



Cumberland County, Maine

DRAFT
**Consolidated Annual Performance &
Evaluation Report**

For

**HUD Program Year
2024**

July 1, 2024 – June 30, 2025

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

In program year 2024, we were successful on meeting goals and deadlines for project completions in a variety of public infrastructure, public facility, housing, public service using CDBG funds. Cumberland County is very satisfied with the progress being made towards our strategic plans and goals within our communities.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Community Planning and Admin	Non-Housing Community Development	CDBG: \$	Other	Other	6	2	33.33%			
Economic Development	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	25	10	40.00%			
Economic Development	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	5	0	0.00%			

Housing Rehabilitation	Affordable Housing	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	4				
Housing Rehabilitation	Affordable Housing	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	5	1	20.00%	1	0	0.00%
Housing Rehabilitation	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	30	0	0.00%			
Housing Rehabilitation	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	150	74	49.33%	40	12	30.00%
Public Facilities and Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	25000	10483	41.93%	6706	633	9.44%
Public Facilities and Infrastructure	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	122				

Public Services	Homeless Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10000	14752	147.52%	4987	4135	82.92%
Public Services	Homeless Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	50	286	572.00%	192	246	128.13%
Public Services	Homeless Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	
Public Services	Homeless Non-Housing Community Development	CDBG: \$	Homelessness Prevention	Persons Assisted	750	324	43.20%	190	231	121.58%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

We have successfully funded initiatives in public facilities, public infrastructure, housing programs, and public services. These areas align directly with the high-priority goals outlined in the 2022-2026 Cumberland County Consolidated Plan. Our broad list of priorities allows us to effectively address the diverse needs across all our communities. All of the County's 2024 projects are either complete or on track for timely completion. While we acknowledge that the short construction season for outdoor infrastructure projects presents a challenge in Cumberland County, we are confident that we are on track to meet our Consolidated Plan goals for the next two years.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	1,389
Black or African American	399
Asian	6
American Indian or American Native	10
Native Hawaiian or Other Pacific Islander	0
Total	1,804
Hispanic	30
Not Hispanic	1,774

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

In Cumberland County (excluding the City of Portland, which is not in our entitlement jurisdiction) the majority of people served by our programs were white and non hispanic, which is the overall demographics of the County. Throughout the program year, we had several projects that were caterogrizd as LMA which does not collect the racial and ethic information of those being served. For example, Westbrook and South Portland have a more diverse population than the overall County and do run area wide projects.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,556,118	1,567,141

Table 3 - Resources Made Available

Narrative

In Program Year 2024, the CDBG program expended \$1,567,141.87 according to the PR26 report. Of that \$1,567,141.87 there was \$697,205.34 from PY24 funds. The remainder of the amount expended during the PY24 program year came from prior year construction projects

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of South Portland	29	29	Set-aside community
Cumberland County	37	37	Entitlement Jurisdiction
Eligible Census Block Groups	23	23	Block Groups
Town of Bridgton	12	12	Set-aside community

Table 4 – Identify the geographic distribution and location of investments

Narrative

Cumberland County aims to fund public service activities that assist low and moderate-income individuals in need, regardless of their geographic location within the county.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Cumberland County requires the twenty three communities competing for funding to have a 20% match for CDBG grants. The South Portland & Bridgton set-asides require 10% matching funds. The matches can either be funds or in-kind services. Most of the towns contribute municipal funds or staff time to projects. Many towns and cities are able to use the CDBG funds as match funds for various MDOT and recreation related projects. Many of the public service programs use the CDBG funds as match funds toward private grants.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	40	12
Number of households supported through Acquisition of Existing Units	0	0
Total	40	12

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Cumberland County funded Habitat for Humanity Critical Home Repair Program which had a goal of assisting 40 homes for PY24. Construction in Maine is limited due to weather and Habitat had a backload due to staff changeover. Habitat is on track to reach or come very close to reaching the goal of 40 homes assisted when PY24 funds have been fully spent. Greater Portland Family Promise and Quality Housing Coalition who works to pair up families/individuals experiencing homelessness with landlords who are able and willing to rent to them. QHC works with the McKinney Vento Liasons in the schools in

Westbrook and Freeport and was able to secure housing for 246 adults and children with the help of PY24 funding. GPFP was able to help 52 households with the assistance of PY24 funding.

Discuss how these outcomes will impact future annual action plans.

Cumberland County plans to continue working with organizations that improve the quality of existing affordable housing, both rental and home ownership. Non-profit organizations play a crucial role in addressing homelessness by not only helping families and individuals transition out of it but also by providing support to keep them securely housed. In Cumberland County, strong collaborative relationships have been established between the county and various non-profits, working closely with landlords and liaisons within the housing communities. This collaboration has significantly aided in these ongoing efforts.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	400	0
Low-income	72	0
Moderate-income	17	0
Total	489	0

Table 7 – Number of Households Served

Narrative Information

Between the housing related programs: Habitat Home Repair, Quality Housing Coalition, Navigator and Greater Portland Family Promise ; a total of 489 households/individuals received repairs to their homes, were moved into permanent housing or received assistance to stay in their home. The number of extremely low income families is particularly high due to the two programs that exclusively work with families experiencing homelessness or are at risk of homelessness.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The County's Community Development office strives to coordinate with and participate in all outreach efforts happening through non-profit providers as well as GA offices and community outreach centers across the County.

Addressing the emergency shelter and transitional housing needs of homeless persons

City of Portland is the primary provider of homeless services, shelter, and homeless outreach for the region and for Cumberland County. Cumberland County recently completed a homeless study for the Lakes Region area to assess the needs and availability for shelters in the more rural towns. Public meetings were held for residents and providers to participate. Cumberland County is still working with the regional planner and rural towns in hopes to find a solution for homeless needs in those areas.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Cumberland County will be using the Lake Regions Homeless study as a guide on how to move forward and address the needs of those that are homeless or at risk of becoming homeless. Cumberland County funded Project HOME and Greater Portland Family Promise Homeless prevention in PY24. Project HOME works with the school systems to learn about the youth in the schools who are at risk of being homeless and assisting in finding permanent homes. GPFP works with those that are living in temporary housing or shelters.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The navigator in Bridgton, GPFP and the resource HUB in South Portland continuously work with families who are extremely low-income to live successfully on their own in permanent housing. Throughout the three organizations, they offer consistent case management, furnishings and security deposits that allow them to not only stay in the permanent housing but to find housing in a shorter time frame by reducing the barriers.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The South Portland Housing Authority, and Westbrook Housing Authority are within the Cumberland County entitlement jurisdiction. SPHA is currently working on two new affordable housing projects and expansions with the use of HOME funds from previous program years.

Towns and Cities within Cumberland County are working towards bringing more affordable housing to their communities but are being met with resistance of residents. Some projects have been unable to move forwards with developers due to Town votes.

Cumberland County will continue to work with municipalities and housing authorities in hopes for public housing.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

The South Portland Housing Authority has a Resident Advisory Board, which represents residents and meets regularly to discuss operations, management, and property improvements. Residents are also informed whenever changes in policies or procedures are proposed and are invited to comment prior to implementation.

Each of the Westbrook Housing Authority properties has Resident Councils, which meet monthly to address operations management, and maintenance. Residents are informed of any changes via monthly meetings and newsletters.

Both housing authorities have Family Self Sufficiency programs that provide matching funds in escrow to help families save for homeownership over a five year period. The Westbrook Housing Authority also has a homeownership program that provides qualifying families with assistance on their mortgage payments.

Actions taken to provide assistance to troubled PHAs

There are no PHAs in the CCEJ are considered troubled.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

In Maine, county government does not make land use policy or have authority over land use and related policies in individual municipalities.

In recent years, a study that looked at barriers and land use zoning limitations that do not currently allow for building sizes typical of Affordable Housing development projects. The outcomes of this study along with the recently completed Analysis of Impediments to Fair Housing study commissioned by Cumberland County and the City of Portland will help to set goals and priorities that will address these issues.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The County has recently finished a Lakes Region Homeless Study and has been working with Town Managers in the rural communities to address the needs. One of the continuous obstacles is financial resources as well as available land and residents opposition.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City of Portland/Cumberland County HOME Consortium was awarded another lead safe housing grant. The grant will allow us to address lead paint hazards in 110 households throughout Cumberland County.

All housing rehab projects are conducted with lead-safe practices and comply with lead-based paint requirements. If paint is disturbed, it is presumed to be lead paint and appropriate clean-up and dust-free practices must be followed. All contractors must have the EPA Firm Certification to Conduct Lead-Based Paint Activities and/or Renovations. Each worker must be trained in lead-safe practices.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Cumberland County CD office continues to fund public service projects at the maximum amount allowed due to the high need in our communities. Public services included but not limited to are food pantries, domestic violence services, meals on wheels, resource hubs and homeless prevention. The CD office also funds housing programs such as habitat for humanity and critical ramp installation that allows individuals to remain safely in their homes.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The Community Development Municipal Oversight Committee (MOC) is a unique institution in the region, and the state, in that it connects all of our member communities and encourages multi-jurisdictional collaboration. Because of the way government is structured in Maine, municipalities mostly operate on their own with little regional cohesion. MOC meetings give the communities in our jurisdiction a forum to share ideas, compare experiences, and find opportunities to work together with common purpose.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Since 2013, the Portland Housing Authority, South Portland Housing Authority, and Westbrook Housing Authority continue to participate in the Maine Centralized Section 8/HCV Waiting List. Maine Affordable Housing Coalition hosts large meetings and conferences throughout the year in different locations, that brings such agencies together to discuss common problems.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Zoning and lack of public infrastructure such as sewer and water make it very difficult to build affordable housing in more rural areas of the county, were as the Greater Portland area has a lack of affordable units available. The full report, including a table of action steps is available on the County's website as well as in the Community Development Office.

In the last two years with the availability of ARPA and Congressional funding, more towns have had the ability to install wastewater systems in hopes to have the ability to build more housing.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

CD staff does monthly and quarterly monitoring of all CDBG projects throughout the year. Before the PY starts, CD staff meets with all sub recipients to review reporting and project requirements. All first time/new sub recipients will have more frequent check-ins to assure all requirements are being met and tracking is recorded correctly.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative