



CUMBERLAND COUNTY COMMISSIONERS

STAFF REPORT

From: Courtney Kemp, Community Development Manager
Date: March 9, 2026
Subject: 2026 Annual Action Plan Including the CDBG & HOME Funding Budgets

Two public hearings will be held on the use of Community Development Block Grant (CDBG) funds for 2026: March 16th and April 21st. A final vote by the Commissioners endorsing the 2026 Annual Action Plan is scheduled for the April 21st meeting. The Annual Action Plan will be submitted to HUD on/before May 15th or 60 days after the County receives our 2026 formula allocation from HUD.

The purpose of this report is to:

1. Identify expected CDBG and HOME grant funds for 2026
2. Review the application process for selecting CDBG projects
3. Familiarize you with the projects and programs recommended for funding

Available Grant Funds for 2026

HUD has not released the 2026 Formula Allocations for CPD Programs, including CDBG and HOME. This has happened in past years as well. Per guidance from HUD, we are moving forward using our expected allocation of level funding with a contingency plan for more or less funding than expected.

CDBG Allocation: ***Cumberland County is expected to receive \$1,483,000***

The total allocation is divided into four components:

- | | |
|---|-------------------|
| 1. <u>Total Administrative Costs:</u> | \$ 292,000 |
| County Administration | \$ 195,000 |
| South Portland Administration | \$ 62,000 |
| Bridgton Administration | \$ 35,000 |
| 2. <u>County Community & Regional Grants:</u> | \$ 695,000 |
| 3. <u>Town of Bridgton Activities:</u> | \$ 147,000 |
| 4. <u>City of South Portland Activities:</u> | \$ 349,000 |

I. Accepting and Selecting Applications

The process for selecting the “County” (not South Portland or Bridgton) applications for 2026:

- Applications distributed November 12, 2025
- Application workshop November 20, 2025

Maine Cumberland County

- Pre-applications submitted by December 11, 2025
- Final applications submitted January 14, 2026

Following submission, applications were distributed to the Application Review Team. Team members were: Monique Cornett (Westbrook); Kathy Tombarelli (Naples); Tori Hill (Yarmouth); Ashley Millett (Bridgton); Sarah Rodriguez (New Gloucester) and Zach Mosher (Standish); Margaret McIntire (Harpwell); Brett Richardson (Freeport)

Team members reviewed the applications and assigned scores based upon established criteria. Applicants met with the review team on March 4th to briefly present their projects and answer questions.

CDBG Program Applications

- Project description – 10 points
- Project management – 10 points
- Implementation schedule – 5 points
- Readiness to proceed – 20 points
- Need for the project – 20 points
- Need for CDBG funds – 15 points
- Budget – 5 points
- Distress score – 0-10 points
- Multi-jurisdictional bonus – 5 points

Raw scores were totaled and converted to group ordinal rankings. The results of the collective rank order of applications became the basis for the allocation of funds.

II. Projects, Programs & Activities Recommended for Funding

The Municipal Oversight Committee (MOC) recommends 8 grants for funding to the County Commissioners. Of these, three are region-wide activities and five are community-based projects.

Regional vs. community projects:

Regional projects:	\$ 212,500
Community projects:	\$ 482,500

Funding by project type:

Public Services	\$ 130,000
Public Facilities & Infrastructure	\$ 565,500
Housing	\$ 185,000
County Administration	\$ 195,000

Maine
Cumberland County

Project & Funding Recommendations

Public Services

<u>County-wide Through These Doors- DV Outreach Advocacy Services</u>	\$ 27,500
<u>Naples/Sebago/Bridgton – Crosswalk Community Outreach – Close Closet, Self-Choice Food Basket, Resource Navigation</u>	\$ 27,500
<u>Westbrook/Freeport -Furniture Friends – Furniture Bank</u>	\$ 75,000

Housing

<u>County-Wide Habitat for Humanity- Home Repair Program</u>	\$ 100,000
<u>County-Wide Alpha One – Critical Access Ramp Program</u>	\$ 85,000

Public Facilities & Infrastructure

<u>Westbrook – Riverwalk Safety Lighting</u>	\$ 195,000
<u>Gorham – Food Pantry Upgrades</u>	\$ 48,000
<u>Gorham – Little Falls Community Center ADA and Safety Upgrades</u>	\$137,000

Bridgton & South Portland Programs

The program and activities conducted in the two set-aside communities of Bridgton and South Portland are integral components of the Cumberland County Community Development program. While not participants in the County application competition, their projects, activities, funds, planning, administration and regulatory compliance are integrated with the County’s program.

Town of Bridgton:

2026 Set-Aside Allocation **\$ 182,000**

The Bridgton Board of Selectman held a public hearing on March 11th on the following funding recommendations from Bridgton’s Community Development Advisory Committee. Once all public comment was received, the Bridgton Board of Selectmen approved the budget and contingency plan as recommended.

<u>Public Facilities/Infrastructure</u>	\$ 120,000
Knotweed Park	\$ 27,500
Bridgton Community Center Kitchen Rehab	\$ 92,500

Maine
Cumberland County

<u>Public Services</u>	\$ 27,000
Community Center Navigator Program	\$ 8,800
Bridgton Food Pantry	\$ 9,400
SBES Backpack Program	\$ 8,800
<u>Admin and Planning</u>	\$ 35,000
Program Administration	\$ 35,000

City of South Portland:

2026 Set-Aside Allocation **\$ 411,000**

The City of South Portland continues to operate their CDBG program much as they did prior to relinquishing HUD Entitlement status in 2007. Coordination between South Portland and the County, particularly on administrative matters occurs on a regular and on-going basis. Sara Fleurant serves as the Community Development Coordinator in both Cumberland County and South Portland. South Portland finalized its selection of CDBG funded programs, projects and activities at their City Council meeting on March 4, 2025

<u>Public Facilities/Infrastructure</u>	\$ 288,000
Broadway Pedestrian and Safety Improvements	\$ 288,000
<u>Public Services</u>	\$61,000
TTD- Domestic Violence Outreach Support Services	\$ 15,000
GFPF- Housing Stabilization Program	\$ 25,000
SMAA – Meals on Wheels	\$ 21,000
<u>Admin and Planning</u>	\$ 62,000
Program Administration	\$ 62,000

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

Maine
Cumberland County

HOME Consortium. Portland serves as the lead entity for the Consortium. All administrative and program delivery services are conducted by the City

Unlike CDBG, HOME funds can only be used for four types housing activities: housing rehabilitation, home ownership assistance, tenant based rental assistance and new construction of rental or ownership housing. Cumberland County uses 100% of our portion of the allocation for affordable housing development, our funds are used as leverage when affordable housing developers seek LIHTC and other funding sources. This year the County has \$123,766 in program income to add to the 2025 formula allocation of HOME funds.

HOME Funding Recommendations

South Portland Housing Authority – Hazard Towers Rehab \$391,827

2026 HOME funds	\$ 309,853
Program Income/Recapture	\$ 135,763
Unexpended Prior Year Balance*	\$ 796,646
Total Available in 2026:	\$ 1,242,262

Unexpended Balance \$1,188,473 - \$391,827(SPHA) = \$796,646