



Cumberland County, Maine

Consolidated Plan  
For  
HUD Programs

Five Year Period  
July 1, 2012 - June 30, 2016

**Community Development Office  
Cumberland County Executive Department  
142 Federal Street, Portland, Maine  
Tel. 207-699-1905**



# 5 YEAR STRATEGIC PLAN: 2012 - 2016

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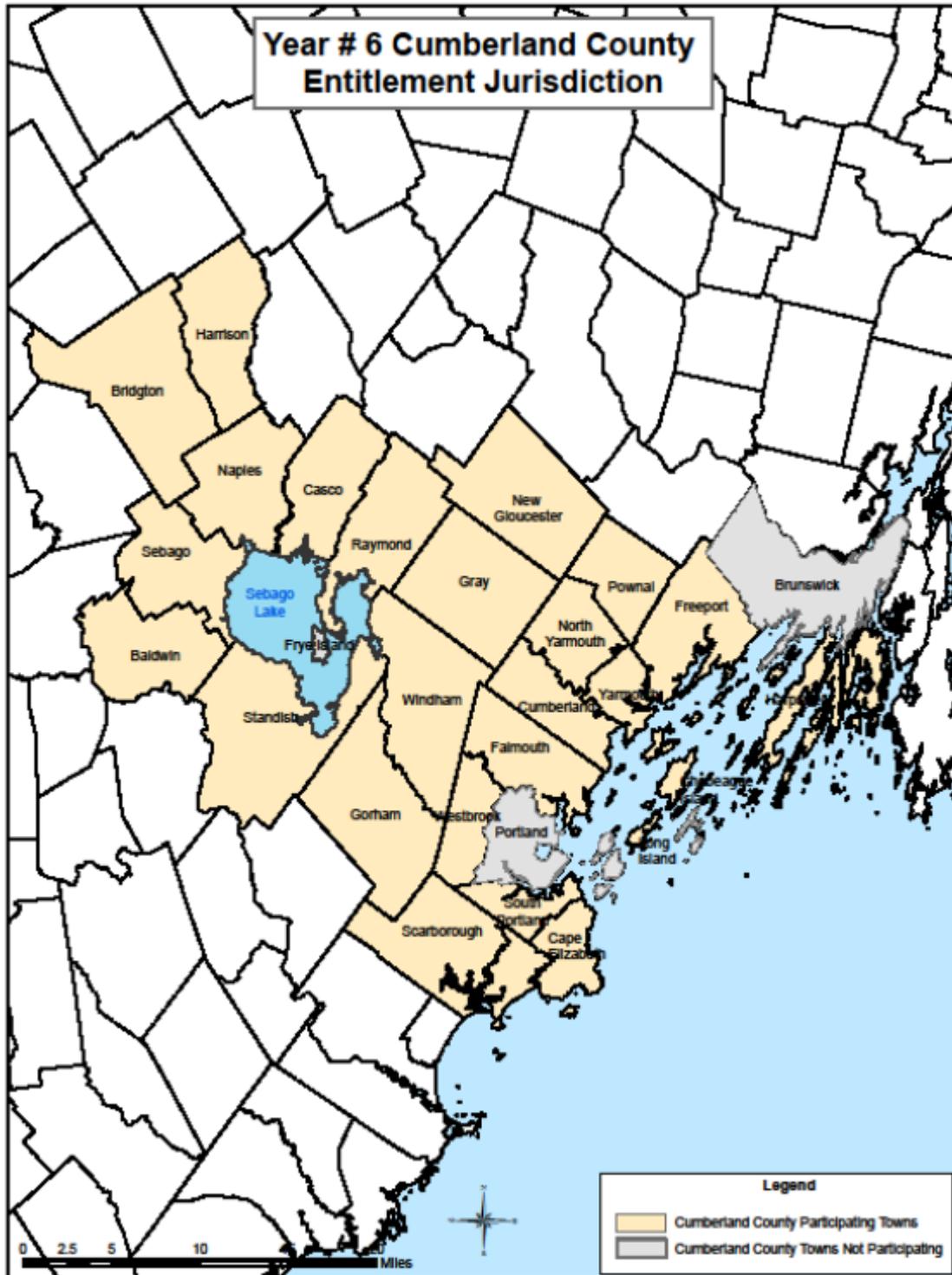
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# CUMBERLAND COUNTY ENTITLEMENT JURISDICTION



Produced By: The Greater Portland Council of Governments - 2011

## **Preface**

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations. Each section within this document corresponds to a specific question to which the section content is the response; the question is italicized at the beginning of each section.

### **Cumberland County Community Development**

The U.S. Department of Housing and Urban Development (HUD) requires jurisdictions to combine the planning and applications for the Community Development Block Grant (CDBG), the HOME Investment Partnership Program and the Emergency Shelter Grant (ESG) into a single submission known as the Consolidated Plan. Even though Cumberland County is only a direct recipient of CDBG program funds the application and plan is referred to as the Consolidated Plan.

Cumberland County is a member of the Cumberland County/City of Portland HOME program Consortium and receives HOME funds through the Consortium. The City of Portland is the lead community of the Consortium. Information concerning the Consortium is primarily contained in the City of Portland's Consolidated Plan, though portions related to Cumberland County will be repeated in this report.

The Cumberland County Commissioners charged the Community Development Office to develop the Consolidated Plan and administer programs covered by the Plan. The Consolidated Plan establishes how Cumberland County and its municipalities will use the resources available through HUD programs to address housing and community development needs for the period 2012-2016.

The geographical area described by the Consolidated Plan is the Cumberland County Entitlement Jurisdiction (CCEJ). The CCEJ does not include the City of Portland or the Towns of Brunswick and Frye Island. Portland prepares its own Plan and receives funds directly from HUD as its own Entitlement Jurisdiction. The Town of Brunswick elects to remain with the State of Maine's CDBG program operated by the Dept. of Economic and Community Development, Office of Community Development. Frye Island does not have year-round population.

The following 25 municipalities are members of the Cumberland County Entitlement Jurisdiction: Towns of Baldwin, Bridgton, Cape Elizabeth, Casco, Chebeague Island, Cumberland, Falmouth, Freeport, Gorham, Gray, Harpswell, Harrison, Long Island, Naples, New Gloucester, North Yarmouth, Pownal, Raymond, Scarborough, Sebago, Standish, Windham, Yarmouth and the Cities of South Portland and Westbrook.

## **Contact Information**

The Cumberland County Community Development Office is located at the Cumberland County Courthouse.

Address: 142 Federal Street, Suite 102, Portland, Maine 04101-4196.

Telephone: 207-871-8380

Contacts:

- Aaron Shapiro, Community Development Director  
E-mail: [Shapiro@cumberlandcounty.org](mailto:Shapiro@cumberlandcounty.org),  
Direct Telephone: 207-699-1905
- Michelle DeBartolo-Stone, Community Development Assistant

## **Copies of the Plan**

A summary of the Plan and a draft of the full Consolidated Plan are available for review and comment by citizens, municipalities, public agencies and other interested organizations. The Consolidated Plan is available at municipal offices throughout the County, at the Community Development Office, 142 Federal Street, Suite 102, Portland, Maine, and the Greater Portland Council of Governments. The Consolidated Plan is also available on the Cumberland County website [at www.cumberlandcounty.org/cd](http://www.cumberlandcounty.org/cd). Notice of the availability of the Plan was e-mailed to all entities consulted during the development of the Plan. A notice announcing the availability of the Plan, a summary of the Plan and the date, time and location of Public Hearings was posted on the County's web site.

A comment period beginning April 6, 2012 and ending on May 6, 2012 has been established to provide an opportunity for the public to submit comments on the Consolidated Plan to the County Commissioners. Comments will be accepted at two Public Hearings to be held on April 9, 2012, and May 14, 2012 at the Cumberland County Courthouse. The Cumberland County Commissioners will consider adoption of the Five-Year Consolidated Plan on May 14, 2012. The Consolidated Plan will be submitted to HUD on May 15, 2012.

Comments can be submitted in writing to Aaron Shapiro, Community Development Director, Cumberland County, 142 Federal Street, Suite 102, Portland, Maine 04101, by fax (207) 871-8292 or email [shapiro@cumberlandcounty.org](mailto:shapiro@cumberlandcounty.org).

## General

### Executive Summary

*The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.*

### **Objectives and Outcomes**

It is anticipated that Community Development Block Grant (CDBG) funds to address the needs outlined in the Consolidated Plan will range from approximately \$1 million to \$1.5 million for each of the next five years. An Annual Action Plan is submitted to HUD outlining program activities and goals for each specific program year of the 5-year plan.

The three overarching objectives guiding the proposed activities are:

- Providing Decent Affordable Housing
- Creating Suitable Living Environments
- Creating Economic Opportunities

Outcomes show how programs and activities benefit a community and the people served. The three outcomes illustrating the benefits of each activity funded by the CDBG program are:

- Improve Availability/Accessibility
- Improve Affordability
- Improve Sustainability

Activities funded in the next five years will support at least one objective and one outcome.

### **Citizen Participation Plan**

Cumberland County's Community Development Program works diligently to build long term relationships with Housing Authorities, non-profit social service providers, housing organizations, our local Community Action Program agency – the Opportunity Alliance (formerly PROP), and all the member communities and their residents. The critical focus is to develop programs and projects providing lasting benefit to our low/moderate income residents and neighborhoods where they reside. The County seeks consultation with these groups and encourages their participation at meetings and Public Hearings concerning the Consolidated Plan.

The Plan was developed through a host of meetings both informal and formal as outlined in the sections concerning consultation. Following is an account of the formal Citizen Participation Process:

- Proposed Consolidated Plan written and available for review at the following locations:

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- Cumberland County Courthouse: Room #102
  - County website: <http://www.cumberlandcounty.org/CD/reports.htm>
  - Municipal offices of participating member communities
- 30-day public comment period advertised in the , Portland Press Herald – April 5, 2012
  - County Commissioners conducted Public Hearings on 5-year Consolidated Plan and Annual Action Plan – April 9 and May 14, 2012
  - Formal adoption by the County Commissioners – May 14, 2012

### **Housing Priorities**

The priority housing needs to be addressed with Community Development Block Grant funds 2012-2016 are:

- Housing rehabilitation
- Housing weatherization, and energy efficiency
- Heating system replacements
- Emergency repairs
- Infrastructure to support affordable housing

### **Housing Goals for 2012 – 2016 Consolidated Plan**

The Cumberland County Community Development program will direct resources to the creation, rehabilitation and financing of affordable housing. The current goals are established for CDBG program resources. During the period 2012-2016 the program has established the following housing goals:

- Rehabilitation – 75 units (includes emergency repair, heating system replacement, weatherization & energy efficiency improvements)
- Homeownership assistance, 1st time homebuyers – 20 units – funded by HOME Consortium resources. This is not part of this Consolidated Plan.

### **Homelessness Priorities**

While there are few homeless persons residing within the CCEJ communities there are many from these communities that travel to the City of Portland for shelter and services. There are significant numbers of individuals and households that are in imminent danger of becoming homeless. Needed assistance for these individuals and families is twofold:

- Assistance in their home communities to prevent homelessness from occurring
- Assistance once they've sought shelter in Portland to move back if possible, with appropriate support services, to their home communities.

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### **Community Development Priorities**

Low/moderate income communities in Cumberland County have many different needs ranging from water/sewer systems, decaying infrastructure, inadequate community facilities to much needed public and social services. It is extremely difficult to identify these needs as highest, next highest, and high. This ranking truly depends upon the community.

#### *Public Facilities and Infrastructure*

- County Communities:
  - Downtown revitalization
  - Water & waste water systems
  - Neighborhood and community facilities, including accessibility for persons with disabilities
  - Infrastructure for affordable housing
  
- South Portland:
  - Street reconstruction – Ocean Street & Broadway
  - Sidewalks – Broadway
  - Street lighting – Ocean Street
  - Storm Drainage – Knightville/Mill Creek neighborhood
  - Mill Creek Park – continuation of park improvements
  
- Bridgton:
  - Waste water system - Flint Street
  - Sewer System - Harmon Ball Field
  - Sidewalks - Safe Routes to Schools
  - Town Green - Between Main St and Gibb St- Acquisition, plan, site preparation
  - Downtown Revitalization – Façade improvements, Pondicherry Square

#### *Economic Development*

- County Communities:
  - Gap financing for start-ups and expanding businesses
  
- South Portland
  - None foreseen at this time

#### *Public Services*

- County Communities
  - Homeless services
  - Elder services
  - Handicap services
  - Combating drug/alcohol abuse
  - Domestic violence services
  - Childcare and after school care
  - Food distribution
  - Access to transit

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- South Portland
  - Senior services
  - Domestic violence response services
  - Neighborhood services
  - Fuel/heating assistance
  - Recreation programs for school-aged residents
  
- Bridgton
  - Food Pantry- Kitchen Cupboard project
  - Fuel/heating assistance

### **Evaluation of Past Performance**

The initial 2007-2011 Cumberland County Consolidated Plan was created just as the County's Community Development program was launched. Our "powers of prediction" of future achievements was limited. The program lacked a track record, history, or programmatic "culture". The program's systems, policies and guidelines were not yet established. Despite this, many of the established goals of the 2007-2011 Consolidated Plan were met or exceeded (Table 1). Housing rehabilitation activities surpassed the 75 units projected by 62.6% with 122 owner units completed through the 2010 program year. Access to community and neighborhood facility projects exceeded projections by impressive levels. Community facilities projects have been widely supported by CCEJ communities and represent the majority of submitted and funded projects.

Homeownership assistance is now provided by the Portland/Cumberland County HOME Program Consortium, an institution that didn't exist when the first Consolidated Plan was developed.

Homeless Prevention activities were funded in 2007 & 2008 with CDBG funds assisting 400 persons. In 2009 the Community Development Office received a special \$605,000 HUD Homeless Prevention Rapid Re-housing program grant for program years 2009-2011. This grant enabled hundreds of individuals and families to remain housed, preventing migration to shelters.

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**Table 1: Evaluation of past performance: 2007 - 2011.**

<b>Objectives &amp; Outcomes: 2007 - 2011</b>			
<b>Outcome</b>	<b>Method</b>	<b>Indicator (5- year goal)</b>	<b>Achievements (2007-2010*)</b>
<i><b>Provide Decent Housing</b></i>			
Rehabilitate existing owner units to sustain affordable housing	CDBG Rehab Programs	75 owner units will be rehabilitated	122 owner units rehabilitated*. <i>Goal exceeded by 62.6%</i>
Assist 1 <sup>st</sup> -time homebuyers to increase accessibility to affordable housing	CDBG Housing Funds	25 low/moderate income households will purchase homes	2 households assisted. Goal not met. Membership in HOME Consortium now facilitates this outcome.
Assist homeless persons to access appropriate housing	CDBG Public Service Funds	300 people will either be housed or receive support services to prevent homelessness	397 persons were assisted via a homeless assistance program in 2007-2008.
Infrastructure to support affordable housing	CDBG Physical Improvement Funds	2 affordable housing developments	1 road constructed to service 11 new housing units in Harpswell
<i><b>Provide a Suitable Living Environment</b></i>			
Increase access to community facilities and services	CDBG Physical Improvement Funds	10 facilities constructed or improved	13 public facility/downtown revitalization projects. <i>Goal exceeded by 30%.</i>
Neighborhood improvements	CDBG Physical Improvement Funds	10 community & neighborhood improvements completed	41 public infrastructure/downtown revitalization projects. <i>Goal exceeded by 310%.</i>
<i><b>Expand Economic Opportunity</b></i>			
Develop incubator space for small businesses	CDBG Economic Development	Develop 2 incubator spaces	Not achieved
Micro-business development	CDBG Economic Development	Assist 50 micro-enterprise businesses	Not achieved
*Includes projects started, but not completed, through program year 2010.			

### **Introduction to the Cumberland County Entitlement Jurisdiction**

#### **Facts about Cumberland County and Low/Moderate Income Households**

Per the 2010 Census, 281,674 people live in Cumberland County within 117,339 households. The Cumberland County Entitlement Jurisdiction (CCEJ) contains a population of 195,202 within 78,145 households (U.S. Census, 2010).

HUD annually establishes the Area Median Income (AMI) criteria for each jurisdiction to evaluate and base program eligibility for low/moderate income households. HUD has segmented Cumberland County into two statistical areas in relation to Median Family Income (MFI) (Table 2):

- Group A - Towns of Baldwin, Bridgton, Harpswell, Harrison, Naples, New Gloucester, Pownal, and Sebago.
- Group B - Cities/Towns of Cape Elizabeth, Casco, Chebeague Island, Cumberland, Falmouth, Freeport, Gorham, Gray, Long Island, North Yarmouth, Raymond, Scarborough, South Portland, Standish, Westbrook, Windham, Yarmouth.

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**Table 2: 2012 HUD Income Limits (Effective December 1, 2011)**

<b>Cumberland County Community Development Income Limits (80% of MFI) - 2012</b>								
<b>Group A</b>								
<b>Communities of: Baldwin, Harpswell, Harrison, Naples, New Gloucester, Pownal, Sebago</b>								
Household Size	1	2	3	4	5	6	7	8
Income Limit (\$)	37,600	43,000	48,350	53,700	58,000	62,300	66,600	70,900
<b>Group B</b>								
<b>Communities of:</b>								
<b>Cape Elizabeth, Casco, Chebeague Island, Cumberland, Falmouth, Freeport, Gorham, Gray, Long Island, North Yarmouth, Raymond, Scarborough, South Portland, Standish, Westbrook, Windham, Yarmouth</b>								
Household Size	1	2	3	4	5	6	7	8
Income Limit (\$)	41,100	46,950	52,800	58,650	63,350	68,050	72,750	77,450

The 2012 HUD AMI for a family of four in the towns of Baldwin, Bridgton, Harpswell, Harrison, Naples, New Gloucester, Pownal, and Sebago is \$67,125 (Group A). The 2012 HUD AMI for a family of four in the cities/towns of Cape Elizabeth, Casco, Chebeague Island, Cumberland, Falmouth, Freeport, Gorham, Gray, Long Island, North Yarmouth, Raymond, Scarborough, South Portland, Standish, Windham, and Yarmouth is \$73,312 (Group B).

To qualify as a low/moderate income household (80% AMI) a household of four's gross income may not exceed \$53,700 for Group A and \$58,650 for Group B (Table 2). Within the CCEJ, 61,971 persons (35.2%) qualify under HUD's definition as low/moderate income at less than 80% AMI (2000 Census).

The income distribution of Cumberland County follows the pattern of population and geography. The highest median incomes are in the suburban communities surrounding Portland, the lowest in the inland rural outlying communities, with the Cities of South Portland and Westbrook in the middle.

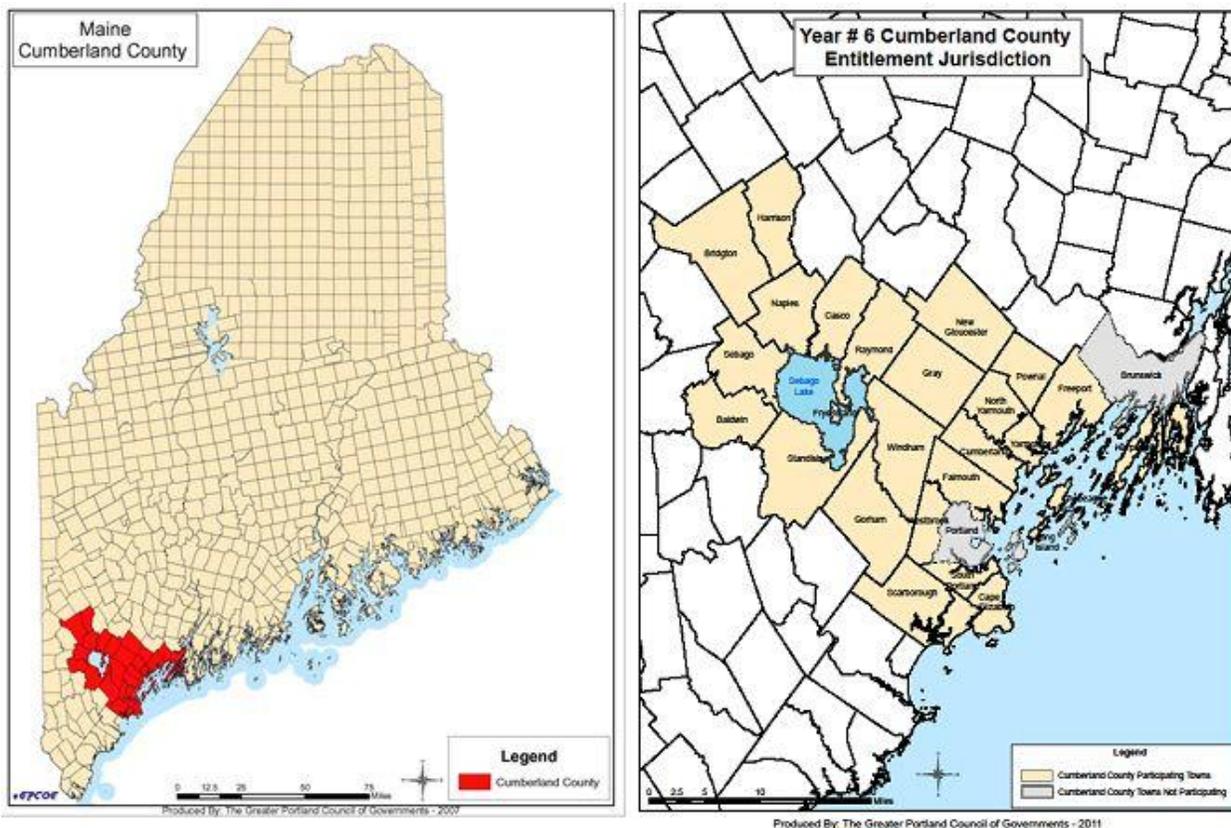
Cumberland County does not have many concentrated areas and census block groups of low/moderate income residents. Low/moderate income persons and households are distributed throughout the County in small "pockets" or small neighborhoods. To assist these low/moderate income households the County or a municipality may undertake a survey to measure incomes and identify neighborhoods for CDBG funded activities.

In addition to the numbers of low-income people, over 34% of Cumberland County's housing units (45,378) were built before 1949 (ACS, 2005-2009). Many of these are homes owned or rented by lower-income households. Given Maine's harsh climate and the high cost of heating fuel, the age of the housing stock is a significant factor for lower income households as the units require significant maintenance. Approximately 72% of homes in Cumberland County are heated with fuel oil (ACS, 2005-2009). ACS = American Community Survey.

## Geography

Cumberland County is located in south coastal Maine, stretching from the shores of Casco Bay to the lakes and foothills of the White Mountains (Figure 1). Cumberland County is classified as an “Urban County” by the U.S. Department of Housing and Urban Development (HUD) though it retains significant rural areas. The land area for the entire County is 835.5 square miles or 534,726 acres. Subtracting the land areas of the coastal City of Portland and the coastal Town of Brunswick, the land area of the Cumberland County Entitlement Jurisdiction is 765 square miles.

The diversity of the landscape of Cumberland County is striking, resulting in communities with a wide array of community development and housing needs. Two of our communities are off-shore islands with a third community comprised of a long narrow peninsula and three islands connected by bridges. Several suburban communities close to the City of Portland are quite prosperous. Many inland towns retain elements of their agricultural and forestry heritage. Communities in the Lakes Region have a substantial tourism based economy with wide seasonal fluctuations in population and employment.



**Figure 1: Cumberland County Entitlement Jurisdiction (CCEJ).** Location map of Cumberland County is on the left. Detail map of Cumberland County is on the right; municipalities which participate in the CCEJ are shaded yellow in the detail map.

## System of Government

Cumberland County is comprised of 28 municipalities including Portland, Maine’s largest city and a distinct HUD Entitlement Jurisdiction. Maine has a long and strong tradition of “home

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rule” and each municipality in Maine is entirely self-governing. The County does not serve as a unit of governance for its member municipalities; however, the County does provide many services to citizens including the Sheriff’s Office, District Attorney’s Office, Registry of Deeds, Probate Office, Emergency Management Agency, Emergency Communications Center and the Cumberland County Civic Center.

### Economy

Cumberland County is Maine’s most populous and prosperous County with a generally vibrant economy. According to the Maine Center for Workforce Research and Information (CWRI) (2011) the labor force in Cumberland County has been growing since 2002 and 29% of all jobs in Maine are with employers located in Cumberland County. Cumberland County’s unemployment rate (not seasonally adjusted) dipped from 6.6% in April of 2010 to 6.0% in April 2011, but is still higher than the rates for the same period in 2008 and 2007 (3.6% and 3.4% respectively). The unemployment rate reported for the Greater Portland MSA in October 2011 was 5.5%. Maine’s unemployment rate over the past year (average 7.7% seasonally adjusted) is trending upward along with the national trend, but is still lower than both New England’s unemployment rate (average 8.3%) and the national unemployment rate (average 9.4%).

**Table 3: Supply/demand ratio, average wage, and projected growth to 2018 by occupational group. Table from CWRI (2011).**

Supply/Demand Ratio, Average Wage, and Projected Growth to 2018 by Occupational Group					
Occupational Group	Unemployment Insurance Claimants	Job Postings	Supply-Demand Ratio	Average Hourly Wage	Projected Rate of Job Growth, 2008 to 2018
Total	35,887	20,540	1.7	\$18.53	2.1%
Healthcare Practitioners and Technical	646	4,037	0.2	\$34.02	12.7%
Computer and Mathematical	264	1,401	0.2	\$29.08	7.8%
Community and Social Services	475	989	0.5	\$18.49	3.6%
Legal	87	152	0.6	\$34.31	3.3%
Business and Financial Operations	531	844	0.6	\$26.59	6.8%
Healthcare Support	795	977	0.8	\$12.42	11.0%
Personal Care and Service	612	741	0.8	\$11.06	9.7%
Architecture and Engineering	478	572	0.8	\$30.80	1.7%
Life, Physical, and Social Science	188	224	0.8	\$27.37	7.2%
Arts, Design, Entertainment, Sports, and Media	376	328	1.1	\$18.16	1.9%
Sales and Related	2,673	2,323	1.2	\$15.21	1.4%
Education, Training, and Library	568	370	1.5	\$20.08	1.5%
Protective Service	291	183	1.6	\$16.78	4.2%
Management	2,528	1,506	1.7	\$38.07	-2.0%
Office and Administrative Support	4,448	2,286	1.9	\$14.63	0.2%
Installation, Maintenance, and Repair	1,617	551	2.9	\$19.10	1.6%
Transportation and Material Moving	3,023	815	3.7	\$14.33	-1.5%
Food Preparation and Serving Related	3,008	782	3.8	\$10.15	3.9%
Building and Grounds Cleaning and Maintenance	2,126	468	4.5	\$12.50	-1.6%
Production	3,988	604	6.6	\$16.50	-6.4%
Farming, Fishing, and Forestry	776	54	14.4	\$14.77	-4.0%
Construction and Extraction	6,389	333	19.2	\$17.95	1.9%
Higher than average					
Lower than average					

Total employment in Cumberland County for the second quarter of 2010 (the last quarter for which all numbers were available) was 165,603 with net job flows of 7,774 and 7.1% turnover

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(CWRI, 2011). Within Cumberland County, industry sectors with the most job growth from 2000 – 2009 were educational services (31.6%), healthcare and social assistance (29.5%), management of companies and enterprises ( 27.7%), agriculture, forestry, fishing, and hunting (11.3%), and transportation and warehousing (10.8%). Industries experiencing the largest decreases from 2000 to 2009 were manufacturing jobs (-34.6%) and jobs within the information sector (-17.5%). The CWRI (2011) reports “the best job prospects are in occupations generally requiring specific types of post-secondary education. Unfortunately many unemployed persons are not qualified for these jobs.

Occupational groups expected to have the largest rate of job growth between 2008 and 2018 are: healthcare practitioners and technical (12.7%), healthcare support (11.0%), personal care and service (9.7%), computer and mathematical (7.8%), and business and financial operations (6.8%) (Table 3).

The positive Cumberland County statistics, relative to the rest of Maine, mask significant economic and social challenges faced by many communities, particularly those inland from the coast. According to the U.S. Census Bureau’s Small Area and Poverty Estimates (SAIPE) program, Cumberland County’s poverty rate (9.3%) was lower than Maine’s poverty rate (12.6%) in 2009 and, in fact, Cumberland County had the second lowest estimated poverty rate in the state after York County (8.4%). However, Cumberland County is the most populous county in Maine and, in terms of absolute numbers, had the greatest number of people living in poverty (25,188) relative to other Maine counties. The two counties with the highest poverty rates, Washington County (20.6%, 6,414 persons in poverty) and Somerset County (19.3%, 9,645 persons in poverty), had much lower absolute numbers of persons living in poverty, due to their rather small populations.

**Table 4: Major employers in the Greater Portland Region, 2004. Table from the Gorham Economic Development Corporation website, retrieved September 7, 2011.**

Largest Employers in the Greater Portland Region, 2004		
LL Bean, Inc.	Retail	9,000 – 9,500
Delhaize (Hannaford)	Retail Food Dist.	7,700 – 7,500
Maine Medical Center	Health Care	5,000 – 5,500
Unum Provident	Insurance	3,000 – 3,400
TD Bank North Group	Banking	2,300 – 2,600
SAPPI International	Paper Manufacture	1,400 – 1,600
Mercy Hospital	Health Care	1,400 – 1,600
Fairchild Semiconductor	Technology	1,200 – 1,400
Verizon (Now Fairpoint)	Communications	1,100 – 1,200
Anthem Blue Cross	Insurance	1,100 – 1,200

The Lakes Region in Central and Western Cumberland County lag behind in jobs, income and wages. With an historic dependence on manufacturing, seasonal tourism and the forest products industry, the region has suffered from plant closures and waning downtown commercial activity.

## 5 YEAR STRATEGIC PLAN: 2012 - 2016

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As reported on the Gorham Economic Development Corporation's website, the largest employers in Cumberland County in 2004 were L.L. Bean, Delhaize (Hannaford), Maine Medical Center, and Unum Provident Insurance Company (Table 4).

### Population

Cumberland County has a U.S. Census population of 281,674, an increase of 6.0% from the 2000 and 15.2% from the 1990 Census. The population of the Cumberland County Entitlement Jurisdiction- the total population of the County less the populations of the City of Portland and the Town of Brunswick- is 195,202 (U.S. Census, 2010). The population density of the County proper is 836 persons per square mile while the population density of the Entitlement Jurisdiction is 765 persons per square mile. Maine's statewide population density is 43 persons per square mile.

### Population Growth

During the first decade of the 21st century, population in Cumberland County increased from 265,612 to 281,674 with almost all growth occurring in the areas of the CCEJ. According to the CWFI (2011), the population growth in Cumberland County has been greater than the statewide rate. Some of this population growth can be attributed to higher numbers of foreign born persons; the percentage of foreign born persons in Cumberland County is 5.2%, higher than the statewide percentage of 3.3%. Both the County and the State percentage of foreign born persons are lower than the national average of 12.4% (U.S. Census, 2010).

In absolute numbers, the greatest population growth occurred in the Towns of Gorham (+2,240/15.8%), Windham (+2,097/14.1%), Scarborough (+1,949/11.5%) and the Cities of Portland (+1,945/3.0%), South Portland (+1,678/7.2%), and Westbrook (+1,352/8.4%) (Table 5). The two CCEJ communities of South Portland and Westbrook, with a combined population of 42,500, house over 21% of the population of the CCEJ.

In terms of percentages, the communities with the greatest population growth were the Towns of Sebago (+286/20%), Naples (+598/18.3%), Baldwin (+235/18.25%), and Harrison (+415/17.9%). The greatest decrease in populations were reported in the Towns of Harpswell (-499/-9.5%) and Brunswick (-894/-4.2%), reflecting the closure of the Brunswick Naval Air Station.

Prior to the release of the 2010 census data, most population growth was expected to occur in the rural communities with the three "urban" communities (Portland, South Portland, and Westbrook) were expected to lose population or experience only a slight growth. With the notable exceptions of Gorham, Sebago, New Gloucester, and Harrison actual population changes largely did not match those predicted. The cities of South Portland (+11.3%), Portland (+9%), and Westbrook (8.3%) grew at rates considerably higher than predicted. Most towns (17 of 27) grew at rates between 5% and 26% lower than predicted- although all but five of these seventeen still experienced some growth. The greatest difference between predicted and actual growth was seen in Harpswell (-6.4%), Raymond (-24.0%), Standish (-16.3%), and Cumberland (-14.3%).

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**Table 5: Population changes in Cumberland County and municipalities. Data from the 2000 and 2010 U.S. Census.**

Town/City	Population (2010)	Population Change - # (2000 - 2010)	Population Change - % 2000-2010 (Actual)	Predicted Change - % (2000 - 2010)	<b>Difference: (Actual % minus Predicted %)</b>
Baldwin	1,525	235	18.2%	6.8%	<b>11.4%</b>
Bridgton	5,210	327	6.7%	13.1%	<b>-6.4%</b>
Brunswick	20,278	-894	-4.2%	6.3%	<b>-10.5%</b>
Cape Elizabeth	9,015	-53	-0.6%	6.2%	<b>-6.8%</b>
Casco	3,742	273	7.9%	21.7%	<b>-13.8%</b>
Chebeague Island	341	341		N/A	
Cumberland	7,211	52	0.7%	15.0%	<b>-14.3%</b>
Falmouth	11,185	875	8.5%	13.7%	<b>-5.2%</b>
Freeport	7,879	79	1.0%	12.5%	<b>-11.5%</b>
Frye Island	5	5		0.0%	<b>0.0%</b>
Gorham	16,381	2,240	15.8%	15.7%	<b>0.1%</b>
Gray	7,761	941	13.8%	20.7%	<b>-6.9%</b>
Harpwell	4,740	-499	-9.5%	16.9%	<b>-26.4%</b>
Harrison	2,730	415	17.9%	15.9%	<b>2.1%</b>
Long Island	230	28	13.9%	0.0%	<b>13.9%</b>
Naples	3,872	598	18.3%	25.8%	<b>-7.5%</b>
New Gloucester	5,542	739	15.4%	13.6%	<b>1.9%</b>
North Yarmouth	3,565	355	11.1%	20.8%	<b>-9.7%</b>
Portland	66,194	1,945	3.0%	-6.0%	<b>9.0%</b>
Pownal	1,474	-17	-1.1%	11.4%	<b>-12.5%</b>
Raymond	4,436	137	3.2%	27.2%	<b>-24.0%</b>
Scarborough	18,919	1,949	11.5%	17.8%	<b>-6.3%</b>
Sebago	1,719	286	20.0%	18.0%	<b>2.0%</b>
South Portland	25,002	1,678	7.2%	-4.1%	<b>11.3%</b>
Standish	9,874	589	6.3%	22.6%	<b>-16.3%</b>
Westbrook	17,494	1,352	8.4%	0.1%	<b>8.3%</b>
Windham	17,001	2,097	14.1%	25.4%	<b>-11.3%</b>
Yarmouth	8,349	-11	-0.1%	13.5%	<b>-13.6%</b>
<b>Totals</b>	<b>281,674</b>	<b>+16,062</b>	<b>6.05%</b>		

Recent projections of population change by the Maine State Planning Office (SPO, March 2010) show the population of Cumberland County increasing slightly (+1.0%) from 2013 to 2018 and then declining by 1.7% between 2018 and 2028 (Table 6). However, the newly released 2010 U.S. Census places Cumberland County's population at 281,674 which is already in excess of the SPO estimated 2018 peak of 278,781. So while the numbers are not exactly consistent, the trend remains – an aging population and relatively modest population growth.

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**Table 6: Population outlook for Cumberland County, 2013-2028. Table from the Maine State Planning Office (2010).**

Cumberland County: Population Outlook 2013 - 2028																				
<i>Maine State Planning Office, March 2010</i>																				
Year	Total Pop.	% Change from Prior Time Interval	Age Cohorts																	
			0-4	5-9	10-14	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75-79	80-84	85+
2003	271,795		15,336	16,509	18,661	18,093	15,845	14,811	19,441	21,465	23,997	23,138	20,477	16,272	11,672	9,159	8,295	7,586	5,779	5,259
2008	276,047	1.6%	15,505	15,727	16,905	18,477	16,556	13,359	15,379	19,969	21,760	24,394	23,229	20,318	16,163	10,986	8,295	7,070	5,852	6,103
2013	278,310	0.8%	14,222	15,876	16,086	16,721	16,872	14,303	13,803	15,880	20,233	22,214	24,528	23,082	20,252	15,215	9,949	7,063	5,445	6,566
2018	278,781	0.2%	13,640	14,601	16,217	15,917	15,093	14,458	14,692	14,194	16,143	20,643	22,412	24,406	23,083	19,063	13,776	8,465	5,429	6,549
2023	277,510	-0.5%	13,202	13,987	14,946	16,055	14,458	12,663	14,878	15,029	14,394	16,549	20,817	22,361	24,477	21,721	17,254	11,708	6,492	6,519
2028	274,044	-1.2%	12,690	13,533	14,305	14,786	14,655	12,326	13,097	15,236	15,192	14,705	16,752	20,764	22,561	23,030	19,662	14,676	8,958	7,116

### Age

Like the State of Maine as a whole, the population of Cumberland County is getting older with a median age of 41 years (U.S. Census 2010). 14.2% of the total County population is over 65 years with 15.4% of the CCEJ population, 30,115 persons, over the age of 65. Both the percentage and numbers of elders are expected to increase significantly in the coming decade. As the post World War II generation (those born between 1946 and 1964) ages, it's anticipated the population within the 55-74 age cohort will double from 2000 levels by 2025. All population cohorts below age 44 are expected to decline in relation to total population through the coming years.

### Racial Composition

The residents of Cumberland County, outside the City of Portland, are predominantly white, non-Hispanic with approximately 2.5% to 3.0% of the population consisting of African-Americans, Asians or Native Americans. There are no areas of racial or minority concentration outside particular neighborhoods of the City of Portland. The largest numbers of minorities are located in the Cities of South Portland and Westbrook and the Towns of Windham and Gorham.

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### Poverty Level

Poverty level is established by the U.S. Dept. of Health and Human Services (HHS). This income limit is revised annually and adjusted for household size. While similar to Area Median Family Income it generally has lower income limits.

**Table 7: Poverty levels of municipalities comprising Cumberland County.**

<b>Percentage of People/Families Below Poverty Level American Community Survey 5-Year Estimates (2005-2009)</b>		
	<b>All People</b>	<b>All Families</b>
<b>U.S.</b>	<b>13.5%</b>	<b>9.9%</b>
<b>Maine</b>	<b>12.6%</b>	<b>8.6%</b>
<b>Cumberland County</b>	<b>10.4%</b>	<b>6.9%</b>
Portland	17.6%	12.0%
Westbrook	16.3%	13.4%
Long Island	15.7%	11.1%
Bridgton	15.3%	9.8%
Naples	13.6%	11.8%
Casco	12.3%	12.1%
Harrison	11.5%	8.4%
Brunswick	11.4%	4.2%
Baldwin	10.7%	8.0%
Pownal	10.5%	6.3%
South Portland	9.8%	8.3%
Raymond	9.6%	6.1%
Windham	9.3%	7.8%
Harpswell	9.0%	8.8%
Freeport	8.1%	5.0%
New Gloucester	7.6%	6.0%
Gorham	6.6%	3.0%
Gray	6.4%	6.5%
Sebago	5.8%	1.6%
North Yarmouth	5.4%	1.9%
Standish	5.1%	2.9%
Cumberland	5.0%	4.8%
Cape Elizabeth	3.8%	2.2%
Scarborough	3.7%	1.1%
Yarmouth	3.0%	2.6%
Falmouth	2.5%	1.2%
Frye Island	0.0%	0.0%
Chebeague Island	No data	No data

American Community Survey (ACS) 5-Year Estimates (2005-2009): The income level of 6.9% of families and 10.4% of all people in Cumberland County was below the poverty level. Within the CCEJ, the communities with the highest percentage of people living below the poverty line were Westbrook (16.3%), Long Island (15.7%), Bridgton (15.3%), Naples (13.6%), and Casco (12.3%) (ACS, 2005-2009) (Table 7).

## Strategic Plan Overview

### General Questions

#### **Geographic Areas for Assistance**

*Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.*

Cumberland County's Community Development Program and this 5-year Consolidated Plan serves 25 municipalities. The City of Portland retains its status as an independent Entitlement Jurisdiction receiving direct allocation of CDBG, HOME and Emergency Shelter Grant (ESG) program funds from HUD. The Town of Brunswick retains its affiliation with the State of Maine Community Development Program. The Town of Frye Island, lacking year-round population, does not qualify for inclusion in the program.

Cities and Towns within the Cumberland County Entitlement Jurisdiction:

- Baldwin
- Bridgton
- Cape Elizabeth
- Casco
- Chebeague Island
- Cumberland
- Falmouth
- Freeport
- Gorham
- Gray
- Harpswell
- Harrison
- Long Island
- Naples
- New Gloucester
- North Yarmouth
- Pownal
- Raymond
- Scarborough
- Sebago
- South Portland
- Standish
- Westbrook
- Windham
- Yarmouth

Cumberland County comprises an area of over 836 square miles with a population of 281,674 people. The Cumberland County Entitlement Jurisdiction encompasses a territory of 765 square miles and 195,202 people. This is a large region with wide ranging community development needs for housing, infrastructure, public facilities, social services, economic development and planning.

Absent new data, we have been informed by HUD to continue to utilize low/moderate income information derived from the 2000 census. Within the CCEJ there are 16 census block groups with concentrations of households exceeding 51% low/moderate income. 16,946 people reside in these neighborhoods. Utilizing the "exception rule" (sec. 570.208(a)(1)(ii)) reduces the low/moderate income requirement from 51% to 43%, expanding the number of eligible low/moderate income census block groups from 16 to 37. In total, 39,703 people, 20% of the population of the CCEJ resides in locations qualified for area-wide benefit activities. These neighborhoods represent the locations where area-wide activities and investments will be directed. It should be noted that other possibilities exist for area-wide benefit activities. As one example, a special income survey was conducted in a small neighborhood of New Gloucester demonstrating that the area qualified as a low/moderate income area.

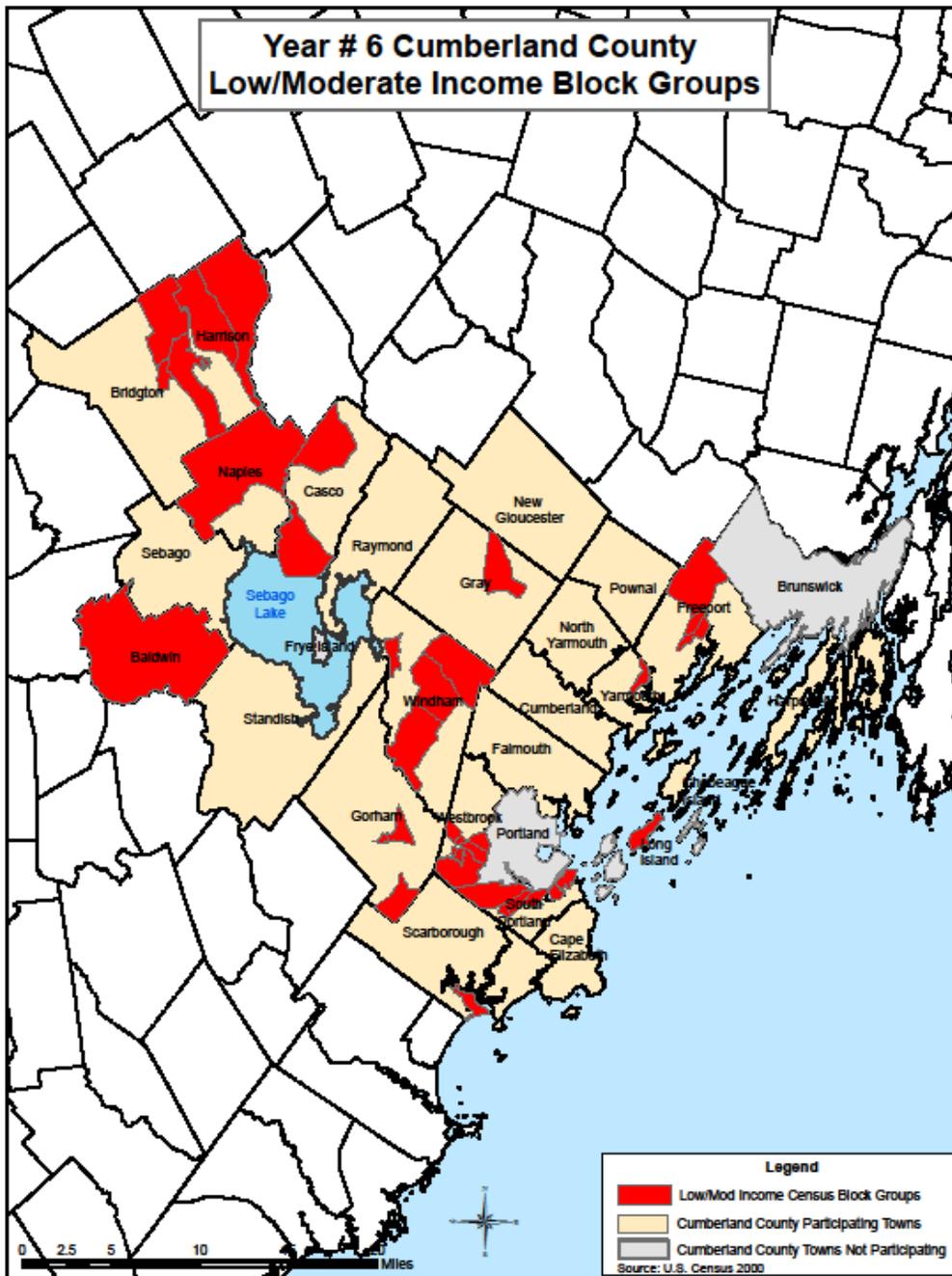


Figure 2: Cumberland County Entitlement Jurisdiction (CCEJ). Low/Moderate income block groups are shaded red.

The 37 census block groups are located in the Towns of Baldwin (1), Bridgton (3), Casco (2), Freeport (3), Gorham (3), Gray (1), Harrison (2), Long Island (1), Naples (1), Scarborough (1), Windham (4), Yarmouth (1) and the Cities of South Portland (7) and Westbrook (7) (Figure 2). The largest concentrations and numbers of qualifying low/moderate income areas are within the cities of South Portland and Westbrook. Additional locations with high concentrations of

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low/moderate income persons include portions of the towns of Baldwin, Casco, Freeport, Gray, Long Island and Naples.

In sum, the geographic or target area assistance will be directed toward the CCEJ's primary service centers of Bridgton, South Portland, Westbrook and neighborhoods within communities with high concentrations of low/moderate income households.

### **Basis for Allocating Investments and Assigning Priority Needs**

*Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.*

The Cumberland County Entitlement Jurisdiction will allocate investments in a manner unique to the program and jurisdiction. Based upon decisions adopted by the program's Municipal Oversight Committee and the Cumberland County Commissioners, the program has three distinct components. What follows is the distribution system for the 6th program year, the first of the new 5-year Consolidated Plan. The program will follow this course for the term of the 5-year Consolidated Plan.

#### *Sub-Entitlement Communities*

South Portland: 2012 CDBG Allocation = \$388,286: The City of South Portland held HUD Entitlement Jurisdiction status from 2004-2006. The City generously relinquished this position enabling the Cumberland County to assume Urban County entitlement status. The City has a Community Development Director and develops its own priorities for expending CDBG funds in collaboration with its Community Development Advisory Committee. Essentially the City of South Portland "owns and operates" an independent CDBG program. Intense coordination occurs for administrative, reporting and performance aspects of the program. Programmatic issues are coordinated to avoid duplication of effort and maximum utilization of resources.

South Portland will focus its CDBG funds on activities, both facilities & infrastructure improvements and services located in its low-income target neighborhoods. A small portion of its social service funds are directed to programs that serve the community as a whole.

Bridgton: 2012 CDBG Allocation = \$174,728: The Town of Bridgton serves as both a regional service center for Northern Cumberland County and is among the poorest communities in the region. The Town has selected to target its next five years of CDBG program funds towards continued improvements in municipal waste water and sewer systems; downtown revitalization; development of a new Town Green; and downtown sidewalk & streetscape improvements. A small portion of its funds will address social service needs.

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### *Municipal & Regional Grants*

Balance of Entitlement Jurisdiction Communities: The “Cumberland County” communities 2012 CDBG Allocation is \$876,321. These communities will also share \$187,070 in prior year funds to be re-programmed. Lists of these projects and their location are found on page #179.

A) Municipal Project Grants - \$689,942: Grants allocated to individual communities or collaborations of multiple communities to meet locally identified and targeted needs

B) Regional Programs: - \$210,449: Some programs are most effectively provided on a region-wide basis. These programs are direct benefit activities wherein the beneficiary is a unique individual or household. Housing Rehabilitation and Public Service programs are of this type.

C) Planning Grants: - \$30,000

D) General Program Administration - \$142,000

### **Obstacles to Meeting Underserved Needs**

*Identify any obstacles to meeting underserved needs (91.215(a)(3)).*

The principle obstacle to meeting underserved needs is financial. Given the territory and population to be served, the allocation of funds, while significant and very much appreciated, is well below levels required to meet the needs of the region’s low/moderate income households.

The maximum permitted distribution of CDBG funds for social service activities, capped at 15% of grant funds, \$215,900 in FFY 2012 (based upon FFY allocation of \$1,439,335). Given the ever growing needs of over 50,000 low/moderate income persons and almost 10,000 persons in poverty in the CCEJ these resources are entirely inadequate. Needs range from health care, home health care, transportation, child care, elder services to homeless services and fuel assistance.

Housing needs ranging from lack of affordable housing, rehabilitation, weatherization, heating system replacement and lead-based paint hazard control are extensive. The limitation of financial resources again is the paramount obstacle. The development of new affordable housing is limited by the escalating costs of land, and necessary infrastructure (roads, sewers, water lines, etc.) Staff and time resources represent a partial obstacle to meeting existing needs, though if the funds were available this challenge could be met.

The same can be said for public facility and infrastructure needs or economic development assistance for businesses creating jobs.

### **Managing the Process (91.200 (b))**

#### **Lead Agency**

*Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.*

The Community Development Office of Cumberland County, led by its Director, serves as the lead agent for the Consolidated Plan planning process and implementation. The CD Office collaborated with communities throughout the County, the Greater Portland Council of Governments (GPCOG), our regional planning commission, and a host of housing, social service and economic development providers and residents in the development of the Plan. This collaborative process will continue throughout the implementation of the Plan.

The CD Office will be responsible for all required documentation, training and compliance requirements of the CDBG program with the U.S. Department of Housing & Urban Development (HUD) with the full support of the County Commissioners and the Municipal Oversight Committee (MOC).

The City of South Portland manages its program independent from MOC review. As a former Entitlement Jurisdiction, South Portland will administer an independent Community Development program as it has for the past eight years. South Portland reports regularly to the Cumberland County Community Development Office, which authorizes and endorses their program. South Portland and the County share a Community Development Assistant, who works 2 days per week in each office. All funding draw down requests through HUD's IDIS computer system are funneled through the Cumberland County program.

#### **Significant Aspects of Plan Development**

*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 Consolidated Planning Process began in the summer of 2011 with initial meetings and site visits throughout the County. Consultations continued throughout the fall and winter with the following organizations:

- Maine Affordable Housing Coalition
- Region #1 Homeless Council
- Opportunity Alliance (formerly PROP) – regional Community Action Program agency
- Housing organizations and local Housing Authorities
- Regional and municipal Economic Development practitioners
- Cumberland County CD Municipal Oversight Committee (MOC)
- MOC Consolidated Plan Sub-committee

The existing Housing and Homeless Needs Assessment and the Housing Market Analysis were updated.

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The Program's Community Development Director conducted visits with municipalities throughout the County meeting with City/Town Managers, Public Works Directors, Welfare Directors and elected officials throughout the summer, fall and winter of 2011-2012. These visits were designed to capture the social, economic, infrastructure and development needs of the County's cities and towns, with particular attention to the needs of low/moderate income residents and neighborhoods.

The draft Consolidated Plan was shared with municipalities, Public Housing Authorities, public agencies and interested residents in March and April 2012.

County Commissioners – March 12, 2012

Municipal Oversight Committee Review – March 22, 2012, April 5, 2012

South Portland City Council Review – May 7, 2012

Delivered to neighboring communities – Cities of Auburn, Biddeford, Portland

The 30-day comment period concerning both the 5-year Plan and the Annual Action Plan spanned the period April 5 – May 5, 2012. The County Commissioners held two Public Hearings, April 9, 2012 and May 14, 2012. Formal adoption of the Plan was concluded at the May 14, 2012 County Commissioners' meeting.

Throughout development of the Plan residents, public agencies, and representatives of the member municipalities participated in the CDBG process. While in the CCEJ some had heard of the CDBG program prior to 2007, few had previously benefited. The now 5-year old Cumberland County initiative is now dramatically altering their experience.

Independent from the County application process South Portland's open application period spanned December 14, 2011 to January 26, 2012. South Portland's Community Development Advisory Committee at their February 15, 2012 Public Hearing reviewed applications and recommended activities for funding. The City of South Portland conducted one City-wide Public Hearing and three Community Development Advisory Committee hearings in conjunction with the development of the County's Consolidated Plan. South Portland incorporated findings from these meetings into its local report governing their program. Where applicable these findings have been woven into the County's Consolidated Plan.

The Town of Bridgton held an open meeting for citizens, residents and the Town's Board of Selectmen on February 28, 2012 to discuss and examine options for the expenditure of CDBG funds 2012-2016. The list of community priorities and activities that emerged from this meeting were endorsed by the Board of Selectmen on March 12, 2012

### **Description of Consultations**

*Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.*

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With an initiative covering a wide geographic territory, consultation with existing engaged service providers is critical. Premier among these is the County's Community Action Program (CAP) agency, The Opportunity Alliance (formerly PROP). The Opportunity Alliance operates housing programs, senior programs, child care and Head Start centers, family support programs and manages General Assistance (state and municipal welfare) programs for the Towns of Baldwin, Cape Elizabeth, Cumberland, Falmouth, Long Island, New Gloucester, North Yarmouth and Standish. These communities represent 25% of the population of the CCEJ.

Surveys were completed by member municipalities describing their public facility and infrastructure needs. Follow up discussions were conducted particularly with communities that identified these projects as both high priority and potentially CDBG eligible.

Consultations with social service and housing agencies began with a simple question: "what would make the most significant impact in your field in this region?" Summaries of responses were completed. Assessments of regional social service needs developed by United Way of Greater Portland and the Opportunity Alliance were heavily relied on.

The following agencies, organizations and municipal departments provided data, insight and input into the development of the Consolidated Plan:

- Avesta Housing, Inc.
- City of Portland Childhood Lead Poisoning Prevention Program
- Community Housing of Maine (CHOM)
- Freeport Housing Trust
- Greater Portland Council of Governments
- Maine State Housing Authority (MaineHousing) – Homeless Services Division
- Municipal Public Works and Parks & Recreation Departments
- Municipal and Regional Economic Development Programs
- Opportunity Alliance (Community Action Agency)
- Region #1 Homeless Council
- Southern Maine Area Agency on Aging
- South Portland Housing Authority
- Westbrook Housing Authority

The Maine State Housing Authority (MaineHousing) provided housing and demographic data and assisted with the interpretation of this information. The State of Maine Department of Health and Human Services provided data concerning Childhood Lead Poisoning and lead hazard control.

## **Citizen Participation (91.200(b))**

### **Summary of Citizen Participation Process**

*Provide a summary of the citizen participation process.*

Cumberland County is working diligently to build long-term relationships with Housing Authorities, non-profit social service providers, housing organizations, our local Community Action Program agency – The Opportunity Alliance (formerly PROP), and all the member communities and their citizens. The critical focus is to develop programs and projects providing lasting benefit to our low/moderate income residents and neighborhoods where they reside. The County seeks consultation of these groups and encourages their participation at meetings and Public Hearings concerning the Consolidated Plan.

The Plan was developed through a host of meetings both informal and formal as outlined in the sections concerning consultation above. Following is a detailed account of the formal Citizen Participation Process:

Proposed Consolidated Plan available for review:

- 1) Cumberland County Courthouse: Room #102
- 2) County web-site: <http://www.cumberlandcounty.org/CD/index.htm>
- 3) Municipal offices of participating member communities

30-day public comment period advertised in legal notice, Portland Press Herald – April 6, 2012

County Commissioners conduct Public Hearings on 5-year Consolidated Plan and Annual Action Plan – April 9 and May 14, 2012.

Formal adoption by the County Commissioners – May 14, 2012

### **Summary of Citizen Comments**

*Provide a summary of citizen comments or views on the plan.*

See Public Comments & Response section beginning on page 102.

### **Efforts to Broaden Public Participation**

*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 program's outreach efforts focus intensively on municipal managers, elected officials, municipal planners, economic & community development professionals and social service providers. The identification of community needs and priorities in the set-aside communities of

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South Portland and Bridgton are established by citizen community development committees and endorsed by elected officials in advertised public hearings. Broad consultation has occurred with social service and housing services providers. All meetings are held in handicap accessible locations. The number of non-English speaking persons is sufficiently low so as not to require translation to non-English languages.

In the 5 years since its inception, awareness of the program and its possibilities has grown dramatically. Meeting and informational sessions have been held in almost every community participating in the program. Community sponsored projects have been completed in 20 of the 25 member communities – 80%. Region-wide activities including individual housing rehabilitation and access ramp projects or social services activities as homelessness prevention and substance abuse counseling have served residents *in all 25 communities*.

### **Written Explanation of Comments Not Accepted**

*Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.*

No negative comments. All comments were accepted.

### **Institutional Structure (91.215 (i))**

#### **Explain the Institutional Structure**

*Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, nonprofit organizations, and public institutions.*

As the first HUD designated Urban County entitlement jurisdiction in New England, Cumberland County didn't have a model to follow – it invented the model. The program's institutional structure has three components: 1) the formal, official governance of the County Commissioners; 2) the representative membership of the municipalities through the Municipal Oversight Committee; and 3) the leadership and management provided by the Community Development Office staff.

- County Commissioners – The Commissioners are the official governing body of the County. They will determine, in collaboration with the Municipal Oversight Committee, the allocation of CDBG resources and formally adopt and endorse the Consolidated Plan, Annual Action Plan and HUD grant agreement.
- The Municipal Oversight Committee (MOC) is composed of one voting delegate from each member community and one County Commissioner. The group has adopted organizational by-laws and establishes basic policy for the program and provides recommendations concerning funding decisions to the County Commissioners.
- Administration of the program is conducted through the County's Office of Community Development. This is staffed by a program director and program assistant.

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Through all three elements the County works to strengthen existing partnerships and build new relationships with public and private entities ensuring maximum benefit and outcomes from CDBG investments.

The Commissioners, MOC and CD staff are augmented in the effort by the Greater Portland Council of Governments (GPCOG), The Opportunity Alliance and municipal governments.

GPCOG, our regional planning commission provides research, planning, mapping, meeting space and joint purchasing for many communities. We have engaged GPCOG to update the housing component of the Consolidated Plan and expect to work closely with them in the future. The Opportunity Alliance (formerly PROP), is our local Community Action Program (CAP) agency providing General Assistance, childcare and housing rehabilitation services to many communities in the region. The County CD office will draw on the Opportunity Alliance's experience and expertise particularly given their 3-year management of HUD's Homeless Prevention Rapid Re-Housing program (HPRP).

The larger communities (Westbrook, Scarborough, Freeport & Windham, as examples) will generally manage their own development projects. The County CD office will administer projects/programs in the smaller, more rural communities.

South Portland continues to develop its own Annual Action Plan with the South Portland City Council endorsing recommendations of their Community Development Advisory Committee. Once this process is completed South Portland's Annual Plan will be included as part of the Cumberland County Annual Plan endorsed by the County Commissioners. A similar system is in place in the Town of Bridgton. Bridgton has established a Community Development Committee and a formal system of prioritizing and selecting activities. These are endorsed annually by the Town's Board of Selectmen.

### **Strengths & Gaps in the Delivery System**

*Assess the strengths and gaps in the delivery system.*

The unique strength of the institutional structure is the Municipal Oversight Committee. This "United Nations" of participating communities represents an open, democratic and inclusive forum for programmatic policy issues to be introduced, debated and decided. The MOC strives to achieve consensus among participants and understanding among all parties. It brings together representatives from the County's communities, large and small, those with many persons of means and those with many in poverty. The goal for all is the same – to develop and implement a regional community development program improving the economic and social well being of low/moderate income residents.

At this juncture, no gaps have been identified in the institutional structure.

### **Public Housing: Strengths & Gaps in the Delivery System**

*Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.*

Two Public Housing Authorities operate in the Cumberland County Entitlement Jurisdiction - the South Portland Housing Authority and the Westbrook Housing Authority. The Westbrook Housing Authority serves the communities of Westbrook, Falmouth and Gorham.

Both of these agencies are high functioning organizations with excellent service records.

### **Monitoring (91.230)**

#### **Standards and Procedures**

*Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.*

Every funded activity under the Cumberland County Community Development program will be monitored, audited and evaluated ensuring compliance with programmatic regulations and the achievement of identified outcomes. All grant sub-recipients, whether municipal entities, GPCOG, PROP or sub-recipient service providers under a municipal grant will receive CDBG administrative training. Ultimate responsibility for effective program management lies with the Community Development Office. Its staff will scrupulously adhere to HUD regulations, diligently follow all programmatic requirements and insist that sub-grantees do the same. The Community Development Director will conduct the monitoring of sub-recipient grantees. The CD Office assumes responsibility for federal requirements including environmental reviews, labor standards, bidding and contract requirements. Annual reports concerning the program's activities and progress will be made available to the County Manager, the County Commissioners and the MOC.

Performance measurements are incorporated into each program and project funded. These will be monitored and tracked over time.

Cumberland County will submit a Comprehensive Annual Performance and Evaluation Report (the CAPER) to HUD ninety days after the close of the program year. The MOC and County Commissioners will review the CAPER prior to legal advertisement in the Portland Press Herald for the required 15-day public review and comment period.

South Portland will monitor, audit and evaluate sub-recipients under their Community Development program to ensure compliance. As a former Entitlement Jurisdiction, South Portland will operate under an existing monitoring plan guiding its program and ensuring

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program regulations are adhered to. Ultimately the CCEJ is responsible for the performance of the South Portland program. The Cumberland County Community Development Director will also monitor the South Portland program for compliance.

### **Priority Needs Analysis and Strategies (91.215(a))**

#### **Basis for Assigning Priority**

*Describe the basis for assigning the priority given to each category of priority needs.*

While priorities can be generally established for the overall program, individual communities or sub-regions may have specific projects and programs identified as critical only to them. The priority list serves as a general guide to decision-making, not a rule. A multitude of factors determine the funding of individual projects including readiness and number/concentration of low/moderate-income persons served. Priority identification plays an important but not absolute role in project selection.

The assignment of priority needs was based upon planning forums, consultations and group meetings convened during the development of the Consolidated Plan. The identification of public service/social service needs was further informed by meetings with the Great Portland United Way and a needs assessment conducted by the Opportunity Alliance. The identification of housing needs is based on the housing assessment section of the Plan and consultation with the Opportunity Alliance and housing service providers. Ultimately the assignment and selection of priorities was completed by the Municipal Oversight Committee.

Annual Action Plans in the next five years will propose activities in communities with a high percentage of low/moderate income residents. Activities will also be conducted to meet the needs of low/moderate income residents regardless of the income of the balance of residents within their community.

Cumberland County must develop more affordable housing, provide quality social services and upgrade its infrastructure for its growing population. Efforts to link public infrastructure and facilities, social services and housing activities to achieve greater community impact will be the focus of efforts during the 2012-2016 timeframe of the plan.

The priorities selected were continually and repeatedly those that “rose to the top” by all parties in all forums. Priorities specific to South Portland & Bridgton are listed separately.

Priority activities fall into five broad categories: (1) housing, (2) public facilities/infrastructure, (3) economic development, (4) public services, and (5) planning.

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### *Housing*

- “County Communities”
  - Emergency repairs
  - Heating system repair/replacement
  - Rehabilitation/weatherization
  - Infrastructure to support affordable housing
- South Portland
  - Heating system repair/replacement
  - Rehabilitation/weatherization

### *Public Facilities/Infrastructure*

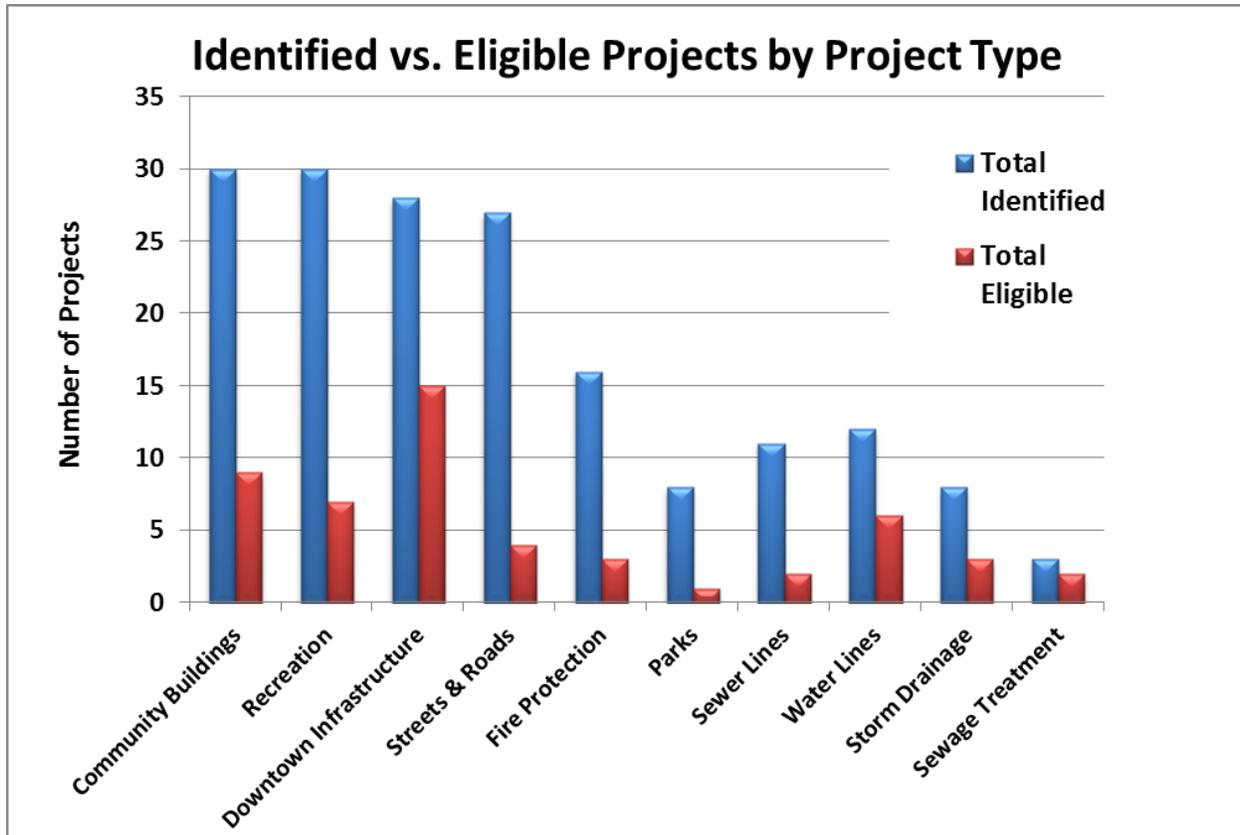
- “County Communities”
  - Downtown infrastructure
  - Rehabilitation/improvements to community buildings
  - Park & recreation facilities
  - Water lines
  - Improvements to streets and roads
  - Fire protection
  - Storm drainage
  - Sewage treatment
  - Infrastructure for affordable housing
- South Portland
  - Improvements to streets and roads
  - Community Buildings
  - Downtown Infrastructure
  - Parks
  - Storm Drainage
- Bridgton
  - Waste water system - Flint Street
  - Sewer System - Harmon Ball Field
  - Sidewalks - Safe Routes to Schools
  - Town Green - Between Main St and Gibb St- Acquisition, plan, site preparation
  - Downtown revitalization

### *Public Facilities & Infrastructure: Community Needs Survey*

The CD Office surveyed the public infrastructure and public facility needs of its 25 member communities. The survey result informs the 2012 – 2016 HUD Consolidated Plan and identifies projects that may be CDBG eligible. The survey was distributed early July 2011 with 14 out of 25 (56%) communities responding. South Portland administers its own CDBG program and so, unless otherwise specified, aggregate results do not include South Portland numbers.

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The survey was organized by sub-categories of the most common public infrastructure and public facility projects. Communities assigned priority rankings of high, medium, or low.



**Figure 3: 2011 Community Needs Survey: Public Infrastructure & Public Facilities. CDBG eligibility in these results was preliminary and should be interpreted as informational only.**

CDBG eligibility for public infrastructure and public facilities projects is typically based on the percent of low or moderate income households, < 80% of the area median income, in a census area (Block Group); this type of eligibility is referred to as “area-wide” eligibility since a pre-determined density of households within the area would meet the HUD definition of low/moderate income. Eleven CCEJ communities are not eligible for funding based on the “area-wide” criterion. For these eleven communities, CDBG eligibility is possible for areas designated as “slum/blight” or if a survey of the area determines at least 43% of households meet the HUD definition of low or moderate household income. In some cases, e.g. food pantries, eligibility may be determined by looking at the individual household incomes of the specific clientele using the CDBG funded services; this type of eligibility is referred to as “limited clientele.”

Responding communities were: Casco, Falmouth, Freeport, Gorham, Gray, Harpswell, Naples, New Gloucester, Standish, Westbrook, Windham, Yarmouth, and Scarborough. The total number of identified projects was 173 of which 52 were determined to be eligible, or possibly eligible, for CDBG funding (Figure 3).

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Community responses differed in their level of detail. Some communities may have limited responses to projects for which CDBG eligibility was either a known or a possibility. A comparison of total needs, regardless of potential eligibility, is hindered by the diversity of the communities comprising the Cumberland County Entitlement Jurisdiction (CCEJ).

The sub-categories with the most identified needs were community buildings (30), recreation (30), downtown infrastructure (28), and streets and roads (27). All communities identified at least one need under the community buildings sub-category while 11 out of 13 communities identified at least one need under the sub-categories of recreation, downtown infrastructure, and streets/roads. Of 115 identified needs in the top four sub-categories, 35 may be eligible for CDBG funding with slightly less than half (15/35) categorized as downtown infrastructure (Figure 3). 16 projects relating to fire protection were identified as needs, but only 3 may be eligible. Water line projects on the other hand were listed less frequently than fire protection projects, but more water line projects may be eligible (6).

Downtown infrastructure projects that may be CDBG eligible included pedestrian improvements, streetlights, signage, and public parking. All but one of the 15 projects was categorized as high (8) or medium (6) priority. Towns with identified downtown infrastructure needs include Gray (3), Naples (3), New Gloucester (3), Westbrook (2), Gorham (1), Standish (1), Windham (1), and Yarmouth (1).

Projects relating to community buildings which may be CDBG eligible included community/recreation centers (5), food pantry expansion (1), and building rehabilitations/improvements to various municipal buildings (3). All these projects were rated high (6) or medium (3) priority. Gray (3), Naples (2), Westbrook (1), Windham (1), New Gloucester (1), and Falmouth (1) identified needs for community buildings that may be CDBG eligible.

Recreation-related projects which may be eligible for CDBG funding were identified by Naples, Windham, Freeport, and Harpswell. New playground equipment was a high (Windham) or medium (Naples) priority. Freeport identified two trail related projects as high priority. Harpswell listed a boat launch and infrastructure for a marine business park as a high priority.

Naples (2) and New Gloucester (2) identified water line projects as high priorities that may be CDBG eligible. Freeport (1) and Harpswell (1) also have water line projects that may be eligible for funding but rated them as medium and low priority.

### *Economic Development*

- “County Communities”
  - Loans/deferred loans/grants to small businesses creating new jobs or retaining jobs.
- South Portland
  - None foreseen at this time

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### *Public Services*

- “County Communities”
  - Homeless services
  - Elder services
  - Handicap services
  - Combating drug/alcohol abuse
  - Domestic violence services
  - Childcare and after school care
  - Food distribution
  - Access to transit
  
- South Portland
  - Elder services
  - Domestic violence response services
  - Neighborhood services
  - Fuel/heating assistance
  - Recreation programs for school-aged residents
  
- Bridgton
  - Food supply and distribution to pantries
  - Fuel/heating assistance

### *Planning*

- “County Communities”

Planning grants represents a small portion of total CDBG resources expended in any particular year, typically between 2-5% of the total program allocation. This translates to \$25,000 to \$50,000. Planning topics range from economic development, downtown improvement, housing, water system needs analysis and public service needs assessments.

- South Portland
  - Planning activities may or may not be conducted over the coming years. In any event this will represent a very small portion of the CDBG resource.
  
- Bridgton
  - Planning for new Town Green between Main and Gibb Streets.

### **Obstacles to Meeting Underserved Needs**

*Identify any obstacles to meeting underserved needs*

### *Housing*

- Lack of affordable rental and ownership housing
- Rents at high levels relative to income

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- High cost of land
- Limited Federal and State funds for housing
- Limited rental assistance program funds, i.e. Section 8
- Lengthy, complex and costly local planning process
- Zoning restrictions
- High cost of construction
- High cost of lead based paint hazard control
- High level of subsidy required to serve low-income households

### *Community Development*

- High cost of construction for facilities and infrastructure
- Difficulty of local governments and non-profit providers raising funds
- Complexity and cost of instituting new social service initiatives

## **Lead-Based Paint (91.215(g))**

### **Introduction**

Lead poisoning remains an environmental health hazard, particularly for children under the age of 6 years. Strong correlations exist between exposure to lead paint dust, elevated blood levels and cognitive and behavior problems in young children. Although children can be exposed to lead from many sources including soil and drinking water, lead-based paint remains the single most common source of exposure.

Chipping, peeling and flaking lead paint creates the most obvious and immediate danger though it is lead dust that is the most prevalent cause of poisoning. The dust caused by friction between painted surfaces, i.e. wood casement windows and doors and most significantly homes undergoing renovation are of great concern. Lead paint disturbed during home renovations is an extremely hazardous situation and a major contributor to the overall childhood lead poisoning problem.

The State of Maine's Childhood Lead Poisoning Prevention Program performs blood lead screening tests on children six and under, focusing on children with the highest risk of being poisoned. From July 2005 through June 2009 there were 118 children identified with elevated blood lead levels >10ug/dl in Cumberland County out of 12,366 children screened (1% of children screened). This represents a strong decline over the previous five-year period, moving Cumberland County from the highest reporting county to below average among all Maine counties. This represents a significant public health achievement. Data is not available at the city/town level so this result includes the entire county, not just the CCEJ.

### **Estimation of Housing Units Containing Lead-Based Paint Hazards**

*Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are*

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*occupied by extremely low income, low income, and moderate income families.*

No new data is available since 2007 concerning the age of Cumberland County's housing stock and the income of housing occupants. The data in this section is repeated from the 2007 Consolidated Plan.

57% or 65,061 of all housing units in Cumberland County were constructed prior to 1979 with 70% of rental units constructed prior to 1979. The older the home, the more likely the property contains lead paint and the higher the concentration of lead in the paint. 21% of all homes in the Cumberland County were built prior to 1940 and fully 34% of rental housing was constructed prior to 1940. This older rental housing is of particular concern as it tends toward the poorest condition and is often home to the poorest households.

### **Actions Proposed**

*Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.*

The Cumberland County Community Development program complies with the Lead-Based Paint Rule, effective September 15, 2000. All housing rehabilitation and homeownership activities are conducted consistent with the rule. The staff of the Opportunity Alliance, contract provider of housing rehabilitation program services conducts risk assessments and clearance inspections for rehabilitation projects, as required.

All properties purchased with financial assistance provided by the Community Development program must be inspected for lead-based paint hazards prior to final approval of application for assistance. Payments of subsidies are only issued after receipt of the inspection report revealing no lead-based paint hazard present at time of purchase.

**Table 8: Potential lead hazards in Cumberland County by income level.**

<b>Cumberland County Households with <i>Potential</i> Lead Hazards by Income Level</b>		
<b>Income Level</b>	<b># Households with Potential Lead Hazards – Pre-1979 Housing</b>	
	<b>Renters</b>	<b>Owners</b>
Very Low Income <30% AMI	1,884	1,661
Low Income 31-50% AMI	1,890	2,582
Moderate Income 51-80% AMI	2,791	5,413
Total	6,565	9,656

The federal government banned the sale and use of lead-based paint in housing in 1978. Census data divides at 1979, but provides a very close approximation of units in the County constructed

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prior to the date lead-based paint was removed from the market. The numbers in the chart above are approximate – but paint a reasonable picture of the occupation of homes in Cumberland County by Renter/Owners and income levels (Table 8).

The City of Portland and Cumberland County submitted a joint application to the HUD Office of Lead Hazard Control and Healthy Homes in January 2012. Unfortunately the application was not successful. We'll try again.

## Housing

### Housing Needs (91.205)

#### Estimated Housing Needs

*Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families).*

#### Housing Needs by Income

Of the region's 114,142 households, 29% of homeowners and 67% of renters in Cumberland County are considered to be low/moderate income, earning less than 80% of the region's median income. This proportion is exactly the same in the Entitlement Jurisdiction as it is in the county. The U.S. Department of Housing and Urban Development classifies those households earning less than 80% into the following categories:

- Less than 30%:           Very low income
- 30%-50%:               Low income
- 50%-80%:               Moderate income

From 2000-2009, the greatest net change in income level of home owners was in the number of households earning over 80% of the county's median income (Table 9). The greatest percent increase, however, occurred in the number of very low income households. Refer to Table 11 for income level of homeowners by municipality.

**Table 9: Household income of homeowners in Cumberland County.**

<b>Income of Owners in Cumberland County, 2000-2009</b>						
	<b>2000</b>		<b>2009</b>		<b>Net Change</b>	<b>%</b>
	<b>Households</b>	<b>%</b>	<b>Households</b>	<b>%</b>		
<b>30% AMI or less</b>	3,490	5%	4,630	6%	1,140	33%
<b>30-50% AMI</b>	5,595	8%	5,740	7%	145	3%
<b>50.1-80% AMI</b>	11,650	16%	12,255	16%	605	5%
<b>Over 80% AMI</b>	51,335	71%	55,910	71%	4,575	9%
<b>Total</b>	<b>72,070</b>	<b>100%</b>	<b>78,535</b>	<b>100%</b>	<b>6,465</b>	<b>9%</b>
<b>Low to Moderate Income</b>	<b>20,735</b>	<b>29%</b>	<b>22,625</b>	<b>29%</b>	<b>1,890</b>	<b>9%</b>

*Source: U.S. Census Bureau, 2000 and 2009 CHAS dataset.*

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The 2000 Census still provides the most complete dataset available on the numbers of low to moderate income owners within the individual communities of Cumberland County. The city of Portland has the largest number of low and moderate income owners in the region. Towns within the Sebago Lakes region have the highest concentration of low-income owners: more than one third of homeowners in Baldwin, Harrison, Naples, Bridgton, Casco, and Windham are low/moderate income. By contrast, the towns along the coast of Casco Bay have the lowest concentration of low income owners: less than one quarter of homeowners in Falmouth, Cape Elizabeth, Yarmouth, and Cumberland are low/moderate income.

Although there were 37,235 renter households in Cumberland County reported in the 2008 American Community survey, income data is only available for 92% of renter households. From 2000-2009, the greatest change was in the number of very low income households, which increased 20% (Table 10). Refer to Tables 11 and 12 for household income of renters and owners by municipality.

**Table 10: Household income of renters in Cumberland County.**

<b>Income of Renters in Cumberland County, 2000-2009</b>						
	<b>2000</b>		<b>2009</b>		<b>Net Change</b>	<b>%</b>
	<b>Households</b>	<b>%</b>	<b>Households</b>	<b>%</b>		
<b>30% AMI or less</b>	7,650	21%	9,145	27%	1,495	20%
<b>30-50% AMI</b>	5,975	17%	6,285	18%	310	5%
<b>50.1-80% AMI</b>	8,805	25%	7,360	22%	-1,445	-16%
<b>Over 80% AMI</b>	13,490	38%	11,380	33%	-2,110	-16%
<b>Total</b>	<b>35,920</b>	<b>100%</b>	<b>34,170</b>	<b>100%</b>	<b>-1,750</b>	<b>-5%</b>
<b>Low to Moderate Income</b>	<b>22,430</b>	<b>62%</b>	<b>22,790</b>	<b>67%</b>	<b>360</b>	<b>2%</b>

*Source: U.S. Census Bureau, 2000 and 2009 CHAS dataset*

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**Table 11: Homeowners by Income and Municipality. Data is from 2000 and is the most updated data available in this form and at this level.**

Owners by Income in Cumberland County, 2000								
	Very Low Income Less than 30%	Low Income 30-50%	Moderate Income 50-80%	# Low & Moderate Income	% Low & Moderate Income	% of County's Low & Moderate Income	Over 80%	Owner Households
<b>Cumberland County</b>	<b>3,490</b>	<b>5,595</b>	<b>11,650</b>	<b>20,735</b>	<b>29%</b>	<b>100%</b>	<b>51,335</b>	<b>72,070</b>
Portland	605	1,020	2,240	3,865	31%	18.6%	8,740	12,605
South Portland	290	550	1,090	1,930	30%	9.3%	4,530	6,460
Windham	255	360	895	1,510	34%	7.3%	2,940	4,450
Scarborough	210	375	835	1,420	27%	6.8%	3,840	5,260
Westbrook	220	405	765	1,390	34%	6.7%	2,725	4,115
Brunswick	205	410	680	1,295	25%	6.2%	3,915	5,210
Gorham	275	295	550	1,120	29%	5.4%	2,790	3,910
Standish	70	255	520	845	30%	4.1%	1,965	2,810
Freeport	140	215	310	665	28%	3.2%	1,720	2,385
Falmouth	85	180	370	635	19%	3.1%	2,650	3,285
Cape Elizabeth	95	155	345	595	19%	2.9%	2,465	3,060
Bridgton	120	130	325	575	40%	2.8%	850	1,425
Harpswell	110	170	290	570	31%	2.7%	1,275	1,845
Gray	65	105	400	570	27%	2.7%	1,510	2,080
Cumberland	125	125	280	530	23%	2.6%	1,785	2,315
Yarmouth	130	150	225	505	21%	2.4%	1,925	2,430
Naples	60	145	235	440	41%	2.1%	640	1,080
Casco	90	115	225	430	39%	2.1%	665	1,095
Raymond	60	85	285	430	31%	2.1%	975	1,405
New Gloucester	90	100	170	360	24%	1.7%	1,155	1,515
Harrison	65	95	165	325	41%	1.6%	470	795
North Yarmouth	40	15	195	250	25%	1.2%	765	1,015
Baldwin	40	65	85	190	44%	0.9%	245	435
Sebago	25	40	90	155	31%	0.7%	345	500
Pownal	15	35	70	120	23%	0.6%	400	520
Long Island	10	4	10	24	38%	0.1%	40	64
Frye Island	0	0	0	0	0%	0.0%	0	0

*Source: U.S. Census Bureau, 2000 CHAS dataset.*

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**Table 12: Homeowners by Income and Municipality. Data is from 2000 and is the most updated data available in this form and at this level.**

Renters by Income in Cumberland County, 2000								
	Very Low Income	Low Income	Moderate Income	# Low & Moderate Income	% Low & Moderate Income	% of County's Low & Moderate Income	Over 80%	All Renter Households
	Less than 30%	30-50%	50-80%					
<b>Cumberland County</b>	<b>7,650</b>	<b>5,975</b>	<b>8,805</b>	<b>22,430</b>	<b>62%</b>	<b>100%</b>	<b>13,490</b>	<b>35,920</b>
Portland	4,330	2,755	4,165	11,250	66%	50.2%	5,855	17,105
South Portland	695	620	890	2,205	61%	9.8%	1,385	3,590
Westbrook	640	535	860	2,035	74%	9.1%	715	2,750
Brunswick	590	480	595	1,665	57%	7.4%	1,275	2,940
Gorham	195	215	245	655	67%	2.9%	320	975
Windham	130	205	320	655	61%	2.9%	420	1,075
Scarborough	165	160	250	575	48%	2.6%	630	1,205
Yarmouth	125	130	230	485	48%	2.2%	520	1,005
Freeport	110	175	155	440	65%	2.0%	235	675
Bridgton	145	60	145	350	70%	1.6%	150	500
Harpswell	60	75	160	295	60%	1.3%	200	495
Falmouth	130	65	95	290	44%	1.3%	365	655
Gray	35	85	140	260	47%	1.2%	295	555
Standish	15	135	85	235	60%	1.0%	155	390
Cape Elizabeth	75	30	80	185	43%	0.8%	245	430
Casco	60	50	70	180	78%	0.8%	50	230
New Gloucester	10	40	80	130	52%	0.6%	120	250
Naples	35	45	30	110	51%	0.5%	105	215
Cumberland	15	35	60	110	48%	0.5%	120	230
Harrison	20	25	35	80	62%	0.4%	50	130
Raymond	30	20	25	75	35%	0.3%	140	215
Sebago	4	20	25	49	58%	0.2%	35	84
North Yarmouth	10	10	25	45	43%	0.2%	60	105
Baldwin	10	4	25	39	66%	0.2%	20	59
Long Island	10	4	4	18	82%	0.1%	4	22
Pownal	4	4	10	18	38%	0.1%	30	48
Frye Island	0	0	0	0	0	0.0%	0	0

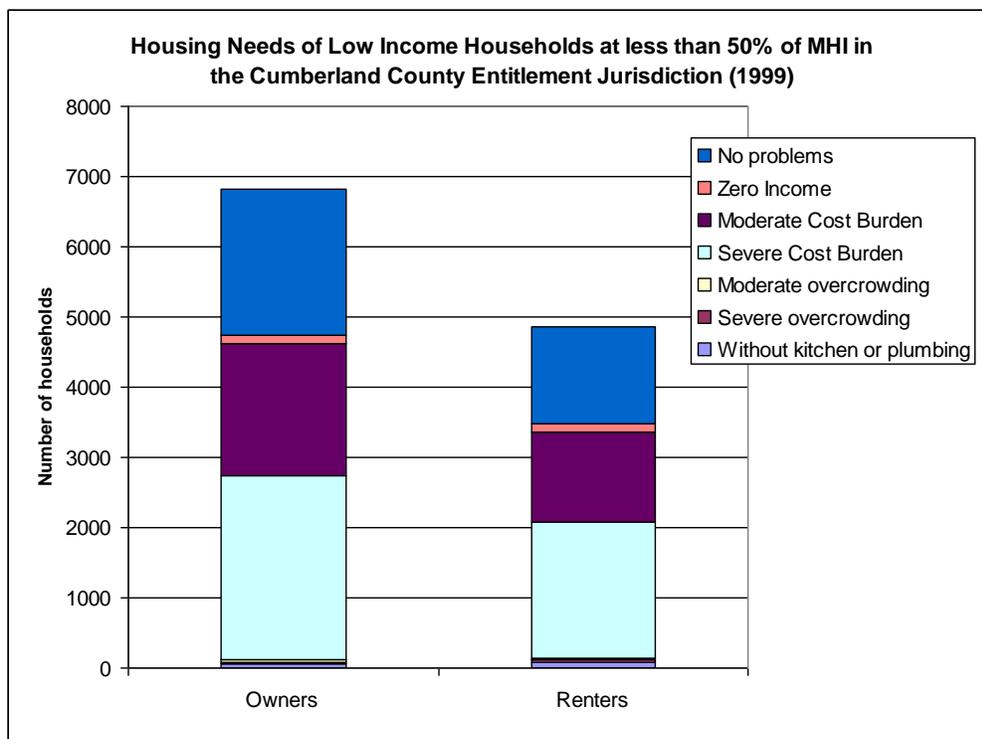
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### *Housing Problems: Owners & Renters*

A housing problem is defined by the Census as one or more of the following conditions, listed below in order of severity.

- *Inadequate facilities:* Households living in housing units without complete kitchen or plumbing facilities.
- *Severe overcrowding:* Households living in housing units with over 1.50 persons per room.
- *Moderate overcrowding:* Households living in housing units with over 1.01 persons per room.
- *Severe cost burden:* Households paying more than 50% of their income for housing.
- *Moderate cost burden:* Households paying between 30% to 50% of their income for housing.

Not everyone who is low income has a housing problem. Some residents live in homes where the rent or mortgage is affordable to them because they have lived in the unit for a lengthy period of time, gradually earning more in wages without a corresponding increase in cost. But overall, almost 47% of renters and 31% of homeowners in Cumberland County do have a housing problem (Figure 4).



**Figure 4: Housing needs of low income households at less than 50% of MHI in the Cumberland County Entitlement Jurisdiction.** *Source: U.S. Census Bureau.*

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The incidence of housing problems increases with declining income. About 78% of owners and 70% of renters who earn less than 50% of the region's median income have a housing problem. The most prevalent problem is a severe cost burden.

**Table 13: Housing problems for owners and renters in Cumberland County, 2009.**

<b>Housing Problems Cumberland County (2009)</b>				
<b>All Households</b>	<b>112,705</b>			
	<b>Owners</b>		<b>Renters</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
<b>Sub-Total: Owners or Renters</b>	<b>78,530</b>	<b>70%</b>	<b>34,175</b>	<b>30%</b>
With a housing problem	<b>24,090</b>	<b>31%</b>	<b>15,960</b>	<b>47%</b>
<b>Low Income Households</b>	<b>10,375</b>		<b>15,440</b>	
With a housing problem	<b>8,120</b>	<b>78%</b>	<b>10,975</b>	<b>71%</b>
Moderate Cost Burden	2,675	26%	3,590	23%
Severe Cost Burden	5,305	51%	6,555	42%
<b>Housing Problems Listed in Order of Severity</b>				
<b>Substandard</b>	420	1%	460	<b>1%</b>
<b>Severe Overcrowding</b>	25	0%	265	<b>1%</b>
<b>Overcrowding</b>	165	0%	490	<b>1%</b>
<b>Severe Cost Burden</b>	8,640	11%	7,070	<b>21%</b>
<b>Cost Burden</b>	14,840	19%	7,675	<b>22%</b>
<b>No Housing Problem</b>	53,950	69%	16,290	<b>48%</b>
<b>Not calculated</b>	490	1%	1,925	<b>6%</b>
<i>Source: U.S. Census Bureau, 2009 CHAS dataset.</i>				

Even when units are available at affordable rents, low income residents do not always qualify due to credit problems, including too much debt and too many late payments. Typically it takes two incomes to support the average rent or mortgage in Greater Portland. When one person loses their job, the disruption sets the household back into a cycle of debt from which it may take years to recover. Service providers admit that although the need for affordable housing is tremendous, they are often competing for the same clients, the "cream of the crop", those earning low incomes but having good credit and employment histories.

### *Housing for Non-Homeless Persons with Special Needs*

Disabilities often limit the ability of an individual to earn income sufficient to compete in the traditional housing market. Under the Federal Fair Housing Act, a person with a disability is defined as "any person who has a physical or mental impairment that substantially limits one or more major life activities, has a record of such impairment, or is regarded as having such impairment." Disabilities encompass a broad range of conditions, including hearing, mobility

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and visual impairments, chronic alcoholism, mental illness, AIDS, or developmental disabilities, that substantially limit one or more major life activities, including walking, talking, hearing, seeing, breathing, learning, performing manual tasks, and caring for oneself.

Approximately 13% of Cumberland County’s population, i.e. one out of eight people, report having a disability. The Census Bureau defines disability as a “long-lasting physical, mental, or emotional condition” that can make it difficult for a person to perform important activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. The inability to perform such essential activities can impede a person’s ability to go outside the home alone or to work at a job or business. The incidence of disability is much higher among the elderly, 34% of whom report having a disability. In the following section, the housing needs of survivors of domestic violence are considered along with the special needs of the non-homeless.

**Table 14: Special housing needs of the non-homeless in Cumberland County.**

<b>Special Housing Needs of the Non-Homeless in Cumberland County</b>			
	<b>Housing Need</b>	<b>Housing Available</b>	<b>Gap</b>
<b>Elderly</b>	<b>4,605</b> # of elderly renter households at 50% area median income <i>2009 CHAS dataset</i>	<b>3,687</b> # of subsidized units available to elderly through projects and vouchers <i>Maine State Housing Authority</i>	<b>918</b>
<b>Frail Elderly</b>	<b>3,861</b> # of elderly households age 75 and over at 50% area median income with a mobility or self-care limitation plus # in congregate care <i>2000 Census</i>	<b>3,299</b> Beds or units available in assisted living and nursing facilities <i>ME Dept of Health and Human Services</i>	<b>562</b>
<b>Persons with Severe Mental Illness</b>	<b>880</b> Estimated # of AMHI-class adults served in community-based settings <i>ME Dept of Health &amp; Human Services</i>	<b>437</b> Number of units available to mentally ill through projects and vouchers <i>ME Dept of Health &amp; Human Services</i>	<b>443</b>
<b>Developmentally Disabled</b>	<b>395</b> # of persons aged 21-55 with moderate to profound mental retardation <i>2008 American Community Survey</i>	<b>337</b> Number of units targeted to the developmentally disabled <i>ME Dept of Health &amp; Human Services</i>	<b>58</b>
<b>Physically Disabled</b>	<b>2,125</b> Non-elderly renter households with a mobility or self-care limitation at 50% area median income <i>2000 Census</i>	<b>735</b> Number of accessible rental units in Cumberland County <i>Alpha One, ME Dept of Health and Human Services</i>	<b>1,390</b>

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<b>Special Housing Needs of the Non-Homeless in Cumberland County</b>			
	<b>Housing Need</b>	<b>Housing Available</b>	<b>Gap</b>
<b>Alcohol/Other Drug Addicted</b>	<b>615</b> Number of people seeking residential treatment for substance abuse <i>Maine Office of Substance Abuse</i>	<b>437</b> Capacity available in residential rehabilitation programs <i>Service providers</i>	<b>178</b>
<b>Persons with HIV/AIDS</b>	<b>381</b> # of persons with HIV/AIDS with a need for housing assistance <i>HAVEN</i>	<b>360</b> # of persons with HIV/AIDS per year served by a HOPWA grant <i>HAVEN</i>	<b>21</b>
<b>Survivors of Domestic Violence</b>	<b>25</b> # of women and children needing temporary shelter on any given night <i>Portland Health &amp; Human Services</i>	<b>19</b> Beds available in domestic violence shelters <i>Portland Health &amp; Human Services</i>	<b>6</b>

### *Seniors*

In 1990, seniors aged 55 and over accounted for one of every five people in Cumberland County. By 2025, one of every three people will be a senior. As of 2009, there were 47,613 seniors age 62 and over in Cumberland County living in 31,590 households. Since aging “baby boomers” will comprise the most significant demographic force of the future, a closer look at the housing problems of older citizens is worth examination.

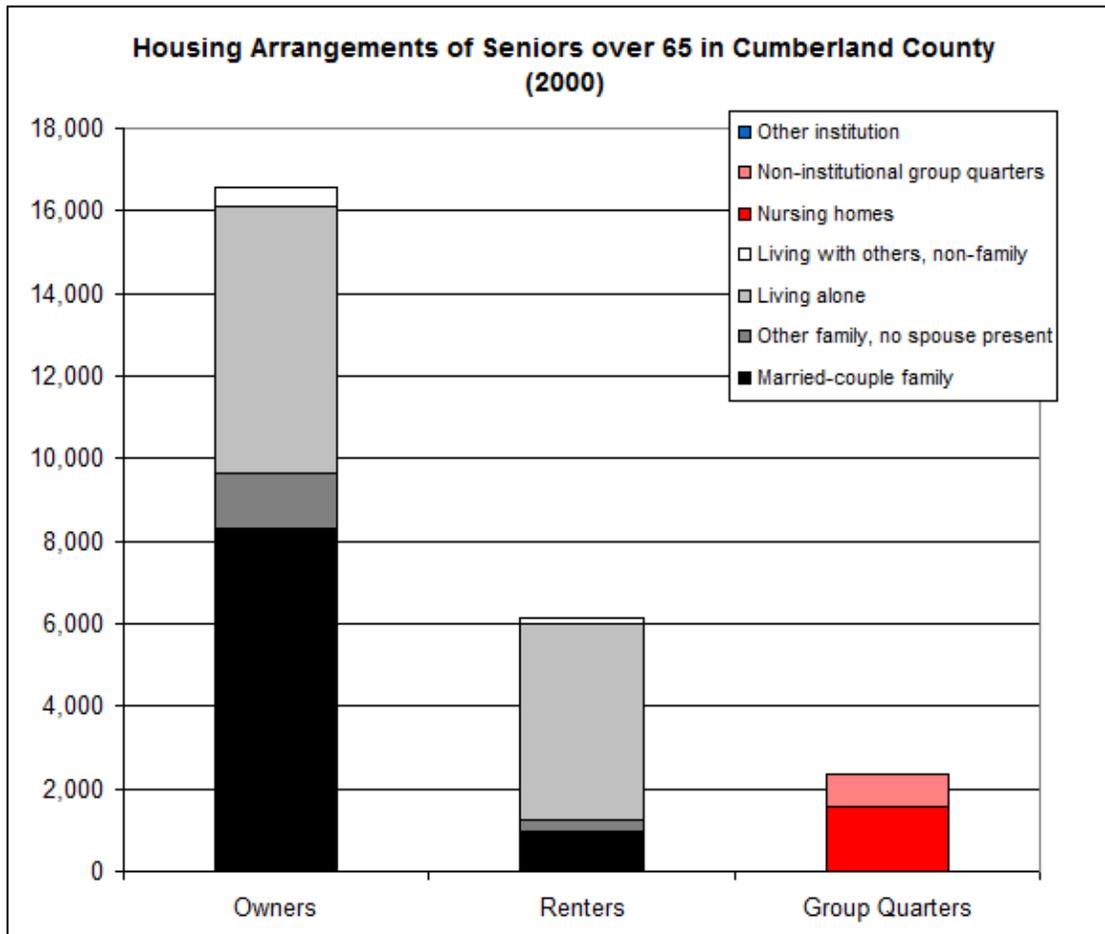
The elderly face unique challenges in maintaining their own homes: not only do seniors earn the lowest incomes in Cumberland County, but they are more likely to bear a limitation that inhibits their ability to care for their home as well as a limited capacity to earn extra income to hire assistance. Limitations include 1) a long-lasting condition that substantially limits one or more basic physical activity, such as walking, climbing stairs, reaching, lifting, or carrying; and/or 2) a physical, mental, or emotional condition lasting more than 6 months that creates difficulty with dressing, bathing, or getting around inside the home.

Housing options for the elderly include the following:

- **Age in place:** The opportunity for seniors to live in their own home or apartment for as long as possible with outside assistance provided on a regular or as-needed basis.
- **In-law apartment:** An independent living unit adjacent to a main home that allows seniors to live in close proximity to immediate family.
- **Active living community:** An independent living unit that functions as a condominium and is located in close proximity to other such units to facilitate social interaction.

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Of all elderly households, 28% of owners and 47% of renters have a housing problem. The primary problem for most households is a cost burden, i.e., paying more than 30% of their income for housing. To address this housing need, the region provides subsidized housing for very low income households through housing choice vouchers as well as affordable units in age-restricted housing projects. In 2009, there were 4,605 elderly renter households earning 50% or less of median income and a supply of 3,687 subsidized housing units, leaving an estimated gap of 918 units.



**Figure 5: Housing arrangements of seniors over 65 in Cumberland County. Data from 2000. Source: U.S. Census Bureau. While this data is not current it is likely reflective and a close approximation for the current situation.**

### *Singles*

The average number of persons per household has declined consistently over the past three decades. The average remains slightly above two but the number of persons living alone has grown dramatically. Single person households now constitute 30% of all households in the county and 25% in the CCEJ, with higher concentrations in the urban areas. The largest single household growth cohorts are men and women under 65 and women over 65.

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Though few homes are now being built, during the boom of 2005-2006 even with fewer residents per home, the size of the typical new house grew larger. Thus we see few overcrowded housing conditions but many cost burden problems.

### *Large Family*

No evidence was uncovered concerning housing problems associated with large families. No significant overcrowding conditions were reported during meetings with housing providers or revealed by an examination of available data. Anecdotally we know that the new immigrant communities, primarily located in the City of Portland have large families. At this juncture no issues are known to exist beyond Portland.

### *Developmental Disability*

The housing needs of persons with disabilities are extremely difficult to determine and quantify. There is without doubt a need for additional housing for persons with mental, developmental and physical disabilities. How this need will be met, particularly with the extremely limited resources available to the CCEJ through the HUD CDBG or HOME program is a difficult challenge. In most cases the CDBG or HOME resource will fill a modest financial gap in a development project, or provide funds for rehabilitation needed at an existing facility.

According to the American Association of Intellectual and Developmental Disabilities, a diagnosis is made when an individual exhibits significant limitations in intellectual functioning, typically measured by an IQ test of 70 or less, and in adaptive behavior, which includes a range of everyday social and practical skills. By definition, a developmental disability originates before the age of 18. But a traumatic brain injury or the onset of Alzheimer's can also result in severe limitations to intellectual and adaptive behavior.

- About 2% of the general population suffers from a developmental disability.
- Approximately 85% of the developmentally disabled exhibit mild retardation. Over time, they may achieve up to a 6th grade reading level and learn to live independently.
- Approximately 15% exhibit moderate to profound retardation that severely limits their ability to function in an independent living environment. While some are able to rely on family and friends, others must pay for assistance. At one time, public funding required individuals to live in an institutional setting to receive assistance. Now, individuals may receive supportive services in their own home, including personal care, household management, nutrition, health care, and financial management.

There are approximately 395 adults aged 21-55 with moderate to profound mental retardation in Cumberland County. Over 20 social service agencies provide 337 units of housing for the developmentally disabled through a variety of community-based living arrangements with varying levels of structure and supervision. This leaves a gap of 58 units. Living options including the following:

- Intermediate care facilities offer access to skilled nursing services 24 hours a day. These facilities also offer a range of services related to personal care, recreation and socialization.

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- Group homes functions like a single-family household: each resident occupies their own room but shares the laundry, bathroom, toilet, kitchen and common living areas with others. A service provider generally owns or leases the home and provides staff who live on site.
- Shared living arrangements offer the opportunity to live as a roommate in the home of a service provider or a foster family. This is ideal for individuals who desire more privacy and do not need constant supervision.
- Supervised apartments offer the most independence and privacy. Clients live in their own units in close proximity to each other with on-site access to assistance if necessary. Typically, a service provider owns or leases the building and provides staff who occupy one or more of the units.

STRIVE U is an innovative model that provides post secondary education and training to young adults with developmentally disabilities. Operated by the Project for Supported Living, the program offers a variety of experiences that enable graduates to achieve maximum independence and productivity, including living on campus in supervised apartments, attending courses at the University of Southern Maine, and working at a job.

The current funding and financial situation surrounding the State Department of Health and Human Services (DHHS) will effect the housing and service options of persons with developmental disabilities. The outcome of this situation is an unfolding challenge for the State of Maine and the residents of Cumberland County.

### *Physically Disabled*

According to the 2000 Census, there are 9,660 physically disabled persons aged 16-64 in Cumberland County. This includes all persons who report having a condition that substantially limits one or more basic physical activities, such as walking, climbing stairs, reaching, lifting, or carrying.

For those who rent, some housing needs can be met through the creation of accessible rental units. The Fair Housing Act requires new multi-family housing built after March 13, 1991 to be accessible. New construction of 4 or more units must make at least 5% of their units accessible, including the following features:

- Accessible Entrance on an Accessible Route
- Accessible Public and Common-Use Areas
- Usable Doors
- Accessible Route Into and Through the Dwelling Unit
- Accessible Light Switches, Electrical Outlets, Thermostats, and Environmental Controls
- Reinforced Walls in Bathrooms
- Usable Kitchens and Bathrooms

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According to the 2009 CHAS dataset, there are 2,125 non-elderly renter households where one or more persons have a disability that limits mobility or self-care. This definition encompasses more than those who are physically disabled. To meet this need, there are 735 accessible rental units in Cumberland County, including those located in multi-family developments, public housing projects, and assisted living facilities, leaving an estimated gap of 1,390 units.

For those who own, there are a number of rehabilitation programs offered at the local, county, state, and federal level to retrofit housing units for accessibility. These programs can be used to improve both interior and exterior access. Alpha One has developed a moveable ramp that can be installed on a temporary basis to provide access to single family homes and apartments. This program has been particularly important for individuals who suffer a sudden debilitating injury that demands the use of a walker or wheelchair and do not have the funds or the landlord's permission to retrofit their unit.

### *Domestic Violence*

Domestic violence is a tragic yet common occurrence in Maine. Every year, over 5,000 crimes are perpetrated between family or household members, including assault, rape, kidnapping, terrorizing, and stalking. While some flee their current living situation, others are evicted by landlords who have labeled them the problem. For victims, access to a safe and confidential shelter is often a matter of life and death. Domestic violence is the leading cause of homicide in Maine. A review of cases completed in 2007 revealed that over a 20-year period, 52% of homicides were attributable to domestic violence.

From 2002 to 2006, there was annual average of 987 cases of domestic violence in Cumberland County, including crimes between male and female partners as well as parents and their children. While not all victims are forced to leave their current living situation, those who do can turn to shelters in Cumberland County operated by Family Crisis Services and Community Housing of Maine. Together, these shelters provide 19 beds. Other victims seek assistance at the family shelters operated by Portland and Brunswick.

On any given night, about 30 women and children in Cumberland County seek shelter due to domestic violence. These estimates are based on bed-nights used at the Family Crisis Shelter and the Family Shelter in Portland. In 2009, the Family Crisis Shelter housed an average of 10 people per night. At the Family Shelter, about 25% of those seeking assistance were survivors of domestic violence. With an average of 25 people per night seeking shelter and a bed-night capacity of 19, there is a need for an additional six units. The transitional housing needs of survivors, however, are far higher.

For District Court #2 (Bridgton & Portland sites) 1,118 cases filed were filed for the 12 months period January 1, 2011 – December 31, 2011. 988 temporary and 444 permanent restraining orders were issued.

### **Disproportionate Housing Need for any Racial or Ethnic Group**

*To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need*

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*exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.*

Given the extremely small percentage of the population of the CCEJ in racial or ethnic minority groups no disproportionate need has been identified. An assessment of special need has not been conducted.

### **Priority Housing Needs [91.215(b)]**

#### **Identify the Priority Housing Needs**

*Identify the priority housing needs and activities in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.*

The Housing Needs Table utilizing the CHAS data provided by HUD clearly identifies what most observers would consider rather obvious – those with low incomes have significant housing cost burdens. As incomes rise from less than 30% Median Family Income (MFI) to 30-50% MFI to 50-80% MFI housing cost burdens diminish for renter, owners, elderly, small-related, large related and all other households.

While those with the lowest incomes are those with the greatest needs they may not be those most readily assisted with CDBG funding assistance. Input from housing providers, citizens and community officials must also be considered. Balancing all these perspectives has led the program to identify housing rehabilitation – particularly heating system repair/replacement, emergency repair and weatherization and infrastructure to support affordable housing as the most important housing needs to be addressed.

#### **Basis for Determining Relative Priority**

*Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.*

**Note:** *Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.*

Housing rehabilitation and its subsets of emergency repair, heating system repair and weatherization were assigned a high priority based upon an estimated 4,800 homes within the boundaries of the CCEJ with significant home repair and rehabilitation needs. Further evidence is provided by the long waiting lists and experience of our housing habilitation program provider from 2006-2011. In providing housing rehabilitation assistance priority will be given to elderly and persons with disabilities. Infrastructure in support of affordable housing was assigned a high priority because several communities are working with Habitat for Humanity or other local housing groups to construct affordable housing sub-divisions. Homeownership assistance will be provided through the Portland/Cumberland County HOME Consortium.

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### **Basis for Assigning Priority**

*Describe the basis for assigning the priority given to each category of priority needs.*

The essential reason for identifying 1) housing rehabilitation & 2) infrastructure to support affordable housing is the identified need and that these are eligible activities with CDBG funds. Further, these activities are those that can be implemented and will achieve real results.

Priority will be assigned to:

- 1) Elderly and persons with disabilities with housing rehabilitation needs
- 2) Owners with incomes less than 50% AMI with housing rehabilitation needs.
- 3) Owners with incomes less than 80% but greater than 50% AMII with housing rehabilitation needs.
- 4) Renters wishing to become and capable of becoming 1st time homebuyers

Priorities for housing rehabilitation address those with the greatest financial need first – those with less than 50% AMI.

### **Obstacles to Meeting Underserved Needs**

*Identify any obstacles to meeting underserved needs.*

The principle obstacle to meet underserved needs is financial. Given the territory and population to be served, the allocation of funds, while significant and very much appreciated, is well below levels required to meet the needs of the region's low/moderate income households. Meeting basic housing needs in the region is becoming a greater and greater challenge.

The significant percentage of the CDBG program allocation will be devoted to housing activities. Given the ever-growing needs of over 50,000 low/moderate income persons and almost 10,000 persons in poverty in the CCEJ these resources are entirely inadequate. Housing needs ranging from lack of affordable housing, rehabilitation, heating system repair/replacement, weatherization, homeless services and lead-based paint hazard control to homeownership assistance are extensive. The limitation of financial resources again is the paramount obstacle. The development of new affordable housing is limited by the cost of land, and necessary infrastructure (roads, sewers, etc.) Staff and time resources represent a partial obstacle to meeting existing needs, though if the funds were available this challenge could be met.

### **Housing Market Analysis (91.210)**

#### **Significant Characteristics of the Housing Market**

*Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families. Data on the housing market should include, to the extent information is available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.*

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Several factors affect the response to this question:

1. As part of the HUD funded planning program – Southern Maine Partnership for Sustainable Development, now titled simply “**Sustain Southern Maine**” – a major housing study is about to be undertaken for the region. This study will be completed during calendar year 2012. The study will examine all characteristics of the current housing market to a far greater extent than the limited resources of the Cumberland County Community Development Office could possibly accomplish. There is no reason to embark on a separate, modest study when a comprehensive study is underway. Results of the Sustainable Partnership study will be incorporated into the Cumberland County Consolidated Plan wherever appropriate.
2. The housing market for both rental and homeownership is currently stagnant. Despite low interest rates, home sales have slowed dramatically. Households aren't moving. Home prices are stable or falling. Rents levels are stable or slightly rising. Almost no new home construction is occurring in the owner market. A few affordable housing (low-income housing tax credit) projects are in development, but only a few. No “unsubsidized” multi-family housing development is occurring.

While these statements may be broad generalizations, they are fully supported by HUD's “U.S. Housing Market Conditions Report for the New England Region” 3rd quarter 2011 report (HUD Office of Policy Development & Research).

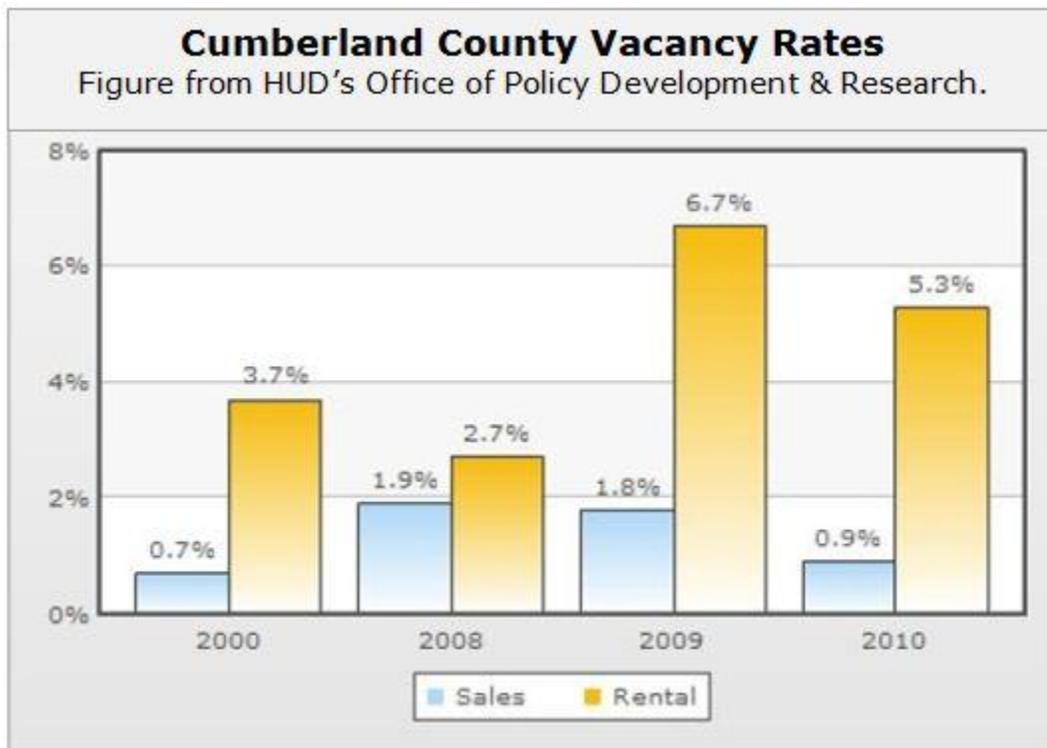
3. Much of the available data is outdated. Any data that's not absolutely current – through 2011 – is not particularly relevant to what is a dramatically different housing environment since 2008 or even 2009. When housing is booming everybody's churning out data and reports. But in the static yet indeterminate housing situation of today, there's much less current data.

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Housing Inventory by Tenure				
	April			
	2000	2008	2009	2010
<b>Total Housing Units</b>	122,600	133,775	134,293	138,742
<b>Occupied</b>	107,989	116,087	113,681	116,493
<b>Owners</b>	72,093	78,852	77,252	82,002
<b>% Owners</b>	66.8	67.9	68.0	70.4
<b>Renters</b>	35,896	37,235	36,429	34,491
<b>% Renters</b>	33.2	32.1	32.0	29.6
<b>Total Vacant</b>	14,611	17,688	20,612	22,249
<b>Available for Sale</b>	507	1,491	1,401	771
<b>Available for Rent</b>	1,395	1,014	2,601	1,942
<b>Other Vacant</b>	12,709	15,183	16,610	19,536

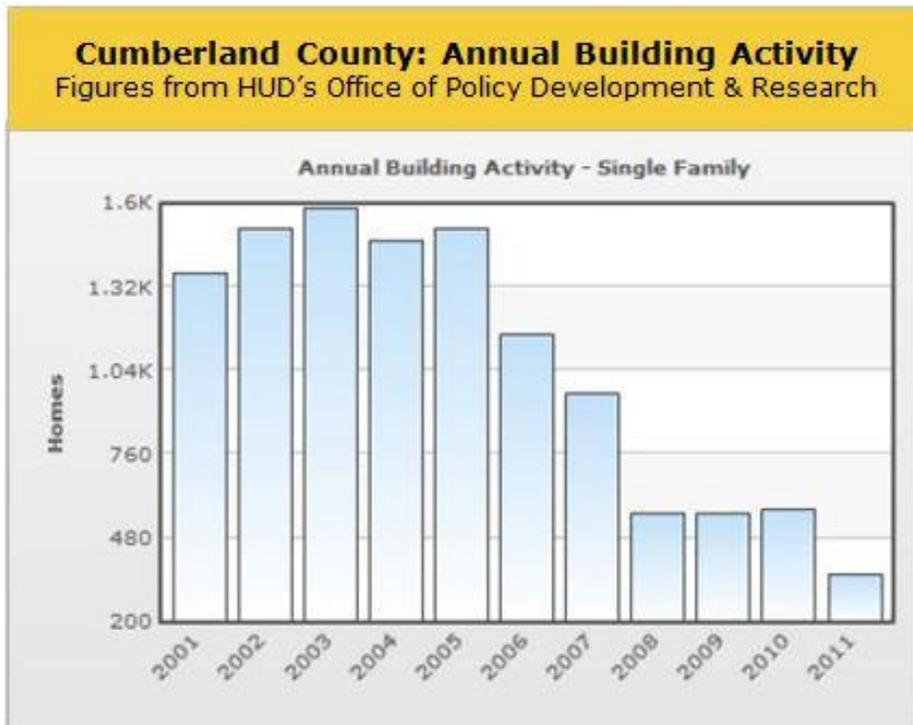
Data Source: 2000 Census; 2008, 2009 and 2010 American Community Surveys (1 - Year)

Figure 6: Housing inventory by tenure: 2000 - 2010.



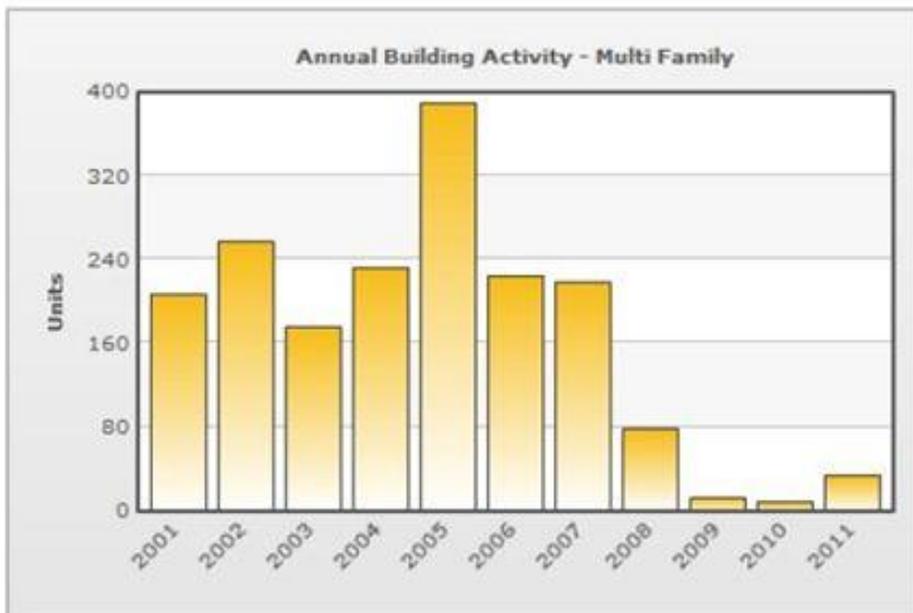
Data Source: 2000 Census; 2008, 2009 and 2010 American Community Surveys (1 - Year)

Figure 7: Vacancy rates: 2000 - 2010.



Data Source: U.S. Census Bureau, Building Permits Survey; adjustments by analyst

Note: Data for 2011 is preliminary, through October 2011



Data Source: U.S. Census Bureau, Building Permits Survey; adjustments by analyst

Note: Data for 2011 is preliminary, through October 2011

Figure 8: Cumberland County annual building activity 2001-2011.

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### Rentals

#### Market Rents

Fair Market Rents determine the eligibility of rental housing units for the Section 8 program, a rental subsidy administered by local housing authorities. Each year, the U.S. Department of Housing and Urban Development (HUD) estimates Fair Market Rents (FMRs) for over 2,500 metropolitan areas and counties. FMRs are gross rent estimates that include the cost of shelter, adjusted for the number of bedrooms, plus all utilities except telephone. The FMR does not consider all rents but rather those paid by recent movers within the past 15 months. In 2008, the FMR for a two-bedroom apartment in Greater Portland was \$1,042; the FMR is set at the 40th percentile rent, meaning that 40% of the rents in Greater Portland are below \$1,042.

Since 2000, market rents throughout Greater Portland have followed a more balanced rise than home sales. From 2002 to 2008, the average rent for a two bedroom apartment in Cumberland County increased 7% from \$929 to \$995. During this same period, both wages and consumer prices increased faster than rents. However, median rents in many towns exceed the Fair Market Rent in the region. The most expensive town is Cumberland, with a median rent of \$1,473, 41% more than the region's Fair Market Rent. Towns in Greater Portland with median rents below the fair market rent include Yarmouth, Gray, Scarborough, Windham, Harpswell, Falmouth, Standish, Brunswick, Naples, Raymond, and Bridgton.

#### Affordability

Although increases have been moderate, rents are still relatively high. The average worker must earn \$19.81 per hour or \$41,225 per year to afford the average rent on a two bedroom apartment. This is considered the "livable" wage. The average salary in Greater Portland, meanwhile, is just keeping pace at \$41,132 per year. In many industry sectors, average salaries are even less. Jobs in the leisure and hospitality sector, which includes restaurants and hotels, pay the least.

**Table 15: Rental housing market summary for Cumberland County.**

<b>Rental Housing Market Summary: Cumberland County</b>					
Occupied Rental Units 2010	Total Rental Vacancy Rate 2005-2009	Vacancy Rate Change from 2000 Census	Rend Burdened Households 2005- 2009	Subsidized Rental Units	Housing Choice Vouchers 2010
38,794	5.5%	+1.8%	13,815	8,537	3,476
<i>Table excerpted from Maine State Housing Authority, Appendix C, Housing and Homeless Needs Assessment.</i>					

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**Table 16: Rental housing market statistics and affordability.**

<b>Rental Housing Market Statistics and Affordability</b>							
Area	Year	Affordability Index	Average 2-BR Rent	Renter Household Median Income	Income Needed to Afford Average 2-BR Rent	2-BR Rent <sup>1</sup> Affordable at Median Income	Households Unable to Afford Average 2-BR Rent
Maine	2010	0.92	\$826	\$30,478	\$33,040	\$762	81,740 (53.8%)
Cumberland	2010	0.97	\$971	\$37,537	\$38,840	\$938	18,502 (51.6%)

*Information excerpted from Maine State Housing Authority, Appendix C, Housing and Homeless Needs Assessment.*

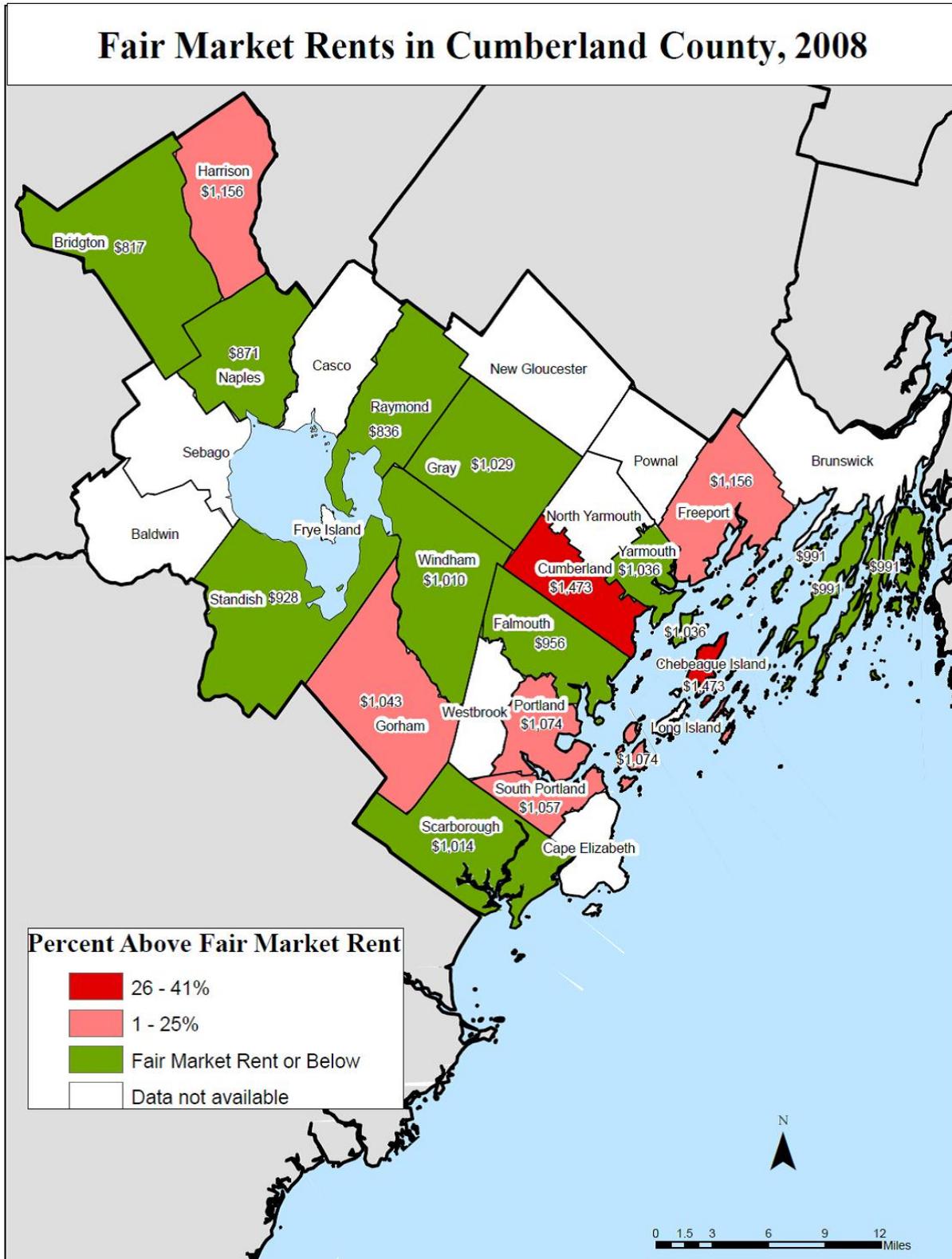
Renter households, who are less likely to be in their prime earning years, typically earn less than the average salary: the median household income of renters is estimated at the low end by the U.S. Census Bureau at \$27,225, and at the high end by MaineHousing at \$35,313.

MaineHousing defines renters who will potentially need assistance as families or seniors (65+) who have household incomes of 80% or less of the median income; these households are more likely to spend greater than 30% of their income on housing. MaineHousing reports that the number of renter families needing assistance in Cumberland County will increase by 0.8% (72 families) from 8,967 in 2010 to 9,039 in 2015. However, during this same time period, the number of senior renters potentially needing assistance is estimated to increase by 67% (692 seniors).

**Table 17: Average annual wages in Cumberland County, 2010.**

<b>Average Annual Wages in Cumberland County, 2010</b>	
<b>Basic Needs Budget</b> (2 adult, 2 child household, 1 wage earner)	<b>\$35,301</b>
Industry	Annual Wages
Leisure and Hospitality	\$17,680
Other Services	\$28,496
Natural Resources and Mining	\$30,368
Trade, Transportation and Utilities	\$34,736
Education and Health Services	\$42,276
Construction	\$43,680
Public Administration	\$45,812
Professional and Business Services	\$54,600
Manufacturing	\$58,448
Information	\$51,688
Financial Activities	\$62,244
<b>Average: All Industries</b>	<b>\$42,172</b>

*Source: Maine Department of Labor*



Created by the Greater Portland Council of Governments 2009

Figure 9: Fair market rents in Cumberland County, 2009.

Homeownership

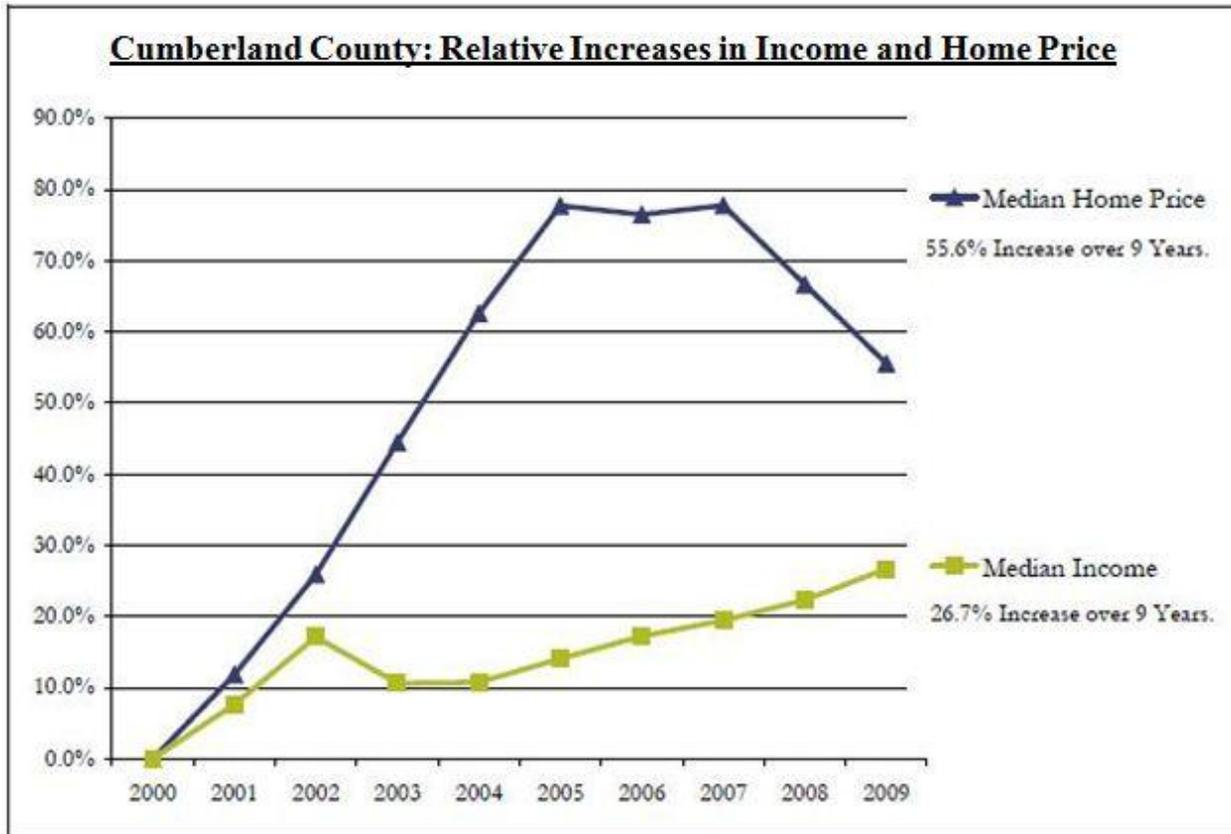


Figure from the Maine State Housing Authority: Cumberland County Homeownership Facts 2009.  
Figure 10: Relative increases in income and home price for Cumberland County, 2000-2009.

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**Table 18: Cumberland County homeownership affordability index by County and by municipality.**

<b>Homeownership Affordability Index</b>							
Area	Year	Affordability Index	Median Home Price	Median Income	Income Needed to Afford Median Home Price	Home Price Affordable at Median Income	Households Unable to Afford Median Home Price
Cumberland County	2000	0.90	\$135,000	\$45,419	\$50,268	\$121,978	57,489 (55.3%)
	2005	0.65	\$239,900	\$51,806	\$80,033	\$155,288	82,883 (73.4%)
	2006	0.68	\$238,250	\$53,255	\$78,225	\$162,200	81,290 (71.3%)
	2007	0.69	\$240,000	\$54,260	\$78,799	\$165,261	80,951 (70.8%)
	2008	0.75	\$225,000	\$55,558	\$73,874	\$169,215	76,317 (66.9%)
	2009	0.82	\$210,000	\$57,540	\$70,058	\$172,477	70,806 (61.9%)
Portland	2009	0.60	\$206,950	\$44,393	\$73,725	\$124,613	22,022 (74.6%)
South Portland	2009	0.86	\$182,950	\$53,258	\$62,087	\$156,934	6,154 (58.6%)
Brunswick	2009	0.72	\$201,750	\$49,646	\$69,033	\$145,092	5,689 (66.2%)
Westbrook	2009	0.76	\$175,000	\$46,524	\$61,320	\$132,773	4,532 (63.6%)
Windham	2009	0.86	\$192,000	\$54,337	\$63,248	\$164,948	3,791 (59.2%)
Scarborough	2009	0.74	\$290,500	\$72,290	\$97,517	\$215,350	4,883 (65.8%)
Gorham	2009	0.85	\$215,000	\$62,972	\$74,430	\$181,902	3,300 (59.5%)
Cape Elizabeth	2009	1.11	\$267,000	\$96,918	\$87,473	\$295,829	1,568 (45.2%)
Yarmouth	2009	0.82	\$282,500	\$78,407	\$95,578	\$231,747	2,059 (60.8%)
Standish	2009	1.08	\$182,750	\$65,778	\$60,946	\$197,238	1,596 (45.2%)
Falmouth	2009	0.80	\$350,000	\$93,182	\$116,665	\$279,549	2,163 (53.8+%)
Freeport	2009	0.81	\$230,000	\$63,488	\$78,555	\$185,885	2,122 (63.7%)
Gray	2009	0.99	\$190,000	\$61,185	\$62,111	\$187,167	1,542 (50.9%)
Cumberland	2009	0.90	\$275,075	\$84,821	\$93,881	\$248,528	1,558 (55.2%)
Harpswell	2009	0.48	\$330,000	\$49,122	\$101,348	\$159,946	1,896 (79.6+%)
Bridgton	2009	1.09	\$129,900	\$48,861	\$44,811	\$141,641	1,018 (45.9%)
New Gloucester	2009	1.06	\$181,500	\$64,053	\$60,550	\$192,001	965 (46.8%)
Raymond	2009	0.84	\$229,500	\$64,443	\$76,352	\$193,705	1,135 (63.1%)
Casco	2009	0.98	\$169,000	\$54,712	\$55,817	\$165,654	754 (50.7%)
Naples	2009	1.08	\$139,900	\$48,822	\$45,294	\$150,798	699 (46.7%)
North Yarmouth	2009	0.95	\$235,000	\$75,584	\$79,910	\$222,277	670 (52.9%)
Harrison	2009	0.81	\$172,000	\$45,174	\$55,936	\$138,908	584 (59.5%)
Pownal	2009	1.08	\$202,500	\$71,250	\$66,161	\$218,075	289 (45.9%)
Sebago	2009	1.09	\$132,500	\$48,750	\$44,852	\$144,014	269 (44.2%)
Baldwin	2009	1.01	\$129,000	\$41,890	\$41,601	\$129,897	299 (50.1%)

*Table excerpted from Maine State Housing Authority, Appendix C, Housing and Homeless Needs Assessment.*

### *Foreclosures*

Homeowners falling behind on their mortgage payments are at risk of foreclosure, a legal process that strips them of their title and equity to the property. There are many causes of foreclosure and certainly the market excesses of the earlier years of the past decade played an outsized role. Data on foreclosure rates is spotty and ill-defined but we can state several facts:

- Since the 3rd quarter of 2010 there has been a slow, steady decline in foreclosure starts.
- This steady decline appears to be accelerating – fewer foreclosure starts are being initiated each quarter.

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- On February 8, 2010, 95 homes in the CCEJ were under foreclosure.
- On that date, there were no foreclosed homes in 5 communities, 12 communities had between 1 & 3 homes; 4 communities had between 10 – 18 homes in foreclosure.

While a terrible situation, its not hard to use the word “tragedy” for an individual household, foreclosures appear to be a diminishing issue in Cumberland County, and not a contributor to a failing housing market or expanding neighborhood blight.

### *Condition of Current Housing*

The overall condition of housing throughout the State of Maine and Cumberland County has steadily improved over the past four decades. The days of dilapidated shacks and dangerous and decrepit trailers are largely behind us. There remain significant needs, particularly for the very low income and elderly. It is estimated that 10% of the County’s 48,785 single-family homes require substantial repair work. CDBG and HOME funded repair programs that have been operated by PROP (now Opportunity Alliance) over the past six years have outstripped resources *without substantial marketing of the program.*

### *Home Repair Needs*

Discussions with the primary provider of housing rehabilitation services in the County – the Opportunity Alliance (OA) revealed:

- Demand for housing rehabilitation services in the CCEJ is about 25 homes per year – *without significant marketing efforts.* This represents twice the level of available funds.
- Given reduced Federal allocations for the Low-income Home Energy Assistance Program (LIHEAP), funds for the Central Heating Improvement Program (CHIP) will diminish or end entirely. 60 heating system replacement projects have been completed in Cumberland County in each of the past 3 years. This number will fall to less than 15. OA looks to replace the lost CHIP program funds with CDBG funds.
- The two largest non-profit providers of affordable rental housing in the region, Avesta and Community Housing of Maine (CHOM) both pointed to a need for weatherization and energy efficiency improvements at their older multi-family housing developments

**Table 19: Estimated low income, major home repair need for Cumberland County.**

<b>Estimated Low Income, Major Home Repair Need: Cumberland County</b>							
Roof	Heating/ Furnace	Wiring	Septic	Siding	Plumbing	Major Disaster	TOTAL
685	542	581	42	277	867	51	3,045
<i>Information excerpted from Maine State Housing Authority, Appendix C, Housing and Homeless Needs Assessment.</i>							

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### *Vacant & Abandoned Buildings Suitable for Rehabilitation*

A number of communities contain abandoned buildings and vacant land that might be reused for housing. Examples include dilapidated homes, shuttered mills, and other abandoned industrial and commercial properties. Some have fallen into bankruptcy and foreclosure; others are mothballed by their owners. Some house viable businesses, but are listed for sale. In addition, some parking lots in some locations may be suitable for redevelopment.

In 2009, the U.S. Environmental Protection Agency (EPA) awarded the Greater Portland Council of Governments (GPCOG) two Brownfields Assessment grants: one for the investigation of sites contaminated by petroleum and one for the investigation of sites contaminated by hazardous substances. A Brownfields site is defined as “real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.”

As part of this work, GPCOG research the inventory of vacant and abandoned properties in Cumberland County. Information is derived from the following sources: windshield survey, Sanborn fire insurance maps, and contact with municipal officials. The properties are coded by their potential for re-use as housing: 1) as is, pending a retrofit – a few properties fit this description; 2) significant work may be needed, such as remediation of contamination and/or demolition of existing structures – many properties fit this description; and 3) not suitable for housing due to location, environmental constraints, and topography – a few properties fit this description.

**Table 20: Vacant, abandoned, and/or for sale/lease properties in Cumberland County. Source: Greater Portland Council of Governments.**

<b>Vacant, Abandoned, and/or For Sale/Lease Properties in Cumberland County</b>		
<b>Town</b>	<b>Site</b>	<b>Suitable for Housing</b>
Gray	Main Street Fire Station	1
Gray	Stimson Hall	1
South Portland	National Guard Armory	1
South Portland	Air National Guard	1
Windham	Gambo Mill	1
Bridgton	Redemption center	2
Bridgton	Repair shop	2
Bridgton	Memorial School	2
Bridgton	Saunders Mill	2
Falmouth	Shaw's	2
Gray	Shell Station	2
Gray	Exxon Station	2
Gray	Copp Motors	2
Gray	Rite Aid	2
Gray	Splash Car Wash	2
Gray	Maine Auto Auction	2
Gray	Town owned properties on Shaker Road	2
Harpwell	Mitchell Field	2
South Portland	Irving Gas Station	2
South Portland	Pan Am Railways	2
South Portland	Aspasia Marina	2

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Vacant, Abandoned, and/or For Sale/Lease Properties in Cumberland County		
Town	Site	Suitable for Housing
South Portland	Cacoulidis property	2
South Portland	Sand and Gravel Pit	2
South Portland	Parking lot on Front St	2
Standish	Texaco Gas Station	2
Standish	Sanborn Mill	2
Standish	Agway, Wirthmore grain mills	2
Standish	Gunter's Mill	2
Standish	Androscoggin Pulp and Paper	2
Standish	Redemption center	2
Standish	Sensata Building	2
Standish	White Brothers Gravel Pit	2
Standish	Power Station	2
Westbrook	SAPPI Mill surplus property	2
Westbrook	American Journal	2
Windham	Keddy Mill	2
Windham	South Windham Train Depot	2
Bridgton	MacDonald Motors	3
Gorham	Gas Station	3
Gray	Dry Mills Fire Station	3
Gray	McKin Site	3

### *Housing Stock Available to Serve Persons with Disabilities and HIV/AIDS*

The Non-Homeless Special Needs Table identifies housing available for persons with disabilities and HIV/AIDS and gaps. The determination of available units and gaps is a difficult challenge with the table 14 (page # 39) representing a best estimate, within the limitations of available data. There is housing stock in the region for persons with disabilities and HIV/AIDS though there is an identified need to add to this resource. There is a shortage of housing for persons with alcohol and drug addiction and physical disabilities. The problem isn't simply a housing issue, its most significantly a services and treatment issue – **and all these issues amount to funding issues.**

### **Description of Assisted Units & Assessment of Potential Units to be Lost**

*Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).*

It is not anticipated that any existing assisted affordable units will be lost during the plan period.

### **Housing Market's Influence on Use of Available HUD Funds**

*Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition*

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*of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.*

Available HUD resources provided to Cumberland County and the Cumberland County/Portland HOME Consortium are diminishing, along with resources from other sources. Given this contraction, resources will be used to address as efficiently as possible, the most serious housing issues.

- Weatherization, energy efficiency improvements, emergency repairs, heating system replacement and repairs necessary to implement weatherization efforts will be a focus. “Whole house” rehabilitation will be less of a priority as CDBG resources decline. Some “whole house” projects will be completed with HOME program funds.
- Homeownership assistance will be provided by the HOME Consortium, but the number of projects per year will be limited.
- Partnerships with Habitat for Humanity are being explored. Two communities, Scarborough and Freeport have projects underway.
- Infrastructure to support affordable housing may be provided.

As a member of the Portland/Cumberland County HOME Consortium, resources beyond the CDBG program are available to address housing issues. . The additional HOME resources will be used to address housing issues including: support for affordable homeownership, “whole house” housing rehabilitation and new construction of rental housing.

### **Specific Housing Objectives [91.215(b)]**

#### **Priorities and Objectives to be Achieved Over the 5-Year Period**

*Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.*

##### Priority #1: Housing Rehabilitation Single-Family

- Weatherization & energy efficiency
- Heating system replacement
- Emergency repairs

##### Priority #2: Homeownership assistance utilizing HOME Consortium resources.

##### Priority #3: Housing Rehabilitation Multi-Family

- Modernization of affordable multi-family housing developments.

##### Priority #4: Support for New Construction Single/Multi-Family or Elderly

- Infrastructure to support the development of all types of affordable housing

### **Utilization of Resources**

*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 strategic plan.*

Quantification of “Federal, State and local public and private sector resources” is an impossible task. The CCEJ is challenged to know its own annual HUD CDBG allocation one year to the next and HOME program funds for 2012 have just been reduced by 35%.. To identify resources expected to be allocated to others is an even more impossible and implausible task. In recent history, PROP (now the Opportunity Alliance) has received an allocation of funds from MaineHousing (Maine State Housing Authority) for home repair and weatherization activities. MaineHousing has also had a history of providing below market rate mortgages to first time home buyers. The American Dream Down payment Initiative had been a modest resource to assist 1st time homebuyers but this program has been eliminated. It is highly unlikely local public resources will be available. Private sector resources are entirely unknown.

Discussions with Roger Bondeson, V.P. for Housing Services at the Opportunity Alliance and Kirsten Fugueroa, Director of Housing & Energy Services at MaineHousing reveal the following:

- Demand for housing rehabilitation services in the CCEJ is about 25 homes per year – *without significant marketing efforts*. This represents twice the level of available funds.
- Funds for the Central Heating Improvement Program (CHIP) will likely be seriously diminished. 60 heating system replacement projects have been completed in Cumberland County in each of the past 3 years. This number will fall to as low as 15.
- MaineHousing’s distribution of HUD HOME or “state” HOME funds for housing rehabilitation will dramatically decrease in the coming years.
- Federal Dept. of Energy funds distributed by MaineHousing are unknown but likely diminishing in the coming years.

### **Needs of Public Housing [91.210(b)]**

*In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs*

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*Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.*

### **Existing Facilities**

#### South Portland

- Total rental units: 641
- Restricted to elderly/handicapped: 412
- Elderly congregate care: 123
- Family units: 96
- Family fully handicap accessible: 10

#### Westbrook

- Total rental units: 83
- Currently occupied: 80
  - Disabled persons: 39
  - Elderly: 41

### **Needs of Public Housing Units in the Jurisdiction**

#### *Waiting Lists*

#### South Portland

- Housing Choice Voucher Program: 517
- Public Housing Units: 482

#### Westbrook

- Applicants for Housing Choice Voucher Program: 96
  - Individuals 62+ years of age: 13
  - Families with head-of-household 55-62 years of age: 3
  - Disabled individuals: 32
  - Non-elderly, non-disabled individuals: 51
  - Families with children: 30
- Public Housing Units: 131
  - Elderly: 57
  - Disabled: 74

#### *Physical Condition of Units*

In general the physical condition of the South Portland Housing Authority units is excellent. The Housing Authority recently completed five years of capital improvements totaling \$2.2 million. Improvements included new exterior siding, roofs, boiler replacements, paving and window replacements. \$10,000 is set aside each year for contingency repair expenses.

The Westbrook Housing Authority properties are generally in good condition. Riverview Terrace has higher than average maintenance costs due to the age of the building. Larrabee

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Woods' units are heated with electricity paid for by the tenants. The Westbrook Housing Authority has on-going plans to convert the building to natural gas heat to lower costs and conserve energy.

### *Section 8, Housing Voucher Choice*

#### South Portland:

The Housing Authority reports 389 vouchers being tracked through their accounting system. Voucher holders may transport the voucher to another municipality and as such not all 389 are utilized in South Portland. The SPHA Director reports on average 350 of the 389 vouchers (90%) are used for housing within South Portland.

#### Westbrook:

The Westbrook Housing has 793 Housing Choice Vouchers. Of this total 421 are used in Westbrook (52%), 131 in other communities of the CCEJ, including 33 in Gorham and 66 in Windham. 241 of the HCV holders reside in the City of Portland.

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**Table 21: Public Housing & Housing Voucher Choice Program**

Cumberland County Entitlement Jurisdiction, Maine					CHAS Data Book	Data Current as of:  2000				
Household by Type, Income, & Housing Problem	Renters				Owners					
	Extra Elderly 1 & 2 Member Households	Elderly 1 & 2 Member Households	All Other Households	Total Renters	Extra Elderly 1 & 2 Member Households	Elderly 1 & 2 Member Households	All Other Households	Total Owners	Total Households	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	
1. Income <=50% MFI	500	320	750	1,570	675	514	746	1,935	3,505	
2. Income <=30% MFI	215	220	520	955	335	199	371	905	1,860	
% with any housing problems	51%	36%	80%	63%	76%	75%	0%	79%	71%	
3. Income >30 to <=50% MFI	285	100	230	615	340	315	375	1,030	1,645	
% with any housing problems	37%	45%	85%	56%	43%	51%	65%	53%	54%	
4. Income >50 to <=80% MFI	185	65	310	560	495	476	896	1,867	2,427	
% with any housing problems	27%	0%	28%	28%	15%	25%	46%	33%	31%	
5. Income >80% MFI	156	40	406	602	616	598	2,690	3,904	4,506	
% with any housing problems	33%	0%	3%	10%	5%	18%	14%	13%	13%	
6. Total Households	841	425	1,466	2,732	1,786	1,588	4,332	7,706	10,438	
% with any housing problems	38%	34%	48%	43%	28%	34%	31%	31%	34%	

### **Public Housing Strategy (91.210)**

#### **Introduction**

There are two public housing authorities within the Cumberland County Entitlement Jurisdiction – Westbrook and South Portland. There is no region-wide public housing authority and no plan to establish one.

#### **Strategy to Serve Needs of Families**

*Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.*

Within the confines of available financial resources the South Portland Housing Authority is meeting the needs of families through rental units and the Housing Choice Voucher program. The Housing Authority's rental properties are well maintained with a Capital Improvement Plan in place to address maintenance, renovation and rehabilitation needs. SPHA's management, personnel and operating systems are serving the people and properties well.

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.

SPHA has a long waiting list for units. Currently 482 applicants are on the list with approximately 1/2 elderly/disabled. Applicants living or working in South Portland or veterans receive preference on the waiting lists. All other applicants are classified by date and time of application. Apartments are offered by starting at the top and working down the list. If someone refuses an apartment, they're placed back on the bottom. If they refuse a second time, they're removed from the list and must sign up again when the waiting list is open. Generally, people only refuse if they're not ready to move. This occurs more with the elderly than with families. Sometimes the elderly will sign up for housing anticipating a long wait, which occasionally is not the case. Usually by the second contact they're ready to accept an apartment.

The South Portland Housing Authority and the South Portland Housing Development Corporation are currently in the development mode. This is an effort to alleviate the shortage of decent affordable housing units in the City of South Portland.

Westbrook Housing Authority provides social service supports via the Family Self-Sufficiency program for HCV clients and through a ROSS HUD grant for public housing residents. Westbrook Housing also operates a 150-unit assisted care housing facility with rental assistance

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from project based Section 8. Westbrook Housing also administers 100 Housing Choice Mainstream Vouchers.

### **Strategy Concerning Resident Management and Homeownership**

*Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))*

South Portland Housing Authority residents are currently represented through the Resident Advisory Board that regularly meets to discuss issues concerning operations, management and property improvements. Residents are informed whenever changes in policies or procedures are proposed and invited to comment prior to implementation.

The Westbrook Housing Authority similarly maintains a Resident Councils system. Councils meet regularly with HA property management and maintenance department staff to discuss issues relating to housing, the buildings/grounds and policies.

Homeownership has been a difficult challenge for most, if not all South Portland Housing Authority 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” and the “family self-sufficiency” program are in place permitting residents the opportunity to save funds toward self-sufficiency and homeownership.

The challenge of entry to homeownership is similar for Westbrook’s HCV holders. Applicants for a mortgage must now have excellent credit scores to qualify. High unemployment rates and the ever increasing cost of basic goods and services mean that “just making ends meet” is about all HCV holders can hope for.

### **Agency Designation**

*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. (NAHA Sec. 105 (g))*

The South Portland Housing Authority has not been identified as “troubled” by HUD or identified as performing poorly in any aspect of operations. The Westbrook Housing Authority is considered a “high” performer.

### **Barriers to Affordable Housing [91.210(e) and 91.215 (f)]**

#### **Public Policies Affecting Development & Cost of Housing**

*Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies*

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*include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.*

Consistent with the governmental structure of the State of Maine, Cumberland County does not exercise land use authority within the jurisdiction. The County does not influence or control land use activity, zoning ordinances, building codes, fees, or growth limitation ordinances. These activities occur within the jurisdiction of individual municipalities outside the control or influence of the County government.

The land use control most affecting the cost of housing is density – permitted units per land area. Many municipalities in Cumberland County, particularly rural and suburban communities without sewer systems require lot sizes greater than required by the State plumbing code. Only the Cities of South Portland and Westbrook within the CCEJ employ an arsenal of strategies to encourage higher density development. Other potential barriers to the development of affordable housing, i.e. building codes, fees and charges, and growth limitations have not been identified as significant barriers.

The requirement for large lots, and subsequently the high cost of land plays a role inhibiting the development of affordable housing. At this juncture and through the 5 year term of this Consolidated Plan little new residential development will likely occur. There remain plenty of used homes available flooding the housing market at prices substantially below those of 5 years ago.

The CCEJ when making growth related investments in communities will ensure these investments encourage efficient development at lower cost for both designated affordable housing units and non-affordable units alike.

### **Strategies to Remove or Ameliorate Negative Effects of Public Policies**

*Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.*

The CCEJ Community Development program will continue to strategically utilize its financial resources to promote the development of affordable housing opportunities throughout the County. Two projects in partnership with Habitat-for-Humanity are currently in the development stage.

Eighteen of the twenty-five member communities of the CCEJ are within the region covered by the ongoing Southern Maine Partnership for Sustainable Development (now “Sustain Southern Maine”). This process will lead to the development of a Regional Plan for Sustainable

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Development including a “Fair Share Housing Plan for Affordable Housing”. The Plan will influence growth consistent with sustainability principles over the coming decades.

### Analysis to Impediments to Fair Housing Choice

Cumberland County completed an Analysis to Impediments to Fair Housing Choice in September 2010. The action steps identified in the plan are being implemented. Fair housing complaints received by the Cumberland County Community Development Office are referred to the Maine Human Rights Commission as applicable. In most cases callers are referred to Pine Tree Legal Services for assistance.

## Homeless

### Homeless Needs [91.205(b) and 91.215(c)]

#### Homeless Needs

*Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low income individuals and children, (especially extremely low income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available; the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.*

#### *Introduction*

While the question, “provide a concise summary of the nature and extent of homelessness in the jurisdiction” is straightforward, the answer is not. The challenge lies in the simple reality that many of the homeless of the Cumberland County Entitlement Jurisdiction (CCEJ) migrate out of the jurisdiction to access services in Portland, Brunswick, Lewiston or beyond. A true count of our homeless population is almost impossible to derive from available information.

But we do have data, much of it generated by the activities of our Homeless Prevention Rapid Re-Housing program (HPRP) administered by PROP (now Opportunity Alliance) from July 2009 – June 2012. This program was funded by HUD American Recovery and Reinvestment Act (ARRA) program funds. While a similar homeless case management program can be funded with CDBG funds the hope is that Hearth Act funds in the pipeline will support homeless activities into the future.

#### *Homeless*

Rural Cumberland County (July 1, 2009 – June 30, 2011):

HPRP staff provided assistance to 98 individuals from the towns of Baldwin, Bridgton, Harrison, Naples, New Gloucester, Sebago & Harpswell. So while not well studied or acknowledged rural homelessness, particularly households on the verge of homelessness certainly exists.

#### **Homeless Clients Served by the HPRP Program (July 1, 2009 – June 30, 2011):**

- Households: 88
- Individuals: 160

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Homeless Persons from Cumberland County Entitlement Jurisdiction Served by Portland's Homeless Shelters (July 1, 2009 – June 30, 2011):

- Family Shelter: 77 households / 225 individuals
- Oxford Street Shelter: 314
- Women's Shelter: 77

**In total, 776 homeless individuals from the 25 cities/towns served by the Cumberland County Community Development program were provided direct assistance or were housed in a shelter during the two year period, July 1, 2009 – June 30, 2011.**

### *Imminently Homeless*

Those “imminently homeless” are defined as households/individuals that provide specific documentation that homelessness will occur within 14 days. These are people served eviction notices, reside in unstable situations or have “run out of money and options”. The HPRP program's case managers attempt to stabilize these households/individuals to prevent the looming slide into homelessness.

### **HPRP Services to “Imminently Homeless” (July 1, 2009 – June 30, 2011):**

- Households: 380
- Individuals: 931

In response to the question “what was your last permanent address?” the HPRP program captured the following responses, sorted by city/town:

Bridgton: 19	Harpswell: 2	Scarborough: 16
Cape Elizabeth: 4	Harrison: 5	South Portland: 243
Casco: 24	Naples: 20	Standish: 40
Cumberland: 6	New Gloucester: 39	Westbrook: 183
Falmouth: 10	North Yarmouth: 9	Windham: 160
Freeport: 12	Pownal: 5	Yarmouth: 7
Gorham: 69	Raymond: 7	
Gray: 36	Sebago: 5	

For the calendar year 2011 the census at the Oxford Street Single-Adult Shelter in Portland averaged 20 new intakes per month from communities of the CCEJ – 242 individuals. The Chestnut Street Family Shelter in Portland averaged just under 3 families (2.75) and 9 individuals per month from communities of the CCEJ – 33 families containing 104 individuals. The Women's Shelter averaged just over 1 new intake (1.3) per month from communities of the CCEJ – 26 individuals.

The 2011 Point-In-Time survey for the City of Portland Continuum of Care revealed a total homeless population of 615 – 406 individuals and 209 persons in families.

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Whether examining homeless data from the City of Portland, Cumberland County or the State of Maine the nature of the homeless population is similar. While the following summary is for Cumberland County as a whole it reflects those within or from the CCEJ:

- 58% are male with the highest numbers within the 40-49 age grouping
- 17% are veterans of the armed forces
- 78% are white
- 68% have a high school diploma
- 19% meet the definition of chronically homeless
- 72% of have a disabling condition with mental health the most frequently cited disabling condition
- 33% report they have a substance abuse problem

There are no identified ethnic/racial/minority groups in the Cumberland County Entitlement Jurisdiction at high risk for homelessness.

### *Need for Facilities & Service*

Through consultation with agencies and service providers working with homeless adults and families the following needs were identified. These needs remain essentially unchanged over a span of more than a decade

- ❖ Permanent housing
  - Additional “housing first” facilities such as Logan Place (men & women) or Florence House (women)
  - Expansion of the Rental Assistance Coupon (RAC) program
  - More affordable rental housing units
- ❖ Services
  - Case management services in rural areas – particularly focused on homeless prevention
  - Training of General Assistance workers in rural areas
  - Resource clearinghouse for access to food, shelter and other needs
  - Public transit
  - Supportive services for persons with mental illness

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Table 22: Homeless "Point-in-Time" Survey, 2007 -2011.

HOMELESS - POINT IN TIME SURVEY 2007-2011																			
Year	CoC Name	Homeless	Sheltered	Unsheltered	Individuals	Individuals Sheltered	Individuals Unsheltered	Persons in Families Sheltered	Persons in Families Unsheltered	Family Households Sheltered	Family Households Unsheltered	Chronically Homeless	Chronically Homeless Sheltered	Chronically Homeless Unsheltered	Veterans	Veterans Sheltered	Veterans Unsheltered		
2011	ME Balance of State	1,366	1,345	21	549	530	19	817	815	2	277	276	1	47	38	9	69	63	6
2011	Portland CoC	615	608	7	406	399	7	209	209	0	79	79	0	139	139	0	30	30	0
2010	ME Balance of State	1,298	1,285	13	441	428	13	857	857	0	296	296	0	32	32	0			
2010	Portland CoC	636	627	9	396	387	9	240	240	0	86	86	0	179	175	4			
2009	ME Balance of State	1,305	1,276	29	507	484	23	798	792	6	281	279	2	25	20	5			
2009	Portland CoC	669	665	4	416	412	4	253	253	0	88	88	0	110	108	2			
2008	ME Balance of State	1,372	1,341	31	545	518	27	827	823	4	304	302	2	29	20	9			
2008	Portland CoC	729	724	5	457	452	5	272	272	0	103	103	0	65	65				
2007	ME Balance of State	1,398	1,358	40	495	463	32	903	895	8	308	304	4	35	14	21			
2007	Portland CoC	741	732	9	447	438	9	294	294	0	110	110	0	44	38	6			

### Priority Homeless Needs

*Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.*

*A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.*

The establishment of a facility to serve homeless persons is not feasible within the CCEJ communities. Facilities are well established in Portland and Brunswick to serve the region's needs. What has been identified is a need for services to prevent homelessness from occurring and case management services to assist those that are homeless.

The most commonly identified "gap in service" is case management at both ends of the homeless spectrum. First, services to prevent an individual or family from becoming homeless and likely migrating to Portland for services. Second, services to assist individuals and families to be relocated back to their community within Cumberland County with support service assistance. The critical need is for the delivery of case management services in the home community where individuals and families have roots, ties and support.

**These needs have been met by the 2009 Homeless Prevention Rapid Re-housing Program. This \$605,000 special HUD grant has provided just this most needed service. If the program is not refunded – a tremendous gap will be left open.**

Based upon annual Point-in-Time survey data the number of unsheltered homeless within the CCEJ is extremely small, if not zero. The number of unsheltered homeless from the CCEJ is also extremely small given the very small numbers identified for the entire State of Maine. It is recognized that there is likely a "sub-sheltered" population. These would be people occupying un-insulated summer camps during winter months and camping out in tents or in unutilized summer camps in warmer months. The numbers of such persons is impossible to ascertain and quantify.

The primary service gap for the sheltered homeless, often sheltered in the City of Portland, are services to assist them to relocate back to their home communities and an insufficient number of affordable units and vouchers.

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### **Homeless Inventory [91.210 (c)]**

*The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low income individuals and families with children (especially extremely low income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.*

The communities of the CCEJ surround and fan out from the City of Portland, the largest center for the provision of social services, homeless services, housing and employment in the State of Maine. On its eastern border, the Town of Brunswick also provides services, though to a much lesser extent. Excluding General Assistance, Supplemental Nutrition Assistance Program (SNAP – formerly “Food Stamps”) and limited social services, few direct services for the homeless exist in the balance of the CCEJ.

**Within the City of Portland a wide variety of services are available to residents of the CCEJ:**

Name	Population	# of Beds	Note
<b><i>Emergency</i></b>			
Oxford Street Shelter	Single Individuals	129	Mostly Men
Milestone Shelter	Single Individuals	41	Substance Abuse
Chestnut St. Family Shelter	Family	77	
Lighthouse Shelter	Youth	16	
The Bridge	Mentally Ill	12	
Florence House Shelter	Single Women	30	
Family Crisis Services	Domestic Violence	14	
<b><i>Transitional</i></b>			
22 Park Ave	Parenting Teens	21	6 Families
Bell Street	Family	16	
Randall Place	Mentally Ill	12	
MaineStay	Mentally Ill (Youth)	12	
My Choice	Parenting Teens	10	
ROADS House	Youth (Boys)	8	
53 Brentwood St	Youth (Boys)	7	
Friendship House	Adults	9	
McAuley Residence	Adults (Women)	8	
CHOM	Family (Refugees)	8	2 Families
<b><i>Town of Brunswick</i></b>			
Tetford Shelter	Adults	18	
Federal St.	Family	28	6 Families

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Name	Population	# of Beds	Note
<i>City of South Portland</i>			
Reardon's Place	Youth	10	
CHOM-Transitional Housing	Domestic Violence	12	
<i>Town of Scarborough</i>			
YANA	Adults	10	
Edgewood	Youth	6	

### **Homeless Strategic Plan [91.215 (c)]**

#### **Introduction**

The identified need that has the possibility of receiving CDBG funding is case management services. Given the breadth of all public service needs and the 15% annual Public Service cap, this activity may or may not be funded. It is hoped that CDBG will not be the only funding source for case management services – particularly when Hearth Act funds are available.

The Cumberland County program will attempt to continue addressing homeless issues as a region-wide Public Service activity. But no guarantee can be made. These service activities have been undertaken by the Opportunity Alliance utilizing Homeless Prevention Rapid Re-housing (HPRP) funds for the past 3 years.

#### **Homelessness**

*Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.*

The priority need in the realm of homeless services is case management to both prevent and end homelessness for individuals and families. Case management will provide the array of services – outreach/assessment, support, placement in transitional housing and locating payment sources for permanent housing as needed.

#### **Chronic Homelessness**

*Chronic homelessness—Describe the jurisdiction's strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum*

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*extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.*

At any point-in-time there are residents of the CCEJ who have migrated to Portland to seek shelter and services. The HPRP case management program has identified these individuals and families over the past 3 years and endeavored to relocate them, with appropriate supports back to their communities. The HPRP program has been successful, but does require both intensive staffing and financial assistance to clients.

### **Homelessness Prevention**

*Homelessness Prevention—Describe the jurisdiction’s strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.*

A key component of any homeless initiative will be the identification of and early intervention with potential homeless individuals and families. The program’s goal will be to identify persons and households prior to becoming homeless and providing resources and supports to prevent its occurrence. Education of General Assistance personnel throughout the CCEJ and referral and intensive follow up to housing service providers will maximize utilization of social service support network.

### **Institutional Structure**

*Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.*

The existing HPRP program has been “housed” at the Opportunity Alliance (OA, formerly PROP), the Community Action Program (CAP) agency in Cumberland County. The program has been managed by an oversight board of 5 individuals. The oversight group has included the Cumberland County Community Development Director, a senior staff member at OA, a member of the homeless community and two people engaged in the delivery of services and housing to the homeless.

### **Discharge Coordination Policy**

*Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include “policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.*

Not Applicable.

**Emergency Shelter Grants (ESG)**

(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 to Cumberland County Consolidated Plan.

## Community Development

### Community Development [91.215 (e)]

#### Introduction

The two primary objectives developed by HUD to be addressed in the Community Development section are:

- Creating Suitable Living Environments
- Creating Economic Opportunities

Each objective will have either of the following outcomes:

- Improve Availability/Accessibility
- Improve Sustainability

#### Identification of Non-Housing Community Development Needs

*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), - i.e., public facilities, public improvements, public services and economic development.*

Owing to the diverse nature of Cumberland County communities, the non-housing community development needs within the County are varied and disparate, but there are some common elements. There are needs for public infrastructure reconstruction and public facility improvements in much of the County. There are significant social service needs that are not adequately addressed. As in many rural areas throughout the country, public transit is lacking making transportation for those without cars a significant problem. There are economic development needs though given total CDBG resources and competing demands, only a limited number of projects can be tackled. Beyond these broad categories there are specific needs within communities such as constructing senior centers, health care facilities, social service facilities, downtown revitalization, sewer system improvements, flood protection, roadway and sidewalk improvements.

The non-housing community development priorities for 2012-2016 are:

1. Public Facilities and Infrastructure
  - a. Downtown revitalization
  - b. Sewer, septic, water
  - c. Neighborhood and community facilities, including accessibility for persons with disabilities
  - d. Infrastructure for affordable housing
  - e. *South Portland* – Sidewalks, streetscapes, playgrounds, acquisition of water access, transportation enhancements

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- f. *Bridgton* – Waste water/sewer systems, sidewalks, downtown revitalization, and town green.
2. Economic Development
    - a. Loans/deferred loans/grants to small businesses creating new jobs or retaining jobs.
  3. Public Services
    - a. Homeless services
    - b. Elder services
    - c. Handicap services
    - d. Combating drug/alcohol abuse
    - e. Domestic violence services
    - f. Childcare and after school care
    - g. Food distribution
    - h. Access to transit
    - i. *South Portland* – Child and senior services, inoculation/dental/eyewear, handicap services, recreational programs, heat/fuel assistance
    - j. *Bridgton* – Food distribution, heat/fuel assistance

These priorities are those the County and participating municipalities expect to address during the next five years using resources from the Community Development Block Grant program as well as other resources as available.

Applications received by the program from 2007-2011 provide a good snapshot of community priorities and needs for public facilities, public services and public infrastructure. Aside from planning, the largest demand for funds has been for public facilities (PF), public infrastructure (PI) and public services (PS). Only 8 of 18 infrastructure applications have received funding and only 1 of 5 downtown/village revitalization applications have been funded. Requests for public service funds (capped at 15%) and economic development project funding has been increasing.

**Table 23: Percent of applications funded in the Cumberland County Entitlement Jurisdiction, 2007-2011.**

Percent of Applications Funded by Project Type & Program Year*										
Program Years 2007 - 2011										
	Category	Public Infra.	Public Facilities	Downtown Revital.	Housing	Public Services	Economic Developmnt	Planning	Total	% Funded
2007	Apps	3	4	1	6	3	0	5	22	45%
	Funded	0	2	0	3	3	0	2	10	
2008	Apps	4	5	1	3	3	0	3	19	53%
	Funded	0	3	1	3	2	0	1	10	
2009	Apps	4	8	1	3	3	0	4	23	74%
	Funded	3	7	0	2	2	0	3	17	
2010	Apps	2	5	1	3	3	1	7	22	64%
	Funded	1	5	0	3	1	0	4	14	
2011	Apps	5	2	1	3	6	2	9	28	57%
	Funded	4	1	0	2	5	0	4	16	
Total	Apps	18	24	5	18	18	3	28	114	59%
	Funded	8	18	1	13	13	0	14	67	
<b>%</b>	<b>Funded</b>	<b>44%</b>	<b>75%</b>	<b>20%</b>	<b>72%</b>	<b>72%</b>	<b>0%</b>	<b>50%</b>	<b>59%</b>	

\* Numbers do not include activities occurring in and funded by the set-aside communities of South Portland and Bridgton.

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With the City of Westbrook joining the program in 2010 and communities teaming up in multi-community partnerships, application numbers have increased. With funds diminishing its likely that competition will become ever more acute.

### **Basis for Assigning Priority**

*Describe the basis for assigning the priority given to each category of priority needs.*

Priorities for community development were established from citizen input and a variety of consultations, meetings and ultimately adopted by the Municipal Oversight Committee. While priorities can be generally established for the overall program, individual communities or sub-regions may have specific projects and programs identified as critical only to them.

### **The priority list serves as a general guide to decision-making, not a rule.**

A multitude of factors determine the funding of individual projects including readiness and number/concentration of low/moderate person served. The priority identification plays an important but not absolute role in project selection.

Infrastructure projects will be constructed in eligible target areas. Public facilities projects will be constructed in eligible target areas in most cases and in all cases will serve a low/moderate income population. Under the “exception” rule the program can assist projects located in target areas with low/moderate income population concentrations of 43% or higher.

Every locally developed and funded program or project will be part of a broad community-based strategy to enhance the lives and neighborhoods of low/moderate income households. Each community receiving CDBG funds will ensure that effected residents are notified of the proposed activity early in the development stages. This will enable residents to have a positive impact on the development and implementation of the activities.

### **Obstacles to Meeting Underserved Needs**

*Identify any obstacles to meeting underserved needs.*

The principle obstacle to meet underserved needs is financial. Given the territory and population to be served, the allocation of funds, while significant and very much appreciated, is well below levels required to meet the needs of the region’s low/moderate income households and target area neighborhoods. The program’s internal guideline limits each community to two applications per year, requiring communities to prioritize potential applications.

### **Short-Term & Long-Term Community Development Objectives**

*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*

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*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.*

The following charts, consistent with HUD table 2-B, identify potential CDBG funded community development activities and the priority assigned.

High priority activities are those identified by a large number of communities or the region as a whole, as having high importance. All things being equal, they will receive strong consideration for CDBG funds.

Medium priority activities are important to many communities or the region as a whole and will certainly receive consideration for CDBG funds.

Low priority activities are those identified by fewer communities and may receive funding depending on the specific circumstances of the application and community.

**Again, this prioritization is a general guide and not prescriptive. The Cumberland County program covers many diverse communities over a wide geographical area. Considerations concerning local circumstance, matching funds and project readiness play an important role in project selection and funding allocations.**

Planning and program administration activities are not included in the charts.

### *Public Facilities & Public Infrastructure*

A primary goal of the CCEJ is the enhancement of communities by providing excellent public facilities and infrastructure fostering economic revitalization and sustainable living environments.

<b>Public Facilities and Infrastructure</b>		<b>County</b>		<b>S. Portland</b>		
<b>IDIS</b>	<b>Activity</b>	<b>Priority</b>	<b>Goal (#)</b>	<b>Priority</b>	<b>Goal (#)</b>	<b>Unit</b>
03A	Senior Centers	H	2	L	-	Facility
03B	Handicapped Centers	M	-	L	-	Facility
03C	Homeless Facilities	L	-	L	--	
03D	Youth Centers	L	-	L	-	
03E	Neighborhood Facilities	H	5	H	3	Facility
03F	Parks, Recreation Facilities	H	5	H	3	Facility
03G	Parking Facilities	L	-	L	-	
03H	Solid Waste Disposal Facilities	L	-	L	-	Facility
03I	Flood Drainage Improvements	M	-	M	2	Projects

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Public Facilities and Infrastructure		County		S. Portland		
IDIS	Activity	Priority	Goal (#)	Priority	Goal (#)	Unit
03J	Water/Sewer Improvements	H	8	H	-	Projects
03K	Street Improvements	H	6	H	3	Projects
03L	Sidewalks	H	5	H	5	Projects
03M	Child Care Centers	M	1	L	-	Facility
03N	Tree Planting	L	-	M	-	# Trees
03O	Fire Stations/Equipment	M	-	L	-	
03P	Health Facilities	M	-	L	-	Facility
03Q	Abused & Neglected Children Facilities	L	-	L	-	
03R	Asbestos Removal	L	-	L	-	
04	Clearance and Demolition	M	-	M	-	Project
04A	Clean-up of Contaminated Sites	L	-	M	-	Project
10	Removal of Architectural Barriers	H	3	L	-	Project

### *Economic Development*

The focus of economic development activities will be Micro-Enterprise development and assistance to employers providing living-wages and appropriate benefits.

Economic Development		County		S. Portland		
IDIS	Activity	Priority	Goal	Priority	Goal	Unit
17A	Land Acquisition	M	-	L	-	Jobs
17B	Infrastructure Development	M	-	M		Jobs
17C	Building Acquisition, Construction	M	-	M	-	Jobs
17D	Other, Commercial, Industrial Improvements	M	-	M	-	Jobs
18A	ED Financial Assistance to For-Profits	H	25	M	-	Jobs
18B	ED Technical Assistance	L	-	M	-	Jobs
18C	ED Micro-Enterprise Assistance	M	-	M	-	Jobs

### *Public Services*

Investing in people is critical to any thriving community or region. Public service (social service) activities will primarily be developed and implemented by local, community based service providers. Some activities will be funded and operated on a region-wide basis if that is the most sensible and efficient method of delivering services. Expenditure of CDBG funds for social service activities is limited to 15% of the HUD/CDBG annual allocation.

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Public Services		County		S. Portland		
IDIS	Activity	Priority	Goal	Priority	Goal	Unit
05	Public Services	H	1000	H	2000	# People
05A	Senior Services	H	1000	H	5000	# People
05B	Handicapped Services	M	50	L	-	# People
05C	Legal Services	L	-	L	-	# People
05D	Youth Services	H	100	H	1000	# People
05E	Transportation Services	H	1000	H	1000	# People
05F	Substance Abuse Services	H	400	H	200	# People
05G	Battered and Abused Spouses	H	1000	H	500	# People
05H	Employment Training	M	-	H	500	# People
05I	Crime Awareness	L	-	L	-	
05J	Fair Housing Activities	M	-	L	-	
05K	Tenant Landlord Counseling	L	-	M	-	# People
05L	Child Care Services	M	100	L	-	# Children
05M	Health Services	H	500	H	100	# People
05N	Abused and Neglected Children	M	-	M	-	# Children
05O	Mental Health Services	M	-	L	-	# People
05P	Screening for Lead Paint	L	-	L	-	# People
05Q	Subsistence Payments	L	-	L	-	# People
05R	Homeownership Assistance	L	-	L	-	# People

### **Antipoverty Strategy [91.215 (h)]**

#### **Introduction**

Cumberland County, consistent with the governmental structure of Maine, does not administer social service, economic development, job training or similar programs. These activities have historically been the purview of state and local governments. The CDBG program represents not just a new program offering, but an entirely new type of initiative for a County government in Maine. In this context, the CDBG program and its focus on benefiting low/moderate income residents represents an opportunity for the County to develop services and strategies to alleviate poverty for the first time.

#### **Goals, Programs, & Policies**

*Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.*

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The goals of the program are:

- Ensure that funding is spent as effectively as possible by coordinating the allocation of CDBG Public Service (Social Service) funds with the United Way of Greater Portland, city/town funds and state resources.
- Eliminate barriers to employment.
- Improve and increase affordable housing
- Improve & expand facilities that provide services to low income households

Programs will include:

- Job training programs
- Child and after school care
- Transportation Programs
- Health programs
- Affordable housing development
- Housing rehabilitation

### *Affirmative Action Policy*

All housing and community development construction projects which will receive federal financial assistance exceeding \$100,000 must comply with the standards and procedures for Section 3 of the Housing and Community Development Act of 1968. Section 3 encourages employment and contract opportunities for low income, minority and female owned businesses or businesses that employ low income and/or minority and /or women.

The Cumberland County Community Development program demonstrates compliance by setting a goal of 10% of new hires on construction projects are low income and/or minority and/or women preferably who live in the area benefiting from the project. Section 3 clauses are a part of every “covered” contract with the Cumberland County Community Development office or sub-recipient.

### **Extent Strategy will Reduce the Number of Poverty Level Families**

*Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.*

Cumberland County experienced an increase in the number of total of persons in poverty between 2005 and 2010. The best current estimate would place the poverty rate at 10.4% for spring 2012 or approximately 28,000 individuals. Cumberland County has the second lowest poverty rate of the 16 counties in Maine. Any HUD funded community development program can only hope to have a minimal impact on overall community poverty rates. Our modest resources represent only one of a myriad of factors affecting the economy, our community and our families. What our resources can do is improve the public facilities that serve and provide modest resources to aid, our poorest residents. Examples over the past 5 years include many of our public service activities; 3 food pantries constructed or renovated; the Wescott Community Center in Westbrook; Freeport Community Service in Freeport; and the Bridgton Community Center. These facilities are improving the lives of our lower income residents every day.

**Low Income Tax Credit [91.315 (k)]**

*(States only) Describe the strategy to coordinate the Low-income Housing Tax Credit (LIHTC) with the development of housing that is affordable to low- and moderate-income families.*

Not applicable to the Cumberland County Consolidated Plan.

### **Non-Homeless Special Needs**

#### **Specific Special Needs Objectives (91.215)**

##### **Priorities & Objectives**

*Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.*

Non-homeless special needs housing and/or support services have not been identified as a high priority for the Cumberland County Community Development program. The City of Portland, City of Westbrook and communities throughout Cumberland County contain numerous facilities for individuals with special needs. Individual facilities may have rehabilitation, weatherization or infrastructure needs. These issues can be addressed through a regional housing rehabilitation program and/or specific applications from individual communities. Cullen Ryan, Director of Community Housing of Maine (CHOM) an organization that owns a variety of housing facilities services special needs populations stated that weatherization and rehabilitation were challenging issues. The CCEJ program through its Regional Housing Rehabilitation program assisted a CHOM owned facility housing developmentally disabled adults in 2008.

Given the limited resources of the CDBG allocation and the many, many local and regional issues to be addressed, non-homeless special needs housing and support services is not the highest priority of this plan.

##### **Available Resources**

*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 strategic plan.*

Non-homeless special needs housing facilities receive funding from numerous Federal, State and local sources. A detailed catalogue of these resources ranging from Medicaid, SSI, Maine State Housing Authority and the Maine Dept. of Health & Human Services is not available and would do little to inform the Cumberland County Consolidated Plan. If specific projects are identified, CDBG or HOME resources may be used for rehabilitation of a particular facility or for a specialized social service project/activity.

The current 2012 budget challenges confronting Maine State Government and its use of Medicaid funds to house individuals with special needs demonstrates precariousness of the situation. Predicting likely funds available even looking out over a short 4 or 6 month timeframe has become difficult, let alone years into the future.

**Non-Homeless Special Needs [91.205 (d) and 91.210 (d)] Analysis (including HOPWA)**

**Estimate of Non-Homeless Special Needs Sub-Populations**

*Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.*

*\*Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.*

**Estimating the number of individuals in each of the 8 HUD identified sub-populations is extremely challenging. The best data is based upon Cumberland County in its entirety, including the City of Portland and the Town of Brunswick. Even these numbers will be rough estimates at best. It is well recognized that a high percentage of members of these sub-populations reside in the City of Portland, largely owing the availability of services.**

<u>Population</u>	<u>Housing Need</u>	<u>Supportive Services Need*</u>
Elderly	4605	-
Frail Elderly	3861	-
Persons w/Severe Mental Illness	880	-
Developmentally Disabled	395	-
Physically Disabled	2125	-
Alcohol /Other Drug Addictions	615	-
Persons w/HIV/AIDS	381	-
Public Housing Residents	2,964 **	397 **

\* Could not identify accurate data source.

\*\* No new data available. Same number as 2007 CON Plan.

All recognize that the elderly, frail elderly and the often co-occurring physical disabilities are growing populations with ever increasing support service needs.

**Priority Housing and Supportive Needs**

*Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.*

## 5 YEAR STRATEGIC PLAN: 2012 - 2016

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The priority housing need identified by Cumberland County Community Development is housing rehabilitation for single-family homes. Within this broad category the replacement of malfunctioning heating systems and emergency repairs is the highest priority. Many of the recipients of assistance will be elderly.

“Supportive services” fall under the broad category of Public Service activities within the CDBG program. Public Service activities concerning the elderly (some of whom may be frail and/or disabled) and those with alcohol/substance abuse problems are identified as a high priority. Services for persons with physical or developmental disabilities are identified as medium priorities.

### **Basis for Assigning Priority**

*Describe the basis for assigning the priority given to each category of priority needs.*

Housing and support services for the elderly, an ever growing population in Cumberland County, has not been identified as a high need category for CDBG program funds. Housing and support services for non-homeless special needs populations other than elderly have not been identified as a high need category for CDBG program funds. All of these groups will be categorized as medium need – to be funded if resources are available. Given limited CDBG funds and high levels of public infrastructure, facilities and housing needs and the limited resources permitted (annual 15% programmatic funding cap) for social services these activities received lower priority. Unique, specialized projects meeting the needs of populations within individual communities may be funded, if applications make a compelling case for a program/project.

### **Obstacles to Meeting Underserved Needs**

*Identify any obstacles to meeting underserved needs.*

As has been stated on multiple occasions throughout the Plan, the major obstacle to meeting underserved needs is financial. The CDBG resource, while significant and much appreciated is extremely small in relation to the thousands of persons with housing and support service needs.

### **Description of Services**

*To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.*

Special needs housing facilities and services, while concentrated in the Cities of Portland, South Portland and Westbrook and the Town of Brunswick, are located in communities throughout Cumberland County. Non-profit housing service providers include Spurwink, CASA, Shalom House, Goodwill, Group Mainstream, CHOM, Community Partners, Port Resources, Residential Resources, Ingraham, Peabody Center, Lutheran’s Social Services, Project for Supportive Living, Serenity House, and a host of privately operated group homes. Compiling a comprehensive listing is not a feasible endeavor for the Cumberland County Community Development program.

### **Justification for Home or Other Tenant Bases Rental Assistance**

*If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.*

Not applicable to the Cumberland County Entitlement Jurisdiction (CCEJ) Consolidated Plan.

### **Housing Opportunities for People with AIDS (HOPWA)**

*The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.*

*The Plan must establish annual HOPWA output goals for the planned number of households to be 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. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.*

*For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).*

*The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.*

*The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.*

## 5 YEAR STRATEGIC PLAN: 2012 - 2016

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*The Plan includes the certifications relevant to the HOPWA Program.*

The Cumberland County Entitlement Jurisdiction is not a HOPWA program recipient.

### **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 strategic plan.*

The Cumberland County Entitlement Jurisdiction is not a HOPWA program recipient.

**Other Narrative**

**Public Comment & Response to Public Comment**

**Cumberland County Community Development  
2012 – 2016 Consolidated Plan**

Public Comments & Response to Public Comments

The Public Comment period for the 2012 – 2016 Consolidated Plan began on April 6, 2012 and ended May 7, 2012. Formal Public Hearings were held by the Cumberland County Commissioners on April 9 & May 14, 2012 at the Peter Feeney Conference Room, Cumberland County Court House, Portland, Maine.

Comments were received either in writing by mail, e-mail during the 30-day comment period or orally at the Public Hearing. A total of 7 comments were received from individuals or organizations.

I. Comments of general support of the 2012 – 2016 Consolidated Plan or specific project or activities contained in the Plan.

Oral Comments:

*No response to these supportive comments is necessary.*

Portland Press Herald: April 6, 2012

PUBLIC NOTICE                      PUBLIC NOTICE                      PUBLIC NOTICE

**NOTICE OF PUBLIC HEARINGS  
CUMBERLAND COUNTY, MAINE  
PETER FEENEY CONFERENCE ROOM  
CUMBERLAND COUNTY COURT HOUSE  
142 Federal Street  
Portland, Maine 04101**

**Monday, April 9, 2012, 5:30PM  
Monday, May 14, 2012, 5:30 PM  
Comments from All Interested Parties**

2012--2016 Consolidated Housing and Community Development Plan  
2012 Annual Action Plan

You are cordially invited to attend a public hearing to give your opinion on pressing community needs, preference for proposed activities, and opinions of the priority recommendations as set forth by the Cumberland County Community Development Municipal Oversight Committee. Comments both verbal and written are invited.

As of April 6, 2012, the Cumberland County Community Development Program will initiate their 30-day comment period for any individual, agency or community to review and comment on the Consolidated Plan and Annual Action Plan.

The primary objective of Cumberland County's Consolidated Housing and Community Development Plan is the development of viable communities including decent housing, a suitable living environment, and expanding economic opportunities, principally for person of low and moderate income and to aid in the prevention and elimination of slum and blight.

Eligible activities include public infrastructure and facilities, housing development, rehabilitation and preservation, economic development, public services, planning and environmental studies and eligible administrative costs. Cumberland County proposes to use at least 70% of the estimated amount of Community Development Block Grant Funds (CDBG) either directly or indirectly to benefit persons of low to moderate income.

In some instances, Cumberland County's Housing and Community Development Program may cause displacement of individuals or businesses. In the event that displacement should occur, the County's Community Development Office will provide the necessary relocation assistance as specified in the Uniform Relocation and Real Property Acquisition Act of 1970.

**COMMUNITY DEVELOPMENT BLOCK GRANT - 2012**

Source of Funds

Entitlement Grant	\$ 1,439,335
<b>TOTAL ALLOCATION</b>	<b>\$ 1,439,335</b>

Program Activities

Housing Services	\$ 177,261
Economic Development	\$ 48,778
Public Services	\$ 198,283
Public Improvements	\$ 730,423
Planning	\$ 30,000
Program Administration	\$ 254,789
<b>CDBG TOTAL ACTIVITIES</b>	<b>\$ 1,439,335</b>

More detailed information on the CDBG program and the eligible activities is available at the Cumberland County Community Development Office, 142 Federal Street, Portland, Maine, 04101 or by telephone 207-689-1905.

 **Family Crisis Services**

*Working to end domestic abuse in Cumberland and Sagadahoc Counties*  
P.O. Box 704, Portland, ME 04104 • (207) 767-4952 • FAX (207) 767-8109  
E-mail: [familycrisis@familycrisis.org](mailto:familycrisis@familycrisis.org) • [www.familycrisis.org](http://www.familycrisis.org)

To: Cumberland County Commissioners

From: Lois Galgay Reckitt, ED, Family Crisis Services

4/17/2012

Dear Commissioners:

I want to just take a moment to thank you for the high priority you have placed on curbing domestic violence in Cumberland County. Because of your assistance in both the County budget itself and the Community Development Block Grant monies allocated to Family Crisis Services, we have been able to provide substantial assistance to both victims of domestic violence and the police who deal with these victims every day. Your help has, in addition, enabled us to leverage other resources for our EPIC (Enhanced Police Collaboration Program) which we believe is a model of best practice with national implications.

Thanks again for your assistance with this groundbreaking work.



# 5 YEAR STRATEGIC PLAN: 2012 - 2016



April 16, 2012

Susan Witonis, Chair  
Cumberland County Commissioners  
142 Federal Street  
Portland, ME 04101

Dear Ms. Witonis,

We would like to take a this opportunity to thank you for the chance to participate in the most recent application cycle of the Community Development Block Grant Program and comment on your 5-year Consolidated Plan and 1-year Action Plan.

- On the 5-year plan: Habitat strongly supports the identification of affordable housing and the construction of public infrastructure that supports it as a high priority of the plan
- On the 1-year action plan: Habitat is honored by the support shown in selecting two projects in Freeport and Scarborough for funding. Affordable housing absolutely needs this type of assistance to be viable.

The need for affordable housing in Cumberland County is growing and Habitat for Humanity of Greater Portland is committed to being part of the solution by offering affordable homeownership opportunities to low and very low income families. In order to obtain building lots we work with area municipalities to target land opportunities for home construction. In the past our focus has largely been on single-unit projects, however since 2008, we've completed three subdivisions that include three or four lots each. The projects in Freeport and Scarborough expand on this effort.

Our most significant challenge is the considerable rise in infrastructure costs – including road construction as well as bringing in water and sewer lines. It can be extremely difficult to raise the funds for these expenses and it has the potential to increase per unit costs to build, directly impacting affordability. The two projects that we have applied for will allow us to create 25 housing units for Maine families. Projects of this scale would be out of our reach if it were not for the partnership of each municipality and the funding opportunity provided through the Community Development Block Grant Program. It has been a great experience working alongside town residents and officials who spent countless hours helping us to shape each project to match the needs of their community.

The total grant award of \$233,000 will not only result in 25 affordable homes, it will create stable environments in which families can thrive, and provide a tax base for continued community development.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen L. Bolton".

Stephen L. Bolton  
Executive Director



P.O. Box 10505 • Portland, Maine 04104 • 207.772.2151 • Fax 207.772.8113  
email: [info@habitatme.org](mailto:info@habitatme.org) • [www.habitatportlandme.org](http://www.habitatportlandme.org)

# 5 YEAR STRATEGIC PLAN: 2012 - 2016



Tel: (207) 926-4126 Ext. 5  
Fax: (207) 926-4136  
email: [sfield@newgloucester.com](mailto:sfield@newgloucester.com)

## *Town of New Gloucester*

385 Intervale Road  
New Gloucester, ME 04260

April 26, 2012

Aaron Shapiro  
Director of Community Development  
Cumberland County Community Development Office  
142 Federal Street, Suite 102  
Portland, Maine 04101

Dear Mr. Shapiro:

On Behalf of the Town of New Gloucester, thank you for this opportunity to comment on the 2012 Cumberland County CDBG Action Plan and the Cumberland County 5-Year Consolidated Plan.

The Town of New Gloucester appreciates being selected to receive a 2012 CDBG grant award for the Upper Village water system, as detailed in the 2012 Annual Action Plan. While our proposal sought \$375,000 in CDBG funding to help address contaminated drinking water wells in our lowest income neighborhood, our award of \$233,000 is a great start. More funding may still be needed to complete the project. The New Gloucester project will combine CDBG, grants and loans from Rural Development, and a grant from the Maine Department of Environmental Protection. The new water system will transform and give life to the Upper Village neighborhood, which has struggled with polluted wells for more than 20 years. Thank you for the support of the Cumberland County Community Block Grant program.

Also, we fully concur with the recognition of need for water and waste water system infrastructure as identified in the 5-year Consolidated Plan. We couldn't agree more with the assignment of these critical infrastructure systems as a high priority for Cumberland County's community development program.

In reviewing both plans, the program expertise you bring to our communities is evident. Thank you for your service to Cumberland County.

Sincerely,

Sumner M. Field III  
Town Manager

## 5 YEAR STRATEGIC PLAN: 2012 - 2016

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April 17, 2012

Dear Aaron,

I would like to take this opportunity to thank the committee for consideration of our request for Homelessness Prevention work in Cumberland County. The need is great as we have seen in the last 5 years of offering homelessness prevention and rapid re-housing to residents throughout the county. We have served in the last 3 years over 450 families and more than 1200 individuals in those families.

With our 3 year federal stimulus funding ending in June and no new federal funding yet available we are grateful to be able to continue to do this work with the support of CDBG funds. We will be able to have one staff member continue to provide case management, information and referral.

Our hope is that in fiscal year 2014 additional federal and local funds will become available to be able to continue to do this very important work.

Again thank you for your consideration and support of this very important work.

Sincerely,

A handwritten signature in black ink that reads "Robin Oxenhorn".

Robin Oxenhorn  
Program Director  
The Opportunity Alliance



[www.opportunityalliance.org](http://www.opportunityalliance.org)  
510 Cumberland Avenue, Portland, ME 04101  
telephone 207.553.5800 toll free 1.877.698.4959 fax 207.874.1182 tty 207.874.1013



April 11, 2012

Aaron Shapiro  
Community Development Director  
County of Cumberland  
142 Federal Street, Suite 102  
Portland, Maine 04102

Subject: Consolidated Plan and Grant Award

Dear Mr. Shapiro:

On behalf of The Opportunity Alliance, I would like to express our support for the Consolidated Plan and our gratitude for being awarded \$150,000 in CDBG funds. This award will fill a significant funding gap in providing emergency funds to repair or replace malfunctioning heating systems for residents of Cumberland County. For the past few years we have repaired or replaced on average 141 heating systems and the demand is not slowing for the current year. This grant award means that we can continue the program to ensure our most vulnerable residents are able to stay warm and safe in their homes.

The agency thanks you and the County Commissioners for your continued good stewardship of CDGB dollars and for approving our funding request. Through our partnership with you, we will improve the lives of many low income residents and help them stay warm through Maine's cold winters.

Sincerely,

A handwritten signature in blue ink that reads "Roger Bondeson".

Roger Bondeson  
Vice President of Housing & Energy Services  
The Opportunity Alliance



510 Cumberland Ave., Portland, ME 04101

phone: 207-553-5800

toll free: 1-800-698-4959

fax: 207-874-1155

[www.opportunityalliance.org](http://www.opportunityalliance.org)

# 5 YEAR STRATEGIC PLAN: 2012 - 2016



*Town of Scarborough, Maine*

259 US ROUTE ONE, PO BOX 360  
SCARBOROUGH, MAINE • 04070-0360

April 11, 2012

Aaron Shapiro  
Cumberland County Community Development Office  
142 Federal St. Suite 102  
Portland, ME 04101

Dear Mr. Shapiro,

I am writing to you to express our appreciation to the Cumberland County Commissioners for consideration of providing of \$80,000 in CDBG funding to the Town of Scarborough to help facilitate an affordable housing development that will meet the housing needs of low to moderate income persons.

This initiative for affordable (or workforce) housing in Scarborough began back in 2006 when the Town purchased a 20+/- acre parcel from the Maine Turnpike Authority (MTA) with the express intent of using the front portion of the property to create affordable housing and the back portion for land conservation.

Over the past few years, the Town has been in conversations with Greater Portland Habitat for Humanity concerning housing on this property and more recently, due to the generous Planning Grant from the 2011 CDBG program, we've had the opportunity to create a development plan for the property. While the Town and Habitat continue to fine tune the details of the development plan with input from the surrounding neighborhood and local boards and committees, we are pleased to partner with the Cumberland County Community Block Grant Program on the financing aspects of this important housing opportunity.

Regards,

Jay Chace  
Assistant Town Planner

PHONE: 207.730.4040 • FAX: 207.730.4046 • [www.scarborough.me.us](http://www.scarborough.me.us)

# 5 YEAR STRATEGIC PLAN: 2012 - 2016

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April 26, 2012

*mission driven ~ donor supported*

Aaron Shapiro  
Community Development Program  
Cumberland County  
142 Federal Street  
Portland, ME 04101

Dear Aaron,

I appreciate the opportunity to offer comments on Cumberland County's Annual Action Plan and Five Year Consolidated Plan for the Community Block Development Grant (CDBG) Program. Both plans reflect the tremendous value that the CDBG funds offer to older residents of the County. I'd also like to thank the Cumberland County Commissioners for including a second year of CDBG funding for the Southern Maine Agency on Aging's Medicare Outreach project. This project provides an on-site social worker and volunteers for two towns in Cumberland County, making it possible for older residents to receive valuable Medicare and health insurance counseling without having to travel to our office in Scarborough. That ease of access means more people benefit from this service.

The project began last year in Windham and Westbrook with the social worker spending a day in each town meeting with clients and training two State Health Insurance Program (SHIP) Volunteers for each town. This year the project expands with the social worker providing office hours and training volunteers in Westbrook and Gorham, and volunteers continuing to provide office hours in Windham. These volunteers have immediate phone support from social workers at the Southern Maine Agency on Aging and receive ongoing training.

We are now offering our two-hour Welcome to Medicare Seminars in those towns, followed up by one-on-one Medicare counseling. With 28 different drug plans to choose from in this area, that one-on-one counseling is essential.

The results are striking. People who receive this unbiased counseling are saving money on their health insurance premiums, and—because of easier access and local publicity—people who put off learning about Medicare until just days before they turned 65, are now getting information earlier and are better able to plan. This recent example is a good illustration. Our SHIP Volunteer Marian met with a woman in Windham who is turning 65 in July. She owns her own business and is self insured. After Marian helped the client enroll in an Advantage plan, the woman reported that she was "thrilled to reduce health insurance costs by \$600 per month beginning July 1". That's more than \$7,000 a year.

The Southern Maine Agency on Aging faces great challenges in meeting the increasing demands on its services as the older population in the two counties in Southern Maine is undergoing enormous growth.

Between 2008 and 2020 the population of people 65 and older is expected to increase by 70% in York County and 58% in Cumberland County, resulting in 43,547 more people 65 and older in the two counties.

*Your 1st Stop for Answers on Aging*

136 U.S. Route One • Scarborough, ME 04074

[www.smaaa.org](http://www.smaaa.org)

207-396-6500 • 1-800-427-7411 • Fax: 207-883-8249 • TTY Only: 207-883-0532

Equal Opportunity Non-Profit Organization

## 5 YEAR STRATEGIC PLAN: 2012 - 2016

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Based on research from the 2010 census, the two county service area of the Southern Maine Agency on Aging contains 25% of the state's total elderly poor population (6,351 people.).

Within our service area there are 65,595 people 65 and older (2010 census), of those, 30% live alone, and 7.4% are at or below poverty level. The latest poverty levels were released on January 26, with poverty income levels defined as \$11,170 for one person and \$15,130 for two. Most benefit programs now acknowledge that the adjusted poverty level among older adults is much higher given the inordinately larger pressures that housing, food and, especially, health care expenses place on the budgets of seniors, and base eligibility on 150% to as much as 300% of the official poverty level.

Using the experimental poverty measure developed and tracked by the U.S. Census Bureau for the last ten years, we believe that the elder poverty rate in the Agency's service area is closer to 14%. This means that approximately 9,183 people 65 and older in the two counties may be living in poverty.

A report by the AARP Public Policy Institute found that under the experimental poverty measure, older Americans have the highest rates of poverty among three key age groups. The report also found that between 2001 and 2008 among the three age groups examined (older adults, younger adults and children), older adults had the lowest official poverty rate but the highest experimental rate.

I am pleased that Cumberland County's Five Year Plan recognizes the growing needs of our elderly population. We greatly appreciate that recognition and the efforts proposed by the County to respond to them. The CDBG funding the Southern Maine Agency on Aging receives is an excellent example of the County's response that provides effective Medicare counseling that helps elderly residents obtain unbiased advice on a very complicated subject, save money, and thereby improve their economic well-being. The County is to be commended for its forward thinking on a rapidly emerging population.

Sincerely,



Laurence W. Gross  
Executive Director



## Approvals and Certifications

### COUNTY OF CUMBERLAND

May 14, 2012

**Title:** Cumberland County, U.S. Dept. of Housing & Urban  
Development (HUD) Housing & Community Development  
5-Year Consolidated Plan, 2012-2016

**County Manager Comments:** I concur with this recommendation.



**Background:** Cumberland County must submit a 5-Year Consolidated Plan to HUD at the outset of our 6<sup>th</sup> CDBG program year. The plan contains an inventory of housing & community development issues and sets a broad policy framework for the distribution of HUD Community Development Block Grant (CDBG) funds for the period July 2012-June 2016. The Plan can be amended at any time. The Community Development Program's Municipal Oversight Committee has been fully engaged in the development of the 5-Year Consolidated Plan and endorses its approval and adoption.

**Issue:** The 5-Year Consolidated Plan must be approved and adopted by the County Commissioners prior to submission to HUD. Once approved by HUD, the Plan will provide a broad framework for the distribution of HUD Community Development Block Grant (CDBG) funds for Federal Fiscal Years 2012-2016.

**Fiscal Impact:** The HUD CDBG program represents all new resources to the County. No matching funds are required. The program is entirely self-funded with no funds derived from County revenue.

**Recommendation:** The Community Development Director and The Municipal Oversight Committee (MOC) of the Community Development Program recommend approval and adoption of the 5-Year Consolidated Plan, 2012-2016.

It is further recommended that the County Commissioners authorize Peter Crichton, County Manager to execute all required Certifications, Applications and Documents in conjunction with the submittal of the 5-Year Consolidated Plan to HUD.

**Motion:** Adopting the HUD 5-Year Consolidated Plan 2012-2016; and Certifications Pertaining Thereto; First Public Hearing held on April 9, 2012; Second Public Hearing held on May 14, 2012.

Prepared by: Aaron Shapiro, Community Development Director

**Commissioner's Meeting Votes**  
**May 14, 2012**

**Motion:** Adopt the 2012 - 2016 Consolidated Plan – Community Development Block Grant (CDBG) program; First Public Hearing held on April 9, 2012; Second Public Hearing held on May 14, 2012.

Voted: 5 – 0, in favor

**Motion:** Authorize Peter Crichton, County Manager to execute all required Certifications, Applications and Documents in conjunction with the submittal of the 2012 – 2016 Consolidated Plan.

Voted: 5 – 0, in favor



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Susan Witonis  
Chair  
Cumberland County Commissioners





# SF 424

The SF 424 is part of the CPMP Annual Action Plan. SF 424 form fields are included in this document. Grantee information is linked from the 1CPMP.xls document of the CPMP tool.

## SF 424

Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

Date Submitted 5/15/2012	Applicant Identifier	<b>Type of Submission</b>	
Date Received by state	State Identifier	<b>Application</b>	<b>Pre-application</b>
Date Received by HUD	Federal Identifier	<input checked="" type="checkbox"/> Construction	<input type="checkbox"/> Construction
		<input checked="" type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
<b>Applicant Information</b>			
Cumberland County		UOG Code: 239005	
142 Federal Street		34702670	
0		Organizational Unit	
Portland	Maine	Community Development Office	
4101	Country U.S.A.	Division	
<b>Employer Identification Number (EIN):</b>		Cumberland County	
01-6000004		7/1	
<b>Applicant Type:</b>		<b>Specify Other Type if necessary:</b>	
Local Government: County		Specify Other Type	
<b>Program Funding</b>		<b>U.S. Department of Housing and Urban Development</b>	
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
<b>Community Development Block Grant</b>		14.218 Entitlement Grant	
CDBG Project Titles		Description of Areas Affected by CDBG Project(s)	
\$CDBG Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for CDBG-based Project(s)			
<b>Home Investment Partnerships Program</b>		14.239 HOME	
HOME Project Titles		Description of Areas Affected by HOME Project(s)	
\$HOME Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	

\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOME-based Project(s)			
<b>Housing Opportunities for People with AIDS</b>		14.241 HOPWA	
HOPWA Project Titles		Description of Areas Affected by HOPWA Project(s)	
\$HOPWA Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOPWA-based Project(s)			
<b>Emergency Shelter Grants Program</b>		14.231 ESG	
ESG Project Titles		Description of Areas Affected by ESG Project(s)	
\$ESG Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for ESG-based Project(s)			
Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts	Project Districts		
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on DATE
		<input type="checkbox"/> No	Program is not covered by EO 12372
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Program has not been selected by the state for review

Person to be contacted regarding this application		
Aaron	0	Shapiro
Community Development Director	207-699-1905	207-871-8292
shapiro@cumberlandcounty.org	www.cumberlandcounty.org	Michelle DeBartolo-Stone
Signature of Authorized Representative		Date Signed
		<b>May 14, 2012</b>



# CPMP Non-State Grantee Certifications

**Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.**

- |  |
|--|
| <input type="checkbox"/> <b>This certification does not apply.</b>           |
| <input checked="" type="checkbox"/> <b>This certification is applicable.</b> |

## NON-STATE GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Drug Free Workplace** -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
  - a. The dangers of drug abuse in the workplace;
  - b. The grantee's policy of maintaining a drug-free workplace;
  - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
  - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
  - a. Abide by the terms of the statement; and
  - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted –
  - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

**Anti-Lobbying** -- To the best of the jurisdiction's knowledge and belief:

No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

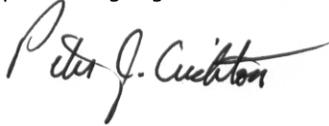
If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.



May 14, 2012

Signature/Authorized Official

Date

Peter Crichton

Name

County Manager

Title

142 Federal Street

Address

Portland Maine 04101

City/State/Zip

207-871-8380

Telephone Number

- This certification does not apply.  
 This certification is applicable.

## **Specific CDBG Certifications**

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan** -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

Maximum Feasible Priority - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);

Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2013, 2014, 2015, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;

Special Assessments - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

**Compliance With Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

**Compliance with Laws** -- It will comply with applicable laws.



May 14, 2012

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Signature/Authorized Official

Date

Peter Crichton

Name

County Manager

Title

142 Federal Street

Address

Portland Maine 04101

City/State/Zip

207-871-8380

Telephone Number

- This certification does not apply.**  
 **This certification is applicable.**

## **OPTIONAL CERTIFICATION CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities, which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

\_\_\_\_\_  
Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number



- This certification does not apply.**
- This certification is applicable.**

## **Specific HOME Certifications**

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Appropriate Financial Assistance** -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

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Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number



- This certification does not apply.**  
 **This certification is applicable.**

## HOPWA Certifications

The HOPWA grantee certifies that:

**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

\_\_\_\_\_  
Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number



- This certification does not apply.**  
 **This certification is applicable.**

## **ESG Certifications**

I, \_\_\_\_\_, Chief Executive Officer of \_\_\_\_\_, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 *CFR* 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

1. The requirements of 24 *CFR* 576.53 concerning the continued use of buildings for which Emergency Shelter Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.
2. The building standards requirement of 24 *CFR* 576.55.
3. The requirements of 24 *CFR* 576.56, concerning assurances on services and other assistance to the homeless.
4. The requirements of 24 *CFR* 576.57, other appropriate provisions of 24 *CFR* Part 576, and other applicable federal laws concerning nondiscrimination and equal opportunity.
5. The requirements of 24 *CFR* 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
6. The requirement of 24 *CFR* 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
7. The requirements of 24 *CFR* Part 24 concerning the Drug Free Workplace Act of 1988.
8. The requirements of 24 *CFR* 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.
9. The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 *CFR* 76.56.
10. The requirements of 24 *CFR* 576.57(e) dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related

authorities as specified in 24 *CFR* Part 58.

11. The requirements of 24 *CFR* 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.
12. The new requirement of the McKinney-Vento Act (42 *USC* 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.
13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.

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Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

- This certification does not apply.
- This certification is applicable.

## **APPENDIX TO CERTIFICATIONS**

### Instructions Concerning Lobbying and Drug-Free Workplace Requirements

#### **Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

#### **Drug-Free Workplace Certification**

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.

The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).

If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).

2. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

<b>Place Name</b>	<b>Street</b>	<b>City</b>	<b>County</b>	<b>State</b>	<b>Zip</b>
Cumberland County Ct. House	142 Federal Street	Portland	Cumberland	ME	04101

Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled

Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

- a. All "direct charge" employees;

- b. all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
- c. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

1. Analysis of Impediments to Fair Housing
2. Citizen Participation Plan
3. Anti-displacement and Relocation Plan



May 14, 2012

Signature/Authorized Official

Date

Peter Crichton

Name

County Manager

Title

142 Federal Street

Address

Portland Maine 04101

City/State/Zip

207-871-8380

Telephone Number

# CPMP Needs Tables

Housing Needs Table		Grantee: <b>Cumberland County, Maine</b>																								
		Only complete blue sections. Do NOT type in sections other than blue.																								
		Current % of Households	Current Number of Households	3-5 Year Quantities												% of Goal	Priority Need?	Plan to Fund?	Fund Source	Households with a Disabled Member		Disproportionate Racial/Ethnic Need?	# of Households in lead-Hazard Housing	Total Low Income HIV/AIDS Population		
				Year 1		Year 2		Year 3		Year 4*		Year 5*		Multi-Year						% HSHLD	# HSHLD					
Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual											
Household Income <=30% MFI	Renter	Elderly	NUMBER OF HOUSEHOLDS	100%	2750															100%		No	1884			
			Any housing problems	50.4	1386									0	####	H						0				
			Cost Burden > 30%	48.0	1320									0	####	H										
			Cost Burden >50%	34.9	960									0	####	H										
	Renter	Small Related	NUMBER OF HOUSEHOLDS	100%	2505																	No				
			With Any Housing Problems	77.8	1949									0	####	H										
			Cost Burden > 30%	77.8	1949									0	####	H										
			Cost Burden >50%	67.3	1686									0	####	H										
	Renter	Large Related	NUMBER OF HOUSEHOLDS	100%	465																	No				
			With Any Housing Problems	84.9	395									0	####	H										
			Cost Burden > 30%	64.5	300									0	####	H										
			Cost Burden >50%	59.1	275									0	####	H										
	Renter	All other hshld	NUMBER OF HOUSEHOLDS	100%	4290																	No				
			With Any Housing Problems	71.8	3080									0	####	H										
			Cost Burden > 30%	71.7	3076									0	####	H										
			Cost Burden >50%	65.5	2810									0	####	H										
	Owner	Elderly	NUMBER OF HOUSEHOLDS	100%	2135																					
			With Any Housing Problems	80.6	1721	4								0	####	H	Y	CDBG								
			Cost Burden > 30%	80.1	1710									0	####	H										
			Cost Burden >50%	52.9	1129									0	####	H										
Owner		Small Related	NUMBER OF HOUSEHOLDS	100%	1020																	No				
			With Any Housing Problems	91.2	930	2								0	####	H	Y	CDBG								
			Cost Burden > 30%	90.7	925									0	####	H										
			Cost Burden >50%	80.4	820									0	####	H										
Owner		Large Related	NUMBER OF HOUSEHOLDS	100%	130																	No				
			With Any Housing Problems	100.0	130	2								0	####	H	Y	CDBG								
			Cost Burden > 30%	100.0	130									0	####	H										
			Cost Burden >50%	80.8	105									0	####	H										
Owner	All other hshld	NUMBER OF HOUSEHOLDS	100%	1025																	No					
		With Any Housing Problems	78.0	800									0	####	H											
		Cost Burden > 30%	78.0	800									0	####	H											
		Cost Burden >50%	74.6	765									0	####	H											

		Household Income >30 to <=50% MFI													100%		No		1890					
		NUMBER OF HOUSEHOLDS	100%	1745																				
Renter	Elderly	With Any Housing Problems	62.2	1085										0	####	H				0				
		Cost Burden > 30%	59.3	1035											0	####	H							
		Cost Burden >50%	30.1	525											0	####	H							
	Small Related	NUMBER OF HOUSEHOLDS	100%	2190																				No
		With Any Housing Problems	83.8	1835											0	####	H							
		Cost Burden > 30%	83.1	1820											0	####	H							
	Large Related	Cost Burden >50%	32.9	721											0	####	H							
		NUMBER OF HOUSEHOLDS	100%	125																				No
		With Any Housing Problems	60.0	75											0	####	H							
	All other hshold	Cost Burden > 30%	59.2	74											0	####	H							
		Cost Burden >50%	3.2	4											0	####	H							
		NUMBER OF HOUSEHOLDS	100%	2665																				No
Elderly	With Any Housing Problems	82.4	2196											0	####	H								
	Cost Burden > 30%	82.4	2196											0	####	H								
	Cost Burden >50%	29.1	776											0	####	H								
Owner	Elderly	NUMBER OF HOUSEHOLDS	100%	3280																			No	
		With Any Housing Problems	58.7	1925	4										0	####	H	Y	CDBG					
		Cost Burden > 30%	58.4	1916											0	####	H							
	Small Related	Cost Burden >50%	23.5	771											0	####	H							
		NUMBER OF HOUSEHOLDS	100%	1595																				No
		With Any Housing Problems	81.8	1305	4										0	####	H	Y	CDBG					
	Large Related	Cost Burden > 30%	80.3	1281											0	####	H							
		Cost Burden >50%	58.0	925											0	####	H							
		NUMBER OF HOUSEHOLDS	100%	190																				No
	All other hshold	With Any Housing Problems	94.7	180	4										0	####	H	Y	CDBG					
		Cost Burden > 30%	86.8	165											0	####	H							
		Cost Burden >50%	63.2	120											0	####	H							
Elderly	NUMBER OF HOUSEHOLDS	100%	905																				No	
	With Any Housing Problems	86.7	785	4										0	####	H	Y	CDBG						
	Cost Burden > 30%	84.0	760											0	####	H								
All other hshold	Cost Burden >50%	54.7	495											0	####	H								

Household Income >50 to <=80% MFI																			
Renter	Elderly	NUMBER OF HOUSEHOLDS	100%	1220												100%	No	2791	
		With Any Housing Problems	31.1	379												0	0		
		Cost Burden > 30%	28.6	349												0			
		Cost Burden >50%	7.7	94												0			
	Small Related	NUMBER OF HOUSEHOLDS	100%	2445													No		
		With Any Housing Problems	58.1	1421												0			
		Cost Burden > 30%	54.0	1320												0			
		Cost Burden >50%	4.9	120												0			
	Large Related	NUMBER OF HOUSEHOLDS	100%	385													No		
		With Any Housing Problems	46.8	180												0			
		Cost Burden > 30%	37.4	144												0			
		Cost Burden >50%	1.0	4												0			
All other hshol	NUMBER OF HOUSEHOLDS	100%	4220													No			
	With Any Housing Problems	54.1	2283												0				
	Cost Burden > 30%	53.4	2253												0				
	Cost Burden >50%	4.0	169												0				
Owner	Elderly	NUMBER OF HOUSEHOLDS	100%	4820												No			
		With Any Housing Problems	28.4	1369	5										0	Y	CDBG		
		Cost Burden > 30%	27.6	1330											0				
		Cost Burden >50%	10.7	516											0				
	Small Related	NUMBER OF HOUSEHOLDS	100%	4365												No			
		With Any Housing Problems	64.0	2794	4										0	Y	CDBG		
		Cost Burden > 30%	64.0	2794											0				
		Cost Burden >50%	20.3	886											0				
	Large Related	NUMBER OF HOUSEHOLDS	100%	710												No			
		With Any Housing Problems	60.6	430	4										0	Y	CDBG		
		Cost Burden > 30%	54.2	385											0				
		Cost Burden >50%	9.2	65											0				
All other hshol	NUMBER OF HOUSEHOLDS	100%	2295												No				
	With Any Housing Problems	67.1	1540	1										0	Y	CDBG			
	Cost Burden > 30%	66.7	1531											0					
	Cost Burden >50%	34.0	780											0					
<b>Total Any Housing Problem</b>				38	0	0	0	0	0	0	0	0	0		Total Disabled	0			
<b>Total 215 Renter</b>														0	Tot. Elderly	7866	Total Lead Hazard	6565	
<b>Total 215 Owner</b>														0	Tot. Sm. Related	25479	Total Renters	40243	
<b>Total 215</b>				0	0	0	0	0	0	0	0	0	0		Tot. Lg. Related	3161	Total Owners	35011	

<b>Cumberland County, Maine</b>						
<b>Housing Market Analysis</b>						
<i>Complete cells in blue.</i>						
	Vacancy Rate	0 & 1 Bedroom	2 Bedrooms	3+ Bedroom	Total	Substandard Units
<b>Housing Stock Inventory</b>						
<b><u>Affordability Mismatch</u></b>						
Occupied Units: Renter		14498	14466	7754	36718	
Occupied Units: Owner		2326	18994	58578	79898	
Vacant Units: For Rent	6%	337	664	1258	2259	
Vacant Units: For Sale	2%	180	355	671	1206	
Total Units Occupied & Vacant		17341	34479	68261	120081	0
<b><u>Rents: Applicable FMRs (in \$s)</u></b>		760	985	1,241		
<b>Rent Affordable at 30% of 50% of MFI (in \$s)</b>		688	825	953		
<b>Public Housing Units</b>						
Occupied Units		322	83	23	428	0
Vacant Units		0	0	0	0	0
Total Units Occupied & Vacant		322	83	23	428	0
<b>Rehabilitation Needs (in \$s)</b>					0	

## Continuum of Care Homeless Population and Subpopulations Chart

Part 1: Homeless Population		Sheltered		Un-sheltered	Total	Cumberland County, Maine														
		Emergency	Transitional			Data Quality														
1. Homeless Individuals		0	23	0	23	(N) enumerations <input type="button" value="v"/>														
2. Homeless Families with Children		0	21	0	21															
2a. Persons in Homeless with Children Families		0	59	0	59															
Total (lines 1 + 2a)		0	82	0	82															
Part 2: Homeless Subpopulations		Sheltered		Un-sheltered	Total	Data Quality														
						(N) enumerations <input type="button" value="v"/>														
1. Chronically Homeless		0	0	0	0															
2. Severely Mentally Ill		37	0	37	0															
3. Chronic Substance Abuse		6	0	6	0															
4. Veterans		1	0	1	0															
5. Persons with HIV/AIDS		1	0	1	0															
6. Victims of Domestic Violence		27	0	27	0															
7. Youth (Under 18 years of age)		0	0	0	0															
Part 3: Homeless Needs Table: Individuals		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H, M, L	Plan to Fund? Y, N	Fund Source: CDBG, HOME, HOPWA, ESG or Other
					Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal			
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Beds	Emergency Shelters	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	###	L	N	
	Transitional Housing	14	23	-9	0	0	0	0	0	0	0	0	0	0	0	0	###	M	N	
	Permanent Supportive Housing	83	85	-2	0	0	0	0	0	0	0	0	0	0	0	0	###	M	N	
	Total	97	108	-11	0	0	0	0	0	0	0	0	0	0	0	0	###			
Chronically Homeless		0	0												L	N				

Part 4: Homeless Needs Table: Families		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H, M, L	Plan to Fund? Y/N	Fund Source: CDBG, HOME, HOPWA, ESG or Other
					Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal			
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Beds	Emergency Shelters	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	###	L	N	
	Transitional Housing	47	59	-12	0	0	0	0	0	0	0	0	0	0	0	0	###	M	N	
	Permanent Supportive Housing	66	54	12	0	0	0	0	0	0	0	0	0	0	0	0	###	M	N	
	Total	113	113	0	0	0	0	0	0	0	0	0	0	0	0	0	###			

Completing Part 1: Homeless Population. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The counts must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Completing Part 2: Homeless Subpopulations. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The numbers must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Sheltered Homeless. Count adults, children and youth residing in shelters for the homeless. "Shelters" include all emergency shelters and transitional shelters for the homeless, including domestic violence shelters, residential programs for runaway/homeless youth, and any hotel/motel/apartment voucher arrangements paid by a public/private agency because the person or family is homeless. Do not count: (1) persons who are living doubled up in conventional housing; (2) formerly homeless persons who are residing in Section 8 SRO, Shelter Plus Care, SHP permanent housing or other permanent housing units; (3) children or youth, who because of their own or a parent's homelessness or abandonment, now reside temporarily and for a short anticipated duration in hospitals, residential treatment facilities, emergency foster care, detention facilities and the like; and (4) adults living in mental health facilities, chemical dependency facilities, or criminal justice facilities.

Unsheltered Homeless. Count adults, children and youth sleeping in places not meant for human habitation. Places not meant for human habitation include streets, parks, alleys, parking ramps, parts of the highway system, transportation depots and other parts of transportation systems (e.g. subway tunnels, railroad car), all-night commercial establishments (e.g. movie theaters, laundromats, restaurants), abandoned buildings, building roofs or stairwells, chicken coops and other farm outbuildings, caves, campgrounds, vehicles, and other similar places.

Non-Homeless Special Needs Including HOPWA		Needs	Currently Available	GAP	3-5 Year Quantities										Total		
					Year 1		Year 2		Year 3		Year 4*		Year 5*		Goal	Actual	% of Goal
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete			
Housing Needed	52. Elderly	4605	3687	918	0	0	0	0	0	0	0	0	0	0	0	0	####
	53. Frail Elderly	3861	3299	562	0	0	0	0	0	0	0	0	0	0	0	0	####
	54. Persons w/ Severe Mental Illness	880	437	443	0	0	0	0	0	0	0	0	0	0	0	0	####
	55. Developmentally Disabled	395	337	58	0	0	0	0	0	0	0	0	0	0	0	0	####
	56. Physically Disabled	2125	735	1390	0	0	0	0	0	0	0	0	0	0	0	0	####
	57. Alcohol/Other Drug Addicted	615	437	178	0	0	0	0	0	0	0	0	0	0	0	0	####
	58. Persons w/ HIV/AIDS & their families	381	360	21	0	0	0	0	0	0	0	0	0	0	0	0	####
	59. Public Housing Residents	2964	0	2964	0	0	0	0	0	0	0	0	0	0	0	0	####
	<b>Total</b>	<b>15826</b>	<b>9292</b>	<b>6534</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>####</b>
Supportive Services Needed	60. Elderly	7948	6050	1898	0	0	0	0	0	0	0	0	0	0	0	0	####
	61. Frail Elderly	3584	880	2704	0	0	0	0	0	0	0	0	0	0	0	0	####
	62. Persons w/ Severe Mental Illness	10997	3442	7555	0	0	0	0	0	0	0	0	0	0	0	0	####
	63. Developmentally Disabled	8120	7044	1076	13	0	0	0	0	0	0	0	0	13	0	0	0%
	64. Physically Disabled	6489	4126	2363	0	0	0	0	0	0	0	0	0	0	0	0	####
	65. Alcohol/Other Drug Addicted	15983	5956	10027	0	0	0	0	0	0	0	0	0	0	0	0	####
	66. Persons w/ HIV/AIDS & their families	404	260	144	0	0	0	0	0	0	0	0	0	0	0	0	####
	67. Public Housing Residents	695	298	397	0	0	0	0	0	0	0	0	0	0	0	0	####
	<b>Total</b>	<b>54220</b>	<b>28056</b>	<b>26164</b>	<b>13</b>	<b>0</b>	<b>13</b>	<b>0</b>	<b>0</b>	<b>0%</b>							

Housing and Community Development Activities		Needs	Current	Gap	5-Year Quantities										% of Goal	Priority Need: H, M, L	Dollars to Address	Plan to Fund? Y/N	Fund Source			
					Year 1		Year 2		Year 3		Year 4		Year 5							Cumulative		
					Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual						Goal	Actual	
01 Acquisition of Real Property 570.201(a)		0	0	0											0	0	####			N		
02 Disposition 570.201(b)		0	0	0											0	0	####			N		
Public Facilities and Improvements	03 Public Facilities and Improvements (General) 570.201(c)		0	0	0	1									1	0	0%	H		Y	C	
	03A Senior Centers 570.201(c)		0	0	0											0	0	####	M		Y	C
	03B Handicapped Centers 570.201(c)		0	0	0											0	0	####	L		N	
	03C Homeless Facilities (not operating costs) 570.201(c)		0	0	0											0	0	####	L		N	
	03D Youth Centers 570.201(c)		3	0	3	0										0	0	####	L		Y	C
	03E Neighborhood Facilities 570.201(c)		8	0	8	0										0	0	####	H		Y	C
	03F Parks, Recreational Facilities 570.201(c)		8	0	8	1										1	0	0%	H		Y	C
	03G Parking Facilities 570.201(c)		0	0	0											0	0	####	L		N	
	03H Solid Waste Disposal Improvements 570.201(c)		0	0	0											0	0	####	L		N	
	03I Flood Drain Improvements 570.201(c)		2	0	2											0	0	####	M		Y	C
	03J Water/Sewer Improvements 570.201(c)		8	0	8	3										3	0	0%	H		Y	C
	03K Street Improvements 570.201(c)		9	0	9	1										1	0	0%	H		Y	C
	03L Sidewalks 570.201(c)		10	0	10	2										2	0	0%	H		Y	C
	03M Child Care Centers 570.201(c)		1	0	1											0	0	####	M		Y	C
	03N Tree Planting 570.201(c)		0	0	0											0	0	####	L		Y	C
	03O Fire Stations/Equipment 570.201(c)		2	0	2											0	0	####	M		Y	C
	03P Health Facilities 570.201(c)		1	0	1											0	0	####	M		Y	C
03Q Abused and Neglected Children Facilities 570.201(c)		0	0	0											0	0	####	L		N		
03R Asbestos Removal 570.201(c)		0	0	0											0	0	####	L		N		
03S Facilities for AIDS Patients (not operating costs) 570.201(c)		0	0	0											0	0	####	L		N		
03T Operating Costs of Homeless/AIDS Patients Programs		0	0	0											0	0	####	L		N		
04 Clearance and Demolition 570.201(d)		1	0	1											0	0	####	M		Y	C	
04A Clean-up of Contaminated Sites 570.201(d)		2	0	2											0	0	####	M		Y	C	
Public Services	05 Public Services (General) 570.201(e)		14	0	14	5									5	0	0%	H		Y	C	
	05A Senior Services 570.201(e)		7	0	7	2										2	0	0%	H		Y	C
	05B Handicapped Services 570.201(e)		3	0	3	1										1	0	0%	M		Y	C
	05C Legal Services 570.201(e)		0	0	0											0	0	####	L		N	
	05D Youth Services 570.201(e)		6	0	6	1										1	0	0%	H		Y	C
	05E Transportation Services 570.201(e)		6	0	6	1										1	0	0%	H		Y	C
	05F Substance Abuse Services 570.201(e)		3	0	3											0	0	####	H		Y	C
	05G Battered and Abused Spouses 570.201(e)		5	0	5	2										2	0	0%	H		Y	C
	05H Employment Training 570.201(e)		0	0	0											0	0	####	M		N	
	05I Crime Awareness 570.201(e)		0	0	0											0	0	####	L		N	
	05J Fair Housing Activities (if CDBG, then subject to 570.201(e))		0	0	0											0	0	####	M		Y	C
	05K Tenant/Landlord Counseling 570.201(e)		0	0	0											0	0	####	M		Y	C
	05L Child Care Services 570.201(e)		2	0	2											0	0	####	M		Y	C
	05M Health Services 570.201(e)		2	0	2											0	0	####	H		Y	C
	05N Abused and Neglected Children 570.201(e)		0	0	0											0	0	####	M		N	
05O Mental Health Services 570.201(e)		3	0	3	1										1	0	0%	M		Y	C	
05P Screening for Lead-Based Paint/Lead Hazards Poison 570.201(e)		0	0	0											0	0	####	L		N		
05Q Subsistence Payments 570.204		0	0	0											0	0	####	L		N		

05R Homeownership Assistance (not direct) 570.204	0	0	0															0	0	####	L		N		
05S Rental Housing Subsidies (if HOME, not part of 5% 570.204	0	0	0																0	0	####	L		N	
05T Security Deposits (if HOME, not part of 5% Admin c	0	0	0																0	0	####	L		N	
06 Interim Assistance 570.201(f)	0	0	0																0	0	####	L		N	
07 Urban Renewal Completion 570.201(h)	0	0	0																0	0	####	L		N	
08 Relocation 570.201(i)	0	0	0																0	0	####	L		N	
09 Loss of Rental Income 570.201(j)	0	0	0																0	0	####	L		N	
10 Removal of Architectural Barriers 570.201(k)	2	0	2																0	0	####	M		Y	C
11 Privately Owned Utilities 570.201(l)	0	0	0																0	0	####	L		N	
12 Construction of Housing 570.201(m)	0	0	0																0	0	####	L		N	
13 Direct Homeownership Assistance 570.201(n)	0	0	0																0	0	####	L		N	
14A Rehab; Single-Unit Residential 570.202	100	0	100	38															38	0	0%	H		Y	C
14B Rehab; Multi-Unit Residential 570.202	20	0	20																0	0	####	H		Y	C
14C Public Housing Modernization 570.202	0	0	0																0	0	####	L		N	
14D Rehab; Other Publicly-Owned Residential Buildings 570.202	0	0	0																0	0	####	L		N	
14E Rehab; Publicly or Privately-Owned Commercial/Indu 570.20	0	0	0																0	0	####	L		N	
14F Energy Efficiency Improvements 570.202	50	0	50																0	0	####	H		Y	C
14G Acquisition - for Rehabilitation 570.202	0	0	0																0	0	####	L		N	
14H Rehabilitation Administration 570.202	8	0	8	2															2	0	0%	H		Y	C
14I Lead-Based/Lead Hazard Test/Abate 570.202	0	0	0																0	0	####	L		N	
15 Code Enforcement 570.202(c)	0	0	0																0	0	####	L		N	
16A Residential Historic Preservation 570.202(d)	0	0	0																0	0	####	L		N	
16B Non-Residential Historic Preservation 570.202(d)	3	0	3																0	0	####	H		Y	C
17A CI Land Acquisition/Disposition 570.203(a)	0	0	0																0	0	####	L		N	
17B CI Infrastructure Development 570.203(a)	0	0	0																0	0	####	L		N	
17C CI Building Acquisition, Construction, Rehabilitat 570.203(a)	0	0	0																0	0	####	L		N	
17D Other Commercial/Industrial Improvements 570.203(a)	0	0	0																0	0	####	L		N	
18A ED Direct Financial Assistance to For-Profits 570.203(b)	3	0	3	1															1	0	0%	H		Y	C
18B ED Technical Assistance 570.203(b)	0	0	0																0	0	####	L		N	
18C Micro-Enterprise Assistance	0	0	0																0	0	####	L		N	
19A HOME Admin/Planning Costs of PJ (not part of 5% Ad	0	0	0																0	0	####	L		N	
19B HOME CHDO Operating Costs (not part of 5% Admin ca	0	0	0																0	0	####	L		N	
19C CDBG Non-profit Organization Capacity Building	0	0	0																0	0	####	L		N	
19D CDBG Assistance to Institutes of Higher Education	0	0	0																0	0	####	L		N	
19E CDBG Operation and Repair of Foreclosed Property	0	0	0																0	0	####	L		N	
19F Planned Repayment of Section 108 Loan Principal	0	0	0																0	0	####	L		N	
19G Unplanned Repayment of Section 108 Loan Principal	0	0	0																0	0	####	L		N	
19H State CDBG Technical Assistance to Grantees	0	0	0																0	0	####	L		N	
20 Planning 570.205	12	0	12																0	0	####	H		Y	C
21A General Program Administration 570.206	5	0	5	1															1	0	0%	H		Y	C
21B Indirect Costs 570.206	0	0	0																0	0	####	L		N	
21D Fair Housing Activities (subject to 20% Admin cap) 570.206	1	0	1																0	0	####	H		Y	C
21E Submissions or Applications for Federal Programs 570.206	0	0	0																0	0	####	L		N	
21F HOME Rental Subsidy Payments (subject to 5% cap)	0	0	0																0	0	####	L		N	
21G HOME Security Deposits (subject to 5% cap)	0	0	0																0	0	####	L		N	
21H HOME Admin/Planning Costs of PJ (subject to 5% cap	0	0	0																0	0	####	L		N	
21I HOME CHDO Operating Expenses (subject to 5% cap)	0	0	0																0	0	####	L		N	
22 Unprogrammed Funds	0	0	0																0	0	####	L		N	

HOPWA	31J Facility based housing - development	0	0	0											0	0	####	L	N
	31K Facility based housing - operations	0	0	0											0	0	####	L	N
	31G Short term rent mortgage utility payments	0	0	0											0	0	####	L	N
	31F Tenant based rental assistance	0	0	0											0	0	####	L	N
	31E Supportive service	0	0	0											0	0	####	L	N
	31I Housing information services	0	0	0											0	0	####	L	N
	31H Resource identification	0	0	0											0	0	####	L	N
	31B Administration - grantee	0	0	0											0	0	####	L	N
	31D Administration - project sponsor	0	0	0											0	0	####	L	N
	31C Administration - project sponsor	0	0	0											0	0	####	L	N
CDBG	Acquisition of existing rental units	0	0	0											0	0	####	L	N
	Production of new rental units	0	0	0											0	0	####	L	N
	Rehabilitation of existing rental units	0	0	0											0	0	####	L	N
	Rental assistance	0	0	0											0	0	####	L	N
	Acquisition of existing owner units	0	0	0											0	0	####	L	N
	Production of new owner units	0	0	0											0	0	####	L	N
	Rehabilitation of existing owner units	0	0	0											0	0	####	L	N
Homeownership assistance	0	0	0											0	0	####	L	N	
HOME	Acquisition of existing rental units	0	0	0											0	0	####	L	N
	Production of new rental units	0	0	0											0	0	####	L	N
	Rehabilitation of existing rental units	0	0	0											0	0	####	L	N
	Rental assistance	0	0	0											0	0	####	L	N
	Acquisition of existing owner units	0	0	0											0	0	####	L	N
	Production of new owner units	0	0	0											0	0	####	L	N
	Rehabilitation of existing owner units	0	0	0											0	0	####	L	N
Homeownership assistance	0	0	0											0	0	####	L	N	
<b>Totals</b>		310	0	310	63	0	0	0	0	0	0	0	0	0	63	0	####		

## **Appendices**

### **Appendix I: Cumberland County Public Infrastructure & Public Facility Needs**

#### **Survey Description**

The Cumberland County Community Development (CCCD) program conducted a survey on the public infrastructure and public facilities needs of its 25 member communities. The information contained in the survey was meant to inform the *2012 – 2016 HUD Consolidated Plan* and to help identify projects that may be CDBG eligible. The paper survey was delivered by email with an introduction and instructions. The survey was distributed early July 2011 and, as of this writing, 14 out of 25 (56%) communities have responded including the set-aside community of South Portland. South Portland administers its own CDBG program and so, unless otherwise specified, aggregate results do not include South Portland numbers.

The survey asked two broad questions:

1. What community needs (focusing on public infrastructure/facilities) have been identified by your municipal officials, municipal employees, and/or community members? We are looking for specific projects that are already included in your town's Capital Improvements Plan (CIP) or where otherwise there has been a demonstrated consensus as to the need for the projects.
2. Which projects, identified by your community, do you think may be likely candidates for Community Development Block Grant (CDBG) funding? Likely candidates for CDBG funding would be projects located in a low/moderate income neighborhood or projects serving a predominantly low/moderate income population.

An assessment of potential CDBG eligibility, by the CCCD program director, was based on whether the projects would meet one of the three HUD national objectives. The CDBG eligibility given in these results is strictly preliminary and should be interpreted as informational only and not as an official determination.

The survey was organized by sub-categories of the most common public infrastructure and public facility projects; the sub-categories are given below. Communities were also asked to assign a priority ranking of all identified projects of high, medium, or low.

#### **Background**

CDBG eligibility for public infrastructure and public facilities projects is typically based on the percent of low or moderate income households,  $\leq 80\%$  of the area median income, in a census area (Block Group); this type of eligibility is referred to as "area-wide" eligibility since a pre-determined density of households within the area would meet the HUD definition of low/moderate income. Eleven CCEJ communities are not eligible for funding based on the "area-wide" criterion. For these eleven communities, CDBG eligibility is possible for areas designated as "slum/blight" or if a survey of the area in question determines that at least 43% of

households meet the HUD definition of low or moderate household income. In some cases, e.g. food pantries, eligibility may be determined by looking at the individual household incomes of the specific clientele that would utilize the CDBG funded services; this type of eligibility is referred to as “select clientele.”

**Survey Results**

The thirteen responding communities included Casco, Falmouth, Freeport, Gorham, Gray, Harpswell, Naples, New Gloucester, Standish, Westbrook, Windham, Yarmouth, and Scarborough (Table 1). The total number of identified projects was 173 of which 52 were determined to be eligible, or possibly eligible, for CDBG funding (Figure 1). As mentioned above, the set-aside community of South Portland also responded, but was not included in the results given below.

Community responses differed in comprehensiveness and in the level of detail. Some communities may have limited responses to projects for which CDBG eligibility was either a known or a possibility. A comparison of total needs, regardless of potential eligibility, was not meaningful due to the diversity of the communities comprising the Cumberland County Entitlement Jurisdiction (CCEJ).

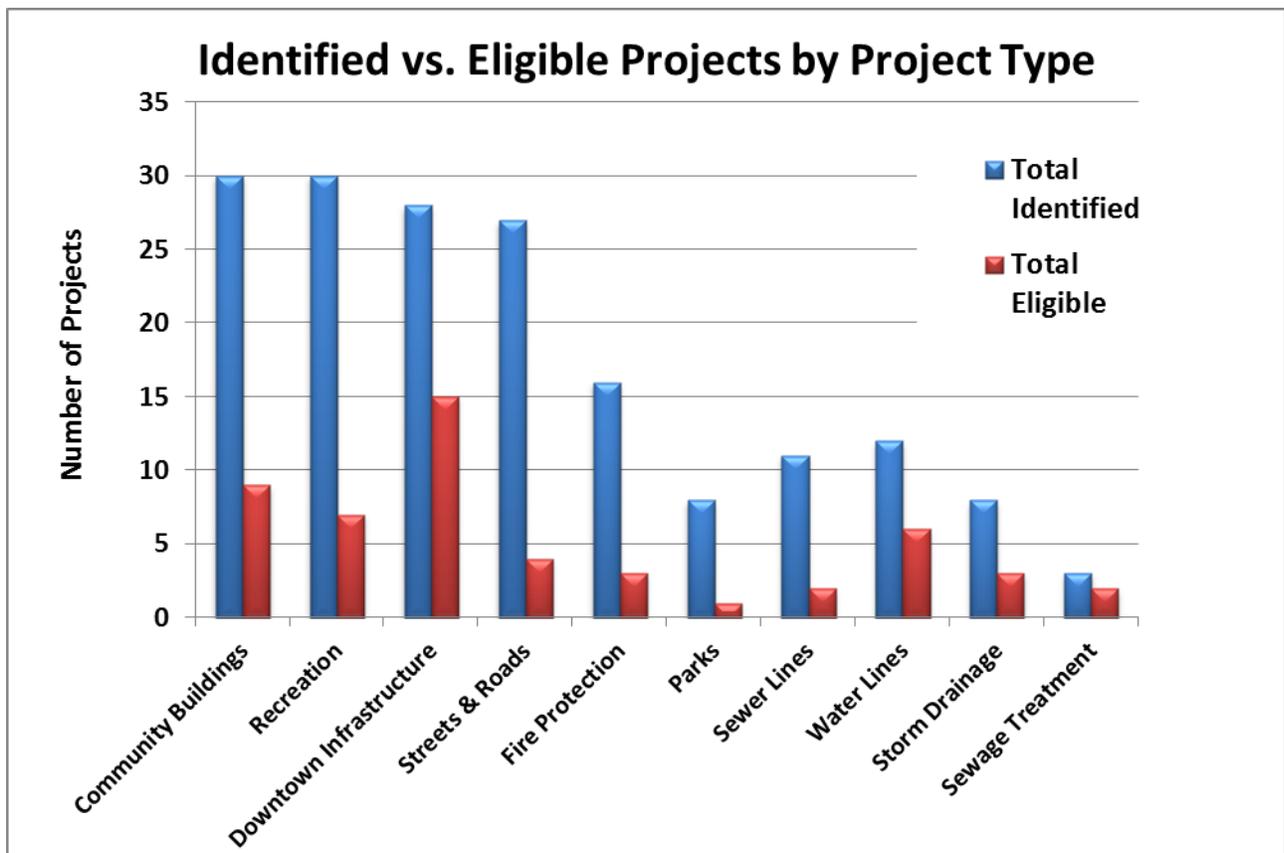


Figure 11: 2011 Community Needs Survey: Public Infrastructure & Public Facilities. The CDBG eligibility given in these results was preliminary and should be interpreted as informational only and not as an official determination.

The sub-categories with the most identified needs were community buildings (30), recreation (30), downtown infrastructure (28), and streets and roads (27). All communities identified at least one need under the community buildings sub-category while 11 out of 13 communities identified at least one need under the sub-categories of recreation, downtown infrastructure, and streets/roads. Of the total 115 identified needs in the top four sub-categories, 35 may be eligible for CDBG funding of which slightly less than half (15/35) are categorized as downtown infrastructure (Figure 1). Although 16 projects relating to fire protection were given by communities, only 3 may be eligible. Water line projects on the other hand were listed less frequently than fire protection projects, but more water line projects may be eligible (6).

**Table 24: Summary of responding communities by identified public facilities & public infrastructure needs. CDBG eligibility is preliminary only.**

2011 Community Needs Survey: Public Infrastructure & Public Facilities																							
Summary by Town & Eligibility																							
Community	All Project Types			Community Buildings		Downtown Infrastructure		Streets/Roads		Recreation		Fire Protection		Parks		Sewer Lines		Water Lines		Storm Drainage		Sewage Treatment	
	Identified	Eligible	% Elig.	Ident.	Elig.	Ident.	Elig.	Ident.	Elig.	Ident.	Elig.	Ident.	Elig.	Ident.	Elig.	Ident.	Elig.	Ident.	Elig.	Ident.	Elig.	Ident.	Elig.
Casco	5	3	60%	1	0	0	0	3	3	1	0	0	0	0	0	0	0	0	0	0	0	0	0
Falmouth	5	1	20%	2	1	1	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0
Freeport	20	4	20%	1	0	4	0	7	1	4	2	1	0	0	0	1	0	1	1	1	0	0	0
Gorham	12	2	17%	1	0	1	1	3	0	3	0	1	1	0	0	1	0	1	0	1	0	0	0
Gray	27	8	30%	7	3	3	3	0	0	5	0	4	0	2	0	2	1	3	0	0	0	1	1
Harpswell	5	3	60%	1	0	0	0	1	0	2	2	0	0	0	0	0	0	1	1	0	0	0	0
Naples	16	9	56%	3	2	3	3	1	0	5	2	2	0	0	0	0	0	2	2	0	0	0	0
New Gloucester	18	6	33%	5	1	4	3	2	0	2	0	2	0	1	0	0	0	2	2	0	0	0	0
Standish	18	3	17%	3	0	5	1	2	0	3	0	2	1	1	0	0	0	0	0	2	1	0	0
Westbrook	6	6	100%	1	1	2	2	0	0	0	0	1	1	1	1	1	1	0	0	0	0	0	0
Windham	18	3	17%	2	1	2	1	1	0	3	1	2	0	2	0	2	0	2	0	1	0	1	0
Yarmouth	14	4	29%	2	0	2	1	3	0	1	0	1	0	0	0	2	0	0	0	2	2	1	1
Scarborough	9	0	0%	1	0	1	0	3	0	1	0	0	0	1	0	1	0	0	0	1	0	0	0
<b>TOTALS</b>	<b>173</b>	<b>52</b>	<b>30%</b>	<b>30</b>	<b>9</b>	<b>28</b>	<b>15</b>	<b>27</b>	<b>4</b>	<b>30</b>	<b>7</b>	<b>16</b>	<b>3</b>	<b>8</b>	<b>1</b>	<b>11</b>	<b>2</b>	<b>12</b>	<b>6</b>	<b>8</b>	<b>3</b>	<b>3</b>	<b>2</b>
Set-Asides																							
South Portland	7	6	86%	1	1	1	1	2	2	1	0	0	0	1	1	0	0	0	0	1	1	0	0

Downtown infrastructure projects that may be CDBG eligible included pedestrian improvements, streetlights, signage, and public parking (Table 2). All but one of the 15 projects was categorized as high (8) or medium (6) priority. Towns with identified downtown infrastructure needs include Gray (3), Naples (3), New Gloucester (3), Westbrook (2), Gorham (1), Standish (1), Windham (1), and Yarmouth (1).

**Table 2: Types of downtown infrastructure projects with preliminary CDBG eligibility.**

2011 Community Needs Survey: Public Infrastructure & Public Facilities															
Downtown Infrastructure - Descriptions of Potentially Eligible Activities															
Dept / Function	Total	Casco	Fal-mouth	Free-port	Gor-ham	Gray	Harp-swel	Naples	New Glou- cester	Stan- dish	West- brook	Wind- ham	Yar- mouth	Scar- borough	South Portland
Sidewalk Improvements	3					1			1	1					
Not Specified or Multi	1											1			
Pedestrian Improvements	2							1	1						
Public Parking	2				1	1									
Traffic /Pedestrian Study	1					1									
Steetlights	2							1			1				1
Signage	2								1				1		
Crosswalk Improvements	0														
Street Furniture	1							1							
Façade Improvements	1										1				
Street Sweeper	0														
<b>TOTALS</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>3</b>	<b>0</b>	<b>3</b>	<b>3</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>

Priority	
High	8
Medium	6
Low	1

Projects relating to community buildings which may be CDBG eligible included community/recreation centers (5), food pantry expansion (1), and building rehabilitations/improvements to various municipal buildings (3) (Table 3). All of the aforementioned projects were rated high (6) or medium (3) priority. Gray (3), Naples (2), Westbrook (1), Windham (1), New Gloucester (1), and Falmouth (1) identified needs within the community buildings sub-category which may be CDBG eligible.

**Table 3: Types of community buildings projects with preliminary CDBG eligibility.**

2011 Community Needs Survey: Public Infrastructure & Public Facilities															
Community Buildings: Descriptions of Potentially Eligible Activities															
Dept / Function	Total	Casco	Fal-mouth	Free-port	Gor-ham	Gray	Harp-swel	Naples	New Glou- cester	Stan- dish	West- brook	Wind- ham	Yar- mouth	Scar- borough	South Portland
Community /Recreation Center	5					2		1			1	1			
Building Rehab/Improvements-Misc	1					1									1
Town Offices	1							1							
Public Works	1								1						
Food Pantry Expansion	1		1												
<b>TOTALS</b>	<b>9</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>

Priority	
High	6
Medium	3
Low	0

Recreation-related projects which may be eligible for CDBG funding were identified by Naples, Windham, Freeport, and Harpswell. Naples and Windham advised playground equipment at specific locations was either a high (Windham) or medium (Naples) priority. Freeport identified

two trail related projects as high priority. Harpswell listed a boat launch and infrastructure for a marine business park as high priorities for their community.

Communities that listed water line projects as high priorities were Naples (2) and New Gloucester (2); these also may be eligible for CDBG funding. Freeport (1) and Harpswell (1) may also have water line projects that may be eligible for funding and they have priority ratings of medium and low respectively.

## **Appendix II: South Portland Community Development Needs Assessment**

### **Introduction**

The City of South Portland has a strong tradition of providing its residents with a full range of excellent and comprehensive services through well-established departments such as parks and recreation, public works, fire, and police. Proof of the quality of services offered by South Portland can be found in the 2010-11 citizen survey, which revealed that of those citizens surveyed, 96% were “very satisfied” or “satisfied” with the overall quality of life in South Portland and 78% were “very satisfied” or “satisfied” with the value of services received for tax dollars.

### **Departmental Needs Assessments**

#### ***Parks and Recreation***

The South Portland Parks and Recreation Department manages three public facilities, 148.8 acres of park land, 209 acres of fields and courts, and operates over 300 programs per year. The Department has 37 full-time and 300-part time staff. According to the Director, there is a need for approximately 50 full-time and nearly 200 part-time employees.

The Parks Superintendent has stated that South Portland’s open space is not over crowded, and that the quantity and aggregate size of existing open space, including all parks and playing fields, is appropriate for a city the size of South Portland (population 25,000). A complete list of each park and their facilities is listed below.

<b>Parks &amp; Recreation Facilities</b>		
<b>Name</b>	<b>Location</b>	<b>Services &amp; Use</b>
Anthoine Creek Park	Anthoine Street and Broadway	0.5 acre salt marsh / green space.
Bug Light Park (Seasonal)	Madison Street	This 8.78 acre scenic park is located at the former East Yards shipbuilding complex where the Liberty Ships were built. It offers a paved walking path, salt water fishing, the Bug Light Lighthouse, and a Liberty Ship memorial. This is a popular kite flying spot. The park also includes a boat ramp (seasonal fees), restrooms (seasonal), and parking.
Cash Corner Park/ Firefighters Park	Route 1, Main Street	0.21 acres with a sitting area and on bus line.
Clarks Pond	Westbrook Street / Clarks Pond Parkway	This park, bordered by Western Ave., Gorham Road, and the Me. Turnpike Access road, offers a 1.1 mile walking path in a woodland area.
Fisherman’s Point	Deake Street	This 0.72 acre park offers spectacular views of Casco Bay and is home to two historic lobster shacks.

<b>Parks &amp; Recreation Facilities</b>		
<b>Name</b>	<b>Location</b>	<b>Services &amp; Use</b>
“GE” Erskine Park	Broadway	This 0.5 acre park will be located at the entrance of the Casco Bay Bridge and currently includes a sitting area.
Greenbelt Walkway	Gary L. Maietta Parkway to Bug Light Park	This 5.2 mile paved trail runs along the shore and through several neighborhoods connecting to the Spring Point Shoreway at the eastern terminus and the Town of Scarborough at the western terminus. It is popular for running, walking, biking, and inline skating.
High School Park	Nelson Road	1 acre of green space.
Hinckley Park	Highland Avenue	This 40 acre park has 2 ponds in a wooded setting and is a popular spot for dog walking. There are several walking trails and fresh water fishing (see fishing regulations). The Community Gardens are also located here. Parking available.
Legere Park	E Street and Waterman Drive	This 0.83 acre neighborhood park offers a basketball court and a playscape.
Mill Creek Park	Broadway, Ocean St, Cottage Rd, Market St	This 10 acre park offers a pond with a fountain and a gazebo for events. Seasonal activities include holiday tree lighting, ice-skating, summer concert series, and the annual <i>Art in the Park</i> series.
Redbank Community Center	MacArthur Circle	The Community Center has a gymnasium and multi-purpose room. There is also a multi-purpose playground structure and playing fields.
Sawyer Street Park	Sawyer Street and High Street	This 0.12 acre neighborhood park offers a basketball court and sitting area. It is also located on the bus line.
School Street Park	School Street	This 0.44 acre neighborhood park offers a playground, sitting area, and parking.
South Portland Municipal Golf Course	155 Wescott Road	This 34.4 acre course is a 2,071 yard, 9-hole, par-33. It offers a clubhouse with restrooms, snack bar, and club and hand cart rentals. Daily fee. Parking available.
Spring Point Shoreway	Southern Maine Community College (SMCC)	The Spring Point Shoreway is 21 acres and extends 1.6 miles from Fisherman’s Point to Bug Light Park. The Shoreway includes Willard Beach, the Fort Preble remains, and the Spring Point Lighthouse; borders the SMCC campus, runs by the Old Settler’s Cemetery, and through the Arboretum. Includes spectacular views of Casco Bay and local islands. Parking available, on bus line.
Tennis Courts	City-Wide	The following tennis courts are open to the public

<b>Parks &amp; Recreation Facilities</b>		
<b>Name</b>	<b>Location</b>	<b>Services &amp; Use</b>
		and located on school property: <ul style="list-style-type: none"> <li>• Small Elementary: 2 courts</li> <li>• South Portland High School: 7 courts (TBD in new High School renovations).</li> </ul> Availability is on a first-come/first-serve basis unless preempted by a school function.
Thomas Knight Park	Ocean Street	This scenic 1.5 acre park is located at the site where the old “Million Dollar Bridge” used to enter South Portland. It offers scenic views of the Portland Peninsula, salt water fishing from the lower section of the park; transient boat slips, and kayak access for public use. Parking available. On bus line.
Wainwright Recreation Complex	Gary L. Maietta Parkway	This 150 acre former farm is home to multiple tournament quality baseball and softball fields and multi-use fields. It is also the access point of the western end of the Greenbelt. Parking available.
Willard Beach		This 4 acre beach overlooks Casco Bay and is sandwiched between Fisherman’s Point and the SMCC campus. It offers a seasonal beach house with restrooms, snack bar, and showers. Dogs are permitted on the beach in winter and with limited hours in the summer. A 50-space parking lot is available for beach-goers on Willow Street.
Willard Park	Pillsbury Street, Davis Street, and Cottage Road	This 0.64 acre neighborhood park offers a playground. Parking is available. On bus line.
Wilkinson Park	New York Avenue	This 9 acre neighborhood park offers Little League fields and a playground. The Wilkinson Park Building, previously used as a community center and rental space, is currently closed and is being reevaluated for future use. Parking is extremely limited.
Veterans Park	Ocean Street and Cottage Road	Veterans’ monument with granite benches. Parking for U.S. Post Office and other downtown businesses.

***School Facilities***

<b>School Facilities</b>		
<b>Name</b>	<b>Location</b>	<b>Service &amp; Use</b>
Brown Elementary	Highland Avenue	Playing fields, multi-purpose playground structure, and gymnasium.
Dyer Elementary	Alfred Street	Playing fields, multi-purpose structure, and gymnasium.
Kaler Elementary	South Kelsey Street	Playing fields, multi-purpose playground, and gymnasium.
Mahoney Middle School	Ocean Street	Playing fields- baseball, soccer, football, and field hockey. Gymnasium and cafeteria- 200 person capacity. Auditorium- 753 person capacity.
Memorial Middle School	Wescott Road	Playing fields- baseball, soccer, football, and field hockey. Gymnasium/cafeteria – 200 person capacity.
Skillin Elementary	Wescott Road	Playing fields, multi-purpose playground structure, and gymnasium.
Small Elementary	Thompson Street	Playing fields, multi-purpose playground structure, gymnasium, and two tennis courts.
South Portland High School	Highland Avenue	Playing fields- softball, baseball, track, football, soccer, field hockey, lacrosse, tennis courts. Gymnasium, an 800 seat auditorium, and 500 person cafeteria.

***Community Centers***

South Portland Community Center

The South Portland Community Center operates at maximum capacity. The Director estimates that the hours of operation could easily be extended by three hours while still remaining at capacity. Current hours of operation are 6:00am to 9:00pm and suggested expansion would be 5:00am to 11:00pm.

The South Portland Community Center acts as a central hub for a wide variety of community needs. The uses for the facility are extensive and include recreation programs, public meetings, private assembly, social service delivery, association meetings and support groups. The amount of services provided to the community by the Community Center is unmatched by any other South Portland facility.

The Community Center is a multi-generational facility; it includes a dedicated “teen” wing and a “senior” wing. In addition to these two wings, the Center includes a gymnasium, a pool with a deck and viewing area, an indoor track, locker rooms, an art room, dance room, aerobic room, activity room, and meeting spaces. A wide variety of classes are offered by the Recreation

Department year round. Class offerings change quarterly and include such topics as Adult Health and Wellness, Adult Enrichment, Technology Education for Adults and Seniors, Physical Activity for Youth, Parent-Child Activities, Youth Art and Enrichment, Teen Programs, Leisure Activities and Travel for Seniors, and swimming programs for everyone.

City policy is such that no one is denied access to City offered programs due to lack of financial resources. This is especially essential as options for low and moderate income residents seeking affordable recreation and enrichment are limited; any other programs that sometimes become available are often limited by such variable as program capacity, participant age or income, or type of service. Last year (Fiscal Year 2010-11) the Department provided approximately \$35,000 in subsidies to individuals, representing 15% of total participants, who couldn't afford the program; this demonstrated need is rising each year. Thirty percent of South Portland residents who use the recreation programs are living below 80% of the median income and a majority of participants (55%) are in the moderate income category (Table 1).

Table 1: Participation of Recreation Programs by Income Level

Income Level	< 80% of median	80%-100% median	> 100% median
Participation	30%	55%	15%

#### Redbank Multi-Purpose Center

The Redbank Multi-Purpose Center is located at 28 MacArthur Circle in the Redbank/Brick Hill neighborhood. The building includes a gymnasium and a small meeting space and has a capacity for 150-200 people. It is used by more low income residents than any other South Portland facility due to its location in the one of the lowest income neighborhoods in the City. The building has an occupancy rate of 98%. Few additional programs can be offered without superseding an existing program.

#### Wilkinson Park Community Center

The Wilkinson Park Community Center, currently closed, is a fairly small, 1,200 square foot meeting space. When open, it is available to all City residents but generally serves the Sunset Neighborhood for small functions. A majority of its users are moderate income families. The Center is part of a 9 acre park which has 2 ball fields and playground. The occupancy rate of this building is approximately 80%.

### ***Public Infrastructure***

#### Public Works

The City of South Portland provides street and sidewalk maintenance, public sewer and wastewater treatment, and solid waste removal. The City provides no water service, electricity, gas, nor structured parking garages.

The streets and sidewalks are maintained by the Department of Public Works. The Department has a budget of \$3.2 million dollars and 30 employees. There are 120 miles of streets in the City. From spring through fall crews are on the streets repairing the snow plow damage, sweeping, and constructing sidewalks.

The Department has five mechanics responsible for maintaining 106 pieces of equipment, 21 pieces of fire apparatus, 8 municipal buses, a municipal one-ton service truck, and a municipal 3/4 ton 4 X 4 plow truck.

The Department is also responsible for rubbish removal. The City performs curbside solid waste collection and recycling from 7,200 households per week. There are 10,253 year round housing units in South Portland. The City doesn't collect from high rise buildings, other commercial residences, or condominium development projects. The City handles 135 tons of trash per week and another 29 tons of recyclable trash per week. Tipping fees for rubbish and recycling represent the largest percentage of the Department's budget.

The Department's Director is planning several capital improvements. Sidewalks in the Knightville/Mill Creek area, around the Maine Mall, and in Pleasantdale are slated for repairs and upgrades. Approximately 5 miles of sidewalk improvements are scheduled for repair and installation in three Census blocks. Each of these areas has substantial LMI populations. The upgrades will improve path alignments, increase safety and convenience, and encourage pedestrian travel.

### Water Resources

The City of South Portland owns and operates the entire wastewater collection and treatment systems within the city boundary's as well as provides wastewater treatment for the north collection system of the Town of Cape Elizabeth. The plant is a \$55 million dollar capital intensive secondary activated sludge treatment facility with onsite BMP treatment of combined sewer overflows. The collection system inventory is made up of 555,557 feet (105.18 miles) of sewer pipe and 2,603 sewer structures, 352,058 feet (66.54 miles) of storm water pipe and 3,782 storm water structures, 30 pumping stations, and 6 direct discharge Combined Sewer Overflow's (CSO's).

The city's treatment plant and collection system (POTW) has a Maine Department of Environmental Protection (DEP) issued National Pollutant Discharge Elimination System (NPDES) discharge permit licensed to treat 9.3 million gallons per day (mgd) from the treatment plant and allows direct discharges from the city's CSO's. The Instantaneous Peak Flow Capacity (IPFC) is 56mgd. The 56mgd is divided between an IPFC of 23mgd for the secondary treatment plant discharge and 33mgd for intermittent onsite CSO treatment discharges. The direct discharges of CSO's are currently the issue of concern for the City if it is to continue to improve the water quality environment and public health of its citizenry. The treatment system is designed to treat a maximum capacity which is often exceeded by excessive rainfall. Any amount of rain over 2" per 24 hours is too much for the system to carry. When the system is inundated by rainwater, the sewage and storm water is combined and overflows into receiving water bodies such as Casco Bay. This presents significant public health and environmental risks.

The City has been making significant progress to reduce these risks and the efforts have been very successful. In 1987, as much as 500 million gallons per year of untreated combined sewer/stormwater overflow flushed from streets, parking lots and buildings and discharged into the Bay from 28 different CSO locations. Today, because of the city's active pursuit in implementing its CSO Facilities Plan, the number of CSO's has been reduced to 6 and discharges have been reduced to 42 million gallons per year in 2010. That kind of reduction equates to the city's contribution of being less than 1% of the total statewide CSO annual flow. The City has developed a progressive 12 year CSO implementation schedule to begin mitigating the remaining CSO's with a recently updated CSO Facilities Plan. The implementation schedule is slated to continue through to 2021 at a potential cost of \$15.63 million. These improvements include coordination with public utilities, such as the Portland Water District and Unitil Gas to permit upgrading of their infrastructure at the same time.

### Transit

The primary means of transportation for South Portland residents is through privately owned automobiles. Over 92% of South Portland households have vehicles. While 7.6% do not own a vehicle, nearly half of the drivers are over 75 years old. Only 342 households of working age (15–64 years old) do not own a car.

According to the Census, there are 12,565 working South Portland residents (over 16 years old). Of these, 10,326 or 82% drive alone to work. Approximately 140 employed individuals use public transportation to go to work, including 99 on the public bus system and thirty who use a taxi. Of those 12,565 residents who have jobs, only 32% work in South Portland. Three hundred and ninety-two work at home. Only 3% walk or bicycle to work. Most South Portland residents take between 10 and 19 minutes to go to work. While most workers are driving in cars, many of them are not traveling outside the county for work nor traveling very long distances.

The City operates a fixed route, public transit bus service throughout South Portland, into downtown Portland, and into Scarborough along the shopping area off Payne Road near the Maine Mall. Three routes cover a total of 725 miles per day providing over 211,000 trips per year. All city buses are lift equipped and wheelchair accessible. The South Portland Bus Service connects with the METRO bus system through a free transfer system giving its riders a broad, regional travel area with additional access to the Biddeford–Old Orchard Beach-Saco Shuttle bus, Turnpike ZOOM, the Jetport, Casco Bay ferries, Greyhound Bus, Continental Trailways, and other modes of transportation. The City is part of the Portland Area Comprehensive Transportation System (PACTS) and active participant in the PACTS Transit Committee.

In addition to its fixed-route schedule, the City participates in a regional, complementary para-transit program to transport passengers whose disability interferes with their ability to use the fixed-route bus system. This service is through a contract with the Regional Transportation Program (RTP). In calendar year 2011, 93 eligible South Portland clients took 3,382 trips on RTP, ensuring that disabled residents have the mobility they need for shopping, recreation, medical appointments, and any other purpose that requires transportation.

The Bus Service has a fleet of seven buses that operate on three weekday routes and two Saturday routes. Transportation staff include 11 bus drivers (10 full-time and 1 part-time), an operations supervisor, a mechanic, and a director. The cost of the bus service is as follows:

- Regular fare: \$1.50 / 10-ride ticket is \$13.50
  - Student fare: \$1.25 with school I.D. / 10-ride ticket is \$11.25
  - Seniors and disabled: \$.75 with proper I.D. / 10-ride ticket is \$6.75
  - Regional monthly pass with unlimited trips per month on both SPBS and METRO is \$45.00
- Bicycle racks on all buses with no additional charge.*

In addition to the municipal contribution, which accounts for two-thirds of the operating budget, the Bus Service receives grants for capital replacements of vehicles, support equipment, operating assistance, and roads (through a “Transit Bonus”) from the Federal Transit Administration and the Maine DOT. Capital improvement grants provide 80% of the cost. Operating funds are matched at the 50% level. The city’s total FTA allocation in FY2012 was \$157,584 applied exclusively to operations.

With respect to major capital replacements, in FY11 the Bus Service received three new Gillig low-floor, heavy duty transit buses, and more recently received two used 2002 heavy duty transit buses at no cost in excellent condition. In addition, a Transit Hub, funded in part through the city’s CDBG program, is being constructed behind City Hall.

The “Transit Bonus Program” is an incentive for municipalities to increase support for regularly scheduled public transit service. For every dollar invested in public transportation above the 2004 base year, the municipality is eligible to receive the same amount to apply to maintenance of their local roads. Between 2004 and 2012, the city has been eligible to receive over \$2,034,366 for this program. To date, the city has received a proportional share of \$828,196.

A recent survey of riders on the South Portland bus prepared by the Greater Portland Council of Governments in December 2011 revealed:

- 46.7% of our customers are 30 years old and younger. Almost 94.7% of our passengers are between the ages of 18 and 64, 4.5% are age 65 and over.
- The vast majority of passengers live in either Portland (49.2%) or South Portland (47.9%), very close to a 50/50 split.
- 50.9% are employed either full-time or part-time. 26.5% are either full-time or part-time students. 6.1% reported being retired.
- 81.1% of riders surveyed live in households with less than \$30,000 total annual income.
- The majority of our passengers make 5 round trips or more per week, and over 15% of our passengers take 10 or more round trips per week.
- The purposes of most trips are to and from home, work, or shopping.
- 48% of the passengers do not have access to a car; if a bus were not available, 48% reported they would take a taxi or ride with a friend or relative, while 40.7% would walk. 14.6% would not make the trip.
- Less than 1% of passengers use the wheelchair lift to board the bus.
- 41.5% of the passengers have been taking public transportation for 5 years or more.

Changes that included greater service to Mall area destinations remained essentially unchanged between 2002 and 2010. Annual total ridership grew at a steady high pace. Between FY02 and FY09 ridership grew by 37.4%; the city provided 60,850 more trips in FY09 than in FY02.

Between 2007 and the present, the Bus Service participated in a number of regional transit-oriented studies. The most noteworthy were a Regional Transit Coordination Study, the South Portland/Saco Bay Transit Study, the Portland Peninsula Transit Study, and a Regional Route Study. Several important regional improvements have occurred, such as the Regional Transit Map and Timetable, a regional monthly Bus Pass, Summer Youth Pass, and several other collaborative initiatives.

In FY11, municipal budget cuts were forced decreasing the overall level of service and increasing fares. Fares faced a 20% increase and one full-time bus driver position was downgraded to part-time.

Equally important, within these constraints the Bus Service was able to implement recommendations from the regional and South Portland specific transit studies. Particularly,

- Routes traveled were simplified and made more consistent
- Deviations off main routes were eliminated
- Path through most shopping center parking lots were discontinued
- The number of bus stops was reduced
- The schedule was adjusted to enhance on-time performance and reliability
- The length of the service day remained the same
- One poor-performing route was eliminated altogether, with the residual service hours dedicated to enhancing the remaining routes.
- Routes were renumbered to reduce confusion with other regional transit providers

Due to the reduced service levels and previous fare increases, total ridership in FY10 and FY11 dropped by the amount predicted (5.8%). In addition, fare box revenue increases did not meet the predicted amounts because sixteen percent fewer “full fare” customers rode the bus in February 2011 than February 2010. This suggests that people who have a choice to take public transportation are more likely to discontinue the use of public transportation when there is a fare increase, especially when the service level drops at the same time.

That downward trend was short-lived. Halfway through FY12, ridership and revenue are at record highs. Total monthly comparisons of ridership show that, except for July, bus ridership is the highest ever for that month in at least the last sixteen years, and probably longer. For example, ridership in December 2011 was 10.7% greater than 2010 and slightly greater than the previous record month of December, 2008. Total ridership for the first six months of FY12 is tracking 16.5% ahead of FY11, and 5.7% ahead of the previous record fiscal year of FY09. Fare box revenue is following a similar pace, if not slightly greater. This is due to two key factors: implementation of the Monthly Regional Bus Pass in May 2011 and continuation of the Southern Maine Community College bus pass program.

The Bus Service participates in a number of municipal planning activities with an eye on transit-oriented development, alternative transportation, land use planning and zoning, and new forms of transit funding. Similarly, new programs and initiatives are likewise supported. For example, in the fall of 2008 the School Department identified cases where the family's situation, coupled with lack of transportation, prevented some students from attending school. At the same time, the General Assistance Office discovered more cases where lack of transportation hampered their clients' ability to improve their economic condition. Working together with the city's School Department and General Assistance Office, the Bus Service drafted a CDBG grant proposal to provide free ten-ride transit bus tickets to residents of qualified households. In 3½ years the Bus Service has provided over 13,000 trips for this important program, extending its financial contribution beyond the amount reimbursed by the CDBG each year.

### *General Assistance*

South Portland's General Assistance (GA) office works extensively with families and individuals that either are homeless or are facing homelessness. The GA Director, Kathleen Babeu, reports that:

- Keeping people housed is a top priority. An estimated 50% of staff time is spent helping clients who have received eviction notices and that "...in most cases, the [eviction] problem is resolved with the landlord and a payment plan is put into place or staff works with various resources including General Assistance to avoid creation of a homeless status." Outside resources include non-governmental and charitable organizations such as the First Congregational Church at 301 Cottage Road, South Portland.
- The Homeless Prevention Rapid Rehousing (HPRP) program, prior to being defunded, was invaluable in homelessness prevention: "The HPRP program was instrument with the City of South Portland. Staff was able to utilize the program to provide clients with a stabilization plan on a going forward basis, and provide assistance in creating financial security." HPRP monies could be used toward the payment of back rents and in the payment of rental security deposits – two monetary uses disallowed by the GA program, but frequently necessary in retaining or securing housing.
- Instances of homelessness by refugees/immigrants is somewhat mitigated due to family/friends networks that shelter those without housing.
- As noted in the main body of the report, the state of being homeless can be nebulous and hard to quantify as individuals and families move around the County "couch surfing" and otherwise seeking shelter. GA reports that it is not uncommon for an individual from out of South Portland to present at GA as homeless in an initial visit, but who then is never seen again at GA based on this sort of circumstance.
- Over the first eight months of FY 2011-12, an estimated 20 -25 households have presented themselves as homeless.

- A database of area landlords servicing lower income rental units are available via the software program WELPAC maintained by the City of Portland and used by GA in assisting individuals/households find suitable housing.

### ***Public Housing Needs***

The South Portland Housing Authority (SPHA) owns and/or manages 641 units of housing in the city. 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 – 4 bedroom family units, and one property has 10 units that are all completely handicapped accessible.

SPHA also administers 389 Housing Choice Vouchers in the City and surrounding communities, where residents live in private market units with rent subsidized by SPHA. At this time, 350 of these vouchers are within city limits, with the balance used in surrounding communities that do have a housing authority. The demand that the SPHA 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.

There is currently a very long waiting list for units for the disabled of approximately 482 people. Approximately one half of these applicants are elderly/disabled. Applicants who are living or working in South Portland or are a veteran receive a preference on the waiting lists. All applicants are then classified by date and time of applications. Apartments are offered by working with a top-down list. If someone refuses an apartment, they are placed at the bottom of the waiting list. If they refuse a second time, they are removed from the list and must sign up again when the waiting list is open. Generally, people only refuse because they are not ready to move. This occur more with the elderly than with families. Sometimes the elderly will sign up for housing anticipating that there will be a long wait, which is occasionally not the case. Usually by the second contact they are ready to accept an apartment.

The SPHA and the South Portland Housing Development Corporation are currently in the development mode in an effort to help with the shortage of good affordable housing units within the city.

Lastly, the SPHA continues to administer the Neighborhood Stabilization Program, an adjunct program administered through the City of Portland's Housing Program. The program will have approximately \$804,000 to purchase, rehab, and resell single family residences which have been foreclosed upon and abandoned.

### ***Neighborhood and Homeowner Associations***

The City has many diverse neighborhoods and, at one time had 12 active neighborhood associations. Currently, the City has two active neighborhood associations: Ferry Village Neighborhood Conservation Association and Knightville Neighborhood Association. The City's lowest income neighborhoods targeted as "priority areas" for redevelopment include Redbank, Knightville, and Pleasantdale.

### South Portland Neighborhoods:

- Armory
- Ferry Village
- Highland Avenue
- Knightville
- Loveitt's Fields/Danforth Cove
- Pleasantdale
- Redbank
- Sunset Park
- Thorton Heights
- Willard Beach
- West Broadway (Meadow Brook)

### Residential Condominium Complexes:

- ANCHORAGE I
- ANCHORAGE II
- ASHBOURNE COURT
- BREAKWATER
- BROADWAY 1060
- BROOKWOOD
- CARLISLE PLACE
- CHANNEL SOUTH
- COLONIAL VILLAGE
- CONIFER WOODS
- COUNTRY GARDENS
- DAVIDSON BEACH
- DOG CORNER
- DOWS WOODS
- FAIRWAYS, THE
- FERRY VILLAGE LANDING
- GERMANSTONE COMMONS
- HARBOR PLACE
- HEDGES, THE
- HENLEY, THE
- HERITAGE VILLAGE
- HERON COVE AT BRICK HILL
- KINGSWOOD PARK
- KNIGHTVILLE
- MARSHVIEW POINT
- MEMORY LANE
- MILL COVE LANDING
- MULBERRY CONDO
- OAKS, THE
- OCEAN HOUSE PLACE
- OLD BOG ROAD
- PARKWAY PINES
- PARKWAY WOODS
- PINEKNOLL
- PLEASANTDALE PARK
- POINT NECK
- Q STREET
- RIVERPLACE
- RIVER'S WALK
- SAWYER STREET
- SEA BREEZE
- SHIPS WATCH (FORT HILL)
- SIMONTON COVE
- SPRING POINT
- STANFORD PLACE
- SUNSET PARK
- T-LEDGE
- TWENTY E ST
- VICTORIA PLACE
- VILLAGE COURT
- WARD'S CONDO

### ***Senior Services and Facilities***

The South Portland Community Center at 21 Nelson Avenue has dedicated a wing of the building to serve as a senior center. The capacity of the space is approximately 408 people. As mentioned above in the Parks and Recreation section, the senior center offers many programs serving a wide variety of senior recreation and enrichment needs.

The Southern Maine Agency on Aging (SMAA), located in neighboring Scarborough, serves South Portland residents by helping isolated and low income seniors lead independent lives. The Agency has several programs to meet this mission including (1) Meals on Wheels, (2) Money Minders, (3) Congregate Housing Services, (4) Matter of Balance, (5) Adult-Day Care, and (6) a

senior bi-monthly newspaper. SMAA also provides advocacy on a broad range of senior related issues. SMAA reported that 124 South Portland residents participated in the Meals-on-Wheels program during FY2011 while 464 residents received advocacy and other consultative help from the agency. A few resident households received help through the Money Matters program.

Opportunity Alliance (formerly PROP/Youth Alternatives Ingraham) provides senior services through its Foster Grandparent Program, the aim of which is to provide school aged children with positive adult role models in after school settings.

Minor senior facilities exist within the South Portland Housing Authority (SPHA) housing complexes. Many SPHA developments have a communal space and while there are no formal programs operated out of these spaces they are valuable community assets for public meetings and activities.

### ***Handicapped Services***

Many handicap services can be obtained through Alpha One, a private/non-profit center for independent living located at 127 Main Street, South Portland. Alpha One provides a wide range of services including: employment search, benefits counseling, equipment, financing, accessible housing search, accessible modifications for the home, independent living help, personal care, recreation, drivers education, and transportation.

The Regional Transportation Program (RTP) is a non-profit agency dedicated to providing transportation services to the handicapped and elderly. The RTP operates out of the Portland Metro Bus System and serves several municipalities in the region. RPT provides individuals with special transportation services with lifts, high clearance, and modified seats.

In the past, the City has funded recreation programs for disabled adults through the Center for Therapeutic Recreation/Easter Seals Maine.

### ***Library Facilities***

South Portland has two libraries: (1) the Main Library located at Broadway and Highland Ave and (2) the Memorial Branch Library located on Wescott Road. The Main Library has 90,000 volumes in 24,000 square feet. The building has a large meeting room that can seat 100 people and is equipped with a kitchen. There is a children's room, the Kaler Room that houses a special collection, and a general reading room. The Memorial Branch library has 15,000 volumes in 2,200 square feet. There is one large room and one meeting room downstairs.

There are many programs delivered from both buildings. The libraries offer an outreach program delivering books, videos, and even artwork to the homes of homebound individuals; approximately 60 households receive these services once or twice per month. The reference librarians aid many unemployed people in their job searches. The Library also has a cooperative agreement with the local Head Start program to provide story time on a monthly basis. The City recently funded a Planning Grant that identified landscaping and parking improvements that

would ultimately lead to an enhanced landscaping program that recaptured the building's prominence as the City's only International Style building.

### ***Youth Centers***

South Portland's youth have two facilities dedicated to their specific demographic. The Community Center, operated by the Department of Parks and Recreation, has a wing dedicated to teens and the Boys and Girls Club of Southern Maine has a South Portland clubhouse located at 169 Broadway Street.

The teen wing in the Community Center has a capacity for 328 youths. There were over 16 programs this past fiscal year quarter dedicated strictly to teens. The pool, gymnasium, track, and other facilities are available to teens as well. Financial support is available to teens from low and moderate income households who wish to participate in programs and who otherwise would be unable to attend, and these have been funded through the CDBG program

“Boys & Girls Clubs of Southern Maine's South Portland Clubhouse, located at 169 Broadway, and is open to youth 6-18 years old. Memberships are \$5 per year and no one is turned away for lack of funds. The Clubhouse is open from 3:00-7:00pm for ages 6-10 or from 2:00-9:00pm for ages 11-18. The facility includes a gymnasium, arts and crafts rooms, and several other spaces. The Club offers programs in education and career development, character and leadership development, arts, health and life skills, sports, fitness and recreation.

Last year, the Clubs served 2,544 members from five facilities in the Greater Portland and Lewiston/Auburn areas. Of that, roughly 2,200 members were from Greater Portland. The South Portland facility currently has more than 700 members, serving approximately 1/3 of the Greater Portland region. The facility has approximately 80-120 visitors per day [1]. The Census reports 3,935 youth in South Portland between the ages of 6 and 18. The Director of Programming reports that the greatest demand from the youth using these facilities is physical education (basketball, gym, etc) and the learning center. The learning center is 3,500 square feet and includes five rooms where children can obtain homework help, gain internet access, use the computer lab, and get creative with arts and crafts.”

### ***Child Care***

Total current capacity for child care in South Portland is 177 children. However, there are only 69 slots for full time child care. Full time child care is a necessity to enable single parents to work full time jobs. According to the 2010 Census, there are approximately 1,475 children of preschool age (under 5 years old) in South Portland. Twenty seven percent of them, or 385 children, live in single parent households. There are many households where both parents are working. Therefore the need is even greater than 385. There are 4,791 married couple households in South Portland and 2,860 of them reported that both husband and wife worked. Thirty one percent (887) of them have children under the age of 6 years. There are 58 households currently living under the poverty level which have children under the age of 6 years.

Table 2: Child care facilities available to South Portland residents

<b>Child Care Facilities Private/Non-Profit Child Care Centers</b>			
<b>Name</b>	<b>Address</b>	<b>Hours</b>	<b>Capacity</b>
South Portland Preschool	21 Nelson Rd	1/2 day	70
Opportunity Alliance (formerly PROP)			
Opportunity Alliance -Headstart	Redbank	full day	21
Opportunity Alliance -early Headstart	Redbank	full day	12
Opportunity Alliance -Afterschool	Brown School	3hrs	26
Opportunity Alliance -Afterschool	Redbank	3hrs	12

***Museums and Non-residential Historical Facilities***

There is one historic facility in South Portland: the Cushing’s Point House from which the South Portland Historical Society operates. The building was moved to its current location at 55 Bug Light Park and celebrated its grand opening in 2010. The Historical Society hosts numerous special events and is open on Saturday afternoons from May to October; it operates strictly on a volunteer basis. The Historical Society does not offer unique services for low and moderate income households; however, most events are free (donations welcome).

***Health Facilities***

South Portland is served by two full service hospitals, Maine Medical Center and Mercy Hospital, located in the City of Portland. Health facilities/services offered within South Portland include the Cancer Community Center at 778 Main Street; the South Portland Nursing Home on Anthoine Street; and the monthly “Women, Infant, and Children” (WIC) clinics offered by Opportunity Alliance at the Meeting House Hill Church. The Cancer Community Center offers support and networking groups, creative expression, educational workshops, stress management classes, a resource library, and social events for people living with cancer; all services are free. The South Portland Nursing Home provides affordable convalescent care; the facility is a full service nursing home with 73 beds, all of which are certified by Medicare and/or Medicaid.

Intermed, a private for-pay provider, operates an urgent care facility for its patients at its 100 Foden Road facility. Other than the aforementioned services the City is devoid of public or non-profit health providers, particularly those serving low and moderate income households.

***Economic Development Programs Operated by South Portland***

While the City has several formal economic development programs underway, none are funded by HUD. The City has a full time Economic & Community Development Director, whose dual role is to foster economic growth and manage the CDBG program, under the auspices of the Cumberland County Program. The City provides technical assistance; business loans through its Tax Increment Financing (TIF) funded Municipal Revolving Loan Fund.

In addition, the City actively promotes the use of TIF districts. Tax Increment Financing captures the increased tax value (increment) as the result of a new development project, as

calculated using a base property value. As investments are made, property assessments rise. The incremental increase in tax revenues are retained by the local government and used to develop public infrastructure. This tool has been used in South Portland in eight cases involving private corporations, an affordable housing project, an environmental cleanup project, and most recently as part of an overall transit improvement plan. In fact, the first TIF ever used in Maine to develop affordable housing was in South Portland.

In the past few years, the City has been a founding member of the Greater Portland Economic Development Corporation, a Section 501(c)(6) nonprofit organization, dedicated to building regional economic development opportunities within the six community metro Portland area. Activities include business attraction and retention, workforce development, and branding and marketing. This is the first organization of its kind in the region.

Table 2b: Community Development Needs

<b>PRIORITY COMMUNITY DEVELOPMENT NEEDS</b>	<b>Priority Need Level High, Medium, Low, None</b>	<b>Unmet Priority Need</b>	<b>Dollars to Address Unmet Priority Need</b>
<b>PUBLIC FACILITY NEEDS</b>			
Senior Centers	N	0	
Handicapped Centers	N	0	
Homeless Facilities	M	1	Continue wkg with Portland
Youth Centers	L	0	
Child Care Centers	H	1	
Health Facilities	N		
Neighborhood Facilities	H	1	
Parks and/or Recreation Facilities	H	Transportation; programming; facilities	\$200,000
Parking Facilities	N	0	
Non-Res. Historic Preservation	M	0	\$100,000
Other Public Facility Needs			
<b>INFRASTRUCTURE (projects)</b>			
Water/Sewer Improvements	H	4 neighborhoods	\$2,400,000
Street Improvements	H	Overlays; curbs	\$2,000,000
Sidewalks	H	5 miles	\$1,500,000
Solid Waste Disposal Improvements	N		
Flood Drain Improvements	M		
Other Infrastructure Needs			
<b>PUBLIC SERVICE NEEDS (people)</b>			
Senior Services	H	Library; transp; recreation	\$750,000
Handicapped Services	L	50	\$30,000
Youth Services	L	Recreation; job training	\$100,000
Child Care Services	H	75	\$50,000
Transportation Services	H	New routes	\$500,000
Substance Abuse Services	H	10	\$80,000
Employment Training	N		
Health Services	L	Inoculations; dental; eye care	\$50,000
Lead Hazard Screening	H	58	\$100,000
Crime Awareness	M	Neighborhood Watch; DARE	\$250,000

Other Public Service Needs			
<b>ECONOMIC DEVELOPMENT</b>			
ED Assistance For-Profits(businesses)	H	Job creation capacity	\$450,000
ED Technical Assistance(businesses)	L		\$10,000
Micro-Enterprise Assistance(businesses)	L		\$10,000
Rehab; Publicly- or Privately-Owned Commercial/Industrial	H	Exterior repairs	\$550,000
C/I* Infrastructure Development (projects)	M	Road capacity	\$300,000
Other C/I* Improvements (projects)			
<b>PLANNING</b>			
Planning	H	Neighborhood	\$50,000
<b>TOTAL ESTIMATED DOLLARS NEEDED:</b>			\$9,580,000

\* Commercial or Industrial Improvements by Grantee or Non-profit

### ***Public Services***

During the past five years, the CDBG Program for Public Services in South Portland has focused on three general areas: youth programs, senior programs & activities, and community counseling mental health support and services for developmentally disabled adults and children.

The three major and most consistent supported activities were Recreation Scholarships for municipal summer and fall after school sports programs, support of the South Portland Boys & Girls Club, and the People’s Regional Opportunity Program (now “Opportunity Maine”) Senior Companion/Foster Grandparents program. All three sought to offset impact on municipal funding, or to enhance volunteer activities within the school department.

Each year the South Portland Recreation Department provides a small amount of subsidy to citizens who want to participate in recreation programs, but may not be able to afford the program. The typical funding amount was \$10,000, the entirety of which would have come from the general fund. It should be noted that a recreation scholarship could come in the form of a 25%, 50%, 75% and 100% program subsidy to an individual/household. Through the funding allocation, the Recreation Department has historically been able to aid approximately 150 households.

The South Portland Boys & Girls Club seeks to address teen afterschool behavior by providing a safe place to play, do homework, or simply not be out on the streets. Program requests ranged from partial funding for a transportation van, kitchen equipment, desks and chairs, and other items necessary for the clubhouse.

The PROP/Opportunity Maine Senior Companion sought to pair up senior volunteers with seniors living self-sufficiently in their own homes, many of whom in reality were shut ins. The other element of the program was to pair senior “grandparents” with school aged children in various afterschool programs. All clients served were either presumed benefit (elderly) or children from LMI households or neighborhoods.

<b>South Portland: List of Activities (2005 – 2012)</b>		
<b>2005</b>	<b>2006</b>	<b>2007 (w/ County)</b>
<b><u>HOUSING</u></b>	<b><u>HOUSING</u></b>	<b><u>HOUSING</u></b>
Homebuyer Assistance	Homebuyer Assistance	Homebuyer Assistance
PROP Housing Rehab	Housing Rehabilitation	Housing Rehabilitation
PROP Housing Admin		Housing Rehab Admin
PROP Heating Assistance	Fuel Assistance	Fuel Assistance
So. Portland Housing	Cape Elizabeth Elderly Home	
	Phase II Brick Hill Paydown	
	Brick Hill Homebuyer Assistance	
<b><u>PUBLIC SERVICE</u></b>	<b><u>PUBLIC SERVICE</u></b>	<b><u>PUBLIC SERVICE</u></b>
Recreation Scholarships	Recreation Scholarships	Recreation Scholarships
Boys and Girls Club - Van	Boys and Girls Club	Boys & Girls Club
Center for Therapeutic Rec.	Center for Therapeutic Rec.	Center for Therapeutic Rec.
DARE - 8 Passenger Van	South Portland School ESL	ESL Program
PROP Senior Companion	PROP Senior Companion	
SMAAAA Meals on Wheels	SMAA Meals	
YA - Team Building	SMAA Outreach Worker	
YA - Team Building	Youth Alternatives	
Day One - Youth in Trans	Day One - Youth in Transition	
STRIVE - Job Training	Fire Department Smoke Detect	
SMAAAA Mr. Fix-It		
SMAAAA Drug Benefits		
TRIAD - Senior Leaf Raking		
<b><u>PUBLIC IMPROVE/FACILITY</u></b>	<b><u>PUBLIC IMPROVE/FACILITY</u></b>	<b><u>PUBLIC IMPROVE/FACILITY</u></b>
Greenbelt Rehab Project	Greenbelt Rehabilitation	Clarks Pond Trail Work
Ferry Village - Sidewalks	Ferry Village Sidewalks	Ferry Village Sidewalks
SP Parks Tree Planting	SoPo Parks Tree Planting	SoPo Parks Tree Planting
Long Creek - Affordable Hsg.	School Street Playground	High & Sawyer Park
Phase I/Waterman Drive	Waterman Phase I Const.	Waterman Construction
Ferry Village - Playground	Memorial Tennis Court Rehab	Memorial Tennis Courts
Legere Park Playscape	Thomas Knight Park Boat	Pleasantdale Sidewalks
Pleasantdale Separation	Target Area Speed Mitigation	
South Portland Historical	City Beautification Crew	
	Big Belly Trash Compactors	
<b><u>PLANNING</u></b>	<b><u>PLANNING</u></b>	
Master Plan for Knightville	Graffiti Removal Program	
Fair Housing Plan	Mill Creek Parking Lighting	
Me Center for Enterprise Dev.	Architectural Barrier Removal	
	<b><u>PLANNING</u></b>	
	Update Housing Plan	

<b>South Portland: List of Activities (2005 – 2012)</b>		
<b>2008</b>	<b>2009</b>	<b>2010</b>
<b><u>HOUSING</u></b>	<b><u>HOUSING</u></b>	<b><u>HOUSING</u></b>
PROP Housing Rehab	Home Energy Efficiency	Home Energy Efficiency
PROP Housing Admin	E St. LLC	
<b><u>PUBLIC SERVICE</u></b>	<b><u>PUBLIC SERVICE</u></b>	<b><u>PUBLIC SERVICE</u></b>
Recreation Scholarships	Recreation Scholarships	Recreation Scholarships
Center for Therapeutic Rec	Center for Therapeutic Rec	Center for Therapeutic Rec
PROP Senior Companion	PROP Senior Companion	PROP Senior Companion
Boys and Girls Club - equip.	Boys and Girls Club	Boys & Girls Club
ESL Program (21 Club)	ESL Program (21 Club)	21 Club (ESL Program)
Bus Passes	Bus Passes	Bus Passes
Home Energy Efficiency	Community Counseling Services	Community Counseling Services
Heating Assistance	Redbank Hub - Personnel	Redbank Hub - Personnel
Carbon Monoxide Program	Fire Department Smoke Detect	Southern Me. Agency on Aging
		Energy Auditor Training
<b><u>PUBLIC IMPROVE/FACILITY</u></b>	<b><u>PUBLIC IMPROVE/FACILITY</u></b>	<b><u>PUBLIC IMPROVE/FACILITY</u></b>
Ferry Village Sidewalks	Pleasantdale/Ferry Village Sidewalks	SPHA Greenbelt Accessibility
Phase I I/Waterman Drive	High/Sawyer Park	Mill Creek Park Improvements
SP Parks Tree Planting	Mill Creek Park Benches	Pleasantdale Sidewalks II
Ferry Village - Sidewalks	Redbank - Streetscape	Knightville Sidewalks
Memorial/Skillins Tennis Courts	Redbank - CPPC Hub	
Mill Creek Gazebo	Redbank - Playscape	
Big Belly Trash Compactor	Ped Crossing Signs	
City Building Accessibility	Broadway (Wescott St. - Exit 3	
City Beautification	Hutchins School	
Mill Creek Thermo Crosswalks		
Bus Shelter		
Redbank Hub		
<b><u>PLANNING</u></b>		
Mill Creek Park Study		

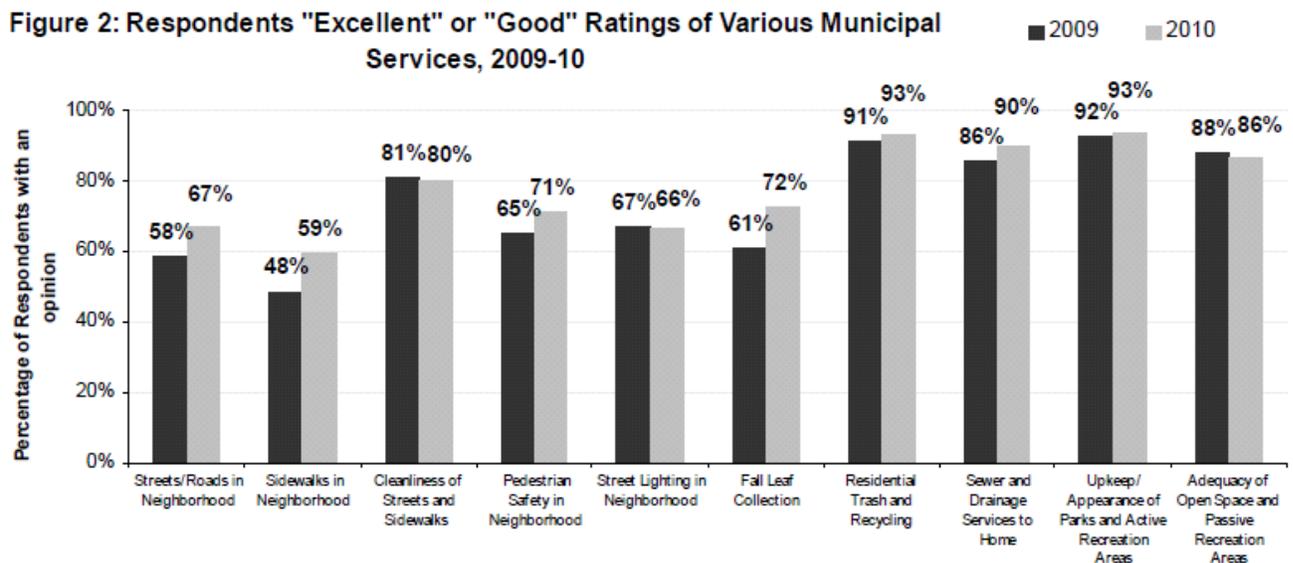
<b>South Portland: List of Activities (2005 – 2012)</b>			
<b>2011</b>		<b>2012</b>	
<b>HOUSING</b>			
Home Energy Efficiency			
Home Energy Efficiency-Admin			
<b><u>PUBLIC SERVICE</u></b>		<b><u>PUBLIC SERVICE</u></b>	
Recreation Scholarships		Recreation Scholarships	
Community Counseling Services		Community Counseling Services	
PROP Senior Companion		ESL Program (21 Club)	
Boys and Girls Club - equip.		Bus Passes	
ESL Program (21 Club)		Southern Me. Agency on Aging	
Bus Passes		Heating Assistance	
Southern Me. Agency on Aging		Family Crisis Services	
Heating Assistance		Redbank Hub - Personnel	
Family Crisis Services		Skillin Elementary PTA	
Redbank Hub - Personnel			
Skillin Elementary PTA			
<b><u>PUBLIC IMPROVE/FACILITY</u></b>		<b><u>PUBLIC IMPROVE/FACILITY</u></b>	
Mill Creek Park Improvements		Mill Creek Park Improvements	
Legere Park Improvements		Knightville Sidewalks & Sewer Separation – Phase II	
Redbank Hub Improvements			
<b><u>ACQUISITION OF REAL PROPERTY</u></b>			
Redbank Hub Building Purchase			
<b><u>PLANNING</u></b>			
Home Share Program			

## New England States Performance Measurement Project: Municipal Survey Results

The City of South Portland has been a participant in the *New England States Performance Measurement Project* (NESPMP) for the past two years. The NESPMP is a “citizen-informed regional performance measurement system that serves as a catalyst for service improvement at the local government level.”<sup>1</sup> Overall, the NESPMP 2010-11 South Portland survey had 267 respondents (out of 2,300 invitees) although not every respondent answered every question. All but one respondent was a resident of South Portland and approximately 66% have lived in South Portland for 11 or more years. Three survey questions relevant to the Consolidated Plan are summarized below.

### Description of Relevant Questions and Answer Prompts:

- Question 1: Participants were asked to rate their experience or observations over the past twelve months of various municipal services or city conditions such as streets/roads in neighborhood, sidewalks in neighborhood, pedestrian safety, upkeep/appearance of parks and active recreation areas, and adequacy of open space and passive recreation areas (Figure 2). Participants rated their response on a scale of 1-5 (very poor to excellent) and were also able to select a “not applicable” response.



**Figure 12: Figure from the *South Portland Citizen Satisfaction Survey: 2010-11 Results Summary* (Research Bureau, June 2011). Percentages in figure do not include “not applicable” responses.**

- Question 2: Participants were asked to indicate their level of agreement with statements relating to the future of the City in regards to infrastructure investments and land use. Answers were given on a scale of 1-5: strongly disagree to strongly agree with a central “neutral” response, i.e. “neither agree nor disagree.”

<sup>1</sup> Additional information about the *New England States Performance Measurement Project* (NESPMP) can be found at the Worcester Regional Research Bureau’s website: [http://www.wrrb.org/ne\\_measure.htm](http://www.wrrb.org/ne_measure.htm).

- Question 3: Participants were asked specifically if the City should acquire more green or open space. Answers were given on a scale of 1-4: strongly disagree, disagree, agree, strongly agree; respondents were also able to select a “don’t know / no opinion” response.

#### Survey Responses by Topic:

- Streets/Roads: 67% of respondents (174/263) rated the condition of the roads in their neighborhood as “excellent” or “good” while 25.5% (67/263) gave a rating of “fair.” 85% of respondents (219/258) later “agreed” or “strongly agreed” with the statement that the City should invest in maintaining and improving the infrastructure in older residential neighborhoods. While the term infrastructure includes more than roads, it could be argued that roads are one of the dominant features invoked by the term infrastructure.
- Sidewalks: 52% of all respondents (137/263) rated the condition of sidewalks in their neighborhood as “excellent” or “good” while 12.2% of respondents (32/263) selected “not applicable.” To this latter point, it is a reasonable assumption that these respondents do not have sidewalks in their neighborhood- although two respondents answered “not applicable” to the question regarding conditions of roads in their neighborhood which seems less reasonable. The survey did not include a question regarding installing sidewalks where there are currently none. 81% of respondents (209/257) later “agreed” or “strongly agreed” with the statement that the City should continue to invest in improving sidewalks; consistent with the number of respondents who selected “not applicable” to the condition of their sidewalks, 12% (31/257) “neither agreed nor disagreed” with this aforementioned statement.
- Parks/Active Recreation Areas: The majority of all respondents (91% or 237/262) rated the upkeep and appearance of City parks and active recreation areas as “excellent” or “good.” There was no equivalent question regarding the future of parks and active recreation areas- however, respondents did indicate their agreement with statements regarding trail systems/bicycle facilities and expanding residents’ access to the waterfront:
  - Trail systems and bicycle facilities: 71% (183/256) “agreed” or “strongly agreed” with the statement that the city should continue to invest to expand the trail system and providing bicycle facilities while 14% (36/256) “neither agreed nor disagreed.”
  - Waterfront access: 74% (189/255) “agreed” or “strongly agreed” with the statement that the City should invest in expanding residents’ access to the waterfront while 13% (34/255) “neither agreed nor disagreed.”
- Open Space/Passive Recreation Areas: 84% of all respondents (216/256) rated the adequacy of open space and passive recreation areas as “excellent” or “good.” Additionally, 58% of respondents (149/257) later “agreed” or “strongly agreed” that the City should acquire *more* green or open space. 27% (70/257) “disagreed” or “strongly disagreed” with the statement that the City should acquire more green space while 15% (38/257) “didn’t know / had no opinion.”

## South Portland 2012 Community Needs Survey for Community Development Block Grant Funds

Survey Period: February 28 – March 29, 2012

Survey Mode: Mixed- Online survey (Survey Monkey) with online announcement on City’s website and paper announcement (published in the Community Newsletter and posted at City Hall, Libraries, Community Center).

122 responses (eligible) / 125 attempted

- Q3: Broadly speaking, how do you think federal Community Development Block Grant funds would best be spent in South Portland?  
N = 120

Ranking	Activity Type	1 <sup>st</sup> & 2 <sup>nd</sup> Priority: Combined Responses	Rating Average (Average all Priorities)	Response Count
1	Public Services	70	3.81	113
2	Public Facilities & Infrastructure	64	3.59	115
3	Economic Development	50	3.09	113
4	Homelessness Services	34	2.53	116
5	Housing	17	2.22	115

- Q9: Please select and rank your top FIVE (5) Public Service Activities....  
N = 112

Ranking	Public Service Type	1 <sup>st</sup> & 2 <sup>nd</sup> priority: Combined Responses	Response Count <sup>1</sup>	Rating Average <sup>2</sup> (Average all Priorities)
1	Abused & Neglected Children	35	71	3.24
2	Emergency Home Heating Assistance	30	66	3.36
3	Domestic Violence Services	28	57	3.33
4	Transportation Services	23	48	3.06
5	Education Programs	22	46	3.46
6	Youth Services	16	45	2.80
7	Senior Services	15	46	2.67
8	Recreation Programs	15	39	3.03
9	Public Safety Services	14	36	2.72
10	Childcare Services	12	34	2.91
11	Handicapped/Disabled Adult Services	8	32	2.44
12	Substance Abuse Services	4	29	2.28

<sup>1</sup>Respondents were asked to rank only their top 5 selections so “response count” reflects the number of people who ranked a given activity amongst their top 5 priorities. The overall ranking for public service activities can be based on either the “1<sup>st</sup> & 2<sup>nd</sup> Priorities: Combined Responses” or “Response Count” columns; the resultant ranking is the same except at rankings 6 and 7 (Youth Services and Senior Services) which would be reversed.

<sup>2</sup>The “Rating Average” is not adjusted for the number of respondents who selected a given activity amongst their top 5 priorities (the Response Count); the disparity in response count from

the top ranked activity to the lowest ranked activity makes the rating average provided by Survey Monkey unsuitable for a final ranking determination.

Q5. Please rank each Public Infrastructure activity from “highest need” to “no need.”

N = 116

Ranking	Public Infrastructure Types	1 <sup>st</sup> & 2 <sup>nd</sup> priority: Combined Responses	Response Count <sup>3</sup>	Rating Average <sup>4</sup> (Average all Priorities)
1	Flood/Storm Water Drainage Improvements	62	113	3.51
2	Water/Sewer Improvements	61	112	3.49
3	Parks/Open Space	54	111	3.20
4	Sidewalks	49	112	3.25
5	Street & Curb Improvements	49	109	3.33
6	Recreation Trails	49	112	3.04
7	Tree Planting	39	111	2.70

<sup>3</sup>Response count isn’t as meaningful here as in question 9 above, other than to indicate that not every respondent indicated the level of need for every Public Infrastructure activity.

<sup>4</sup>The “Rating Average” is not adjusted for the number of respondents who indicated a level of need for each activity. Street & Curb Improvements is most impacted by the response count in the “Rating Average” column, i.e. the lower number of respondents results in a higher average.

• Q6: Please rank each Public Facilities activity from “highest need” to “no need.”

N = 112

Ranking	Public Facilities Type	1 <sup>st</sup> & 2 <sup>nd</sup> priority: Combined Responses	Response Count <sup>3</sup>	Rating Average <sup>5</sup> (Average all Priorities)
1	Youth Activity Centers	59	111	3.35
2	Fire Protection Equipment	57	107	3.63
3	Playgrounds/Outdoor Recreation Facilities	54	111	3.27
4	Child Care Centers	47	110	2.95
5	Senior Centers	46	107	2.98
6	Neighborhood Facilities	42	109	2.94
7	Special Needs Facilities & Group Homes	32	109	2.70

<sup>3</sup>Response count isn’t as meaningful here as in question 9 above, other than to indicate that not every respondent indicated the level of need for every Public Facilities activity.

<sup>5</sup>The “Rating Average” is not adjusted for the number of respondents who indicated a level of need for each activity. Fire protection equipment is most impacted by the response count in the “Rating Average” column, i.e. the lower number of respondents results in a higher average.

- Q7: Please select and rank your top FIVE (5) activities from the Public Infrastructure & Public Facilities categories....

N = 111

Ranking	Public Infrastructure & Public Facilities Types	1 <sup>st</sup> & 2 <sup>nd</sup> priority: Combined Responses	Response Count <sup>1</sup>	Rating Average <sup>2</sup> (Average all Priorities)
1	Flood/Storm Water Drainage Improvements	33	58	3.47
2	Water/Sewer Improvements	30	52	3.44
3	Sidewalks	24	48	3.25
4	Recreation Trails	23	48	3.29
5	Parks/Open Space	23	45	3.36
6	Street & Curb Improvements	20	59	2.88
7	Fire Protection Equipment	20	40	3.40
8	Youth Activity Centers	12	37	2.92
9	Special Needs Facilities & Group Homes	9	23	2.78
10	Senior Centers	7	28	2.64
11	Child Care Centers	5	25	2.52
12	Playgrounds/Outdoor Recreational Facil.	5	35	2.09
13	Neighborhood Facilities	5	24	2.29
14	Tree Planting	4	21	2.38

<sup>1</sup>Respondents were asked to rank only their top 5 selections so “response count” reflects the number of people who ranked a given activity amongst their top 5 priorities. The overall ranking for public infrastructure and public facilities was based on the “1<sup>st</sup> & 2<sup>nd</sup> Priorities: Combined Responses” although a ranking based on the “Response Count” column should be taken under consideration; *basin the overall ranking on “response count” would increase the ranking of Street and Curb Improvements and Playgrounds/Outdoor Recreation Facilities.*

<sup>2</sup>The “Rating Average” is not adjusted for the number of respondents who selected a given activity amongst their top 5 priorities (the Response Count); the disparity in response count from the top ranked activity to the lowest ranked activity makes the rating average provided by Survey Monkey unsuitable for a final ranking determination.

NOTE: regarding the combined Public Facilities & Public Infrastructure ranking

- Q8. Please rank each Economic Development activity from “highest need” to “lowest need.”

N = 113

Ranking	Economic Development Type	1 <sup>st</sup> & 2 <sup>nd</sup> priority: Combined Responses	Response Count <sup>3</sup>	Rating Average <sup>5</sup> (Average all Priorities)
1	Public works that support economic development	71	112	3.72
2	Job Training	58	111	3.51
3	Microenterprise Development	58	112	3.40
4	Technical Assistance & Training to Businesses	37	110	2.83
5	Commercial Rehab. Of Exterior Buildings/Correction of Code Violations	30	111	2.49

<sup>3</sup>Response count isn’t as meaningful here as in question 9 above, other than to indicate that not every respondent indicated the level of need for every Economic Development activity.

<sup>5</sup>The “Rating Average” is not adjusted for the number of respondents who indicated a level of need for each activity.

### **Appendix III: Town of Bridgton, Five Year Plan**

Note: The CDBG funding is approved for the federal fiscal year beginning in October while the Town utilizes those funds in their fiscal year which is one year later. Example Federal FFY 2012 is the Town's FY 2013.

<b>Bridgton Five Year Plan 2012 - 2016</b>			
	<b>Start Period</b>	<b>Funding Period</b>	<b>Cost (Est.)</b>
Slum/Blight-Façade Improvements Downtown	FFY2013	FFY2013	\$ 13,000
Slum/Blight eradication Pondicherry Sq.	FFY2017		\$ 280,000
		<b>Sub-Total</b>	<b>\$ 293,000</b>
Food Pantry	FFY2012	FFY2012	\$ 1,500
Food Pantry	FFY2013	FFY2013	\$ 1,500
		<b>Sub-Total</b>	<b>\$ 3,000</b>
Inflow/Infiltration	FFY2012	FFY2010	\$ 60,000
Inflow/Infiltration	FFY2012	FFY2010	\$ 8,000
Sewer/OxyPro Unit	FFY2012		\$ 117,500
Sewer/OxyPro Unit	FFY2013	FFY2013	\$ 100,000
		<b>Sub-Total</b>	<b>\$ 285,500</b>
Sidewalks	FFY2014	FFY2014	\$ 100,000
Sidewalks /Engineering	FFY2013	FFY2013	\$ 15,000
Sidewalks/Curbing	FFY2012	FFY2012	\$ 19,500
		<b>Sub-Total</b>	<b>\$ 134,500</b>
Town Green-Acquisition	FFY2015		\$ 130,000
Town Green-Acquisition Options	FFY2014	FFY2014	\$ 25,000
Town Green-Completion/Integration	FFY2016		\$ 140,000
Town Green-Plan	FFY2014	FFY2014	\$ 15,000
Town Green-Site Prep	FFY2015		\$ 10,000
		<b>Sub-Total</b>	<b>\$ 320,000</b>
		<b>Grand-Total</b>	<b>\$ 1,036,000</b>

**FFY 2012 ( FY 2013-Town)**

The work on the Town Unified Waste Water Sewer System is not yet complete. Inflow and Infiltration work will continue in the Spring of 2012 by reconstructing the line on Flint street as it merges to Rt. 117.

Estimated Cost: \$60,000 From FFY 2010

Continue and complete the I & I inspections in Spring of 2012

Estimated Cost: \$8,000 From FFY 2010

Kitchen Cupboard program to address food supply and pantry distribution for those facing food insecurity.

Estimated Cost: \$1,500 From FFY 2012

Harmon Ball field Sewer System-Add a second Oxy Pro unit. Note- This will take two years of set asides to completely fund. Engineering will be done in FFY 2012, Installation in FFY 2013.

Estimated Engineering: \$17,500  
Estimated Install **Partial**:\$100,000

Prepare engineering for the reconstruction of Depot Street from Main Street to the first bridge near the Bridgton Community Center. This includes the installation of sidewalks and type I granite curbing, materials including appropriate pedestrian and vehicle directional information and kiosk. This does not cover a bituminous overlay.

Estimated Cost: \$19,500 From FFY 2012

**FFY 2013 ( FY 2014-Town)**

Complete the install of the second Oxy Pro unity:

Estimated Install Balance: \$100,000 FFY 2013

Second Year Funding for the Kitchen Cupboard Project:

Estimated Cost: \$1500 From FFY 2013

Funding for sidewalk extension to the Intersection of Willett and Rt. 302 to support a safe walking route to the elementary school and for citizens who must walk to the grocery store.

Estimated Engineering: \$15,000 From FFY 2013  
Matching amount from Safe Routes to Schools

Locally targeted façade investments to eliminate slum and blight in the Downtown.

Estimated Cost: \$13,000

From FFY 2013

**FFY 2014 (FY 2015- Town)**

Funding for Sidewalk project completion.

Estimated Cost: \$100,000

From FFY 2014

Matches funds from Safe Routes to Schools funding

Development of the new Town Green between Main Street and Gibb Street. This will require acquisition of two parcels that have marginalized residential housing. The first phase will be to acquire options on the property along with the development of the Town Green plan for this site.

Estimated Costs:

Development Plan- \$15,000

Acquisition Options-\$25,000

From FFY 2014

**FFY 2015 (FY 2016- Town)**

Complete the acquisition of the two parcels for the Town Green and site preparation in a accordance with the Plan.

Estimated Costs:

Acquisition costs- \$130,000

Site preparation- \$10,000

**FFY 2016 (FY 2017-Town)**

Complete the development of the Town Green and integrate into the development of the senior housing project in Pondicherry Square.

Estimated Costs: \$140,000

From FFY 2016

**FFY 2017 (FY 2018-Town)**

Target additional slum and blight eradication and investment in the Pondicherry Square neighborhood.

Estimated Costs: \$280,000

From FFY 2017-2018

This is only a draft and will be presented to the Select Board and to the public hearing inviting citizen ideas which may require adjustments to both the amounts and schedule above.

**BOARD OF SELECTMEN'S**  
**MEETING AGENDA AND PUBLIC HEARING(S)**

**DATE:** Tuesday, February 28, 2012  
**TIME:** 6:00 P.M.  
**PLACE:** Town Office - Selectmen's Meeting Room

1. Call to Order

2. Pledge of Allegiance

3. Public Hearing - To Accept Written and Oral Testimony Regarding the Proposed uses of the CDBG Funding for the Federal Years 2012- 2016. The Public is Invited to Provide their Suggestions as Well as Identify What Needs Exist in this Community Which May be Eligible for Such Funding

4. Public Comments - Non-Agenda Items

5. Presentations and Discussions - None

6. Approval of Minutes – February 14, 2012

7. Correspondence and Other Pertinent Information

1. Ecomaine Response to an Anonymous Letter
2. Manager's Response to an Anonymous Letter Regarding Bridgton Academy

8. Town Manager's Report

9. Old Business

1. Affirm Order for the Posting of Roads
2. Review of the Recycling Committee's Information and Recommendation
3. Review of Elements for Standing Committees Including Terms and Amendments to Various Mission Statements and Charges
4. Review Options for the Timber Harvest Funds and Their Use

10. SAD #61 - None

11. New Business

- a. Permits/Documents Requiring Board Approval
  1. Execute Amended MOA with Wayside Food Programs
  2. Liquor License to Magic Lantern, LLC
  3. Hawker & Peddler Permit for Bridgton Farmers Market
  4. Cemetery Deed to Linnis Cook; C-34 (2 grave lot)
  5. Authorize Payment and Approve Quit Claim Deed to Ronald Carrier
  6. Tax Abatements
- b. Bids, Awards and other Administrative Recommendations
  1. Award Bid for Banking Services

11. New Business (continued)

- 2. Acceptance of one Vertex Radio from the County to the Town Emergency Management Agency
- 3. Review of Salmon Point Policy Issues
- c. Legal Matters
- d. Selectmen's Concerns
- e. Other Matters

12. Agendas for the Next Board of Selectmen's Meetings/Workshops  
March 13, 2012 and March 27, 2012

13. Treasurer's Warrants

14. Executive Session - MRSA Title 1, Chapter 13, Subsection 405.6.A. "Discussion of Matters Related to Personnel, Specifically the Annual Performance Evaluation of the Town Manager"

15. Adjourn

## **Town of Bridgton**

### **Public Comments on 5-Year Consolidated Plan**

- 1) The Bridgton Community Center has building renovation needs including a need for an electrical generator. This would permit the facility to be utilized as a shelter in the event of an emergency.
- 2) One comment was made concerning the extension of the sewer line up Main Hill. This would improve the low income neighborhood and the streets just to the south.
- 3) Several comments were made about the need for funds to support social services including: the local food pantry; the meal program for elders; emergency housing.
- 4) Several comments were made about the need to develop additional sewer capacity in the downtown.

**Appendix IV: PROP's 2009 Community Needs Assessment**



People's Regional Opportunity Program  
2009 Community Needs Assessment

August 2009

## Summary

### ***1 in 3 Maine people don't have sufficient income to meet basic needs.***

A New Look at Poverty in Maine, Luisa Deprez, University of Southern Maine

Many people in Cumberland County struggle to adequately feed themselves and their families, find stable and affordable housing, engage in meaningful work, and participate as active members of their larger community. Some of these individuals and families receive services to help them meet their basic needs from the state, through DHHS, and from local community service providers, including community action agencies. Some do not know that services are available or how to access them. Still others receive services to help them with one discreet aspect of their needs but are neither assessed nor served based on their comprehensive need. The current economic climate places additional pressures on these families, and on the agencies that serve them. In the interest of determining how best to serve our constituents, particularly during a difficult time, community action agencies have a long history of conducting needs assessments.

These needs assessments help to determine where agencies should invest their financial and human resources, which issues call for systemic advocacy, whether to develop strategic relationships and how best to define service delivery structures. Community action needs assessments take many forms, from simple focus groups based on a single issue to full-scale community asset and need mapping. They are always informed by reports, assessments, research, and anecdotal evidence.

This needs assessment was informed by several similar reports including, but not limited to, A New Look at Poverty in Maine article and synopsis which reported six primary areas of concern expressed by community members participating in multiple forums held around the state in 2008:

- 1) Travel and transportation
- 2) Heating oil
- 3) Affordable housing
- 4) Unemployment
- 5) Food
- 6) Child care

Anecdotally, these results matched staff experience with clients in Cumberland County but additional study was required.

## **Community Needs Assessment**

In January 2009, Peoples Regional Opportunity Program (PROP) began a significant strategic planning process in order to identify its primary focus and program investment outcomes for the next several years. PROP's Board of Trustees and CEO requested a community needs assessment as part of this process. The Community Needs Assessment would be used to inform strategic planning for the organization and program planning for several of the 27 programs provided by PROP.

The Advocacy & Community Initiatives Committee of the PROP Board of Trustees began work on the community needs assessment in mid-January 2009, mapping an outline and posing

guiding questions for staff. As work continued, a series of assumptions were made that shaped the community needs assessment process and outcome:

<b>Assumptions</b>	<b>Implications</b>
It is important to gather data related to our current programs.	Gather data from Cumberland County primarily, on elders & housing for York, on women & substance abuse and youth leadership for the state
Meetings with town managers in the past have been important relationship-building events.	Recruit assistance from leadership team and board so that town manager meetings include one board member and one staff member.
Trends can be more revealing than simple data sets.	Collect information on data points from multiple years, if available.
It is important to gather data related to the community even when we do not currently have a related program.	Gather data on many community indicators.
There is no need to re-invent the wheel.	Take advantage of existing community assessments whenever possible.
Our staff can identify a trend before it is revealed in the data.	Conduct focus groups with staff.
It is possible to draw the wrong conclusion when reviewing data.	Conduct focus groups with clients to confirm suspicions raised by data.
Examining external data will likely yield to questions about internal data such as program outcomes, waiting lists, and customer satisfaction.	Together with the leadership team, consider internal assessment process to follow external community assessment process.

Based on these implications, three specific approaches were taken to gather salient information about PROP’s constituents and identify the primary needs of people living in Cumberland County including reviewing data, administering surveys and conducting focus groups.

### **Data Review**

Data were collected from a wide variety of sources including:

- City of Portland Public Health Division
- Maine Department of Labor
- Maine Department of Education
- KIDS Count 2008
- Margaret Chase Smith Policy Center
- Great Portland Council of Governments
- United Way of Greater Portland
- Maine Safe & Drug-Free Schools Report on Incidence of Prohibited Behavior and Drug & Violence Prevention (*The Lobster Report*)
- 211 Maine
- Maine Council on Economic Policy
- Maine State Housing Authority

The Advocacy & Community Initiatives Committee examined demographic data that could be used to describe *who* lives in our community, and risk or outcome data in the community, family, school and individual domains that could be used to describe *how* our constituents are doing.

Cumberland County is 853 square miles of coastline, rolling hills, forest and lakes region including an urban center and many rural communities. 24 towns and 3 cities contribute to Cumberland County's identity and governance, including Portland, Maine's largest city. The county includes several island communities, Maine's most densely populated square mile, several service centers, many cultural outlets and several institutions of higher education. 274,598 people live in the county, approximately 21% of Maine's total population. 6.1% of the county's population is identified as racial or ethnic minority, many of whom are refugees and immigrants from other countries. The median age for Cumberland County is 37.6, which is slightly younger than the median age for the state. The median household income for the county is \$54,992.

While many indicators included in the data review reveal that Cumberland County's averages are better, in general, than the state's, a significant number of people in our community are struggling with making ends meet, keeping their family together, finding meaningful work and addressing their health concerns.

- 10.4% of our population lives in poverty.
- 12% of our children live in poverty.
- 12.6% of households in our community receive Food Stamps.
- 26.9% of our students are eligible for Free or Reduced Lunch.
- 6.2% of our population is unemployed.
- 1,122 domestic assaults were reported to the police in 2007.
- 16.5% of respondents report binge drinking in the last 30 days.
- 4.3% of our youth drop-out of school.
- Only .7% of Cumberland County children are enrolled in public pre-school, compared to 4% statewide.
- Cumberland County experiences a higher incidence of health concerns including higher rates of depression, teen suicide, and alcohol-related traffic fatalities.
- Despite generally declining rates of crime, Cumberland County experienced a significant increase in the rate of violent crime as identified by the number of individuals arrested for violent crime in 2006.

## **Survey Results**

In order to identify the overarching, general needs of the members of our community, a one-page survey was created with four substantive questions and three demographic questions. For the first question, respondents were asked to identify their top three personal or family needs from a list of 19 options and an opportunity to write in a category. The second question asks for a list of other service providers from whom respondents receive services. The third question requests information about how respondents found out about PROP and why they chose us. The final substantive question asks respondents to identify the one thing that PROP could do to make a difference in their lives. The demographic questions relate to gender, age and geography of where respondents live.

Surveys were placed in the front lobby of PROP for two full months. A completed survey could be returned to our receptionist for an opportunity to win a \$100 gift card from Hannaford. Surveys were also available at PROP's Family Expo and at several General Assistance offices. Case managers encouraged their clients to complete them at the conclusion of their meetings. Every family enrolled in Head Start or Child Care was sent a survey and a stamped, return-addressed envelope. 457 surveys were returned by the end of July 2009.

**The top needs identified by PROP clients are:**

- 1) Affordable housing (41%)
- 2) Help making ends meet (38%)
- 3) Dental care (37% )
- 4) Heating assistance (32%)
- 5) Health care (29%)
- 6) Child care (29%)

These needs are reflected in the fourth question in which respondents are asked to identify the one thing that PROP could do to make a difference in their lives. The vast majority of respondents identified affordable housing in this question. Many reported wanting a house with a yard so their children could safely play outside. Some asked for help to purchase their own home, or save their current home from foreclosure. A smaller, but no less eloquent, group asked for help in getting off public financial aid services. Overall, the responses fell into three clear categories:

**Financial help:**

- affordable housing (most frequently identified item)
- heating assistance
- getting off services/transitional financial help

**Advocacy:**

- create more affordable and safer housing for low-income residents
- identify safe places to play & exercise
- expand MaineCare coverage to include dental care for adults
- change eligibility requirements to cover more people
- improved quality and availability of childcare

**Community/Opportunities:**

- more places/opportunities for community members to meet
- listen to our needs
- informal supports

In addition to surveying our clients, PROP sent surveys to the town leadership of all communities in Cumberland County. Surveys were very similar to the ones administered to clients. Town leaders were asked what the top three pressing needs were in their community, how well PROP provides services in their community, what one thing could PROP do in their community to make a difference, and which group in their community are they most concerned about. 18 surveys out of 48 surveys sent were returned. Most surveys returned reflect the more rural parts of the county. Town leaders reflect the concerns expressed by their constituents:

**Most Pressing Needs in Your Community**

Heating Assistance 44%  
Help Making Ends Meet 44%  
Affordable Housing 33%

### **If PROP Could do One Thing to Help Your Community**

Improve awareness of PROP's services (*most frequently identified item*)  
Decrease processing times for fuel assistance requests and increase the amount of assistance provided (*most frequently identified item*)  
Expand eligibility/coverage for available services  
Case management services to those in the community with multiple needs and the inability to/difficulty with following through to access services

### **Who are you concerned about in your community:**

Elders living in rural communities who do not know about what services are available to them or are too proud to access them.

Survey responses identify a clear level of need in the area of affordable housing and dental care for adults. Responses further point to the need for flexible funds and supportive services for clients in general financial need. This need does not always take the form of an approved General Assistance item or an obvious referral for a food bank. Our clients find themselves needing small amounts to pay for car repairs so they can get to work, or pay for flexible, short-term child care so they can care for an ill relative, or pay for a past due bill at their storage unit, and so on. These needs are not necessarily considered basic by government programs but are no less critical to the survival and success of our clients.

Town leadership surveys reveal that town leaders and PROP clients are experiencing the same concerns. Town leader surveys further support an increased and improved communications campaign to ensure that our constituents know what programs we offer and how to access them.

### **Focus Groups**

The final phase of the community needs assessment included conducting six focus groups. Four were held with existing PROP clients and two were held with PROP staff. All focus group participants were given a \$10 Hannaford Gift Card as an incentive for participation. The focus groups were completely voluntary and participants were told they could pass on any question or leave without judgment at any time during the process. Focus groups generally lasted an hour and included significant cross-talk among participants. Thirteen questions were asked of participants. These questions were designed to understand the current concerns of our clients and whether our clients felt things were improving for them or not. The focus groups revealed strong, consistent themes despite the diversity of participants representing rural, suburban and urban communities and engagement in different PROP programming including Head Start, LIHEAP, The Women's Project and WIC.

### **Clients Focus Groups**

#### **Major concerns/themes**

Difficulties faced by working poor – living on the edge of survival with little to no financial room for inevitable emergencies

Getting a low-paying job means losing child care subsidy, health care coverage and food stamps – no incentive to find work  
Clients report generally doing OK but worried about future  
Clients worried about adolescents without structured activities

### **Staff Focus Groups**

#### **Major concerns/themes**

Difficulties faced by working poor  
Getting a low-paying job means losing child care subsidy, health care coverage and food stamps – no incentive to find work  
Staff report increased desperation of existing clients  
Staff report increased complexity of need of existing clients  
Staff report that clients are just barely getting by/not OK

### **Conclusion**

The 2009 PROP Community Needs Assessment provided critical information to PROP staff and board. Some of this information supports and reinforces programmatic decision-making already in the works. Some information came as a surprise and warrants a deeper consideration. Finally, some information will help PROP leadership form longer-term strategic goals for the agency.

### **Information we expected**

Based on feedback from clients and case management staff, we were prepared to hear that clients are experiencing an increased level of complexity and urgency, something the community needs assessment confirmed. This increased need demands a different approach to our traditional intake process, an approach that allows for staff to spend additional time with clients, engage in individual-level advocacy and make extensive and meaningful referrals. PROP expects to expand its case management staff this year to meet this demand.

### **Information that surprised us**

During the data review at the beginning of this process, PROP staff anticipated that more clients would report being a witness, victim or perpetrator of a crime based on the significant increase in violent crime in this community. Clients did not identify physical safety as a major concern or need, as a rule, and did not report being involved in the criminal justice system during the focus groups.

Based on the reported increase in complexity and urgency of client need, PROP staff predicted that clients would report a subsequent increase in the level of their desperation. However, the majority of clients participating in focus groups reported ‘doing OK’, that ‘things were stable or OK’ or that ‘things were getting better’ for themselves or for their families. PROP clients report being able to manage their current circumstances but acknowledge being worried about the future.

PROP provides General Assistance in 12 communities in Cumberland County, engages with town leaders on health promotion activities of the Communities Promoting Health Coalition, provides child care services in most towns, offers Homelessness Prevention services for the entire county, and communicates regularly with towns through its Housing and Energy Services programs. As a result, PROP staff anticipated that town leaders would report strong

working knowledge of our programs. Surveys from town leadership, however, indicate that many town leaders and residents are not as aware of our programming as we believed.

### **Information that will steer our strategic planning process**

While all information collected during the 2009 PROP Community Needs Assessment will be useful for programmatic and strategic planning, some information was particularly compelling.

- Low-barrier case management services are critically important for individuals and families experiencing poverty, particularly when many social service providers are reducing their services and increasing their eligibility requirements.
- PROP can be most effective in close partnership with the formal and informal leaders in our community. Strong working relationships, shared knowledge and a seamless connection between town leadership and PROP staff will serve our clients well.
- The vast majority of PROP clients also receive services from DHHS. While many PROP staff have effective connections and contacts inside DHHS, it may be helpful to consider a more strategic and formal connection between these two organizations.
- PROP clients report that there are significant, structural barriers to transitioning off public support services which may inform PROP's advocacy agenda.
- Heating assistance was identified as a major community need by PROP clients and town leadership. PROP will continue to provide LIHEAP services, work with local heating assistance resources, including General Assistance, hold community meetings and promote the effective administration of heating assistance programming.
- Additional information will be gathered to identify the reasons so few Cumberland County children are enrolled in pre-K programming compared to the state average.
- Concerns about the availability of stable, affordable housing were consistently expressed by all participants in this needs assessment process. It will be important for PROP to work together with housing development agencies to ensure that this need is being met in our community. Housing may take the form of single-family occupied homes, multi-unit rental buildings, short-term transitional housing and/or rural shelters.

### **Next Steps**

This Community Needs Assessment will translate immediately into action for PROP. PROP Board members and senior staff will meet with town leaders to discuss assessment findings and identify joint goals and projects. Results will inform the ongoing strategic planning process. Community concerns will form the basis of the PROP's Board's new advocacy agenda. The spirit of community action will guide the agency as it works to implement programs that effectively meet the needs of our clients.

In 2008, the Community Action Partnership provided a guide for local community action agencies entitled Rooting Out Poverty: A Campaign by America's Community Action Network, which identified five action themes for local organizations:

- 1) Maximize participation to create engaged and responsive communities;
- 2) Build an economy that works for everyone to increase work opportunities;
- 3) Invest in the future to serve as stewards of community assets;
- 4) Maximize equality of opportunity to address artificial barriers to success and participation for all members of our communities; and
- 5) Ensure healthy people and places to reduce the financial and psychological costs of poverty.

### **Acknowledgements**

The PROP Advocacy and Community Initiatives Committee benefitted from the work of several community contributors and the work of many PROP staff members. Many thanks go to PROP staff who agreed to participate in focus groups; who promoted the PROP survey in our lobby, at the Family Expo and with Child and Family Services clients; who staffed client focus groups; and who provided valuable data and resources for the data review. Special thanks go to the United Way of Greater Portland for their recent community assessment, 211 Maine for their excellent call sheet reports, and Toho Soma for his outstanding work on the Cumberland County Health Assessment, which provided town level data for our assessment process.

## **APPENDIX**

**data review charts**

**blank survey**

**focus group questions**

<b>DEMOGRAPHICS</b>		
<b>Descriptor</b>	<b>Maine</b>	<b>Cumberland County</b>
Population 2006	1,321,574	274,598 (20.8%)
Size		853 square miles
Racial and Ethnic Minority 2000	38,909 (3.1%)	12,697 (4.8%)
Median Age 2006	41	40
65 & older 2005	192,644 (14.6%)	37,355 (13.6%)
Under 18 2005	277,336 (21%)	58,692 (21.1%)
Household Size 2000	2.39	2.38
Median Household Income 2006	\$43,439	\$51,520
Individuals with physical disabilities 2000	112,661 (9.5%)	19,144 (7.8%)
Individuals with mental disabilities 2000	68,739 (5.8%)	12,492 (5.1%)
# living in poverty 1999	135,501 (11%)	20,352 (8%)
% living in poverty 2004	11.5%	9%
% living in poverty 2005	12.3%	10%
% living in poverty 2006	12.9%	10%
% children living in poverty 2005	16.7%	12.2%
% children living in poverty 2006	17.6%	11.8%
% experiencing unemployment Dec 2008	7.0%	5.2%
<i>Cumberland County consists of 3 cities and 25 towns. Portland, South Portland, Brunswick, Scarborough, and Windham have the largest populations. There are 7 service centers in the county: Portland, Brunswick, Bridgton, Freeport, Scarborough, South Portland and Westbrook.</i>		
<b>COMMUNITY DOMAIN</b>		
<b>Risk Concern</b>	<b>Maine</b>	<b>Cumberland County</b>
Estimated livable wage for a family of 3 (2006)	\$18.15/hour	\$21.64
Free & Reduced Lunch Eligibility (2007)	37.5%	26.9%
#of AFDC/TANF recipients per 1,000 people (2001)	21.14	17.89
Food Stamp usage		9.4%
% of renters (2000)	28.42%	33.24%
# of individuals arrested per 1000 people (2006)	26.5 State average 1.8% reduction in 5 years 22.2% reduction in 10 years	31.7 5.5 increase in 5 years 28.3% reduction in 10 years
# of individuals arrested for violent crime per 1000 (2006)	1.2 4.3% increase in 5 years 11.3% reduction in 10 years	1.7 22.9% increase in 5 years 31.8% reduction in 10 years
<i>While the proportion of households in Cumberland County that receive entitlement benefits is lower than the state average, the proportion of the overall population that receive such benefits is higher than the state average. It has been suggested that this is a result of the number of households in Cumberland County with a female head of household and children living in poverty.</i>		

<b>FAMILY DOMAIN</b>		
<b>Risk Concern</b>	<b>Maine</b>	<b>Cumberland County</b>
Domestic assaults reported to police (2006)	5,554	<b>1,106</b> <i>Rate is higher than state by population</i>
# of adults in ATOD state-supported programs per 1,000 people over 18y (2001)	7.26	<b>10.05</b>
# of children in foster care per 1,000 people (2002)	9.90	9.09
% of people binge drinking in last 30 days (2002)	14.4%	16.5%
Domestic Violence Arrests per 1,000 people (2002)	4.73	5.32
<b>SCHOOL DOMAIN</b>		
<b>Risk Concern</b>	<b>Maine</b>	<b>Cumberland County</b>
Drop-out rate 2006	5.42%	4.88%
Average Daily Attendance Rate 2007	93.97%	
High School Completion Rate 2006	84.25%	85.43%
% of adolescents 16-19y who have not completed HS (2000)	6.18%	4.63%
<b>INDIVIDUAL DOMAIN</b>		
<b>Risk Concern</b>	<b>Maine</b>	<b>Cumberland County</b>
Rate of depression per 1,000 2006	57.8	67.7
Rate per 100,000 of death by cancer 2001-2005	242	227
Rate per 100,000 of death by heart disease 2001-2005	237	191
Rate per 100,000 of death by Alzheimer's disease 2001-2005	37.5	48.3
Annual Lyme disease cases per 100,000 2003-2007		83.6
# of youth arrested per 1,000 people (2006)	485 21.9% reduction in 5 years 39.6% reduction in 10 years	1,514 13.4% reduction in 5 years 35% reduction in 5 years
# of youth arrested for alcohol-related offenses per 1,000 people (2002)	.78	.05
# of adolescents (10-14y) arrested for personal & property crimes per 1,000 people (2002)	10.09	9.76
<b>OUTCOMES</b>		
<b>Concern</b>	<b>Maine</b>	<b>Cumberland County</b>
Adult drunk driving arrests per 1,000 people (2002)	6.56	7.12
Adult alcohol arrests per 100,000 (2000)	983.69	954.09
Alcohol-related traffic	25%	44.44%

fatalities as a % of all traffic fatalities (2001)		
Drug use during pregnancy: # of pregnant women receiving state-supported treatment per 1000 live births (2001)	7.71	12.02
Adult violent crimes per 100,000 people (2000)	62.24	66.50
Juvenile arrests for property crime per 100,000 people (2002)	2036.80	2175.89
# of adolescents committing suicide per 100,000 (2002)	4.75	6.89

## 2009 Community Assessment Survey

Thank you for completing this brief survey. Your answers will be kept confidential. The information you provide will help us provide better services in our community.

1) What are your family's (or your) greatest needs? Please pick your top three (3) only.

- Hunger
  - Child care
  - Health care
  - Dental care
  - Counseling/Therapy/Mental Health services
  - Opportunity to be involved in my community
  - Information about how to get or stay healthy
  - Safe places to play and exercise outside
  - Activities for families of pre-school aged kids
  - Other: \_\_\_\_\_
- Safe housing
  - Transportation
  - Help with substance abuse
  - Before/after-school program
- Affordable housing
  - Safe neighborhood
  - Help making ends meet
  - Heating assistance
  - Employment assistance
    - Job skills training

2) Who else do you get services from:

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3) How did you find out about PROP? Why did you choose us?

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4) If PROP could do one thing for your family to make a difference in your life or your family's life, what would it be?

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Are you: Male\_\_\_\_ Female\_\_\_\_ Under 18 years old\_\_\_\_ Between 19 – 25\_\_\_\_ Between 26 – 40\_\_\_\_ Between 40 – 55\_\_\_\_ Older than 55\_\_\_\_  
Do you: Live in a city\_\_\_\_ Live in the country\_\_\_\_ Live in a suburban area\_\_\_\_

## **2009 Community Needs Assessment Focus Group**

**Thank you for agreeing to participate in this focus group.**

**What you say in this setting will be kept confidential, unless you ask us to follow-up on an issue.**

**We will use the information you provide to make decisions about our programs including whether we are doing the right kind of work and whether there are other things we should be doing in the community.**

**This process is completely voluntary. If you do not want to answer a question, don't. If you feel uncomfortable with the process and want to leave, you can do so without any judgment from us.**

### **Questions**

**If you had to mark how your family is doing right now, where would it be on the thriving/surviving continuum?**

**Can you get health care when you need it? What about dental?**

**Have you or someone you know recently experienced homelessness?**

**Are you able to get child care when you need it?**

**Does someone you know struggle with language or literacy issues?**

**If you or someone you know has a child with disabilities, is the child receiving services through Child Development Service? Has that been meeting the child or family's needs?**

**Do you have secure housing? (up to date on the mortgage or rent, not in danger of foreclosure or eviction, safe)**

**Have you received general assistance in the last year? What was your experience with the GA system? How did you get referred there?**

**Have you received DHHS assistance in the last year? What was your experience with DHHS? How did you get referred there?**

**Have you or someone you know been the victim or witness of a crime in the last year?**

**Do you feel like things are getting better or worse for you or your family?**

**If you were in charge, what would you do to help people in need?**

**Who do you worry about in your community? Who isn't being served or getting what they need?**

**How could PROP help you more/better?**

## **Appendix V: Cumberland County 2012 Annual Action Plan**

### **Projects, programs & activities to be funded**

<b>Total funds to be awarded:</b>	<b>\$921,392</b>
2012 Program Funds	\$734,321
Reallocated Funds	\$187,071

### **Regional vs. community projects:**

Regional projects:	\$201,450
Community projects:	\$719,942

### **Funding by project type:**

Social Service	\$136,449
Public Facilities	\$100,000
Public Infrastructure	\$456,165
Housing Rehabilitation	\$150,000
Economic Development	\$ 48,778
Planning	\$ 30,000

### **Project & Funding Recommendations**

#### **CDBG General Program Grants**

1. Domestic Violence Prevention \$50,260  
Cape Elizabeth, Gorham, Gray, Naples, Scarborough, Standish, Raymond, Casco

Family Crisis Services (FCS) will use CDBG funding to expand the coverage of their Enhanced Police Intervention Collaboration (EPIC 2) program to the Towns of Gray, Raymond, and Casco; EPIC 2 currently serves Cape Elizabeth, Scarborough, Gorham, and Naples. A similar program is also in operation in Portland, South Portland, and Westbrook. EPIC is a collaborative effort between FCS and local police departments. FCS staff accompany police on follow-up calls to victims of domestic abuse help victims secure advocacy services and emergency shelter. During the first half of the 2011 program year, the EPIC 2 advocate has completed 76 follow-up visits with a law enforcement officer.

2. Affordable Housing Infrastructure \$143,000  
Freeport

CDBG funds will be used to help cover Habitat-for-Humanity's cost of site clearance and preparation, road construction, storm drainage, and site utilities to create a subdivision for 8 new homes. The homes (4 duplexes) will be sold to 8 low-income and very low-income families.

3. Elder Services \$34,739  
Gorham, Westbrook

A Social Worker from The Southern Maine Agency on Aging (SMAA) will work one day per week in both Gorham and Westbrook. The staff member will provide information and resource services to people 60+ and to disabled adults. Two volunteers will be trained by the social worker to provide continued Medicare and benefits counseling in each community after the end of the project.

4. Water Line \$233,165  
New Gloucester

The project entails the construction of a public water system in the Upper Village neighborhoods to address long term contamination of private wells. Total project cost of \$2.8 million will be financed from a Department of Environmental Protection (DEP) grant and a grant/loan combination from Rural Development. The CDBG funds will provide partial funding for the purchase and installation of the gravity feed water tank.

5. Central Heating Improvement Program (CHIP) \$150,000  
Opportunity Alliance

This program involves corrections of malfunctioning heating systems in income qualified households by privately employed Maine Oil and Solid Fuel Board licensed technicians. Technicians will also conduct a HUD Housing Quality Standards (HQS) inspection to determine if other life safety repairs need to be completed. An estimated 38 households will be assisted in this manner with projects ranging from \$2,000 to \$8,000.

6. Homelessness Prevention \$45,450  
Opportunity Alliance

Case management services will be provided to assist individuals and families facing imminent homelessness. Services include education about housing options, information about available resources, assistance with creating a stability plan, budgeting, and on-going support through the process. The focus is on keeping clients stably housed or to be quickly re-housed, ideally in their own communities. This activity has been funded by the HUD Homeless Prevention Rapid Re-housing program grant that is expiring in June 2012 and that will no longer be available.

7. Grant for Business \$48,778  
Standish

The Town of Standish is requesting funds on behalf of Roadway Utility Trailers, a spin-off enterprise of Standish Trailer Sales; Standish Trailer Sales is an existing business located on Northeast Rd in Standish. Funds will be used to purchase machinery and equipment for the fabrication of steel components used in the production of trailers for personal and commercial use in the Northeast market. Roadway Utility Trailers projects first year employment of 7 new workers.

8. Affordable Housing Infrastructure \$80,000  
Scarborough

CDBG funds will provide partial funding for the extension of existing public sewer infrastructure to facilitate an affordable housing development on town-owned land. The project is a partnership between the Town of Scarborough Housing Alliance and Habitat for Humanity. The concept plan

for the project proposes seventeen housing units with a mix of single-family and two-family dwellings.

9. Therapeutic Recreation \$6,000  
Center for Therapeutic Recreation

The program will provide recreation and social activities to 12-18 adults with developmental disabilities. The funds will support a sliding scale fee structure enabling those with the least financial resources to participate in aquatic recreation programs for a total of 150 hours.

10. Wescott Community Center Improvements \$100,000  
Westbrook

This project will replace deteriorated and damaged flooring throughout the Community Center including removal and disposal of broken asbestos tiles. The rehabilitation will include replacement of the water damaged and uneven wood gym floor. Over 300 people utilize the Community Center daily.

### **CDBG Planning Grants**

1. Hancock Block Master Plan \$10,000  
Gray

The planning project seeks to assess the constraints and opportunities for redevelopment and preservation of the properties in this pivotal location in Gray Village.

2. Economic Development Plan \$5,000  
Harpwell

A consultant will be hired to engage the community in the development of an economic development strategy.

3. Public Water Supply Capacity Development Study \$15,000  
Naples

This study is to locate adequate public water sources and determine pumping station needs, storage capacity and pressure.



Program Administration

\$77,843

The funds pay salaries, benefits and basic office supplies, phone and technology required for the activities of South Portland's Community Development Office.

**HOME Program Consortium**

All the communities of Cumberland County including Portland, Brunswick and the 25 members of our Community Development program have formed the City of Portland/Cumberland County HOME Consortium. The City of Portland serves as the lead entity of the Consortium.

The non-Portland members of the Consortium will receive an allocation of funds of \$365,313. Unlike CDBG, HOME funds can only be used for housing activities, primarily housing rehabilitation, home ownership assistance and new construction of rental or ownership housing. It is proposed that the non-Portland Consortium budget place more emphasis on Housing Rehabilitation for 2012 than in past years.

Housing Rehabilitation	\$ 204,450
Homeownership Assistance	\$ 100,000
CHDO Requirement (new housing construction)	\$ 60,863

**Goals and objectives to be carried out during the action plan period are indicated by placing a check in the following boxes.**

<input checked="" type="checkbox"/>	<b>Objective Category Decent Housing</b> Which includes:	<input checked="" type="checkbox"/>	<b>Objective Category: Suitable Living Environment</b> Which includes:	<input checked="" type="checkbox"/>	<b>Objective Category: Expanded Economic Opportunities</b> Which includes:
<input type="checkbox"/>	assisting homeless persons obtain affordable housing	<input checked="" type="checkbox"/>	improving the safety and livability of neighborhoods	<input checked="" type="checkbox"/>	job creation and retention
<input checked="" type="checkbox"/>	assisting persons at risk of becoming homeless	<input type="checkbox"/>	eliminating blighting influences and the deterioration of property and facilities	<input checked="" type="checkbox"/>	establishment, stabilization and expansion of small business (including micro-businesses)
<input checked="" type="checkbox"/>	retaining the affordable housing stock	<input checked="" type="checkbox"/>	increasing the access to quality public and private facilities	<input type="checkbox"/>	the provision of public services concerned with employment
<input checked="" type="checkbox"/>	increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability	<input type="checkbox"/>	reducing the isolation of income groups within areas through spatial de-concentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods	<input type="checkbox"/>	the provision of jobs to low-income persons living in areas affected by those programs and activities under programs covered by the plan
<input type="checkbox"/>	increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/ADOS) to live in dignity and independence	<input type="checkbox"/>	restoring and preserving properties of special historic, architectural, or aesthetic value	<input type="checkbox"/>	availability of mortgage financing for low income persons at reasonable rates using non-discriminatory lending practices
<input type="checkbox"/>	providing affordable housing that is accessible to job opportunities	<input checked="" type="checkbox"/>	conserving energy resources and use of renewable energy sources	<input type="checkbox"/>	access to capital and credit for development activities that promote the long-term economic social viability of the community

# **Appendix VI: Public Housing Charts**

**Tax Credit Projects in Cumberland County**

<b>HUD ID Number:</b>	<b>Project Name</b>	<b>City</b>	<b>Total Units</b>	<b>Low-Income Units</b>	<b>Placed-In-Service</b>	<b>Address</b>
MEA1999005	AUBURN TERRACE	PORTLAND	164	164	1999	246 AUBURN ST
	BAYSIDE EAST	PORTLAND	20	20	2009	
	BESSEY SCHOOL	SCARBOROUGH	54	54	2008	272 U.S. Route One
MEA2000005	BETSY ROSS	SOUTH PORTLAND	123	50	2000	99 PREBLE ST
	BRICK HILL APARTMENTS	SOUTH PORTLAND	30	30	2008	BRICK HILL AVE
MEA2006025	BRICK HILL COTTAGES	SOUTH PORTLAND	44	44	2006	1 RED OAK DR
MEA2005005	BRICK HILL TOWNHOUSES	SOUTH PORTLAND	66	66	2005	1 TOWNHOUSE DR
MEA2001005	BROOKSIDE VILLAGE	FREEPORT	16	16	2001	7 SPRING ST
MEA2004005	CASCO TERRACE	PORTLAND	27	13	2004	41 STATE ST
MEA2001010	CHOM SCATTERED SITES SUPPORTIVE HOUSING	PORTLAND	24	24	2001	25 WALL ST
MEA2006005	CONGRESS SQUARE	PORTLAND	160	160	2006	579 CONGRESS ST
MEA1992010	CORTLAND COURT	SOUTH PORTLAND	188	61	1992	696 WESTBROOK ST
	DANFORTH STREET	PORTLAND	43	30	2009	
MEA2003005	DEERFIELD VILLAGE APTS	BRIDGTON	24	24	2003	246 POND RD
MEA1991020	EAST BRIDGE STREET APARTMENTS	WESTBROOK	100	56	1991	300 E BRIDGE ST
	FLORENCE HOUSE	PORTLAND	25	25	2009	180-198 Valley St
MEA2006045	FORE RIVER APTS	PORTLAND	20	20	2006	63 FREDERIC ST
MEA2006035	GOLDER COMMONS	WESTBROOK	34	34	2006	87 BRIDGE ST
MEA2006040	IRIS PARK APTS	PORTLAND	31	30	2006	189 PARK AVE
MEA2002020	ISLAND VIEW APARTMENTS	PORTLAND	70	29	2002	151 WALNUT ST
MEA1996020	LAFAYETTE SQUARE APTS	PORTLAND	92	65	1996	638 CONGRESS ST
MEA1997015	LARRABEE VILLAGE	WESTBROOK	150	150	1997	30 LIZA HARMON DR
MEA2005010	LOGAN PLACE	PORTLAND	30	30	2005	52 FREDERICK RD
MEA1998015	MUNJOY SOUTH TOWNHOUSE APARTMENTS	PORTLAND	140	140	1998	31 MOUNTFORT ST
MEA1989050	NORTHFIELD GREEN BUILDING	PORTLAND	200	200	1989	147 ALLEN AVE
	PEARL PLACE	PORTLAND	60	30	2008	210 PEARL ST
MEA2003030	PRESUMPCOT COMMONS	WESTBROOK	29	29	2003	765 MAIN ST
MEA2003035	PROP FAMILY HOUSING I	PORTLAND	12	9	2003	49 HANOVER ST
MEA2005030	PROP FAMILY HOUSING PHASE II	PORTLAND	16	16	2005	77 GRANT ST
MEA2006055	PROP FAMILY HOUSING PHASE III	PORTLAND	20	20	2006	135 CUMBERLAND AVE
MEA1993050	RIDGELAND ESTATES	SOUTH PORTLAND	80	80	1993	109 RIDGELAND AVE
MEA1995055	RIVERSIDE ESTATES	BRUNSWICK	48	10	1995	41 RIVER RD
MEA1992055	ROSA TRUE SCHOOL	PORTLAND	8	8	1992	140 PARK ST
MEA2000015	SANDY CREEK	BRIDGTON	20	20	2000	ROAD
MEA2002045	SHALOM HOUSE	PORTLAND	10	10	2002	90 HIGH ST
MEA1990055	SHERMAN STREET PROJECT	PORTLAND	50	21	1990	56 SHERMAN ST
MEA2004035	ST. DOMINIC'S SCHOOL APARTMENTS	PORTLAND	12	12	2004	42 GRAY ST
MEA1998030	STEEPLE SQUARE	WESTBROOK	73	73	1998	17 WEBB ST

**Tax Credit Projects in Cumberland County**

<b>HUD ID Number:</b>	<b>Project Name</b>	<b>City</b>	<b>Total Units</b>	<b>Low-Income Units</b>	<b>Placed-In-Service</b>	<b>Address</b>
MEA2004045	TOWNHOUSES AT OCEAN EAST	SOUTH PORTLAND	32	32	2004	1 SCHOONER RD
MEA2004050	TOWNHOUSES AT OCEAN EAST	SOUTH PORTLAND	54	33	2004	6 SCHOONER RD
MEA2005035	UNITY GARDENS	WINDHAM	24	24	2005	124 TANDBERG TRL
MEA2001030	UNITY VILLAGE AT BAYSIDE	PORTLAND	33	26	2001	275 CUMBERLAND AVE
MEA2006030	VALLEY ST APTS	PORTLAND	24	24	2006	315 VALLEY ST
MEA2006050	VARNEY SQ APTS	FREEPORT	30	24	2006	CHASE CT & UNITY LN
MEA1997040	VILLAGE VIEW	FREEPORT	30	30	1997	26 VILLAGE VIEW LN
MEA2006060	WALKER TERRACE	PORTLAND	40	22	2006	1 WALKER ST
MEA2003050	WELLESLEY ESTATES	PORTLAND	45	19	2003	1818 FOREST AVE
MEA2005040	WESTBROOK POINTE	WESTBROOK	198	181	2005	5 TERI CIR
MEA2004060	YALE COURT	PORTLAND	30	30	2004	240 HARVARD ST
MEA2006020	YMCA APTS	PORTLAND	32	32	2006	231 HIGH ST
	<b>Total</b>		<b>2,885</b>	<b>2,350</b>		

Domestic Violence - Utilization of Family Crisis Shelter					
	Days in the Month	Bednights	Average		
Jun-08	30	286	10		
Jul-08	31	333	11		
Aug-08	30	343	11		
Sep-08	30	359	12		
Oct-08	31	381	12		
Nov-08	30	350	12		
Dec-08	31	294	10		
Jan-09	31	156	5		
Feb-09	28	111	4		
Mar-09	31	274	9		
Apr-09	30	313	10		
May-09	31	209	7		
Jun-09	30	189	6		
Jul-09	31	300	10		
Aug-09	30	295	9		
Sep-09	30	359	12		
Oct-09	31	294	9		
Nov-09	30	245	8		
Dec-09	31	369	12		
Jan-10	31	341	11		
Bednights Available	608	5801	10	Utilization Rate	68%
Family Shelter					
	Bednights				
Bednights used	18234				
capacity	77				
Bednight Capacity	28105				
utilization rate	65%				
DV victims	25%				
DV victims by day	12				

Homeless								
Property	Capacity	Housing type	Population	Agency	Street Address	Town	Demographics	Built
Oxford Street Shelter	140	Homeless/Emergency shelter	Adults	City of Portland	197 & 203 Oxford Street	Portland	Individuals	
Tedford Adult Shelter	18	Homeless/Emergency shelter	Adults	Tedford Housing	49 Cumberland Street	Brunswick	Individuals	
The Bridge	12	Homeless/Emergency shelter	Adults	Ingraham, Inc.	54 Maple Street	Portland	Mentally Ill	
YANA	10	Homeless/Emergency shelter	Adults	YANA, Inc.		Saco/Scarborough	Single Men/Substance Abuse	
Florence House	25	Homeless/Emergency shelter	Adults	AVESTA	Valley Street	Portland	Single women	
Milestone	9	Homeless/Emergency shelter	Adults	Milestone Foundation	65 India Street	Portland	Substance Abuse	
<b>Total</b>	<b>214</b>	<b>Homeless/Emergency shelter</b>	<b>Adults</b>					
Peabody House	4	Homeless/Transitional Housing	Adults	Frannie Peabody Center	14 Orchard Street	Portland	AIDS/HIV	
Brackett Street	6	Homeless/Transitional Housing	Adults	Volunteers of America - NNE	232 Brackett Street	Portland	Men	
Park Street	9	Homeless/Transitional Housing	Adults	Shalom House, Inc.	130 Park Street	Portland	Mentally Ill	
Forest Avenue	8	Homeless/Transitional Housing	Adults	Shalom House, Inc.	1476 Forest Avenue	Portland	Mentally Ill	
Read Street	6	Homeless/Transitional Housing	Adults	Shalom House, Inc.	1103 Forest Avenue	Portland	Mentally Ill	
Auburn House	12	Homeless/Transitional Housing	Adults	Shalom House, Inc.	15 Croquet Lane	Portland	Mentally Ill	
Vesper Street	5	Homeless/Transitional Housing	Adults	Shalom House, Inc.	36 Vesper Street	Portland	Mentally Ill	
Randall Place	12	Homeless/Transitional Housing	Adults	Ingraham, Inc.	12 Randall Street	Portland	Mentally Ill/Substance Abuse	1992
My Choice	8	Homeless/Transitional Housing	Adults	Maine Adoption Placement Service	306 Congress Street	Portland	Pregnant women	
<b>Total</b>	<b>70</b>	<b>Homeless/Transitional Housing</b>	<b>Adults</b>					
Peabody House	6	Homeless/Permanent Supportive Housing	Adults	Frannie Peabody Center	14 Orchard Street	Portland	AIDS/HIV	1995
Logan Place	30	Homeless/Permanent Supportive Housing	Adults	AVESTA	Frederic Street	Portland	Chronically Homeless	2004
Spring Street	8	Homeless/Permanent Supportive Housing	Adults	Shalom House, Inc.	124 Spring Street	Portland	Mentally Ill	
Vaughan Street	6	Homeless/Permanent Supportive Housing	Adults	Shalom House, Inc.	269 Vaughan Street	Portland	Mentally Ill	
Florence House	25	Homeless/Permanent Supportive Housing	Adults	AVESTA	Valley Street	Portland	Chronically Homeless/Women	2009
<b>Total</b>	<b>75</b>	<b>Homeless/Permanent Supportive Housing</b>	<b>Adults</b>					
Reardon's Place	10	Homeless/Emergency shelter	Youth	Youth Alternatives	705 Westbrook Street	South Portland	Individuals	
Lighthouse Shelter	16	Homeless/Emergency shelter	Youth	Preble Street	65 Elm Street	Portland	Teens	
<b>Total</b>	<b>26</b>	<b>Homeless/Emergency shelter</b>	<b>Youth</b>					
Maine Stay	12	Homeless/Transitional Housing	Youth	Ingraham, Inc.	165 Cumberland Avenue	Portland	Mentally Ill/Substance Abuse	
ROADS House	8	Homeless/Transitional Housing	Youth	Youth Alternatives	288 Eastern Prom	Portland	Teen Boys	
Youth Alternative II	7	Homeless/Transitional Housing	Youth	Youth Alternatives	53 Brentwood Street	Portland	Teen Boys	
Edgewood	6	Homeless/Transitional Housing	Youth	Ingraham, Inc.		Scarborough	Teens	
<b>Total</b>	<b>33</b>	<b>Homeless/Transitional Housing</b>	<b>Youth</b>					
Tedford Family Shelter	28	Homeless/Emergency shelter	Families	Tedford Housing	34 Federal Street	Brunswick	Families	
Portland Family Shelter	45	Homeless/Emergency shelter	Families	City of Portland	Chestnut Street	Portland	Families with children	
<b>Total</b>	<b>73</b>	<b>Homeless/Emergency shelter</b>	<b>Families</b>					
Community Housing	3	Homeless/Transitional Housing	Families	Community Housing of Maine	Undisclosed	South Portland	Domestic Violence	1997
Family Crisis Shelter	16	Homeless/Transitional Housing	Families	Family Crisis Services	Undisclosed	Portland	Domestic Violence	1997
Bell Street	4	Homeless/Transitional Housing	Families	PWNPC/City of Portland Social Services	102-104 Bell Street	Portland	Homeless	
Park Avenue	7	Homeless/Transitional Housing	Families	YWCA	22 Park Avenue	Portland	Pregnant/Parenting Teens	1998
Holly Street	2	Homeless/Transitional Housing	Families	Community Housing of Maine	28 Holly Street	Portland	Refugees	1997
Women's Shelter	6	Homeless/Transitional Housing	Families	Preble Street		Portland	Women with or w/out Children	
<b>Total</b>	<b>38</b>	<b>Homeless/Transitional Housing</b>	<b>Families</b>					

**All Assisted Living**

FacilityName	Accessible	Beds	FacilityAddress	FacilityCity	New Handicap	Alzheimer	Elderly	Mentally III	Mentally Retard	Traumatic Brain	Other Population
Minuteman Drive	X	4	1 Minuteman Drive	Scarborough	y	N	N	N	Y	N	N
Reef Lane	X	3	1 Reef Lane	Scarborough	Y	N	N	N	Y	N	Y
Candlewyck Adult Foster Home		3	10 Candlewyck Street	Portland	N	N	N	N	Y	N	Y
Ten-0-Eight Washington Avenue	X	4	1008 Washington Ave	Portland	Y	N	N	Y	Y	N	N
Pleasant Ave		2	103 Pleasant Ave	Portland					Y		
Barstow Road Home		4	108 Barstow Road	Gorham					Y		Y
Port Resources		4	109 Forbes Lane	Windham					Y		
Bishop House	X	4	11 Bishop Drive	Windham	Y	N	N	N	y	N	y
Port Resources		2	1119 Lewiston Road	New Gloucester					Y		
Meadow Road Home	X	4	113 Sandy Creek Road	Bridgton	Y	N	Y	N	Y	N	N
St. Joseph's Manor		44	1133 Washington Avenue	Portland			Y				
St. Joseph's Manor Adult Day Hlth Care Ctr.	X	25	1133 Washington Avenue	Portland	Y	Y	Y	Y	Y	Y	N
Barron Center Adult Day Care I	X	25	1145 Brighton Avenue	Portland	Y	Y	Y	Y	Y	Y	Y
Barron Center Adult Day Care II	x	20	1145 Brighton Avenue	Portland	Y	Y	Y	N	N	N	N
Front Street Assisted Living Facility		2	115 Front Street	Portland					y		
Spiller Park Apartments	X	6	12 Day Road	Gorham	Y	N	N	Y	N	Y	Y
Inn At Village Square	X	37	123 School Street	Gorham	Y	N	Y	N	N	N	
Spring Street		8	124 Spring Street	Portland				Y			
Yarmouth Adult Foster Home		4	1247 North Road	North Yarmouth	N	N	N	N	Y	N	Y
Island Commons Adult Day Care	X	7	132 Littlefield Road	Chebeague Island	Y	Y	Y	Y	Y	Y	
Island Commons Resource Center	X	7	132 Littlefield Road	Chebeague Island	Y	Y	Y	Y	Y	Y	
Newton Street Residence	x	4	137 Newton Street	Portland	Y	N	N	N	y	n	N
CASA, Inc.		15	148 Gorham Road	Scarborough					Y		
Country Charm Lane		3	15 Country Charm Lane	New Gloucester			Y				
Hannah Drive	X	3	15 Hannah Drive	Gorham	Y	N	N	N	Y	N	N
Casa VII	X	3	15 Quail Drive	Windham	Y	N	N	N	Y	N	N
Wilson Street	X	7	15 Wilson Street	South Portland	Y	N	Y	Y	Y	N	N
Fifteen Woodmont Street	X	6	15 Woodmont Street	Westbrook	Y	N	Y	N	Y	N	N
Clark Street		8	154 Clark Street	Portland				Y			
18 Deering Road		3	18 Deering Road	Gorham			Y	y	y		
Harvest Hill Residential Care		2	18 Harvest Hill Road	Windham	N		Y				
Lincoln Street Group Home		6	18 Lincoln Street	Portland	N	N	N	N	Y	N	N
Bridgton Residential Care Center		16	186 Portland Road	Bridgton			Y				
Colony Lane	X	3	19 Colony Lane	South Portland	Y	N	N	Y	Y	N	N
Foreside Harbor	X	36	191 Foreside Road	Falmouth	Y	N	Y	N	N	N	N
Chesley House		3	2 Chesley Street	Westbrook	N	N	Y	Y	N	N	N
Ray Foster Home		2	2 Rocky Hill Drive	Brunswick	N	N	N	Y	Y	N	N
Wedgewood Street		3	2 Wedgewood Street	Scarborough			Y				

**All Assisted Living**

FacilityName	Accessible	Beds	FacilityAddress	FacilityCity	New Handicap	Alzheimer	Elderly	Mentally III	Mentally Retard	Traumatic Brain	Other Population
Windham Pines	X	8	20 Bishop Drive	Windham	Y	N	Y	Y	N	N	N
Monroe Home		4	20 Monroe Avenue	Westbrook	N	N	N	N	Y	N	Y
The Iris Network dba Iris Park Apartments	X	30	201 Park Avenue	Portland	y		y	y			
Millie Morrill House		6	205 Ludlow Street	Portland	N	N	N	N	Y	N	N
216 West Valentine Street		3	216 West Valentine Street	Westbrook					Y		
Amador Foster Home	X	3	22 Marshview Way	Harpwell	Y	N	N	N	Y	N	N
Sedgewood Commons	x	30	22 Northbrook Drive	Falmouth	Y	Y	Y	Y	N	N	N
Sedgewood Commons Adult Day Care	x	10	22 Northbrook Drive	Falmouth	Y	Y	Y	N	N	N	N
Running Tide Drive		3	22 Running Tide Drive	Scarborough	N	N	N	N	Y	N	N
22 Wayside Drive		4	22 Wayside Drive	Portland					Y		
Gordon Green	X	8	23 Third Street	South Portland	Y	N	N	Y	Y	N	N
Voanne Brackett Street House		6	232 Bracket Street	Portland				Y			
Georgia Street Residence		6	24 Georgia Street	Portland						Y	
D.C. Holdings, Inc. D/B/A Dionne Commons		60	24 Maurice Drive	Brunswick		N	Y	N	Y	N	Y
Pine Street		4	2-4 Pine Street	Brunswick	N	N	Y	Y	Y	N	N
246 Auburn Terrace		1	246 Auburn Terrace	Portland					Y		
249 Libby Avenue		4	249 Libby Avenue	Gorham			Y				
Caron Street House	X	5	26 Caron Street	Portland	Y	N	N	Y	Y	N	Y
Skolfield House	X	49	26 Cumberland Street	Brunswick	Y	Y	Y	N	N	N	N
26 Marion Street		1	26 Marion Street	Portland					Y		
B-VII Yarmouth LLC d/b/a Bay Square At Yarmouth		60	27 Forest Falls Drive	Yarmouth			Y				
B-VII Yarmouth LLC d/b/a Harbor Adult Day Services Program		10	27 Forest Falls Drive	Yarmouth		y	Y	n	n	n	n
Central Street Foster Home	X	3	270 Central Street	Westbrook	Y	N	N	N	Y	N	N
Woodford Street		4	271 Woodford Street	Portland	N	N	N	N	Y	N	N
Wall Street		3	27-29 Wall Street	Portland					Y		
Helen Ray House		7	275 State Street	Portland				Y			
Georgia Street Residence	X	5	28 Georgia Street	Portland	Y	N	N	N	N	Y	N
Congress Street		5	284 Congress Street	Portland				Y			
Maine Veterans' Home - Scarborough	X	30	290 U.S. Route 1	Scarborough	Y	Y	Y	N	N	N	Y
Winding Way	X	6	3 Winding Way	Scarborough	Y						
Tall Pines CLA		3	30 Tall Pines Drive	New Gloucester	N	N	N	Y	Y	N	Y
Springbrook Center	X	23	300 Spring Street	Westbrook	Y	Y	Y	N	N	N	N
Lambs Mills Road Home	X	4	31 Lambs Mills Road	Naples	Y	N	N	Y	Y	N	N
Independence House 1		6	31 School Street	Freeport					Y		
Croquet Lane		10	31-50 Croquet Lane	Portland				Y			
Camden Road Operating Company LLC (formerly Ocean View Retirement)		39	32 Blueberry Lane	Falmouth			Y				
Thomas Street Foster/Waiver Home		2	32 Thomas Street	South Portland	n	N	N	N	Y	y	Y
Respite Care - Brunswick	X	8	320 Church Road	Brunswick	Y	Y	Y	N	N	N	N

**All Assisted Living**

FacilityName	Accessible	Beds	FacilityAddress	FacilityCity	New Handicap	Alzheimer	Elderly	Mentally III	Mentally Retard	Traumatic Brain	Other Population
Sunnybrook Village, LLC		51	340 Bath Road	Brunswick			y				
342 Woodfords Street		4	342 Woodfords Street	Portland					Y		
35 A River's Edge		2	35 A River's Edge Road	Gray					Y		Y
35 B River's Edge		3	35 B River's Edge Road	Gray			Y		Y		Y
Leisure Lane Program		3	37 Leisure Lane	Portland	N			Y	Y		
Sawyer Street Residence		9	388 Sawyer Street	South Portland				Y			
Woodford II Adult Foster Home		3	388 Woodford Street	Portland	N	N	N	N	Y	N	Y
O'Brion Street	X	6	39 O'Brion Street	Portland	Y	N	N	Y	Y	N	N
Pratt Foster Home		1	4 Breezy Meadows	Gray	N	N	N	N	Y	N	N
Kendall Lane		2	4 Kendall Lane	Freeport	N	N	Y	N	Y	N	N
Freeport Place		30	4 Old County Road	Freeport			Y				
Casa V	X	3	4 Quail Drive	Windham	Y	N	N	N	Y	N	N
Hughes Foster Home		2	404 Lincoln Street	South Portland	N	N	Y	N	N	N	Y
Four o Eight-B Brighton Avenue		4	408 B Brighton Avenue	Portland	N	N	N	N	Y	N	N
Four o Eight-A Brighton Avenue	X	2	408A Brighton Avenue	Portland	Y	N	N	N	Y	N	N
Fallbrook Woods	X	56	418 Ray St.	Portland	Y	Y	Y	N	N	N	N
Brackett Street		13	42 Brackett Street	Portland				Y			
Grafton Street	X	3	42 Grafton St.	Portland	y		N		Y		Y
43 Bailey Avenue		2	43 Bailey Avenue	Portland					Y		
Haskell Street House		4	43 Haskell Street	Westbrook	N	N	N	N	Y	N	N
Casco Inn Residential Care Facility	X	39	434 Roosevelt Trail	Casco	Y	Y	Y	Y			
Carol's Residential Care Facility		4	478 River Road	Windham	N	Y	Y	Y	Y	N	N
Pleasant Hill Road	X	6	48 Pleasant Hill Rd.	Brunswick	Y				Y		Y
Albany Street		3	49 Albany Street	South Portland					y		
Windham Residential Facility	X	10	495 River Road	Windham	Y	Y	Y	N	Y	N	Y
Billabong II		3	5 Billabong Way	Windham				Y	Y		
Cambridge Common Congregate Housing		50	50 New Portland Road	Gorham			Y				
Gorham House	X	35	50 New Portland Road	Gorham	Y	Y	Y	N	N	N	N
Kelly Home A		2	50 Westminster St	Portland	N	N	N	N	Y	N	N
Rocky Hill Manor	X	16	511 Bridge Street	Westbrook	y	n	y	n	n	n	n
Billabong Way		6	5-15 Billabong Way	Windham					y		
The Stevens Home	X	16	52 Harpswell Road	Brunswick	Y	Y	Y	N	N	N	N
Kelly Home B		2	52 Westminster Ave	Portland	N	N	N	N	Y	N	N
Croquet Lane		21	52-74 Croquet Lane	Portland				Y			
Reynolds Home		2	53 Weymouth Street	Brunswick	N	N	N	N	Y	N	N
Weymouth Street Home		2	53 Weymouth Street	Brunswick	N	N	Y	Y	Y	N	N
Stroudwater Street Residence		4	537 Stroudwater Street	Westbrook	N	N	N	Y	Y	N	Y
Pride House	X	8	549 Westbrook Street	South Portland	y	n	y	y	y	y	y

**All Assisted Living**

FacilityName	Accessible	Beds	FacilityAddress	FacilityCity	New Handicap	Alzheimer	Elderly	Mentally III	Mentally Retard	Traumatic Brain	Other Population
Pinecrest		4	55 Pinecrest Road	Portland					Y		
Mid Coast Senior Health Center-Thornton Hall	x	39	56 Baribeau Drive	Brunswick	y		y				
Highland Avenue	X	3	56 Highland Avenue	Scarborough	Y	N	N	N	N	N	Y
Standish Middle Road Home		3	575 Middle Road	Standish	n				y		
The Garden		17	58 Baribeau Drive	Brunswick		Y	Y				
58 Highland Avenue		4	58 Highland Avenue	Scarborough	Y	N	N	y	Y	y	y
Webster Commons		14	6 Old County Road	Freeport			Y				
Scarborough Terrace	x	77	600 Commerce Drive	Scarborough	Y	Y	Y	N	N	N	N
The Osher Inn at The Cedars	X	30	620 Ocean Avenue	Portland	Y		Y				
64 Gray Street		6	64 Gray Street	Portland					Y		
Linton Street Facility		2	66 Linton Street	South Portland	N	N	N	N	Y	N	N
Pine Point Center	X	12	67 Pine Point Road	Scarborough	Y	N	Y	N	N	Y	Y
Portland Center for Assisted Living	X	152	68 Devonshire St	Portland	Y	Y	Y	N	N	N	N
Washington I		3	688 Washington Avenue	Portland	N	N	N	N	Y	N	N
Washington II		3	690 Washington Ave	Portland	N	N	N	N	Y	N	N
Munroe House II		4	70 Emery Street	Portland	N	N	N	N	Y	N	N
Church Street		7	72 Church Street	Westbrook				Y			
Munroe House I		4	72 Emery Street	Portland	N	N	N	N	Y	N	N
Ingalls Road Home	X	2	74 Ingalls Road	Bridgton	Y	N	N	N	Y	N	N
Sanborn's Foster Home		1	74 North Raymond Road	Raymond	N	N	N	N	Y	N	N
Seventy Five State Street	X	75	75 State Street	Portland	Y	N	Y	N	N	N	N
Clark's Terrace at the Park Danforth	X	39	777 Stevens Avenue	Portland	Y	N	Y	N	N	N	N
Oakley Street Home		3	78 Oakley Street	Portland			Y		y		
Village Crossings at Cape Elizabeth	X	60	78 Scott Dyer Road	Cape Elizabeth	y	y	y	y			y
Ingraham House	X	7	79 High Street	Portland	Y	N	N	N	Y	N	N
Gage Street Home	X	3	8 Gage Street	Bridgton	Y	N	N	N	Y	N	N
Voanne Ocean Street Apartments		4	81 Ocean Street	South Portland				Y			
Rowe Avenue		3	81 Rowe Avenue	Portland	N	N	N	N	Y	N	N
Stevens Avenue		20	824 Stevens Avenue	Portland				Y			
Congress West		12	829-831 Congress Street	Portland				Y			
Project for Supported Living		8	841 Congress Street	Portland					Y		
Baxter Place at Seaside		30	850 Baxter Boulevard	Portland			Y				
Seaside Nursing & Retirement	X	30	850 Baxter Boulevard	Portland	Y	N	Y	Y	Y	N	N
Birchwood at Canco/Portland Assisted Living LCC		80	86 Holiday Drive	Portland	n	n	y	n	n	n	n
Casa, Inc. Regan Lane		2	87 Regan Lane	Portland			Y				
Arbor View		3	9 Arbor View Rd.	Scarborough			Y				
The Vicarage By The Sea	X	6	9 Vicarage Lane	Harpswell	Y	Y	Y	Y	Y	Y	
Casa VI	X	3	90 Atlantic Street	Portland	Y	N	N	N	Y	N	Y

**All Assisted Living**

FacilityName	Accessible	Beds	FacilityAddress	FacilityCity	New Handicap	Alzheimer	Elderly	Mentally III	Mentally Retard	Traumatic Brain	Other Population
Brannigan House		10	90 High Street	Portland				Y			
Ledgeview Assisted Living, LLC		24	92 US Route One	Cumberland Foreside			Y				
Country Village Assisted Living	X	30	960 Meadow Rd., Rt. 121	Casco	Y	Y	Y	Y		Y	
One Willow Manor		6	97 School Street	South Portland	N	Y	Y	Y	N	N	Y
Dolley Farm RCF		36	98 East Bridge Street.	Westbrook	n	y	y	y	n	n	n
Gilman House		6	98 Gilman Street	Portland				Y			
Sebago Place The House		8	986 Sebago Road	Sebago	N		Y	Y	Y	Y	Y
Haskell Street Assisted Living Facility		3	99 Haskell Street	Westbrook			Y		Y		Y
Sebago Place The Cottage		2	Sebago Place	986 Sebago Road			Y	Y	Y	Y	Y
Valley Apartments		10	Valley St	Portland				Y			
Bridge Crossing		10	Wayside Avenue	Bridgton				Y			
Bridge Rental Assistance Program		130		Portland				Y			
Holbrook Assisted Living at Piper Shores		24		Scarborough			Y				

Handicapped Accessible						
FacilityName	Facility Address	Facility City	Accessible Units	Total Units	Assisted Units	Elderly
100 State Street		Portland	17	168	168	
17 Lincoln Street		Brunswick	4	19	14	
60 Pleasant Street	60 Pleasant St	Brunswick	6	6	6	
Adam Court	1 Adams Ct	South Portland	10	10	10	x
Amador Foster Home	22 Marshview Way	Harpswell	3			
AUBURN TERRACE		PORTLAND	8	164	164	
BAYSIDE EAST	58 Boyd Street	PORTLAND	4	20	20	x
Bayview Heights	158 North Street	Portland	3	60	59	
BESSEY SCHOOL		SOUTH PORTLAND	3	54	54	X
BETSY ROSS HOUSE		SOUTH PORTLAND	6	123	50	X
Bishop House	11 Bishop Drive	Windham	4			
Blackstone I and II	82 Depot Rd	Falmouth	2	20	20	X
Brackett Street	232 Brackett St	Portland	0	6	6	
BRICK HILL APARTMENTS	Westbrook Street	SOUTH PORTLAND	2	30	30	
BRICK HILL COTTAGES	Westbrook Street	SOUTH PORTLAND	2	44	44	
BRICK HILL TOWNHOUSES	Westbrook Street	SOUTH PORTLAND	4	66	66	
Brook Hollow	17 Brook Hollow Rd	Naples	0	20	20	x
Brookside Village	7 Spring Street	Freeport	3	16	16	
Burnham Court	10 Avon Place	Portland	1	18	18	
Butler Payson	State Street/Pine	Portland	12	56	56	
Carleton Court	145 Spring St	Portland	0	21	21	
Caron Street House	26 Caron Street	Portland	5			
Casa V	4 Quail Drive	Windham	3			
Casa VI	90 Atlantic Street	Portland	3			
Casa VII	15 Quail Drive	Windham	3			
CASCO TERRACE		PORTLAND	1	27	13	
Central Street Foster Home	270 Central Street	Westbrook	3			
CHOM SCATTERED SITES SUPPORTIVE HOUSING		PORTLAND	1	24	24	
Colonial Village I and II	Starboard Dr	Cape Elizabeth	3	22	22	
Colony Lane	19 Colony Lane	South Portland	3			
Congress Square Plaza	10 Congress Square Plaza	Portland	10	160	160	
CORTLAND COURT		SOUTH PORTLAND	9	188	61	
Cumberland Park Place	457 Cumberland Ave	Portland	4			
Cumberland Park Place	457 Cumberland Ave	Portland	0	43	43	
Danforth Heights	48 Salem St	Portland	0	166	137	
DANFORTH STREET		SCARBOROUGH	2	43	30	
DEERFIELD VILLAGE APTS		BRUNSWICK	1	24	24	
Deering Pavilion	880 Forest Ave	Portland	191	200	110	
Deering Place	73 Deering Ave	Portland	1			
FLORENCE HOUSE		PORTLAND	1	25	25	
FORE RIVER APTS		PORTLAND	1	20	20	
Foreside Estates	100 Clearwater Drive	Falmouth	3	170	35	
Foreside Village	7 Fundy Road	Falmouth	2	24	24	
Forest Ave Apartments	1300 Forest Ave	Portland	16	16	16	
Four o Eight-A Brighton Avenue	408A Brighton Avenue	Portland	2			
Franklin Towers	211 Cumberland Ave	Portland	10	200		x
Front Street	45 West Presumpscot	Portland	2			
Gage Street Home	8 Gage Street	Bridgton	3			
Georgia Street Residence	28 Georgia Street	Portland	5			
GOLDER COMMONS		Westbrook	2	34	34	
Gordon Green	23 Third Street	South Portland	8			
Grafton Street	42 Grafton St.	Portland	3			
Hannah Drive	15 Hannah Drive	Gorham	3			
Harbor Terrace	284 Danforth	Portland	7			x

Handicapped Accessible						
FacilityName	Facility Address	Facility City	Accessible Units	Total Units	Assisted Units	Elderly
Hay Property	783 Main Street	Westbrook	2			
Highland Avenue	56 Highland Avenue	Scarborough	3			
Holt Hall	79 Bramhall	Portland	1			
Ingalls Road Home	74 Ingalls Road	Bridgton	2			
Ingraham House	79 High Street	Portland	7	12	12	
IRIS PARK APTS		PORTLAND	2	31	30	
ISLAND VIEW APARTMENTS		PORTLAND	4	70	29	
Jordan Bay Place	10 Levy Ln	Raymond	0	24	24	x
Lafayette Square Apartments	638 Congress St	Portland	1	92	65	
Lambs Mills Road Home	31 Lambs Mills Road	Naples	4			
Landry Village	51 Landry Circle	South Portland	5			
LARRABEE VILLAGE		WESTBROOK	8	150	150	x
Larrabee Woods	30 Liza Harmon Drive	Westbrook	3	25		
Little Falls Landing	3 Depot St	Windham	1	24	24	x
LOGAN PLACE		PORTLAND	2	30	30	
Longfellow Commons	206 State Street	Portland	4	44	44	
Longfellow Place	100 Longfellow Pl	Westbrook	10	90	90	
Loring House	1125 Brighton Ave	Portland	6			
Meadowbrook	1390 Forest Ave	Portland	1			
Mill Brook Estates	300 East Bridgte St	Westbrook	12	100	56	x
Mill Cove	10 Soule St	South Portland	10	82	82	x
Minuteman Drive	1 Minuteman Drive	Scarborough	4			
Munjoy Commons	58 North Street	Portland	4			
Munjoy South	Mountfort St	Portland	2	140	140	
New Marblehead Manor	21 Oak Ln	Windham	0	20	20	x
New Marblehead North	32 Sand Bar Rd	Windham	0	20	20	x
Newton Street Residence	137 Newton Street	Portland	4			
North School	248 Congress St	Portland	6	60	60	
Northfield Green	147 Allen Ave	Portland	8	200	200	
Oakleaf Terrace	South Street	Freeport	26	26	26	
O'Brion Street	39 O'Brion Street	Portland	6			
Old Gurnet Housing	Wilson/Heath	Brunswick	2	24	24	
Parkside Court	14 Sherman St	Portland	0	5	5	
Peaks Island	89 Central Ave	Portland	11			
PEARL PLACE		PORTLAND	3	60	30	
Pejepscot Terrace	36 Pejepscot Terrace	Brunswick	11	50	50	
Pleasant Street Housing	824 Stevens Ave	Portland	0	20	20	
PRESUMPCOT COMMONS		WESTBROOK	3	29	29	x
PROP FAMILY HOUSING I		PORTLAND	1	12	9	
PROP FAMILY HOUSING PHASE II		PORTLAND	1	16	16	
PROP FAMILY HOUSING PHASE III		PORTLAND	1	20	20	
Quarry Ridge	60 Bow St	Freeport	2			
Reef Lane	1 Reef Lane	Scarborough	3			
Ridgeland Estates		South Portland	8	80	80	x
Ridgewood Apartments	101 Schoo St	Gorham	1	20	20	
Riverside Estates	41 River Road	Brunswick	2	48	10	
Riverton Park	2 Riverton Drive	Portland	6			
Riverview Terrace	21 Knight St	Westbrook	1	59	59	x
Rosa True	140 Park St	Portland	1	8	8	
Sagamore Village		Portland	11			
Sandy Creek	41 Sawyer Circle	Bridgton	2	20	20	
Sawyer Street House	388 Sawyer St	South Portland	0	6	6	
Schoolhouse Commons	6 Lincoln St	Westbrook	0	8	8	
SHALOM HOUSE		PORTLAND	1	10	10	

Handicapped Accessible						
FacilityName	Facility Address	Facility City	Accessible Units	Total Units	Assisted Units	Elderly
SHERMAN STREET PROJECT		PORTLAND	3	50	21	
South Portland Community Commons		South Portland	2			
Spiller Park Apartments	12 Day Road	Gorham	6			
St. Cyr Courts	1700 Broadway	South Portland	10			
St. Dominic's School Apartments	34 Gray St	Portland	2	12	12	
Steeple Square	Walker	Westbrook	16	73	73	
Stonecrest	15 Oak Ridge Road	Standish	1	12	12	x
Ten-0-Eight Washington Avenue	1008 Washington Ave	Portland	4			
The Fay Garman House	Central Avenue	Portland	0	12	11	
The Park Danforth	777 Stevens Ave	Portland	12	70	70	
Townhouse at Ocean East	Ocean East	Portland	9	86	65	
Unity Gardens	124 Tandberg Trail	Windham	2	24	24	x
Unity Village	24 Stone St	Portland	3	33	26	
VALLEY ST APTS		PORTLAND	1	24	24	
VARNEY SQ APTS		PORTLAND	2	30	24	
Village at Oak Hill	72 Gorham Road	Scarborough	4	38	38	
Village Square	121 School St	Gorham	5			x
Village View Townhouses	Summer St	Freeport	3	30	30	
WALKER TERRACE		PORTLAND	2	40	22	
Washington Gardens	66 Pembroke St	Portland	4			x
Wayside Pines	Wayside Drive	Bridgton	1	12	12	x
WELLESLEY ESTATES		PORTLAND	2	45	19	
Westbrook Group Home	15 Woodmont St	Westbrook	0	7	7	
Westbrook Pointe	26 Prospect St	Westbrook	4	201	173	
Westland Apartments	17 North St	Westbrook	1			
Woodlawn Terrace	12 Stone St	Brunswick	5			x
Woodlawn Tower	30 Water St	Brunswick	5			x
YALE COURT		PORTLAND	2	30	30	
Yarmouth Falls Apartments	159 Main St	Yarmouth	0	22	22	
YMCA APTS		PORTLAND	2	32	32	
			735			

<b>Public Housing Rental Units by Housing Authority</b>				
<b>Westbrook Housing Authority</b>			<b>84</b>	Agency
Larrabee Woods	10 Lisa Harmon Drive	25	Elderly	Westbrook Housing Authority
Riverview Terrace	21 Knight Street	59	Elderly	Westbrook Housing Authority
<b>South Portland Housing Authority</b>			<b>346</b>	
Landry Village	51 Landry Circle	50	Families	South Portland Housing Authority
St. Cyr Court/Broadway West	1700 Broadway	100	Families	South Portland Housing Authority
Hazard Towers/Broadway East	425 Broadway	100	Families	South Portland Housing Authority
Scattered Sites	South Portland	96	Families	
<b>Brunswick Housing Authority</b>			<b>255</b>	
Creekside Village	50 Baribeau Drive	40	Elderly	Brunswick Housing Authority
Woodlawn Tower	30 Water Street	100	Elderly	Brunswick Housing Authority
Woodlawn Terrace	12 Stone Street	41	Elderly	Brunswick Housing Authority
Old Gurnet Housing	Heath, Garrison, Wilson, Purchase St	24	Families	Brunswick Housing Authority
Perryman Village	1-50 Perryman Dr., Rt. 24	50	Families	Brunswick Housing Authority
<b>Portland Housing Authority</b>			<b>1003</b>	
Franklin Towers	211 Cumberland Avenue	200	Elderly/Disabled	Portland Housing Authority
Sagamore Village	21 Popham Street	198	Families/Elderly	Portland Housing Authority
Kennedy Park	52 Mayo Street	46	Families	Portland Housing Authority
Bayside Terrace	Smith Street	24	Families	Portland Housing Authority
Harbor Terrace	284 Danforth Street	119	Elderly/Disabled	Portland Housing Authority
Riverton Park	Riverton Drive	150	Families	Portland Housing Authority
Washington Gardens	Washington Avenue	100	Elderly/Disabled	Portland Housing Authority
Front Street	Front Street	50	Families	Portland Housing Authority
Dermot Court	Dermot Court	4	Families	Portland Housing Authority
Peninsula Housing	43 Hammond Street/155 Anderson St	13	Families	Portland Housing Authority
Liberty Square	37 Illsley Street	1	Families	Portland Housing Authority
Bayside East	47 Smith Street	98	Families	Portland Housing Authority
<b>Total</b>		<b>1,688</b>		

**Mentally III**

<b>FacilityName</b>	<b>Beds</b>		<b>FacilityAddress</b>	<b>FacilityCity</b>
Bridge Crossing	10	Shalom House	Wayside Avenue	Bridgton
Spring Street	8	Shalom House	124 Spring Street	Portland
Clark Street	8	Shalom House	154 Clark Street	Portland
Voanne Brackett Street House	6	Volunteers of America	232 Brackett Street	Portland
Helen Ray House	7	Ingraham	275 State Street	Portland
Congress Street	5	Shalom House	284 Congress Street	Portland
Croquet Lane	10	Shalom House	31-50 Croquet Lane	Portland
O'Brion Street	6	Shalom House	39 O'Brion Street	Portland
Brackett Street	13	Shalom House	42 Brackett Street	Portland
Croquet Lane	21	Shalom House	52-74 Croquet Lane	Portland
Stevens Avenue	20	Shalom House	824 Stevens Avenue	Portland
Congress West	12	Shalom House	829-831 Congress Street	Portland
Brannigan House	10	Shalom House	90 High Street	Portland
Gilman House	6	Shalom House	98 Gilman Street	Portland
Valley Apartments	10	Shalom House	Valley St	Portland
Wilson Street	7	Shalom House	15 Wilson Street	South Portland
Gordon Green	8	Ingraham	23 Third Street	South Portland
Sawyer Street Residence	9	Volunteers of America	388 Sawyer Street	South Portland
Voanne Ocean Street Apartments	4	Volunteers of America	81 Ocean Street	South Portland
Church Street	7	Shalom House	72 Church Street	Westbrook
Windham Pines	8	Mental Health Services	20 Bishop Drive	Windham
Bridge Rental Assistance Program	242	Shalom House		Portland
	437	195		
Total vouchers	242			
Waiting List	196			
Removed	79			
Total waiting list	117			
Offered vouchers	60			
Gap	57			

**Mental Retardation**

FacilityName	Beds		FacilityAddress	FacilityCity	New Handicap	Alzheimer	Elderly	Mentally III	Mental Retard	Traumatic Brain	Other Population
Minuteman Drive	4	Handicapped Persons	1 Minuteman Drive	Scarborough	y	N	N	N	Y	N	N
CASA, Inc.	15	CASA	148 Gorham Road	Scarborough					Y		
Casa VII	3	CASA	15 Quail Drive	Windham	Y	N	N	N	Y	N	N
Casa V	3	CASA	4 Quail Drive	Windham	Y	N	N	N	Y	N	N
Grafton Street	3	CASA	42 Grafton St.	Portland	y		N		Y		Y
Pinecrest	4	CASA	55 Pinecrest Road	Portland					Y		
Casa VI	3	CASA	90 Atlantic Street	Portland	Y	N	N	N	Y	N	Y
Pleasant Ave	2	Community Housing of Maine	103 Pleasant Ave	Portland					Y		
Wall Street	3	Community Housing of Maine	27-29 Wall Street	Portland					Y		
Fifteen Woodmont Street	6	For Developmental Resources, Inc.	15 Woodmont Street	Westbrook	Y	N	Y	N	Y	N	N
Meadow Road Home	4	Good Neighbors	113 Sandy Creek Road	Bridgton	Y	N	Y	N	Y	N	N
Lambs Mills Road Home	4	Good Neighbors	31 Lambs Mills Road	Naples	Y	N	N	Y	Y	N	N
Ingalls Road Home	2	Good Neighbors	74 Ingalls Road	Bridgton	Y	N	N	N	Y	N	N
Gage Street Home	3	Good Neighbors	8 Gage Street	Bridgton	Y	N	N	N	Y	N	N
Spiller Park Apartments	6	Goodwill Industries	12 Day Road	Gorham	Y	N	N	Y	N	Y	Y
Newton Street Residence	4	Goodwill Industries	137 Newton Street	Portland	Y	N	N	N	y	n	N
Georgia Street Residence	6	Goodwill Industries	24 Georgia Street	Portland						Y	
Caron Street House	5	Goodwill Industries	26 Caron Street	Portland	Y	N	N	Y	Y	N	Y
Georgia Street Residence	5	Goodwill Industries	28 Georgia Street	Portland	Y	N	N	N	N	Y	N
Thomas Street Foster/Waiver Home	2	Goodwill Industries	32 Thomas Street	South Portland	n	N	N	N	Y	y	Y
Kendall Lane	2	Goodwill Industries	4 Kendall Lane	Freeport	N	N	Y	N	Y	N	N
Haskell Street House	4	Goodwill Industries	43 Haskell Street	Westbrook	N	N	N	N	Y	N	N
Pride House	8	Goodwill Industries	549 Westbrook Street	South Portland	y	n	y	y	y	y	y
Millie Morrill House	6	Group Mainstream	205 Ludlow Street	Portland	N	N	N	N	Y	N	N
Central Street Foster Home	3	Group Mainstream	270 Central Street	Westbrook	Y	N	N	N	Y	N	N
Four o Eight-B Brighton Avenue	4	Group Mainstream	408 B Brighton Avenue	Portland	N	N	N	N	Y	N	N
Four o Eight-A Brighton Avenue	2	Group Mainstream	408A Brighton Avenue	Portland	Y	N	N	N	Y	N	N
Kelly Home A	2	Group Mainstream	50 Westminster Ave	Portland	N	N	N	N	Y	N	N
Kelly Home B	2	Group Mainstream	52 Westminster Ave	Portland	N	N	N	N	Y	N	N
Rowe Avenue	3	Group Mainstream	81 Rowe Avenue	Portland	N	N	N	N	Y	N	N
Pine Street	4	Independence Association	2-4 Pine Street	Brunswick	N	N	Y	Y	Y	N	N
Independence House 1	6	Independence Association	31 School Street	Freeport					Y		
Weymouth Street Home	2	Independence Association	53 Weymouth Street	Brunswick	N	N	Y	Y	Y	N	N
246 Auburn Terrace	1	Foster	246 Auburn Terrace	Portland					Y		
Larracey Foster Home	1	Foster	26 Marion Street	Portland					Y		
Ingraham House	7	Ingraham	79 High Street	Portland	Y	N	N	N	Y	N	N
Barstow Road Home	4	Lutheran Social Services	108 Barstow Road	Gorham					Y		Y
Meadow Lodge Home	4	Lutheran Social Services	194 Wescott Street	Westbrook							
Falmouth Group Home	4	Lutheran Social Services	367 Gray Road	Falmouth							

**Mental Retardation**

FacilityName	Beds		FacilityAddress	FacilityCity	New Handicap	Alzheimer	Elderly	Mentally III	Mental Retard	Traumatic Brain	Other Population
Lincoln Street Group Home	6	Maine Resource Development	18 Lincoln Street	Portland	N	N	N	N	Y	N	N
Bishop House	4	Medical Care Development Inc.	11 Bishop Drive	Windham	Y	N	N	N	y	N	y
STRIVE U	12	Peregrine Corp	11-12 Nye St	Portland							
216 West Valentine Street	3	Peregrine Corp	216 West Valentine Street	Westbrook					Y		
64 Gray Street	6	Peregrine Corp	64 Gray Street	Portland					Y		
Ten-0-Eight Washington Avenue	4	Port Resources	1008 Washington Ave	Portland	Y	N	N	Y	Y	N	N
Port Resources	4	Port Resources	109 Forbes Lane	Windham					Y		
Port Resources	2	Port Resources	1119 Lewiston Road	New Gloucester					Y		
Hannah Drive	3	Port Resources	15 Hannah Drive	Gorham	Y	N	N	N	Y	N	N
Port Resources	3	Port Resources	1748 Broadway	South Portland							
18 Deering Road	3	Port Resources	18 Deering Road	Gorham			Y	y	y		
Colony Lane	3	Port Resources	19 Colony Lane	South Portland	Y	N	N	Y	Y	N	N
Woodford Street	4	Port Resources	271 Woodford Street	Portland	N	N	N	N	Y	N	N
Albany Street	3	Port Resources	49 Albany Street	South Portland					y		
Billabong II	3	Port Resources	5 Billabong Way	Windham				Y	Y		
Billabong Way	6	Port Resources	5-15 Billabong Way	Windham					y		
Washington I	3	Port Resources	688 Washington Avenue	Portland	N	N	N	N	Y	N	N
Washington II	3	Port Resources	690 Washington Ave	Portland	N	N	N	N	Y	N	N
Munroe House II	4	Port Resources	70 Emery Street	Portland	N	N	N	N	Y	N	N
Munroe House I	4	Port Resources	72 Emery Street	Portland	N	N	N	N	Y	N	N
Bailey Ave	2	Project for Supported Living	43 Bailey Avenue	Portland					Y		
Project for Supported Living	8	Project for Supported Living	841 Congress Street	Portland					Y		
Lafayette A and B	3	Project for Supported Living									
Portland	11	Residential Resources	Portland	Portland	N			Y	Y		
South Portland	4	Residential Resources	South Portland								
Westbrook	6	Residential Resources	Westbrook								
Scarborough	4	Residential Resources	Scarborough								
E Street Home	9	Specialized Housing	20 E Street	South Portland							
Candlewyck Adult Foster Home	3	Spurwink	10 Candlewyck Street	Portland	N	N	N	N	Y	N	Y
22 Wayside Drive	4	Spurwink	22 Wayside Drive	Portland					Y		
342 Woodfords Street	4	Spurwink	342 Woodfords Street	Portland					Y		
Woodford II Adult Foster Home	3	Spurwink	388 Woodford Street	Portland	N	N	N	N	Y	N	Y
Haskell Street Assisted Living Facility	3	Spurwink	99 Haskell Street	Westbrook			Y		Y		Y
Stroudwater Street Residence	4	Telesis Housing Corp	537 Stroudwater Street	Westbrook	N	N	N	Y	Y	N	Y
Standish Middle Road Home	3	Telesis Housing Corp	575 Middle Road	Standish	n				y		
Reef Lane	3	Handicapped Persons	1 Reef Lane	Scarborough	Y	N	N	N	Y	N	Y
Running Tide Drive	3	Handicapped Persons	22 Running Tide Drive	Scarborough	N	N	N	N	Y	N	N
Linton Street Facility	2	Handicapped Persons	66 Linton Street	South Portland	N	N	N	N	Y	N	N



**Elderly**

FacilityName	Beds	FacilityAddress	Facility City	New Handicap	Alzheimer	Elderly	Mentally III	Mental Retard	Traumatic Brain	Other Population
Sebago Place The Cottage	2	Sebago Place	986 Sebago Road			Y	Y	Y	Y	Y
Bridgton Residential Care Center	16	186 Portland Road	Bridgton			Y				
Meadow Road Home	4	113 Sandy Creek Road	Bridgton	Y	N	Y	N	Y	N	N
D.C. Holdings, Inc. D/B/A Dionne Commons	60	24 Maurice Drive	Brunswick		N	Y	N	Y	N	Y
Mid Coast Senior Health Center-Thornton Hall	39	56 Baribeau Drive	Brunswick	y		y				
Pine Street	4	2-4 Pine Street	Brunswick	N	N	Y	Y	Y	N	N
Respite Care - Brunswick	8	320 Church Road	Brunswick	Y	Y	Y	N	N	N	N
Skolfield House	49	26 Cumberland Street	Brunswick	Y	Y	Y	N	N	N	N
Sunnybrook Village, LLC	51	340 Bath Road	Brunswick			y				
The Garden	17	58 Baribeau Drive	Brunswick		Y	Y				
The Stevens Home	16	52 Harpswell Road	Brunswick	Y	Y	Y	N	N	N	N
Weymouth Street Home	2	53 Weymouth Street	Brunswick	N	N	Y	Y	Y	N	N
Village Crossings at Cape Elizabeth	60	78 Scott Dyer Road	Cape Elizabeth	y	y	y	y			y
Casco Inn Residential Care Facility	39	434 Roosevelt Trail	Casco	Y	Y	Y	Y			
Country Village Assisted Living	30	960 Meadow Rd., Rt. 121	Casco	Y	Y	Y	Y		Y	
Island Commons Adult Day Care	7	132 Littlefield Road	Chebeague Island	Y	Y	Y	Y	Y	Y	
Island Commons Resource Center	7	132 Littlefield Road	Chebeague Island	Y	Y	Y	Y	Y	Y	
Ledgeview Assisted Living, LLC	24	92 US Route One	Cumberland Foreside			Y				
Falmouth House Operating Company LLC (formerly OceanView Retirement)	39	32 Blueberry Lane	Falmouth			Y				
Foreside Harbor	36	191 Foreside Road	Falmouth	Y	N	Y	N	N	N	N
Sedgewood Commons	30	22 Northbrook Drive	Falmouth	Y	Y	Y	Y	N	N	N
Sedgewood Commons Adult Day Care	10	22 Northbrook Drive	Falmouth	Y	Y	Y	N	N	N	N
Freeport Place	30	4 Old County Road	Freeport			Y				
Kendall Lane	2	4 Kendall Lane	Freeport	N	N	Y	N	Y	N	N
Webster Commons	14	6 Old County Road	Freeport			Y				
18 Deering Road	3	18 Deering Road	Gorham			Y	y	y		
249 Libby Avenue	4	249 Libby Avenue	Gorham			Y				
Cambridge Common Congregate Housing	50	50 New Portland Road	Gorham			Y				
Gorham House	35	50 New Portland Road	Gorham	Y	Y	Y	N	N	N	N
Inn At Village Square	37	123 School Street	Gorham	Y	N	Y	N	N	N	
35 B River's Edge	3	35 B River's Edge Road	Gray			Y		Y		Y
The Vicarage By The Sea	6	9 Vicarage Lane	Harpswell	Y	Y	Y	Y	Y	Y	
Country Charm Lane	3	15 Country Charm Lane	New Gloucester			Y				

**Elderly**

FacilityName	Beds	FacilityAddress	Facility City	New Handicap	Alzheimer	Elderly	Mentally III	Mental Retard	Traumatic Brain	Other Population
Barron Center Adult Day Care I	25	1145 Brighton Avenue	Portland	Y	Y	Y	Y	Y	Y	Y
Barron Center Adult Day Care II	20	1145 Brighton Avenue	Portland	Y	Y	Y	N	N	N	N
Baxter Place at Seaside	30	850 Baxter Boulevard	Portland			Y				
Birchwood at Canco/Portland Assisted Living LCC	80	86 Holiday Drive	Portland	n	n	y	n	n	n	n
Casa, Inc. Regan Lane	2	87 Regan Lane	Portland			Y				
Clark's Terrace at the Park Danforth	39	777 Stevens Avenue	Portland	Y	N	Y	N	N	N	N
Fallbrook Woods	56	418 Ray St.	Portland	Y	Y	Y	N	N	N	N
Oakley Street Home	3	78 Oakley Street	Portland			Y		y		
Portland Center for Assisted Living	152	68 Devonshire St	Portland	Y	Y	Y	N	N	N	N
Seaside Nursing & Retirement	30	850 Baxter Boulevard	Portland	Y	N	Y	Y	Y	N	N
Seventy Five State Street	75	75 State Street	Portland	Y	N	Y	N	N	N	N
St. Joseph's Manor	44	1133 Washington Avenue	Portland			Y				
St. Joseph's Manor Adult Day Hlth Care Ctr.	25	1133 Washington Avenue	Portland	Y	Y	Y	Y	Y	Y	N
The Iris Network dba Iris Park Apartments	30	201 Park Avenue	Portland	y		y	y			
The Osher Inn at The Cedars	30	620 Ocean Avenue	Portland	Y		Y				
Arbor View	3	9 Arbor View Rd.	Scarborough			Y				
Holbrook Assisted Living at Piper Shores	24		Scarborough			Y				
Maine Veterans' Home - Scarborough	30	290 U.S. Route 1	Scarborough	Y	Y	Y	N	N	N	Y
Pine Point Center	12	67 Pine Point Road	Scarborough	Y	N	Y	N	N	Y	Y
Scarborough Terrace	77	600 Commerce Drive	Scarborough	Y	Y	Y	N	N	N	N
Wedgewood Street	3	2 Wedgewood Street	Scarborough			Y				
Sebago Place The House	8	986 Sebago Road	Sebago	N		Y	Y	Y	Y	Y
Hughes Foster Home	2	404 Lincoln Street	South Portland	N	N	Y	N	N	N	Y
One Willow Manor	6	97 School Street	South Portland	N	Y	Y	Y	N	N	Y
Pride House	8	549 Westbrook Street	South Portland	y	n	y	y	y	y	y
Wilson Street	7	15 Wilson Street	South Portland	Y	N	Y	Y	Y	N	N
Chesley House	3	2 Chesley Street	Westbrook	N	N	Y	Y	N	N	N
Dolley Farm RCF	36	98 East Bridge Street.	Westbrook	n	y	y	y	n	n	n
Fifteen Woodmont Street	6	15 Woodmont Street	Westbrook	Y	N	Y	N	Y	N	N
Haskell Street Assisted Living Facility	3	99 Haskell Street	Westbrook			Y		Y		Y
Rocky Hill Manor	16	511 Bridge Street	Westbrook	y	n	y	n	n	n	n
Springbrook Center	23	300 Spring Street	Westbrook	Y	Y	Y	N	N	N	N
Carol's Residential Care Facility	4	478 River Road	Windham	N	Y	Y	Y	Y	N	N
Harvest Hill Residential Care	2	18 Harvest Hill Road	Windham	N		Y				



**Affordable Units by Town**

property_id	Property	Address	City	State	Zip	Total Units	Category
800009563	Adam Court	1 Adams Ct	South Portland	ME	04106	10	Subsidized - Previously 202/811
800009586	Blackstone I	82 Depot Rd	Falmouth	ME	04105	12	Subsidized, No HUD Financing
800009587	Blackstone II	82 Depot Rd	Falmouth	ME	04105	8	Subsidized, No HUD Financing
800009591	Brook Hollow	17 Brook Hollow Rd	Naples	ME	04055	20	Subsidized - Previously 202/811
800009593	Brookside Village	7 Spring St	Freeport	ME	04032	16	Insured-Subsidized
800009599	Burnham Court	10 Avon Pl	Portland	ME	04101	18	Subsidized, No HUD Financing
800009600	Butler/Payson	218 State St	Portland	ME	04101	56	Subsidized - Previously Insured
800009603	Carleton Court	145 Spring St	Portland	ME	04101	21	Subsidized, No HUD Financing
800009610	Colonial Village I	STARBOARD DR	Cape Elizabeth	ME	04107	12	Subsidized, No HUD Financing
800009611	Colonial Village II	STARBOARD DR	Cape Elizabeth	ME	04107	10	Subsidized, No HUD Financing
800009613	Congress Square Plaza	10 Congress Square Plz	Portland	ME	04101	160	Subsidized, No HUD Financing
800009617	Cumberland Park Place	457 Cumberland Ave	Portland	ME	04101	43	Subsidized, No HUD Financing
800009618	Danforth Heights	48 Salem St	Portland	ME	04102	166	Subsidized - Previously Insured
800009621	Deering Pavilion	880 Forest Ave	Portland	ME	04103	200	Insured-Subsidized
800009638	Westbrook Group Home	15 Woodmont St	Westbrook	ME	04092	7	202/811
800009639	Foreside Estates	170 Clearwater Dr	Falmouth	ME	04105	170	Subsidized - Previously Insured
800009640	Foreside Village	7 Fundy Rd	Falmouth	ME	04105	24	Subsidized, No HUD Financing
800009641	Forest Avenue Apartments	1300 Forest Ave	Portland	ME	04103	16	202/811
800009664	Ingraham House	79 High St	Portland	ME	04101	12	202/811
800009687	Longfellow Commons	206 State St	Portland	ME	04101	44	Subsidized, No HUD Financing
800009688	Longfellow Place	100 Longfellow Pl	Westbrook	ME	04092	90	Subsidized, No HUD Financing
800009703	Mill Cove	10 Soule St	South Portland	ME	04106	82	Subsidized, No HUD Financing
800009715	New Marblehead Manor	21 Oak Ln	Windham	ME	04062	20	Subsidized, No HUD Financing
800009716	New Marblehead North	32 Sand Bar Rd	Windham	ME	04062	20	Subsidized - Previously 202/811
800009718	North School	248 Congress St	Portland	ME	04101	60	Subsidized, No HUD Financing
800009720	Northfield Green	147 Allen Ave	Portland	ME	04103	200	Subsidized - Previously Insured
800009724	Oakleaf Terrace	24 Spring St	Freeport	ME	04032	26	Subsidized, No HUD Financing
800009729	OLD GURNET HOUSING	01 HEATH ST	Brunswick	ME	04011	24	Subsidized, No HUD Financing
800009735	Parkside Court	14 Sherman St	Portland	ME	04101	5	Subsidized, No HUD Financing
800009752	Pleasant Street Housing	824 Stevens Ave	Portland	ME	04103	20	Insured-Subsidized
800009758	Bayview Heights	158 North St	Portland	ME	04101	60	202/811
800009772	Ridgewood Apartments	101 School St	Gorham	ME	04038	20	Subsidized - Previously 202/811
800009784	Schoolhouse Commons	6 Lincoln St	Westbrook	ME	04092	8	Subsidized, No HUD Financing
800009795	Stonecrest	15 Oak Ridge Dr	Standish	ME	04084	12	Subsidized - Previously 202/811
800009810	The Park Danforth	777 Stevens Ave	Portland	ME	04103	70	Insured-Subsidized
800009815	Pejepscot Terrace II	36 Pejepscot Ter	Brunswick	ME	04011	40	202/811
800009816	Village at Oak Hill	72 Gorham Rd	Scarborough	ME	04074	38	Subsidized, No HUD Financing
800009824	Wayside Pines	26 Wayside Ave	Bridgton	ME	04009	12	Subsidized, No HUD Financing
800009827	Westbrook Pointe	26 Prospect St	Westbrook	ME	04092	201	Subsidized - Previously Insured
800009835	Yarmouth Falls Apartments	159 Main St	Yarmouth	ME	04096	22	Subsidized, No HUD Financing

**Affordable Units by Town**

property_id	Property	Address	City	State	Zip	Total Units	Category
800009838	100 State Street	100 STATE ST	Portland	ME	04101	168	Subsidized, No HUD Financing
800009839	17 Lincoln Street	17 Lincoln St	Brunswick	ME	04011	19	202/811
800009840	60-62 Pleasant Street	60 Pleasant St	Brunswick	ME	04011	6	202/811
800211649	Jordan Bay Place	10 Levy Ln	Raymond	ME	04071	24	202/811
800213304	Unity Gardens	124 Tandberg Trl	Windham	ME	04062	24	202/811
800213309	Pejepscot Terrace IV	36 Pejepscot Ter	Brunswick	ME	04011	10	202/811
800215454	The Fay Garman House	Central Avenue	Portland	ME	04108	12	202/811
800218120	Sawyer Street House	388 Sawyer St	South Portland	ME	04106	6	202/811
800219735	Little Falls Landing	3 Depot St	Windham	ME	04062	24	202/811
800219759	Brackett Street	232 Brackett St	Portland	ME	04102	6	202/811

## Strategies Employed by Public Housing Authorities in Cumberland County to Meet Housing Needs

	PHA	SPHA	WHA	BHA
<b>Need: Shortage of affordable housing for all eligible populations</b>				
<b>Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:</b>				
Employ effective maintenance and management policies to minimize the number of public housing units off-line	x	x	x	x
Reduce turnover time for vacated public housing units	x	x	x	x
Reduce time to renovate public housing units				
Seek replacement of public housing units lost to the inventory through mixed finance development				
Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources				
Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction	x	x		x
Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required				
Maintain or increase section 8 lease-up rates by marketing the program to owners outside of areas of minority and poverty concentration	x	x	x	
Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program	x	x	x	
Participate in the Consolidated Plan development process to ensure coordination with broader community strategies	x		x	x
Utilize project-basing of vouchers	x			
Section 8 homeownership program	x		x	x
Utilize the web site to more effectively market Section 8	x			
Coordinate community effort to assess housing needs, develop workable strategies, and oversee implementation				x
<b>Strategy 2: Increase the number of affordable housing units by:</b>				
Apply for additional section 8 units should they become available	x		x	x
Leverage affordable housing resources in the community through the creation of mixed-finance housing	x		x	x
Pursue housing resources other than public housing or Section 8 tenant-based assistance	x	x	x	x
Develop homeownership opportunities through local non-profit development corporation	x		x	x
<b>Need: Specific Family Types: Families at or below 30% of median</b>				
<b>Strategy 1: Target available assistance to families at or below 30 % of AMI</b>				
Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing			x	x
Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance				
Employ admissions preferences aimed at families with economic hardships				
Adopt rent policies to support and encourage work	x			
<b>Need: Specific Family Types: Families at or below 50% of median</b>				
<b>Strategy 1: Target available assistance to families at or below 50% of AMI</b>				
Employ admissions preferences aimed at families who are working	x	x		
Adopt rent policies to support and encourage work	x			
Market availability of units and programs to working families				x
<b>Need: Specific Family Types: The Elderly</b>				
<b>Strategy 1: Target available assistance to the elderly:</b>				
Seek designation of public housing for the elderly				
Apply for special-purpose vouchers targeted to the elderly, should they become available	x		x	
Develop affordable assisted living for frail elderly				x

## Strategies Employed by Public Housing Authorities in Cumberland County to Meet Housing Needs

	PHA	SPHA	WHA	BHA
<b>Need: Specific Family Types: Families with Disabilities</b>				
<b>Strategy 1: Target available assistance to Families with Disabilities:</b>				
Seek designation of public housing for families with disabilities				
Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing			x	
Apply for special-purpose vouchers targeted to families with disabilities, should they become available	x		x	x
Affirmatively market to local non-profit agencies that assist families with disabilities	x		x	x
Offer accessible units first to families that will benefit		x		
Develop affordable housing opportunities for people with disabilities and for chronic homeless families.				x
<b>Need: Specific Family Types: Races or ethnicities with disproportionate housing needs</b>				
<b>Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:</b>				
Affirmatively market to races/ethnicities shown to have disproportionate housing needs			x	
Other: (list below)				
Promote awareness of programs and services to families of races and ethnicities with disproportionate needs				x
Assign applicants to units appropriate to their preferences on a community wide basis		x		
<b>Strategy 2: Conduct activities to affirmatively further fair housing</b>				
				x
Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units	x		x	
Market the section 8 program to owners outside of areas of poverty /minority concentrations	x		x	
Assist aggrieved families in filing complaints				

**Needs of Families on Waiting List of Public Housing Authorities in Cumberland County, 2009**

	PHA	SPHA	WHA	Larrabee	BHA	AVESTA	Total	%	Portland	So Po	Westbrook	Brunswick	AVESTA	
<b>Section 8</b>									48%	11%	22%	12%	8%	100%
Total vouchers	1,754	389	655	150	453	284	3,685							
Waiting List Total	1,703	170	220	35	337	365	2,830							
Average wait time	36 mo.	24 mo.	48 mo.	4 mo.	18 mo.	N/A	0							
Closed?	Y	Y	Y	N	N	N								
<b>Income Level</b>														
Very Low Income ≤ 30%	N/A	25	179	21	N/A	338	563	72%						
Low Income > 30% ≤ 50%	N/A	141	34	14	N/A	24	213	27%						
Mod Income > 50% but < 80%	N/A	4	0	0	N/A	3	7	1%						
<b>Family Status</b>														
Families with Children	833	108	94	0	142	169	1,346	53%						
Elderly	108	18	31	35	100	65	357	14%						
Disabled	592	44	78	3	95	39	851	33%						
<b>Race/Ethnicity</b>														
White	1,097	129	143	35	324	321	2,049	73%						
Black	535	31	68	0	12	33	679	24%						
Hispanic	0	6	6	0	0	6	18	1%						
Asian	38	4	3	0	0	4	45	2%						
Native American	18	0	3	0	1	2	22	1%						

**Needs of Families on Waiting List of Public Housing Authorities in Cumberland County, 2009**

							Public Housing						
							PHA	SPHA	WHA	BHA	Total	%	
<b>Public Housing</b>							Total units	1,003	346	84	255	1,688	
Total units								1,003	346	84	255	1,688	
Waiting List Total								1,179	241	206	208	1,834	
<b>Income Level</b>													
Extremely Low Income ≤ 30%								N/A	33	161	N/A	194	43%
Very Low Income > 30% ≤ 50%								N/A	195	45	N/A	240	54%
Low Income > 50% but < 80%								N/A	13	0	N/A	13	3%
<b>Family Status</b>													
Families with Children								501	102	0	116	719	43%
Elderly								83	54	99	51	287	17%
Disabled								437	85	107	41	670	40%
<b>Race/Ethnicity</b>													
White								844	196	206	196	1,442	79%
Black								249	35	0	12	296	16%
Hispanic								0	6	0	0	6	0%
Asian								69	4	0	0	73	4%
Native American								17	0	0	0	17	1%
<b>Number of Bedrooms</b>													
0 Bedroom								4	40	N/A	0	44	3%
1 Bedroom								569	87	N/A	92	748	46%
2 Bedroom								297	79	N/A	71	447	27%
3 Bedroom								150	26	N/A	29	205	13%
4 Bedroom								79	9	N/A	14	102	6%
5 Bedroom								40	0	N/A	2	42	3%
5+ Bedroom								48	0	N/A	0	48	3%

**Portland South Portlan Westbrook Brunswick**

Total units	1,003	346	84	255	1,688
	59%	20%	5%	15%	100%

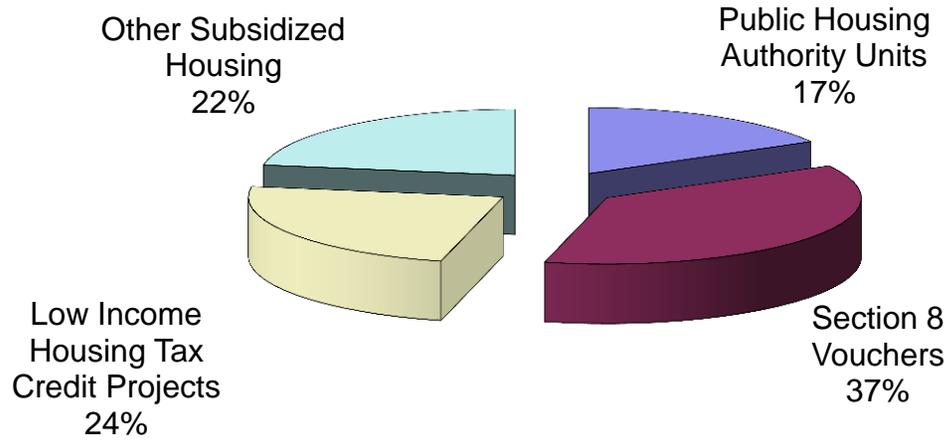
54%

## Subsidized Housing in Cumberland County by Town, 2009

MUNICIPALITY	Project-Based					SECTION 8 VOUCHERS					Total	Renters under 50%	Gap
	Family	Elderly	Disabled	Special	Subtotal	Family	Elderly	Disabled	Special	Subtotal			
Baldwin	0	0	0	0	0	0	0	1	0	1	1	27	26
Bridgton	56	36	8	14	114	7	4	7	0	18	132	207	75
Brunswick	140	183	14	14	351	139	154	1	0	294	645	525	-120
Cape Elizabeth	0	22	0	0	22	1	1	0	0	2	24	198	174
Casco	0	0	0	8	8	9	2	6	0	17	25	107	82
Chebeague Island	0	6	0	6	12	0	0	0	0	0	12	*	
Cumberland	0	0	0	0	0	0	0	0	0	0	0	72	72
Falmouth	35	79	0	0	114	5	0	0	0	5	119	290	171
Freeport	162	42	0	0	204	29	5	2	0	36	240	345	105
Frye Island	0	0	0	0	0	0	0	0	0	0	0	*	
Gorham	0	125	0	16	141	29	4	7	0	40	181	442	261
Gray	0	17	0	1	18	18	5	3	0	26	44	146	102
Harpswell	0	0	0	0	0	11	2	0	0	13	13	188	175
Harrison	0	0	0	0	0	1	1	3	0	5	5	46	41
Long Island	0	0	0	0	0	1	0	0	0	1	1	0	-1
Naples	0	20	0	0	20	5	1	5	0	11	31	85	54
New Gloucester	0	0	0	9	9	9	1	0	0	10	19	104	85
North Yarmouth	0	0	0	0	0	0	0	0	0	0	0	43	43
Portland	2,343	1,576	22	224	4,165	1,482	20	50	0	1,552	5,717	5,577	-140
Pownal	0	0	0	0	0	0	0	0	0	0	0	28	28
Raymond	0	0	0	0	0	0	0	0	0	0	0	59	59
Scarborough	0	0	0	0	0	0	0	0	0	0	0	520	520
Sebago	0	0	0	0	0	1	0	0	0	1	1	27	26
South Portland	403	509	6	40	958	164	185	0	0	349	1,307	1,175	-132
Standish	0	12	0	3	15	14	0	4	0	18	33	155	122
Westbrook	521	447	0	36	1,004	265	71	62	0	398	1,402	956	-446
Windham	8	132	0	30	170	4	0	0	0	4	174	376	202
Yarmouth	56	22	0	0	78	4	3	0	0	7	85	410	325
<b>Totals</b>	<b>3,724</b>	<b>3,228</b>	<b>50</b>	<b>401</b>	<b>7,403</b>	<b>2,198</b>	<b>459</b>	<b>151</b>	<b>0</b>	<b>2,808</b>	<b>10,211</b>	<b>12,108</b>	<b>1,897</b>

Source: Maine State Housing Authority

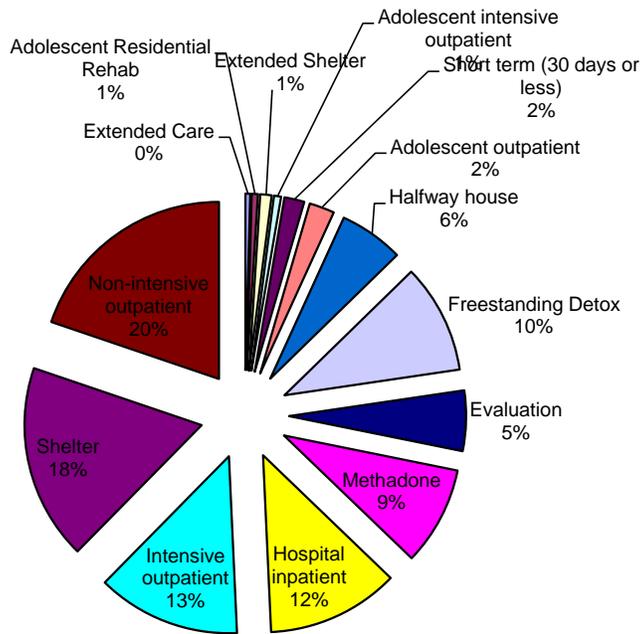
### Public Housing in Cumberland County by Type (2009)



Residential Programs for Substance Abuse Addiction								
Serenity House	30	Halfway House	Community Alcoholism Orientation House Inc	30 Mellen Street	Portland	Substance Abuse	Men	
Cumberland Commons	8	Extended Care	Crossroads for Women	114 Main St	Windham	Substance Abuse	Women w/ children	
Crossroads Back Cove	12	Halfway House	Crossroads for Women	575 Forest Ave	Portland	Substance Abuse	Women	
Crossroads for Women	15	Short term residential	Crossroads for Women	114 Main St	Windham	Substance Abuse	Women	
Salvation Army	48	Halfway House	Salvation Army	88 Preble Street	Portland	Substance Abuse	Adults	
Spurwink	8	Adolescent Residential Rehab	Spurwink	1002 Meadow Road	Casco	Substance Abuse	Youth	
Friendship House	16	Halfway House	Friendship House	390 Lincoln St	South Portlan	Substance Abuse	Men	
	137							
	Units	Capacity	Annual Clients served					
Extended Care	8	16	18					
Adolescent Residential Rehab	8	24	23					
Short term (30 days or less)	15	180	240					
Halfway house	106	212	238					
		432						
YANA	10	Homeless/Emergency shelter	YANA, Inc.		Saco/Scarbor	Substance Abuse		Men
Brick House	29	Transitional Housing			Portland	Substance Abuse		Adults
Grace House	16	Transitional Housing			Portland	Substance Abuse		Women w/ children
79 Allen Avenue/ Evodia House	13	Transitional Housing	DHRS	79 Allen Avenue	Portland	Substance Abuse		Women
Temporary								
Mercy Hospital/ Recovery Center	22	Detoxification	Mercy Hospital	40 Park Road	Westbrook	Substance Abuse		Adults
Randall Place	12	Homeless/Transitional Housing	Ingraham/Youth Alternatives	12 Randall Street	Portland	Substance Abuse	Homeless	Adults/Mentally Ill
Maine Stay	12	Residential Rehab	Ingraham/Youth Alternatives	165 Cumberland Avenue	Portland	Substance Abuse	Homeless	Youth/Mentally Ill
Milestone	41	Detoxification	Milestone Foundation	65 India Street	Portland	Substance Abuse		Adults
The Bridge	12	Residential Rehab	Ingraham/Youth Alternatives	54 Maple St	Portland	Substance Abuse	Homeless	Adults/Mentally Ill
Correctional Recovery Academy		Residential Rehab	Spectrum Health Systems	17 Mallison Falls Road	Windham	Substance Abuse		Men
Counseling Services, Inc		Residential Rehab	Counseling Services, Inc	12 Westbrook Common	Westbrook	Substance Abuse		Adults/Youth

Addiction				
	Patients		Codes	
Extended Care	18	NR	25	
Adolescent Residential Rehab	23	R	28 15	
Extended Shelter	42	R	27, 07	
Adolescent intensive outpatient	26	NR	39, 38	
Short term (30 days or less)	74	R	24, 04	
Adolescent outpatient	93	NR	35, 18	
Halfway house	238	R	26, 06	
Freestanding Detox	404	NR	22, 02	
Evaluation	223	NR	34, 13	
Methadone	365	NR	46, 40	
Hospital inpatient	489	NR	21, 01	
Intensive outpatient	530	NR	32, 11	
Shelter	723	NR	37, 14	
Non-intensive outpatient	801	NR	29, 08	
	4049			
			Waiting	Total Demand
Residential	353	9%	261.22	614.22
Non Residential	3696	91%		

### Persons Treated Substance Abuse in Cumberland County (2009)



Living Arrangements of Persons Treated by Substance Abuse in Cumberland County (2000-2009)

	All Residential Programs		All Treatment Programs	
	Admissions	Discharge*	Admissions	Discharge*
Dependent Living	32%	29%	15%	18%
Homeless	36%	18%	20%	6%
Living Independently	33%	52%	66%	75%
Alone	8%	11%	18%	18%
With Others	25%	41%	48%	57%

\*Discharge data only available beginning in 2007

Source: Treatment Data System, Maine Office of Substance Abuse

