland. The grant is sponsored by two private, nonprofit social service providers: Frannie Peabody Center and Shalom House. Frannie Peabody Center coordinates the HAVEN program in conjunction with all Ryan White Title II- and Title III-funded providers in the state. In addition, the City offers support to recipients of HAVEN III services through its Refugee Resettlement Program and the General Assistance program. Medical care is provided by Positive Health Care, a Ryan White Title III clinic housed at Portland Public Health, as well as Maine Medical Center's Virology Treatment Center.

Other Narrative

Include any Action Plan information that was not covered by a narrative in any other section.

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