



**CUMBERLAND COUNTY COMMISSIONERS
STAFF REPORT**

From: Kristin Styles, Community Development Director
Date: September 5, 2023
Subject: 2022 Year End Report for HUD

By September 28th of each year the Cumberland County Community Development Office must submit a Consolidated Annual Performance Evaluation Report (CAPER) to HUD. The CAPER details the expenditure of HUD funds and accomplishments achieved during the past program year (July 1, 2022– June 30, 2023).

Program Year 2022 was great year for our office; we administered the Community Development Block Grant (CDBG) allocation, wrapped up the remaining CDBG-CV (CARES ACT Covid funds), and participated in the City of Portland/Cumberland County HOME Program Consortium. In total, our CDBG Program distributed \$2,038,922.60 to Cumberland County Entitlement Jurisdiction (CCEJ) communities over the past year, and our HOME Program has obligated an additional \$1,158,291.00 to affordable housing developments in Cumberland, Scarborough, and South Portland.

All of the programs and projects that our funded out of the Community Development Office must meet the goal of ‘Creating or Improving the access to, or quality of’ one of the following:

1. Public Infrastructure and Facilities
2. Affordable Housing
3. Public Services
4. Economic Development Opportunities
5. Community Planning studies

The following pages give a quick overview of each project completed during the PY22 program year. It’s important to note that some of the Public Infrastructure and Facilities projects were funded in prior years but completed in PY22; this is due to the timing of the grant cycle and the construction season in Maine.

Summary of PY22 CDBG Accomplishments

Public Infrastructure/Facilities

Bridgton **Elm Street Sidewalk** **\$146,722.00**

The Town of Bridgton extended and repaired the current sidewalk on Elm Street and extended the sidewalk to Bennett Street providing safe passage on this corridor that includes the Post Office and other businesses. The area receives substantial foot traffic throughout the year as it is a passageway from LMI neighborhoods.

Bridgton **Highland Beach Sidewalk** **\$168,601.00**

The Town of Bridgton extended and reconstructed the sidewalk to create safe passage to the very popular destination of Highland Lake Beach and boating area. The area has two crosswalks and a new fence for safety over the bridge. The sidewalk connects walkers from Shorey Park to the beach area.

Gorham **Upper Little Falls Rec Area Bathrooms** **\$54,044.00**

This project was completed in the fall of 2022. The Town built a 25x30 foot bathroom facility at the heavily used Little Falls recreation area. This recreation area is used by local residents as well as local organized sports teams. The bathrooms include a women's bathroom with two regular stalls and one ADA compliant stall; and a men's bathroom with two urinals and one ADA compliant stall. This building also holds a snack shack that is open during many community activities and sports games.

Harrison **Harrison Food Bank Sprinkler System** **\$193,001.00**

Over the course of the past 4 years, the Harrison Food Bank has completely remodeled the VFW building that once allowed the food bank to use a small portion of the basement. By renovating the building, they are now able serve boxes of food to over 600 families a week, hold community events, and deliver food to homebound individuals. All of these renovations and the number of volunteers now working in the food bank triggered the requirement for a Sprinkler System to be installed. Unfortunately the site is not on the town water line; which made the cost of installing a sprinkler system out of reach without the help of a CDBG grant!

Harpwell **Cundy's Harbor Library-Phase 2** **\$80,473.84**

Cundy's Harbor completed an extensive exterior repair project. This required squaring the entire edition which was added to the building over 40 years ago, in addition to replacing most beams, insulating the exterior of the building, wrapping, and eventually siding the building. Over 80% of the exterior of the building needed to be replaced due to rot and carpenter ant damage. The project was much larger than the Library originally anticipated, so the Town applied (and received) PY22 funds to complete the project.

South Portland **School Street Playground** **\$87,694.00**

The playground located on School Street in South Portland had become unsafe for children to use. This particular neighborhood has a lot of young and school age children. The Recreation department asked for the neighborhood's opinions in the redesign and new equipment. The new playground is not only safe but is designed for a much larger age range than the previous playground.

South Portland	Senior Community Center	\$39,500.00
-----------------------	--------------------------------	--------------------

Renovation to the Senior Center wing at the South Portland Community Center- The old space was designed for a preschool program and was not conducive to the needs of the senior population. The center has seen increased usage over the past few years and the renovations were needed to make it more functional and safe for the visiting seniors. The scope of work included the removal of the preschool features, such as low sinks, toilets, cubbies, and counter tops, replace and flooring, sheetrock, countertops, stove, and commercial hood/vent system, ADA accessible doors, and sound dampening panels. The Recreation department reported 80 South Portland seniors using the space for regular programing since the completion of the renovations.

Westbrook	Cornelia Warren Park- Phase IV	\$158,534.00
------------------	---------------------------------------	---------------------

The City of Westbrook completed phase IV of the Cornelia Warren Park renovations. This phase included updated parking area with lighting and storm water drainage, demolition of the old pool and bath house, and installation of a multi-purpose field.

Westbrook	Lincoln Street Boat Launch	\$158,534.00
------------------	-----------------------------------	---------------------

The City of Westbrook repaired an existing under-utilized boat launch located in one of Westbrook's lowest income neighborhoods. Prior to the renovation, the boat launch had extensive overgrowth and no lighting. The scope included clearing the overgrowth and repairing the surround area and boat launch. The Recreation department hopes to allow neighborhood residents rent (at a very low to no cost) kayaks from this location.

Windham	Main Street Parking Lot	\$193,001.00
----------------	--------------------------------	---------------------

CDBG were used to install a public parking lot located on Main St in South Windham Village. The parking lot is next to a public trail and the location of a revitalization effort including the a new restaurant, sidewalks, a growing number of other businesses.

Yarmouth	Bartlett Circle Senior Housing Repairs	\$158,534.00
-----------------	---	---------------------

Yarmouth Senior Housing used CDBG funds to replace the old and unsafe stoves in each of the 28 units of dedicated affordable senior housing. The cost was lower than expected so they were able to use the remaining funds to also purchase storm doors for each unit.

Housing

County Wide	Alpha One Critical Ramp Access	\$84,000.00
--------------------	---------------------------------------	--------------------

Alpha One's Critical Access Ramp Program (CRA) provided ADA compliant residential entrance ramps to 13 income qualifying households for individuals that are disabled or have mobility issues and can no longer use stairs. This program is open to any homeowner or renter (with the homeowner's permission) that qualifies as low to moderate income and lives within the Cumberland County Entitlement Jurisdiction.

Gorham	Port Resources Septic System Replacement	\$19,537.00
---------------	---	--------------------

Port Resources provides homes for adults with mental and sometimes physical disabilities. One of these homes, located on Dingley Springs in Gorham was in desperate need of a Septic System replacement. The Town applied on behalf of Port Resources for CDBG funds to replace their septic system, which then allows the home to remain safe and operational to the 4 adults living in this home and their caretakers.

County Wide	Habitat Home Repair Program	\$150,000.00
<p>Cumberland County has been funding the Critical Home Repair Program through Habitat for Humanity of Greater Portland since 2020. This year Habitat saw a large increase in the number of low-income homeowners seeking assistance. Part of this increase came because Habitat was (finally!) able to do interior repairs. This program is offered throughout Cumberland County (except Brunswick&Harpwell). Habitat partners with low-income homeowners to make needed safety repairs to their homes at an affordable cost. Examples include, but are not limited to, roof replacement or repair, accessibility modifications (handrails, ramps, widened doorways, etc.), structural repairs, and repairs to unsafe mechanical systems (electrical, heating, plumbing, etc.). To qualify for the program, applicants must have an income of 80% or less of the area median income (AMI), have lived in their home for at least three years. Data shows that their past clients have an average AMI of 31.3% with 53.6% being over the age of 65. Habitat for Humanity was about to complete 27 home repair projects in PY22.</p>		

Economic Development Opportunities

Windham	Red City Ale House- Job Creation	\$54,044.00
<p>Great Falls Construction teamed up with the Town of Windham and a well known restaurant manager to transform the old fire station into a lively restaurant/ale house and serves lunch, dinner, and sometimes brunch! The restaurant created a total of 14 new jobs, mostly filled by residents of Windham and Gorham.</p>		

Public Services

Bridgton	Bridgton Community Center Navigator Program	\$11,462.00
<p>The Town of Bridgton has been using their set-aside of CDBG funds to fund a Navigator Program through the Bridgton Community Center. The Navigator helps residents connect to available resources, search for housing opportunities, and fill out forms for services they qualify for. The Navigator helped a total of 49 residents during PY22. - This number is a little lower than average because the navigator position was vacant for a while last fall.</p>		

Bridgton	Bridgton Food Pantry	\$6,687.00
<p>The Bridgton Food Pantry is completely run by volunteers and operates on the generosity of the people of Bridgton. This CDBG grant is used to purchase a truck load food from Good Shepard once a year. In PY22, the Food Pantry served 193 people living in and around Bridgton.</p>		

Bridgton	Bridgton Community Help Program	\$6,687.00
<p>The Bridgton Community Help Program held several events at a central location in Bridgton for low-income families to come and "shop" for winter items that they would need, such as winter jackets, snow pants, and boots. The events were advertised at the local elementary school, community center, and social media.</p>		

Bridgton	Bridgton Recreation Scholarship	\$6,687.00
<p>The Bridgton Recreation Department provides scholarships to low income students in Bridgton that cannot afford to attend summer camp. The Town uses the CDBG grant to provide these scholarships in conjunction with other scholarships in an effort to maximize the number of children in the Town that will get to attend summer camp. In PY22 the CDBG funds allowed 7 additional kids to attend.</p>		

City of Portland	CDBG-CV Project! Portland Resettlement Coordinator	\$50,656.73
------------------	--	-------------

PY22 was the second year of a 2 year program funded through the County's CDBG-CV (Coronavirus) funds. While the County does not usually fund projects within the City of Portland, this program was the exception because the role of the Resettlement Coordinator was to help facilitate coordination between all of the hotels, homeless clients, and service providers in the surrounding cities and towns of Westbrook, South Portland, Scarborough, Freeport and more. The program has been so successful that the United Way has taken over at the lead funder for the Resettlement Coordinator position and helps to fund several supporting staff at the City of Portland that are continuing to facilitate the necessary coordination.

County Wide & South Portland	Through These Doors- Domestic Violence Support Services	\$27,909.00
---------------------------------	---	-------------

The Cumberland County CDBG program and the South Portland (through the Cumberland County set-aside) both fund domestic violence support services programs. The South Portland program helped 114 survivors of DV this year, and the County Program helped 193 survivors. Through These Doors provides, a safe & confidential way for survivors to connect and/or access to the resources they need.

County Wide	Vet to Vet - Volunteer Coordinator	\$20,000.00
-------------	------------------------------------	-------------

Vet to vet provides companionship and resource navigation for homebound vets. This program's success is based on matching a homebound veteran and a veteran that they will get along well with. This requires recruiting volunteer veterans and training them. The CDBG funds helped pay for a coordinator and training videos to be made that would help streamline the training, matching, and screening process. Vet to Vet matched 42 homebound veterans around the County with a volunteer in PY 22.

South Portland	Quality Housing of Maine- Project HOME	\$11,454.00
----------------	--	-------------

Quality Housing Coalition works to form relationships with Landlords in South Portland to break down the barriers homeless people have when it comes to finding permanent housing. Through Project HOME, the QHC was able to find permanent housing for 40 families who were living the hotels in South Portland this past year.

South Portland	The Opportunity Alliance Resource HUB	\$19,455.00
----------------	---------------------------------------	-------------

The South Portland CDBG program has been funding a portion of the Resource HUB's operating costs since it's creation. The Resource HUB offers a place for people in the neighborhood to go to seek assistance, food, community, and friendship. The goal of the HUB is to have it be community lead. This past year they provided a neighbor-led monthly mobile food pantry serving 557 households, Monthly pick-up and delivery of 667 packages of diapers to 40 different families and 64 different children, Coordinate & host Monthly Community Supplemental Food Program (CSFP) for elders age 60 and older, serving about 40 households 281 times in the year individuals. The model created at the HUB has been used by the State of Maine and copied by other States as the gold standard in community led supportive services.

South Portland	Greater Portland Family Promise- Homeless Prevention Program	\$12,868.00
----------------	--	-------------

Greater Portland Family Promise worked with families living in the hotels in South Portland to find them permanent housing and also provided follow up support for everything from getting citizenship, to registering for school, obtaining a license, to finding a job and accessing food programs. This year GPFPP helped 14 families move out of the hotels and into permanent housing.

South Portland	Out of School Care Program	\$11,454.00
----------------	----------------------------	-------------

The South Portland Recreation Department provides CDBG scholarships to low-to-moderate income students who would like to participate in their summer recreation programs. This provides the students with a safe and productive environment to learn and grow during the summer months. Without these funds, many of the parents would struggle to find a safe and affordable childcare option for their children. The Recreation Department was able to offer 31 children a scholarship on a sliding scale during the PY22 program year.

Westbrook	Intercultural Community Center - Family CARES Plus	\$75,000.00
------------------	---	--------------------

The Intercultural Community Center (ICC) was founded in 2014 to support the lives of immigrants by providing free education, health, and social services for families in Westbrook and surrounding communities. With previous support from CDBG, ICC strengthened its program development for New Mainer adults and families. In partnership with the National Digital Equity Center, ICC was able to offer translated workshops related to digital literacy (ex: setting up an email, navigating the internet) and how to use basic computers and smartphones. Addressing digital literacy amongst New Mainers will allow adults and their families to access critical community resources. Along with digital literacy, this project included public transit access and education. This allows community members to be able to access grocery stores, and health appointments while being a part of a larger network of support. The Family CARES Plus program served a total of 145 New Mainers in the PY22 Program Year.

Planning Grants

Standish	SchoolHouse Arts Center Building Assessment	\$20,000.00
-----------------	--	--------------------

The SchoolHouse Arts Center is one of the only performing arts centers outside of the Greater Portland area. They offer opportunities for people of all ages to participate in the performing arts. This non-profit organization is located in a building that is in need of a lot of repairs, the Town applied for CDBG funds to help them complete a building assessment and determine if it would be feasible to fix the building and what the cost of that would be.

Westbrook	Community Pool Feasibility Study	\$20,000.00
------------------	---	--------------------

The City of Westbrook had a much loved out-door community pool that was beyond repair. The city held several community meetings to determine the best site. Once that was established, the City used CDBG funds to test the soil, assess the amount of ledge, and determine cost estimates of building the pool. By completing this study, the City was able to leverage multiple grants and funding sources to start construction of the new pool site. The City also filled in the old pool and repurposed the land.

Status of PY21 & 22 HOME Projects

Owner/Project	Low/Mod	Total	Completed	Date	Date	Previous HOME \$	HOME \$ Expended	Total New	Amount New	Percent New
Address	Units	Units	Units	Closed	Completed	Committed or Reserved	In FY 22/23	Project Cost	Leveraged	HOME/Local HTF
COUNTY										
Avesta West End II So Portland	40	52	52	5/21/2021	2/13/2023	\$423,225.00	\$42,323.00	\$13,609,464.00	\$13,186,239.00	3%
16 Hancock Street Gray	27	27	0	TBD	under review/expect to be under construction Spring of 2024	\$132,611.00	\$0.00	\$10,355,233.00	\$10,222,622.00	1%
15 Harrison Rd Bridgton	48	48	0	10/19/2022	underway (more than 50% complete)	\$150,000.00	\$135,000.00	\$13,027,050.00	\$12,877,050.00	1%
Village Commons, Scarborough	31	31	0	10/18/2022	underway (approximately 50% complete)	\$400,000.00	\$0.00	\$10,713,195.00	\$10,313,195.00	4%
White Rock Terrace Cumberland		55	0	TBD	pending 4% tax credit award	\$379,145.00	\$0.00	\$19,472,839.00	\$19,093,694.00	2%
Betsy Ross Crossing So Portland	52	52	0	TBD	construction start anticipated by end of 2023/spring of 2024	\$379,146.00	\$0.00	\$24,118,066.00	\$23,738,920.00	2%
Totals =	198	265	52			\$1,864,127.00	\$177,323.00	\$91,295,847.00	\$89,431,720.00	2%