

PORTLAND MAINE CUMBERLAND COUNTY HOME CONSORTIUM



Five Year CONSOLIDATED PLAN 2016 - 2020 & ANNUAL ACTION PLAN 2016 - 2017

City of Portland, Maine
Planning and Urban Development Department
Housing and Community Development Division
Community Development Program
389 Congress Street, Room 312 and 313
Portland, ME 04101
www.portlandmaine.gov

Executive Summary

ES-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

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. This Consolidated Plan provides a basis and strategy for the use of federal funds granted to the City of Portland's CDBG and ESG programs as well as the Cumberland County HOME Consortium programs. The City of Portland's Department of Planning and Urban Development, Housing and Community Development (HCD) Division, is the lead entity for managing and distributing the HOME Consortium funding. This Consolidated Plan covers the period beginning July 1, 2016 through June 30, 2021, including five program years.

In addition to the Consolidated Plan, HUD requires jurisdictions to submit an Annual Action Plan which will describe how the funds for a program year will be distributed to address the needs, goals, and priorities identified in the Consolidated Plan. The programs and activities described in the Annual Action Plans are primarily intended to benefit low and moderate income residents of the City of Portland and Cumberland County through the HOME Consortium.

The Consolidated Plan is based on a combination of community outreach, public hearings, consultation with various agencies, and collaboration with non-profit organizations, neighborhood groups, and community stakeholders. Before submittal to HUD, the Consolidated Plan was made available to the public through a 30-day comment period as well as two public hearings.

Definitions used in this Consolidated Plan correspond to the HUD definitions of low income, extremely low income, and moderate income. Additionally, the CDBG program refers to 'eligible areas' as census block groups in which at least 51% of the households have an income less than 80% of the AMI; whereas 'target areas' refer to neighborhoods and census block groups which have the highest concentration (80-95%) of households with an income less than the 80% of the AMI. The boundaries of the 'target areas' will be defined in each Annual Action Plan.

2. Summary of the objectives and outcomes identified in the Plan

The objectives and outcomes identified in this Consolidated Plan are based on a combination of HUD-provided data, independent research, community outreach, consultation with various agencies and service providers, and the established goals and priorities of the City of Portland and the Cumberland County HOME Consortium. Based on the information collected, the following goals will be used to allocate funding for the next five years. All programs and activities funded through the CDBG, HOME and ESG programs will help to fulfill one of these four goals:

1. Neighborhood Investment & Infrastructure- Create strong, safe accessible and vibrant neighborhoods
2. Housing Availability- Increase housing availability and affordability
3. Economic Opportunity – Create Economic opportunities to transition people out of poverty
4. Address the Needs of the Growing Homeless Population- Prevent and Reduce Homelessness

3. Evaluation of past performance

Limited financial resources are the City's biggest constraint to meeting the needs and goals of our community. Year after year, the request for funding far exceeds the amount of funds available through the City's CDBG, HOME, and ESG programs. That being said, the use of the HUD funds allows for an increase in leveraged funds through many of the program's sub-recipients. In order to maximize the effectiveness of the HUD funds distributed within our Community, each sub-recipient's application goes through an extensive evaluation process.

The needs, goals, and priorities identified in this Consolidated Plan represent a continuing evaluation and evolution the City's CDBG, HOME and ESG programs. As new information becomes available about the needs of our community, the HCD staff work with City officials to make sure that the goals of the HUD programs are aligning with the direction and goals of the City. Through the continued evaluation process, the HCD staff is able to make sure that the needs of the City are being address in every funding cycle. The four needs, goals, and priorities categories addressed in this Consolidated Plan encumber the two previous goals used by the City's HUD programs. The new categorization of these goals allow for a more streamline reporting and evaluation system.

4. Summary of citizen participation process and consultation process

In 2013 the City conducted an evaluation of the HUD required citizen participation plan. Through this process the HCD staff made several improvements to the citizen participation plan. The City holds multiple public meetings each year, including a 'service providers' meeting, to make sure the needs of the community are heard. Per HUD requirement, two public hearings are held each year to allow the public to give input directly to the City Council on how HUD-program funding should be allocated. In addition to the public hearings and meetings, HCD staff welcome meetings with concerned citizens, neighborhood organizations and other community groups. The HCD staff also serve on several committees and are active members of organizations related to improving the quality for life for low and moderate income Portland residents.

5. Summary of public comments

The Consolidate Plan public comment period was held from April 1 to April 31, 2016. No public comment was received. During the public hearings, many members of the community as well as organization representatives spoke about the need for continued CDBG support to the following programs; CEI Microenterprise Assistant, Portland Jobs Alliance, Preble Street shelter and food programs, Childcare Voucher Program, Milestone HOME team, Amistad, Living with Peace, and LearningWorks.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments and views were accepted.

7. Summary

This 5 year Consolidated Plan identifies housing and community development needs in both the City of Portland through the CDBG and ESG programs and Cumberland County through the HOME Consortia. The needs assessment and market analysis done in this Consolidated Plan were used to form the Housing and Community Development strategic plan for the next five years. The details of the needs assessment, market analysis, and strategic plan are described in the following document.

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	PORTLAND	
CDBG Administrator	PORTLAND	Planning and Urban Development Dept, HCD Division
HOPWA Administrator	PORTLAND	Frannie Peabody Center, ME
HOME Administrator	PORTLAND	Planning and Urban Development Dept, HCD Division
ESG Administrator	PORTLAND	Health and Human Services Department, SS Division
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

The City of Portland’s Department of Planning and Urban Development, Housing and Community Development Division, is the lead entity for managing and distributing the CDBG and HOME funding. The ESG Grant is distributed through the Health and Human Services Department. HOPWA is no longer managed by the City of Portland, it is now managed and administered by the Frannie Peabody Center.

The Consolidated Plan and Annual Action Plan was written by staff in the Housing and Community Development Division (HCD) Staff. However, numerous individuals and entities were involved in the process, recommendations, and decision making that defined the details of this Plan.

All CDBG applications for 2016-2017 funding were submitted to the HCD Staff. There were seventeen (17) requests for social service funding from twelve (12) different entities, and fourteen (14) requests for development activity funding from nine (9) different entities. Staff reviewed each application for threshold eligibility, and prepared and presented the information to the CDBG Allocation Committee. This year the Allocation Committee was comprised of four (4) community members who were vetted through an application process and appointed by the Portland City Council. The CDBG Allocation Committee read, reviewed, and scored all applications. The Committee recommended funding allocations to the City Manager based on priorities, provided information, performance, and capacity of

the applicants. Allocation Committee meetings were open to the public, the dates and times of which were posted on the City's website in the online calendar.

The City Manager reviewed the applications and recommendations from the Allocation Committee. Based on this information, the City Manager made his own recommendations. Both the Committee's and the City Manager's recommendations were presented to the City Council.

The HOME Budget is developed by HCD staff and presented to the Housing Committee. The Housing Committee consists of five of the nine City Councilors. This is a public meeting which is advertised on the City website with notices sent to housing partners, neighborhood organizations and other interested parties who have registered to receive notice of these meetings. Public Comment is taken at the meeting.

The Emergency Solutions Grant was presented to the Continuum of Care and the Emergency Shelter Assessment Committee. Both groups discussed the allocations and voted unanimously to approve the budget and activities that are included in this Consolidated Plan.

The entire Consolidated Plan and Action Plan, including the budgets for CDBG, HOME and ESG, were presented and discussed at two public hearings on March 14 and March 28 consistent with the Citizen Participation Plan. Public comment was taken at both Council meetings. The City Council unanimously approved the final allocations supporting the City Manager's recommendations.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

The City of Portland Housing and Community Development Division works with other City divisions and departments, regional coalitions, state programs, and county partners to achieve its goals. Also, the City's Citizen Participation Plan ensures that the City undertakes an effective public process that encourages input and participation from all citizens, non-profit organizations and other interested parties. The plan also guarantees access to meetings, information and public hearings on the Consolidated Housing and Community Development Plan. Technical assistance must also be provided, upon request, to organizations that would like to develop proposals for funding under the City's Housing and Community Development Programs.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

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

The City & the Portland Housing Authority (PHA) have a history of cooperation in several areas including community policing, development of affordable housing, recreational activities for at-risk youth, the Family Self-Sufficiency Program, Family Investment Center and applications to HUD for Section 8 certificates and vouchers for families, homeless, and disabled persons. City of Portland and PHA staff communicate regularly and provide each other with data for plans and reports. The City of Portland and Cumberland County also collaborate with the other Public Housing Authorities in Cumberland County.

Housing and Community Development staff also participate in the Maine Affordable Housing Coalition which is a coalition of developers, Community Action agencies, public housing authorities, investors, housing and service providers, advocates and others working to increase the supply of quality, affordable housing throughout Maine.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

City staff from the Health and Human Services Department and Housing & Community Development Division coordinate with other members of the Emergency Shelter Assessment Committee (ESAC) and

the United Way of Greater Portland to support the Homeless Continuum of Care, respond to the McKinney Vento NOFA and monitor shelter bed usage for single adults, adolescents, and families. ESAC members include shelter providers for singles, adolescents, mentally ill, women, families with children, and victims of domestic violence, supported housing providers, mental health service providers, substance abuse service providers, health service providers and general services, including day shelter providers for the homeless population. ESAC also produces monthly and quarterly statistics on shelter usage and provides a forum to discuss new programs, resource availability, emerging trends and to resolve problems within the continuum that may arise from time to time. City staff also coordinate the Point in Time Survey each year.

The City of Portland has allocated \$130,000 in HOME Program Funds to continue a Tenant Based Rental Assistance Program. Staff modeled the program on the *Maine Housing Stability through Engagement Program*. The short term rental assistance program will provide security deposits and/or first month's rent and will be available to currently homeless or those in danger of becoming homeless.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

HCD staff are in contact with the Continuum of Care Committee and the Emergency Shelter Assessment Committee (ESAC). Funding changes for homeless programs, in addition to changes in existing programs, have led staff to propose funding amounts that differed from in the past. Past years have funded Operations for Homeless Healthcare, Essential Services at the Family Shelter, Homeless Prevention at the Family Shelter and Oxford Street Shelter and also Rapid Rehousing at Oxford Street Shelter. Some funds were also allocated to HMIS and Administration. The Homeless Healthcare program no longer is operated by the City. At the same time the Continuum of Care lost their HMIS funds, the Family Shelter lost funding while the need has increased, and HUD prioritized Rapid Rehousing. For these reasons, the proposal is to increase funding for Homeless Prevention at the Family Shelter and increase it slightly at Oxford Street Shelter, increase Rapid Rehousing at Oxford Street Shelter and maximize the HMIS/ Administration funding to help pay for HMIS data entry that is conducted by Maine Housing. ESAC monitors shelter bed usage and is working to improve their coordinated assessment process. The Portland CoC is also currently developing written policies and procedures. As recommended by HUD, Portland CoC is currently working to collaborate with the Balance of State to create a coordinated system. A new set of policies and procedures will be developed to apply to the entire State and the Portland policies and procedures will serve as a framework, taking into consideration various needs throughout the State. Currently HMIS is administered by the Maine State Housing Authority, who manages licenses throughout the state and is responsible for the majority of data entry.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	CUMBERLAND COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Portland and Cumberland County are partners in the HOME Consortium. The two entities work collaboratively to distribute resources and address affordable housing needs, residential rehabilitation needs for residents of Portland and Cumberland County.
2	Agency/Group/Organization	Portland Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Portland Housing Authority was consulted to provide information regarding housing and public housing needs.
3	Agency/Group/Organization	City of Portland
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Services-Health Service-Fair Housing Other government - Local Planning organization Grantee Department

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy</p>
	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The City of Portland includes the Planning and Urban Development Department, which is responsible for housing and community development needs and strategy in addition to anti-poverty barriers to affordable housing, and lead based paint remediation. The Economic Development Department is responsible for the economic strategies for the City. The Health and Human Services Department is responsible for homeless needs, specifically families with children, single adults, and chronically homeless individuals. The Public Works Department is responsible for infrastructure needs and projects. The Recreation and Facilities Department is responsible for building maintenance and renovations. The Executive Department, which includes the City Manager, is responsible for providing policy guidance and an interdepartmental vision and budget for the City.</p>
4	<p>Agency/Group/Organization</p>	FRANNIE PEABODY CENTER
	<p>Agency/Group/Organization Type</p>	Services-Persons with HIV/AIDS
	<p>What section of the Plan was addressed by Consultation?</p>	HOPWA Strategy
	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	Frannie Peabody is the direct recipient for all HOPWA funding that comes to the State of Maine. They are responsible for the HOPWA strategy.

5	Agency/Group/Organization	Community Housing of Maine
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Housing of Maine provides housing to vulnerable populations including the elderly, disabled, people experiencing mental illness, people with developmental and intellectual disabilities, people recovering from addiction, veterans, victims of domestic violence and persons living with HIV/Aids.
6	Agency/Group/Organization	Family Crisis Services
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Family Crisis Services serves women and their families who are experiencing domestic violence.
7	Agency/Group/Organization	SOUTH PORTLAND HOUSING AUTHORITY/ADAPTIVE ENVIRONMENTS
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The South Portland Housing Authority was consulted to provide information regarding housing and public housing needs.
8	Agency/Group/Organization	Westbrook Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Westbrook Housing Authority was consulted to provide information regarding housing and public housing needs.
9	Agency/Group/Organization	COASTAL ENTERPRISES INC
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Coastal Enterprises Inc (CEI) was consulted in regards to their significant role in the City of Portland's Workforce Development Initiative. CEI's creation of the Portland Jobs Alliance has formed a job training and job creation network that allow for improved coordination and collaboration between all workforce development stakeholders in the City.
10	Agency/Group/Organization	Milestone Foundation
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Milestone provides health and basic needs outreach to the most vulnerable populations including the disabled, people experiencing mental illness, people with developmental and intellectual disabilities, and people suffering from addiction. Milestone coordinates with HCD Staff, the City's Police Department, and other social service and health providers in the City.
11	Agency/Group/Organization	Youth and FaMILY Outreach
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Youth and Family Outreach was consulted through the HCD service providers meeting and well as through their collaboration with other childcare providers in Portland who receive CDBG childcare vouchers for LMI families.

12	Agency/Group/Organization	Catherine Morrill Day Care
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Catherine Morrill Day Care was consulted through the HCD service providers meeting and well as through their collaboration and coordination with other childcare providers in Portland who receive CDBG childcare vouchers for LMI families.
13	Agency/Group/Organization	Preble Street
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Preble Street is seen by the City as an integral partner in the shelter and basic needs of the City's most vulnerable population. Preble Street is consulted by the City on a regular basis due the their teen shelter, women's shelter, food program, and resource center.
14	Agency/Group/Organization	Southern Maine Landlord Association
	Agency/Group/Organization Type	Services - Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Southern Maine Landlord's Association was consulted as part of the City's Housing Committee and the corresponding housing conversation currently taking place in the greater Portland region.
15	Agency/Group/Organization	Community Financial Literacy
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Economic Development

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Financial Literacy participated in a community organization and stakeholders meeting. This purpose of this meeting was to get input from all entities that have an impact on the City.
16	Agency/Group/Organization	Brunswick Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Brunswick Housing Authority was consulted to provide information regarding housing and public housing needs.
17	Agency/Group/Organization	Opportunity Alliance
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children Non-Homeless Special Needs Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Opportunity Alliance was consulted with regards to their works to prevent mental health patients from being discharged into homelessness. They also provide a crisis hotline, childcare, elder services, economic development programs.

Identify any Agency Types not consulted and provide rationale for not consulting

All agencies pertaining public services available in the City Portland and housing services available in Cumberland County and the City of Portland were consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	City of Portland Health and Human Services Department	The City of Portland and the Continuum of Care's goal is to end homelessness
Comprehensive Plan	City of Portland Planning and Urban Development Department	The City of Portland, Planning and Urban Development Department has updated the Comprehensive Plan that will guide the planning and design decisions of the City.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

In the development of the City of Portland 5 Year Consolidated Plan, various City entities as well as public and private entities were consulted. The HCD staff collaborated with all entities serving the Greater Portland area including the Maine State Housing Authority and neighboring municipal government staff.

Narrative

All three Housing Authorities in the Consortium area was consulted to provide information regarding affordable housing demand and public housing needs. Portland Housing Authority (PHA), the largest of the three housing authorities, recently developed their five year plan, annual agency plan, and capital fund plan; the City was able to work closely with the PHA to collaboratively develop housing goals for the City's upcoming annual and strategic plans.

Social Service and homeless shelter staff were consulted to include input on housing the city's most vulnerable populations. Housing and Community Development staff have attended Emergency Shelter Assessment Committee meetings to stay updated on shelter bed usage, housing successes and needs for this population, and to receive input from Homeless Voices for Justice, a local grassroots effort involved in affecting change for Portland's homeless populations.

Frannie Peabody Center, the administrator of HOPWA funds and provider of support for individuals and their families living with AIDS/HIV, was consulted for housing and community needs evident among this population.

Community Housing of Maine (CHOM), a non-profit developer of affordable and supportive housing which was a 2015 recipient of CDBG funds to acquire and rehabilitate properties in Portland, specifically to serve long-term stayers at the city's homeless shelters.

City of Portland Public Works Department was consulted on the need for public services in the city, specifically within CDBG eligible neighborhoods. Additionally, Preble Street, a non-profit social service and basic needs provider was consulted because of their expertise in assisting the city's most vulnerable populations.

PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

A variety of exemplary sources were consulted in the drafting of the consolidated plan, including documents produced by intergovernmental organizations, non-profit and for-profit economic development and community development organizations, non-profit social service providers, and private planning and research firms. These sources relied on public data from the U.S. Census, year and month end reports and, more importantly, public input through survey instruments, stakeholder meetings and interviews, public board and council meetings.

A study performed by the Greater Portland Council of Governments (GPCOG) compared approaches to assessing housing development progress and extrapolated findings for Portland based on Maine Department of Labor and American Community Survey statistics. The Portland Housing Authority (PHA) consulted several local housing studies completed in the last three years to determine and anticipate affordable housing need for their annual plan: Population and Housing Market Analysis of Sustain Southern Maine and Regional Analysis of Impediments to Fair Housing, both by GPCOG in 2013; Analysis of Poverty in Peninsula Census Tracts by Planning Decisions for PHA in 2013; Out of Reach prepared by the National Low Income Housing Coalition in 2014; and Portland 2030 Workforce Housing Demand prepared by GPCOG in 2015. These reports accessed data from the U.S. Census and the ACS, Maine Human Rights Commission, Pine Tree Legal Assistance, Home Mortgage Disclosure Act, Portland Zoning and Land Use Policies, as well as through interviews with local service providers. A senior housing study by an independent researcher assessed Maine's demographics and determined the state is the oldest state in the nation, with 32.3% of its population age 55 and older, and found that a considerable share of Maine's older population was living in unaffordable housing situations in 2012. A Portland-based real estate group multi-family forecast was consulted to determine changes in the housing market's affordability. Month and year end reports from the city's homeless shelters and social service providers supply continual assessments on the city's neediest residents.

In response to reports on a shortage of affordable housing in the city, the City Council's Housing Committee, with assistance from the Planning and Urban Development Department, held a public housing forum to assess current demand for affordable housing and to gain the opportunity to address the affordable housing needs of the city's residents. Surveys included homeless vulnerability surveys as part of the 100,000 Homes Campaign, a minority health assessment conducted by the City of Portland Minority Health Program in 2014, an asset and needs study for a Portland-based non-profit social service provider in 2014 that involved community meetings and a survey of residents and stakeholders within one of Portland's CDBG eligible neighborhoods.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	CDBG Allocation Committee Meetings and Website	Minorities Persons with disabilities Non-targeted/broad community	All CDBG Allocation Committee meetings are public, posted on the City website and City calendar. Committee members attended the majority of meetings. One member of the public attended.	The Committee discussed each application, along with their funding recommendations. This is documented as committee meeting summaries on the City website.	All comments were accepted	
2	CDBG Allocation Committee Meetings and Website	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	21,264 postcards were mailed out. Response was the attendance at the CDBG Eligible Neighborhood Meeting held on September 17th, 2015 at 6:00 PM at the City Hall.	See public comments in Grantee Appendices	All comments were accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Public Meeting	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	16 people attended the Neighborhood Meeting.	<p>Concerns about accessibility to bus stop shelters, snow removal at bus stops, Request for paving and sidewalk repairs; Concern about a the homeless population; Concern about needs at social service facilities; Request for more legal services for low income individuals; Concerns about the need for more affordable childcare; Concern about programs for new American and persons coming out of incarceration</p>	All comments were accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Newspaper Ad	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Portland residents and interested parties</p>	<p>Response was attendance at one of the two public hearings scheduled for March 14, 2016 and March 28, 2016 at 5:00 pm in Portland City Hall Council Chambers, 389 Congress Street, Portland, ME</p>	<p>Comments were taken at the Public Hearings for the Consolidated Plan and Annual Action Plan. Comments are included in the Grantee Appendices</p>	<p>N/A</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
5	Internet Outreach	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>181 members of the community have given their email address the to HCD staff with the purpose of receiving information about public meetings, hearings, CDBG Allocations, and other events related to housing and community development in the City of Portland</p>	<p>Comments are received via email, voicemail messages, and attendance at public meetings.</p>	<p>All comments are accepted.</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
6	Public Hearing	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Residents of Portland and interested parties</p>	<p>The two Public Hearings were held on March 14 and March 28 at 5:00 pm in Council Chambers in Portland City Hall. A total of approximately 27 individuals attended the March 14 meeting and 24 individuals attended the March 28 meeting.</p>	<p>Comments were taken at the Public Hearings for the Consolidated Plan and Annual Action Plan. Comments are included in the Grantee Appendices</p>	<p>All comments are accepted.</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
7	Public Meeting	Service Providers	On August 4, 2015 a public meeting was held to solicit input and feedback from local service providers on the Consolidated Plan, community needs, goals, priorities and objectives. 20 people attended representing 12 different community/service provider organizations.	All comments were received and were used to create the City's goals and priorities. Comments are included in the Grantee Appendices.	All comments are accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
8	Public Meeting	Non-targeted/broad community	On April 22, 2015 and September 30, 2015 The City Council's Housing and Community Development Committee (now known as the Housing Committee) discussed and gave guidance to staff on the consolidating planning process, preliminary discussion of determining needs and establishing goals and geographic distribution of funds.	An opportunity for public comment was provided at both meetings however no public comments were received.	All comments are accepted.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

In recent years, the City of Portland has been experiencing rising housing costs as Portland becomes increasingly attractive for a diverse range of households. Surrounding communities have begun to feel the impact of this change in the market. However, this situation is not unique to our region. Cities across the nation have been experiencing renewed investment and shifting demographics as demand for living in close proximity to urban centers continues to grow. Given market limitations, the development of new housing affordable to current residents has been limited. Increasingly, stories of displacement and household instability are becoming more common as residents struggle to find decent, safe and affordable housing.

The City of Portland has worked hard to confront these issues with the goal of encouraging a diverse and equitable housing stock for its citizenry. At the request of the City Manager, the Planning and Urban Development Department recently formed an internal interdepartmental Working Group to examine pressures facing the housing market. The Working Group is comprised of representatives from the Planning, Economic Development, Health & Human Services Departments, and the City Manager's Office. The Group will gather information to better inform the recently reorganized Housing Committee of the City Council on potential policies and impacts as they relate to housing. The Housing Committee will formulate actions to address these issues.

NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The housing stock in Portland and throughout the Greater Portland Region is aging and reaching the end of useful life for housing. Rehabilitation of aging housing stock often involves extensive energy efficiency efforts because of severe winter weather. The cost involved with rehabilitating older housing can be cost prohibitive in a housing market that is already too expensive for many residents.

In 2014 the Portland contracted with the Greater Portland Council of Governments to complete a study entitled *2030 Workforce Housing Demand Study*. The report, released in January 2015, found that current housing production is not meeting the housing needs of Portland. Affordability findings in the analysis show that sixty-two percent of Portland households earn less than the county's median income, including 38% of homeowners and 81% of renters. Over the last decade, the number of households earning less than median income has increased 10%. While rising incomes have narrowed the affordability of existing homes and apartments, new construction is well beyond the means of the middle class. From 2010 to 2014, 1,130 housing units were permitted and/or built in Portland, including apartments, condominiums and single-family homes. Just 29% were offered at a rent or sales price affordable to a household earning the median income. If robust growth continues, Portland will continue to lose the affordability of its housing stock.

Demographics	Base Year: 2000	Most Recent Year: 2012	% Change
Population	0	280,955	
Households	0	117,092	
Median Income	\$0.00	\$0.00	

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

	Base Year: 2000	Most Recent Year: 2012	%Change
Population	265,612	280,955	5%
Households	108,037	117,092	8%
Median Income	\$54,485	\$57,159	5%
	2000 Census Base	2008-2012 ACS	

Table 6 - Demographics

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	15,795	14,765	24,200	15,185	77,260
Small Family Households *	3,747	4,299	8,733	6,895	43,875
Large Family Households *	489	715	1,110	642	5,064
Household contains at least one person 62-74 years of age	2,442	2,773	4,798	2,977	14,428
Household contains at least one person age 75 or older	3,074	3,167	3,453	1,600	4,397
Households with one or more children 6 years old or younger *	1,825	2,059	2,524	1,848	8,240
* the highest income category for these family types is >80% HAMFI					

Table 7 - Total Households Table

Data Source: 2008-2012 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	302	250	484	105	1,141	224	73	226	4	527
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	70	105	60	60	295	20	0	70	20	110
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	225	139	64	35	463	0	257	130	10	397
Housing cost burden greater than 50% of income (and none of the above problems)	5,605	2,214	415	28	8,262	3,453	2,563	2,517	1,229	9,762
Housing cost burden greater than 30% of income (and none of the above problems)	903	2,743	4,164	650	8,460	802	2,216	4,883	3,833	11,734

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	708	0	0	0	708	528	0	0	0	528

Table 8 – Housing Problems Table

Data 2008-2012 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	6,218	2,703	1,018	228	10,167	3,703	2,903	2,931	1,263	10,800
Having none of four housing problems	3,203	4,420	7,618	3,228	18,469	1,421	4,729	12,629	10,454	29,233
Household has negative income, but none of the other housing problems	708	0	0	0	708	528	0	0	0	528

Table 9 – Housing Problems 2

Data 2008-2012 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,149	1,882	1,548	5,579	852	1,671	3,472	5,995

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Large Related	270	174	163	607	114	386	321	821
Elderly	1,332	1,135	653	3,120	2,023	2,179	2,177	6,379
Other	3,204	2,145	2,471	7,820	1,368	784	1,622	3,774
Total need by income	6,955	5,336	4,835	17,126	4,357	5,020	7,592	16,969

Table 10 – Cost Burden > 30%

Data 2008-2012 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,819	954	185	2,958	690	1,026	1,055	2,771
Large Related	225	89	4	318	104	254	47	405
Elderly	1,033	455	285	1,773	1,522	1,024	741	3,287
Other	2,920	949	155	4,024	1,220	427	658	2,305
Total need by income	5,997	2,447	629	9,073	3,536	2,731	2,501	8,768

Table 11 – Cost Burden > 50%

Data 2008-2012 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	244	224	219	60	747	24	297	90	30	441
Multiple, unrelated family households	40	20	0	0	60	0	0	70	0	70
Other, non-family households	10	0	40	35	85	0	0	60	0	60
Total need by income	294	244	259	95	892	24	297	220	30	571

Table 12 – Crowding Information - 1/2

Data 2008-2012 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 13 – Crowding Information – 2/2

Data Source

Comments:

Data Unavailable.

Describe the number and type of single person households in need of housing assistance.

According to the 2010-2014 ACS 5 year data there are approximately 34,823 single person households earning a median income of \$27,847. In the 2015 HUD Income Limits this falls between very low (50% AMI earning \$27,000) and low income (80% AMI earning \$43,200). The Fair Market rents for the Portland Metro Area for efficiencies in 2016 is \$762 and one bedroom is \$886. A single person household would need to spend 33% of their income to be able to afford an efficiency or 38% of their income to afford a one bedroom apartment.

Looking at single person occupied housing units, 49% are owner occupied while the remaining 51% are renter occupied. When you consider the population at large approximately 67% of the occupied housing units are by owner while 33% are by renters. Therefore single person households are more likely than the overall population to rent than own.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Family Crisis Services serves women with children suffering from domestic violence. In 2015 99 families and 33 children stayed in the domestic violence shelter, staying an average of 42 days totaling 5,563 bed nights. In addition, Family Crisis Services provided individual advocacy to 2,558 different people and court advocacy to 570 individuals. There were 6,356 hotline or service calls, 10,360 face to face contacts, 1,824 support group contacts and 461 shelter requests.

In 2015, 34% of the individuals who stayed at the City's Oxford Street shelter were experiencing a physical disability or illness. The Portland Housing Authority has created a set aside of 40 housing choice vouchers for chronically homeless disabled individuals living in emergency shelters; this was done in partnership with the City and Preble Street. An additional 45 project based vouchers will be set aside for homeless and disabled tenants.

What are the most common housing problems?

The two most common housing problems are 1) housing cost burden and the 2) availability of affordable housing. Housing cost burden is the greatest housing problem facing County residents with 64% of

County households paying more than 30% of their income on housing. 51% of renter households pay more than 30% of their income on housing, and 24% are paying more than 50% of their income on housing. Those earning 80% of the area median income or below are most affected. In Portland 57% of households pay more than 30% of their income on housing, 49% of which are renter households. 25% of renter households in Portland pay more than 50% of their income on housing. Rental rates have increased an estimated 8-9% in the last year. Subsidized tenants struggle to find affordable units. Rents are expected to continue to increase, thus making it more difficult. The City of Portland Public Health Division conducted two surveys one for Cumberland County and one for Parkside Neighborhood (CT-10). In the study of Cumberland County affordable housing was the most important factor for a healthy community by 36% of the respondents. Likewise respondents to the Parkside survey indicated that many experience housing-related difficulties - 40% did not have enough money to pay utility bills, 39% did not have money for rent or mortgage and 37% could not find affordable housing. Additionally, Maine has the eighth oldest housing stock in the country with 31.3% built before 1950. Without proper upkeep and improvements, older units can be drafty, uninsulated, and contain lead based paint.

Are any populations/household types more affected than others by these problems?

All populations are affected by the housing cost burden. 64% of County households and 57% of Portland households pay more than 30% of their income toward housing costs. Renters comprise 51% of County households and 49% of Portland households. This burden falls most heavily on households earning 0-30% of AMI.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Many refugee and asylum seeking families are at a particularly high risk of residing in the family shelter. Several contributing factors include the State of Maine choosing to no longer reimburse for benefits provided to unlawful immigrants, including people who have expired visas and do not have required paperwork, and, the long waiting list for large family units through the Portland Housing Authority. As a way of continuing to support LMI families with children, in 2015 the City granted \$10.1 million through the General Assistance office to 4,363 individuals and families. Due to the continuous changes in state and local funding, tracking the needs of families who received rapid re-housing assistance and are nearing the termination of that assistance is difficult.

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:

The persons affected by the change in State policy noted above, those who will no longer be eligible for general assistance benefits are primarily refugees, asylees, and persons with mental illness.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The housing characteristic linked most closely linked with instability and increased risk of homelessness is cost burden or loss of subsidy. Families who must choose whether to pay for utilities, food, rent or other necessities, will eventually not be able to make rent or utilities which will eventually lead to eviction. The loss of subsidy will also lead to eviction as the person or family will be unable to pay.

Discussion

Almost 36% of all County households have at least one type of housing problem, as noted in the charts above. Of these households with housing problems, housing cost burden is the greatest need with 43% having a housing cost burden greater than 50%, 45% of which are renters and 54% are owners. Including households facing a housing cost burden of over 30% of household income, the percentage of households increases to almost 92%, 43% of which are renters and 56% are owners. Throughout Cumberland County owner households carry a higher cost burden.

Nearly 40% (39.3%) of all Portland households have at least one type of housing problem. Of these households with housing problems, housing cost burden is the greatest need with 49% having a housing cost burden greater than 50%, 36% of those households being renters. Including households facing a housing cost burden of over 30% of household income, the percentage of households facing a housing problem increases to 87.2%, with 64.9% of those households being renters. Predictably, the lowest-income group most predominantly faces a housing cost burden, with 66.0% of all households facing a housing burden of greater than 50% of household income falling in the 0-30% of average median income, with the majority of those households (56.5%) being renters. Affordable housing for low-income residents throughout Cumberland County is extremely limited.

NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Racial and ethnic groups categorized here represent very small populations and it can be difficult to statistically determine disproportionately greater need among minorities based on American Community Survey results. 7% of the County population and 14% of Portland's population are identified as Black African American, Asian and American Indian, and Alaska Native.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,974	3,200	1,016
White	9,524	2,811	796
Black / African American	550	170	65
Asian	280	55	110
American Indian, Alaska Native	69	35	0
Pacific Islander	0	0	0
Hispanic	260	30	25

Table 14 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2008-2012 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,332	3,651	0
White	8,657	3,436	0
Black / African American	275	105	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	75	55	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	180	44	0

Table 15 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2008-2012 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,784	9,384	0
White	9,984	8,794	0
Black / African American	189	235	0
Asian	224	125	0
American Indian, Alaska Native	50	20	0
Pacific Islander	0	0	0
Hispanic	255	105	0

Table 16 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2008-2012 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,375	7,876	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	4,116	7,611	0
Black / African American	15	29	0
Asian	85	109	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	99	30	0

Table 17 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2008-2012 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

The Black/African American population makes up 3% of the County's population and 3% of this population at 50%-80% of the area median income households with one or more housing problems. The American Indian and Alaska Native populations make up 0.21% of the total population in the County and 9 of this population are likely to show one or more housing problems among other 50%-80% area median households. 53% of County households at the 50-80% AMI level has at least one housing problem.

The Black/African American population makes up 7% of the total population in Portland and 73.2% of this population is likely to have one or more housing problems among other 50%-80% area median income households with housing problems, when only 53.5% of the jurisdiction as a whole shows housing problems in this group. Likewise, 43.5% of the Black/African American population is likely to have one or more housing problems among other 80-100% area median income households with housing problems when only 24.7% of the jurisdiction as a whole shows housing problems where housing cost is 30% of their household income.

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Racial and ethnic minorities represent very small populations as compared to the population as a whole and it can be difficult to statistically determine disproportionately greater need among minorities based on American Community Survey results. Black/African American populations in Portland make up 4,305 of 66,235 residents; American Indian and Alaska Native populations make up less than 100 residents; Asian populations make up 2,724 residents. In Cumberland County there are 7,397 Black African American residents; 580 American Indian and Alaskan residents; 5,931 Asian residents.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,371	4,811	1,016
White	8,151	4,187	796
Black / African American	415	305	65
Asian	260	74	110
American Indian, Alaska Native	69	35	0
Pacific Islander	0	0	0
Hispanic	225	70	25

Table 18 – Severe Housing Problems 0 - 30% AMI

Data Source: 2008-2012 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,981	8,000	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	4,586	7,504	0
Black / African American	175	205	0
Asian	35	95	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	105	119	0

Table 19 – Severe Housing Problems 30 - 50% AMI

Data Source: 2008-2012 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,038	17,126	0
White	2,758	16,021	0
Black / African American	85	334	0
Asian	45	304	0
American Indian, Alaska Native	50	20	0
Pacific Islander	0	0	0
Hispanic	110	245	0

Table 20 – Severe Housing Problems 50 - 80% AMI

Data Source: 2008-2012 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,040	11,222	0
White	970	10,797	0
Black / African American	15	29	0
Asian	0	195	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	50	78	0

Table 21 – Severe Housing Problems 80 - 100% AMI

Data Source: 2008-2012 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Discussion

In Cumberland County 9,371 households at 0-30% of the area median income have one or more of four housing problems categorized as severe. 86% of those households are White, 5% are Black/African American, 3% are Asian, less than 1% are American Indian, Alaskan Native and 3% are Hispanic. 4981 households at 30-50% of the area median income have one or more of four housing problems categorized as severe. 92% of those households are White, 4% are Black/African American, less than 1% are Asian and 2% are Hispanic. 3,038 households at 50-80% of the area median income have one or more of four housing problems categorized as severe. 91% of those households are White, 3% are Black/African American, 1.5% are Asian, almost 2% are American Indian, Alaskan Native and 4% are Hispanic.

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Minority racial and ethnic populations for housing cost burden are very small numbers and do not show disproportionately greater need in very many income categories due to these small representations. For example, in Portland, there were only 440 households sampled from the Black/African American racial group and only 395 sampled from the Hispanic ethnic group, of over 16,850 total, that indicated their housing cost burden was less than or equal to 30% of their income. Another caution is that the data is not necessarily indicative of cost burden for long time homeowners. For example, in 2011, there were 555 homes with a value affordable to households earning over 100% of median income that were occupied by households earning 50% or less of median income. This does not mean that the home is unaffordable to them. Certainly a large percentage of homeowners have owned their homes for a very long time: while initially the mortgage payment may have been more than 30% of their income, as wages rise, mortgage payments gradually decline as a percentage of household income. Some low income owners, such as senior citizens, have paid off their mortgage completely, leaving them “house-rich” but “cash-poor.”

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	75,414	23,543	17,640	1,022
White	72,110	21,983	16,003	796
Black / African American	910	419	505	65
Asian	958	409	310	110
American Indian, Alaska Native	183	0	69	0
Pacific Islander	25	20	0	0
Hispanic	665	374	415	25

Table 22 – Greater Need: Housing Cost Burdens AMI

Data Source: 2008-2012 CHAS

Discussion

The greatest disproportionality among households in Cumberland County is with households with a housing cost burden greater than 30%. Among this group 96% are White, 1.2% are Black/African American, 1.3% are Asian, American Indian, Alaskan Native, Pacific Islander, and Hispanic represent less than 1% each.

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

As previously discussed, racial and ethnic minorities represent very small populations and it can be difficult to statistically determine disproportionately greater need among minorities based on American Community Survey results. Housing cost burden is the greatest need throughout the jurisdiction as a whole.

If they have needs not identified above, what are those needs?

The increase in immigrants from Sub-Saharan Africa has shifted local demographics of country of origin and household size. Many landlords and local service providers are not familiar with the cultures and customs that accompany these new immigrants, and may inadvertently create new barriers to maintaining housing. For example, many Muslims consider dogs to be unclean, and do not allow them in the home. This belief becomes an issue when landlords use dogs for apartment bedbug inspections. There are also potential conflicts between immigrant and non-immigrant tenants over child supervision and overcrowding.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

There are overlapping concentrations of poverty, black populations, foreign born residents, and single-parent families within Portland's subsidized housing. Many of these tracts are in the HCD eligible areas, but there are several along the I-95 corridor, again likely due to PHA properties, and in the I-295 corridor north of Back Cove. Although mobile Section 8 vouchers were created with the intention of distributing low-income populations across a broader region, access to transit, services, cultural support systems and the location of affordable housing in the city are creating geographic concentrations of poverty and minorities within certain areas of Portland.

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

There are four public housing authorities in Cumberland County; Portland Housing Authority, Westbrook Housing Authority, Brunswick Housing Authority, and South Portland Housing Authority, totaling 1,579 public housing units, and 3,331 vouchers. According to the PIH Information system, of the 3,331 households receiving vouchers, 43% are disabled, 22% are above the age of 62, and less than 1% were homeless at admission. The racial make-up of the voucher recipients include, 85% white, 12% black/African American, and less than 1% Asian, American Indian, Pacific Islander, and Hispanic. The number of families and individuals in Cumberland County and especially the City of Portland seeking housing assistance far outweigh the availability of vouchers. Westbrook, South Portland, and Portland Housing Authorities all have long waiting lists for housing units and vouchers.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
				Veterans Affairs Supportive Housing	Family Unification Program	Disabled *			
# of units vouchers in use	0	102	1,579	3,331	334	2,878	28	0	33

Table 23 - Public Housing by Program Type
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based		Veterans Affairs Supportive Housing
# Homeless at admission	0	0	1	6	0	6	0	0
# of Elderly Program Participants (>62)	0	37	655	724	183	528	2	0
# of Disabled Families	0	60	417	1,430	125	1,244	14	0
# of Families requesting accessibility features	0	102	1,579	3,331	334	2,878	28	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 24 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based		Veterans Affairs Supportive Housing	Family Unification Program
White	0	95	1,090	2,837	310	2,428	24	0	30
Black/African American	0	4	298	397	13	368	3	0	3
Asian	0	3	158	62	6	53	0	0	0

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	23	26	4	21	1	0	0
Pacific Islander	0	0	10	9	1	8	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	4	36	65	6	58	0	0	0
Not Hispanic	0	98	1,543	3,266	328	2,820	28	0	33
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 26 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Limited mobility is a very common problem for many tenants and applicants, there's a need for more apartments without interior stairs (flats), and ground floor apartments with less exterior stairs. There's the need for more completely accessible units for the disabled tenants and applicants. All housing authorities install modified bath room fixture, showers, grab bars, and toilets in a limited number of units. Special modifications for families with disabled children and the hearing and vision impaired include strobe light door bells and phones, special locks and window screens.

Housing Choice Voucher data represents a shared waiting list utilized by four local housing authorities established in 2013: Portland, South Portland, Westbrook, and Bath. More than 90% of applicants live in the Greater Portland area. As of February 2015, there are 5,266 applicants on the wait list for HCVs. The largest proportion of those on the wait list (40%) is disabled individuals, followed by non-disabled, non-elderly individuals at 36.5%. Elderly individuals make up 19.5% of those on the wait list, and 4% are families.

Each of the four communities utilizing the shared waiting list has different eligibility preferences for administering their HCV programs. Of the 5,266 applicants 3,351 or 64% have preference for Portland's HCV program. Of the 3,351 eligible for Portland's program 93.5% are elderly or disabled households. This indicates the large demand for 0/1BR units, with a likely need for accessible units. This conclusion is supported by the PHA voucher utilization data that 836 or 50% of vouchers used are for 0/1BR apartments.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

Portland Housing Authority- the need is greatest for 0/1 bedroom units (53%) for all household types; disabled, elderly, and small families. The demand for large 4-6 bedroom units is also significant. This reflects the number of low income refugee and immigrant families in need of affordable housing, as well as the lack of large apartments available in the private market.

Westbrook Housing Authority- The waiting list of Westbrook Housing Authority units ranges from 21-50 months. For housing vouchers, on average, Westbrook loses about 3 families per month off of the HCV program. They have about a 29% success rate for issuing vouchers to applicants on the waiting list. Of those who receive vouchers there is about a 70% success rate in using the voucher. There are approximately 700 names on the waiting list of applicants who live or work in the towns of Westbrook, Windham and Gorham. Some vouchers are designated for applicants who are disabled; that list is shorter with different statistics for success.

South Portland Housing Authority- As with the above housing authorities, the need in South Portland exceeds the housing units and vouchers available. For South Portland Housing Authority, the unit needs are equally split between families, elderly, and disabled; the waiting list of all of these unit types are currently full. For vouchers, disabled and/or families are in the greatest need.

Brunswick Housing Authority: There is not currently a waiting list at the Brunswick Housing Authority. Brunswick has teamed up with Topsham Housing Authority and Greater Brunswick Housing Corporation to better serve the community needs.

How do these needs compare to the housing needs of the population at large

Public Housing tenants and voucher holders tend to have higher percentages of people in poverty, with disabilities, and with physical and mental health problems than the general population. To be eligible for public housing rental assistance, an applicant must have an annual income at the time of admission that does not exceed the very low-income limits for occupancy established by HUD, which is an income that does not exceed 50 % of the area median income. This eligibility requirement precludes a public housing tenant from any economic category other than living in poverty and should be expected of this population.

Housing affordability is a high need in the jurisdiction for the general population and is excessively high among the public housing resident population.

Discussion

Both the wait list for the Portland Housing Authority and the wait list for Westbrook and South Portland Housing Authorities are lengthy. The desire for subsidized housing in Portland is particularly high, with the majority of those on the shared wait list preferring housing in Portland. With housing units that become available for applicants on one of the wait lists, accessibility can be an issue for many applicants requiring assistance with mobility in and around their housing. Of those not disabled on the waitlist, nearly 20% are elderly and aging, which is representative of population trends in Maine, and they will likely require accessible housing units in the foreseeable future.

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

Portland homeless shelters, including the Family Shelter, Oxford Street Men's and Women's Shelters, Family Crisis Shelter, Milestone Foundation, Joe Kreisler Teen Shelter, and Florence House Women's Shelter sheltered an average of 454 individuals per night last year. This number exceeds bed capacity among all shelters by over 100 individuals and includes providing hotels from overflow at the Family Shelter and Family Crisis Shelter, and accommodating overflow at satellite locations.

The City of Portland's Health and Human Services Department, Social Services Division operates the Family Shelter and Oxford Street Shelter, both the largest shelters serving their respective populations throughout the State of Maine. The Family Shelter offers both preventative services for families at risk of experiencing homelessness and support services to assist families who are homeless to locate housing and achieve stability. Support services on site include assistance with housing placement; training sessions on tenant education (Rent Smart Curriculum); crisis intervention and management, including follow-up services after housing is located; and assistance with public transportation for appointments and self-sufficiency. The major reasons for being homeless, as self-reported by families, were relocation (58%), domestic violence or family conflict (14%), lack of affordable housing (14%), and failure to pay rent resulting in eviction (11%). Other reasons for homelessness as self-reported by families include loss of job, substandard housing, loss of public assistance, and health and safety reasons. The aforementioned reasons combined accounted for 2% of all families in calendar year 2015.

The Oxford Street Shelter is a low-barrier shelter which provides safe, temporary shelter for homeless adults, both men and women. The Shelter offers a variety of support services to assist homeless individuals enhance their self-esteem, secure housing, and work towards a housing stability plan. Support services at the Oxford Street Shelter include shower facilities and training on hygiene skills; housing placement assistance; health assistance to Veterans; clinical and outreach services for individuals with mental health concerns; and interpreting services.

The Oxford Street Shelter served 1,534 men and 509 women for a total of 2,043 individuals (unduplicated numbers) in 2015. This represents a decrease of 9.16% compared to the 2,249 individuals served the previous year. The shelter provided 81,363 bed nights in 2015, which represents a decrease of .37% in bed usage compared to the 81,667 bed nights provided in 2014. A total of 769, or 37.6% of the individuals that stayed at the Oxford Street Shelter were identified as chronically homeless. Based on self-reporting, 27.1% of shelter clients experience mental illness, 83.3% struggle with substance abuse issues, and 34% experience a physical disability or illness. Unfortunately, many clients with significant mental health issues deny having any problems and refuse any form of medication or support.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	212	681	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	53	494	2,043	0	0	0
Chronically Homeless Individuals	23	104	0	0	0	365
Chronically Homeless Families	0	1	0	0	0	365
Veterans	7	41	0	0	0	0
Unaccompanied Child	3	41	0	0	0	0
Persons with HIV	2	6	15	4	10	276

Table 27 - Homeless Needs Assessment

Data Source Comments:

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

In 2015, based on data provided by the City run Oxford Street and the Family Shelter, there were 3,011 intakes. This included 681 individuals and 198 families at the Family Shelter and 1,591 individuals at Oxford Street Shelter. On average, this included 223 individuals, 46 families (141 individuals) and 20 adolescents totaling 454 individuals each night. Overall there were 165,782 bed nights in the City of Portland, averaging 454 individuals a night. There were 3,100 new intakes, 567 housing placements. 1,008 persons were experiencing homelessness for the first time.

In addition, Preble Street manages the Joe Kresler Teen Shelter and Florence House, a women's shelter. In 2015 there were 116 individuals entering homelessness at the Teen Shelter, which would be unaccompanied youth, and 170 at the Women's Shelter.

Chronic homelessness as defined by the U.S. Department of Housing & Urban Development (HUD) and the McKinney-Vento Act: "an individual or family who has been homeless and living or residing in a place not meant for human habitation, a safe haven, or in an emergency shelter continuously for at least 1 year or on at least 4 separate occasions in the last 3 years. 38% of the persons staying at the Oxford Street Shelter are Chronically Homeless.

At the Oxford Street Shelter, 124 are veterans (based on self-reporting), comprising of 6.7% of the total individuals served, and totaling 4,927 bed nights. The age of those who stayed are as follows 11% aged 18-24, 17.5% aged 25-30, 26% aged 31-40, 33% aged 41-55 and 12.6% aged 55 or older. Based on self-reporting, 27% of shelter clients experience mental illness, 83% struggle with substance abuse and 34% experience a physical disability or illness. In 2015, 22% of the individuals staying at Oxford Street Shelter stayed two weeks or less, 27% stayed between two weeks and two months, and 22% stayed longer than two months.

At the Family Shelter, 6 individuals or 1% of the adults are veterans. 279 or 41% were adults and 402 were children or 59%. 60% of the families are female single parent families, 3% are single male parent families and 37% are two parent families. In 2015 of the families staying at the Family Shelter 38% stayed at the shelter for a month or less, 29% stayed between one and two months, and 33% stayed more than two months.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source

Comments:

Data Unavailable.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

In calendar year 2015, the Family Shelter provided shelter for 198 families consisting of 681 individuals for a total of 44,707 bed nights. Of the 198 families served, 7 families were homeless on two or more occasions during this fiscal year for a 4% homeless recidivism rate. Of the 198 families sheltered, 111 were placed in permanent housing and 1 were placed in transitional housing. The Shelter experienced a decrease of 24% in the number of individuals served (heads of household and children) and an increase of 3% in the number of bed nights used. The average length of stay increased from 47 days to 66 days. The increase in the number of bed nights used and length of stay can be attributed to the tight rental market in Portland and the extreme difficulty in locating 3- to 4-bedroom units. Of the 198 families served, 43 families had relocated from other states, 66 families were from other countries, 37 families were residents from Maine but lived in towns outside of Portland, and 52 families were Portland residents. Of the 109 families coming from outside Maine, 91 families were secondary migrant refugees, Diversity Visa holders, or Asylum Seekers.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Of the individuals the Family Shelter housed from April of 2013 through April of 2014, over five times, 31.6%, the proportion of the general population in Portland, 5.8%, was Black/African American. Other racial minorities housed were less than 1%. The White population in Portland makes up 84.2% of the total population, but was underrepresented at only 66.3% of the Family Shelter population last year. By ethnicity, the Family shelter housed 8.1% Hispanic individuals, nearly two and a half times the Portland Hispanic population of 3.4%.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Portland homeless shelters, including the Family Shelter, Family Crisis Shelter, Oxford Street Men's and Women's Shelters, Joe Kreisler Teen Shelter, Milestone Foundation and Florence House Women's Shelter sheltered an average of 454 individuals per night last year. This number exceeds bed capacity among all shelters by over 100 individuals and includes providing hotels from overflow at the Family Shelter and Family Crisis Shelter, and accommodating overflow in chairs at the adult Oxford Street Men's and Women's Shelters.

Discussion:

The annual Point in Time Survey of homeless individuals indicates there is still an increasing homeless population in Portland, including a representation of homeless individuals remaining unsheltered during the harshest time of year in Maine. CDBG funding to non-profit organizations reaching out to the city's most vulnerable populations, including the mentally ill and individuals with chronic substance abuse issues, will assist the city in providing programs and resources to serve the needs of the most vulnerable citizens in the community.

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

Reviewing the non-homeless special needs populations in Portland, research focused on persons with disabilities both physical and cognitive, the elderly, persons suffering from addiction, victims of domestic violence, and persons with HIV/AIDS. Disabilities can limit the ability of an individual to earn income sufficient to complete in the housing market. Under the federal Fair Housing Act, a person with a disability is defined as any person or person associated with you who has a physical or mental disability that substantially limits one or more major life activities, has a record of such impairment, or is regarded as having such impairment. Disabilities include hearing, mobility and visual impairments, chronic alcoholism, chronic mental illness, AIDS and AIDS Related Complex, and mental retardation. The housing needs of victims of domestic violence are considered along with the special needs of the non-homeless. The housing needs of persons with disabilities are extremely difficult to determine and quantify. Meeting the housing needs for persons with mental developmental and physical disabilities will be a challenge for the extremely limited resources available to the City and the County through the HUD CDBG and HOME programs.

Describe the characteristics of special needs populations in your community:

Disabilities: According to the American Community Survey approximately 12.5% of the population in the City of Portland has a disability, over 8,000 individuals. There are various types of disabilities that are categorized by the ACS: hearing, vision, cognitive, ambulatory, self-care, and independent living. Several individuals have co-occurring disabilities. The highest disabilities are cognitive, comprising 6.2% of the total population, and ambulatory, comprising 5.9% of the total population. The highest age bracket suffering from cognitive disabilities is those aged 18-64. While those afflicted with ambulatory disabilities are equally likely to be aged 18-64 or 65+. The third highest disability is the ability to live independently, affecting 4.6% of the population, again equally affecting those aged 18-24 as 65+.

There are often co-occurring issues that accompany disabilities, for instance the national poverty rate for those with severe disabilities is 27% compared to 9% for those without a disability, and 28% of people over age of 25 with a disability have not completed high school. As well, up to 60% of substance abusers have a mental disorder in addition to addiction. The January 2012 homeless survey in Portland found that 23.4% had a severe and persistent mental illness, and that 39.6% had a chronic disability. In Portland Housing Authority properties, 54% of tenants are classified as disabled/handicapped. In addition, incidence of autism has grown from 1 in 10,000 in 1996, to 1 in 160 in 2006, to 1 in 88 at the present time. The need for housing and support services for this population will continue to be pressing in the Portland area.

Elderly: Portland's elderly population is projected to grow by 6,476 by 2030, to a total of 14,942. Of these, almost one out of five (19%) will be 85 or older. This will result primarily from aging in place, not from in-migration.

Drug Alcohol Addictions: Of the 12,413 incident reports in 2014 filed with the City of Portland Police Department, 2901 or 23% were alcohol related and 1297 or 10.5% were drug related. Additionally there were 643 drinking in public, 422 layouts, 334 drug overdoses, and 307 drug possession calls. There were also 87 motor vehicle accidents related to alcohol.

There is a strong correlation between homelessness and substance abuse. 58% of all families experiencing homelessness at the Family Shelter suffer from substance abuse/ mental illness. 75% of the shelter clients at Oxford Street Shelter struggle with substance abuse.

Victims of Domestic Violence: In 2014, there were 266 cases of reported domestic violence assaults in the City of Portland. The majority, 172, was male on female, 40 were female on male and the remainder involved some other domestic relationship (parent/child, male partner on male partner etc). The Family Shelter reported that 43% (115 or 269) of all families who became homeless experienced domestic violence and or family conflict and had to leave their current living situation.

What are the housing and supportive service needs of these populations and how are these needs determined?

Disabilities: Persons with disability, both physical and cognitive face a variety of challenges in Portland, including landlords and building codes for physical disabilities. For persons with cognitive disabilities case management and community integration seem to be successful models. Landlords do not always understand the needs of a physically or mentally disabled tenant, and make their own decisions about what is or is not medically necessary. Landlords see reasonable accommodations as a financial burden, and often do not understand, for example, that service animals can be used by people with non-vision related disabilities. A recent Pine Tree Legal investigation found “reasonable grounds for disability discrimination” when a Section 8 voucher for a two bedroom apartment was reduced to one bedroom when the tenant was told that her medically prescribed exercise equipment was not “medically necessary.” For formerly homeless tenants with mental disabilities, case management makes a bigger difference than financial assistance in maintaining permanent housing, according to a local social service researcher. Portland’s Homeless Prevention, Rapid Re-housing Program (HPRP) program saw a 2% recidivism rate for clients who received case management upon finding housing. The formerly homeless usually need at least nine months of case management support to make a successful transition from homeless to housed. With the exception of HPRP, the need for assistance to help people maintain independent housing has been identified as a service gap. Individuals with intellectual and developmental disabilities (including those on the Autism spectrum) as well as individuals with other disabilities (Cerebral Palsy, traumatic brain injuries, etc.) can successfully live in a community setting, granting them greater independence, while still receiving necessary support and services. The range and acuteness of service needs vary greatly. A one-sized fits all model does not work for these populations; each person should be met where they’re at. Housing options range from scattered-site housing with intermittent outside services, to dedicated supportive housing consisting of four to six individual units, possibly with an office on site for service providers. All housing options should allow individuals to be included and participate in the community in which they reside.

Elderly: The growing number of elderly households will need more units that are smaller and more accessible; many will require units that are subsidized as well.

Drug Alcohol Addictions: Almost all substance abusers have co-occurring mental health disorders. Formerly homeless people with both substance abuse and mental illnesses are the hardest to house because of poor rental histories and the need for lengthy cultural acclimation to non-shelter living. Over the past 12 years there have been statewide cuts to mental health services hampering efforts to help those with mental disabilities find and maintain housing.

Persons living with HIV/AIDS: With high rental costs in Portland, many clients are simply unable to cover their living costs and also cover costs of transportation to medical appointments, nutritional care and medications. Access to HOPWA funding and supportive services helps to guide clients through the complex financial system of housing and medical care and to support them in accessing the appropriate resources and opportunities to achieve a decent standard of living.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Cumberland County has the highest HIV case rate (148 cases per 100,000) and the most cumulative cases overall, with 35% of the state's total. Cases in Portland are growing: During 2015, 76% of FPC's new case management intakes were residents of Cumberland Co. and of that, 80% of intakes are Portland residents. Almost half of 2015's new clients were foreign-born. Many of these clients arrived in the U.S. with significant unmet medical, insurance, nutritional, employment and dental needs, at intake. Nearly all FPC clients are low-income, with the majority (60%) falling at or below the Federal Poverty Level. With high rental costs in Portland, many AIDS/HIV clients are simply unable to cover their living costs and also cover costs of transportation to medical appointments, nutritional care and medications. Access to HOPWA funding and supportive services helps to guide clients through the complex financial system of housing and medical care and to support them in accessing the appropriate resources and opportunities to achieve a decent standard of living.

Discussion:

The City of Portland is the largest and most diverse community in the State of Maine, and as such, is committed to providing fair housing choice to all of its residents. Meeting supportive housing needs for Portland Residents and addressing impediments to fair housing choice and community accessibility in Portland will mean focusing on reducing geographic concentrations of race and poverty in certain neighborhoods of the City, informing landlords of fair housing/accommodation regulations for person with disabilities, and addressing the City's high cost of both rental and home ownership housing. Portland recently re-established the Portland Disability Advisory Committee to enhance public education and awareness, advise the city on legal compliance, accommodations and accessibility and evaluate programs, opportunities and services for all ages in a manner which fosters dignity and self-determination.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City of Portland's non-housing public facilities and systems include fire buildings, parking garages, public safety data cable, signalized pedestrian intersections, streetlight poles, piers and irrigation systems; enterprise fund buildings and equipment including golf courses, an ice arena and libraries and corresponding irrigation systems (golf courses), skate sharpener, refrigeration system (ice arena), and network and storage devices (libraries). In addition, the City owns and maintains recreation facilities such as stadiums, playing fields, ball and tennis courts, swimming pools, skating ponds and play grounds, and open space and cemeteries. Due to harsh weather conditions and age, many of the City's non-housing public facilities require improvements and repairs.

How were these needs determined?

The Capital Improvements Plan (CIP) presents the City's capital needs in the current year and plans for capital needs in future years. It is also a financing plan for public facilities projects that require significant capital investment for the City. The purpose of developing and annually updating a five-year CIP is to inform policy makers and community of both the current and future capital needs of the community and balancing those needs with the City's debt position, public expectations, and the ability of the City's operating budget to fund capital projects. It is intended to be a living and flexible document that considers capital needs in the community and balances those needs with what the City can afford.

Recommended capital projects for 2017 include improvements to facilities, including vehicle replacement, in the amount of \$15,101,202, which includes public improvement amounts discussed in the next section.

Describe the jurisdiction's need for Public Improvements:

This year's 5-year Capital Improvement Plan for the City of Portland presents a capital maintenance funding program that balances maintaining roads, sidewalks, facilities, parks and open space, as well as the City's vehicle fleet with minimizing the impact from capital expenditure on the operating budget and minimizing potential tax rate increases.

Keeping all of the City's capital assets in functional and working order requires regular reinvestment. Assuming that the City's entire General Fund asset portfolio required replacement tomorrow, the current replacement value (excluding land value) of those capital assets is estimated to be \$830 Million. Approximately 48% of that value is in infrastructure such as roads and sidewalks.

Some examples of public improvements scheduled for 2017 include sidewalk rehabilitation, accessibility for ADA compliance, and neighborhood safety upgrades, as well as continued construction the City's sewer system network which needs to be upgraded to meet EPA standard and avoid backups or collapses.

It is understood that there are upcoming capital projects of great importance to the community that carry with them significant costs. It is recommended that the Capital Improvement Plan be used as the tool that it is will help the City plan for and analyze future capital expenditures.

Capital projects that will be considered by the community over the next five to ten years will have a significant impact upon the operating budget. There will be a need to balance funding the projects with impact to the operating budget, the tax rate and service impacts. The following is the known list of projects that are of importance to the community:

- Continuing to move Public Services from Bayside (estimated additional \$6 Million);
- Elementary School Renovations and Expansions (non-State funded \$51 Million);
- Capisic Pond Dredging and Park Improvements (additional \$1.125 Million);
- Congress Square Re-design (estimated \$3.4 Million);
- Franklin Street Re-design (estimated \$5 Million);
- Bayside Transportation Improvements (estimated \$1.5 Million);
- State and High Streets One-way/Two-way (estimated \$3 Million); and
- Forest Avenue Transportation Improvements (\$3.5 Million).

How were these needs determined?

The Capital Improvements Plan (CIP) presents the City's capital needs in the current year and plans for capital needs in future years. It is also a financing plan for public improvement projects that require significant capital investment for the City. The purpose of developing and annually updating a five-year CIP is to inform policy makers and community of both the current and future capital needs of the community and balancing those needs with the City's debt position, public expectations, and the ability of the City's operating budget to fund capital projects. It is intended to be a living and flexible document that considers capital needs in the community and balances those needs with what the City can afford. Needs for the capital improvement plan are prioritized annually according to budget availability.

The City of Portland has created a phone app called "FixIt Portland" which allows member of the community to take photos and comment on areas of the City in need of public improvement. This app is widely used among Portland residents and allows small repairs to be made right away and as well as keeps a record of larger repairs that need to be completed.

Describe the jurisdiction's need for Public Services:

The City of Portland has the highest concentration of public services in the state. The City is home to the only teen Shelter in Maine and offers specific mental and substance abuse services that are not available in any other town or county in the state. Within Cumberland County, there is only one emergency shelter that does not fall in the borders of the City of Portland.

The City of Portland has been designated a refugee resettlement area for more than 35 years. The combination of New American's moving to Portland, people from other parts of Maine moving to

Portland for the available services, and the decreasing general assistance funding from the state, creates a financial strain on the City's public services.

The City's CDBG program is able to spend 33% of the annual allocation on Public Services. For FY16-17 the City received \$1,082,708 in public service application requests with only \$625,270 available. Year after year, the funds needed for public services programs far exceeds the availability.

How were these needs determined?

The public service needs of Portland are determined through assessments and research conducted by the City of Portland's Health and Human Services Department, university studies, and non-profit public service providers in the City. Each month the Health and Human Services Department releases a report on the number of individuals residing in shelters per night, this report includes individuals residing in non-profit shelters as well as city run facilities.

The Opportunity Alliance (TOA) is the State of Maine's designated crisis services provider for Cumberland County, providing mental health services through its crisis response program, residential mental health treatment facilities, case management programs, and therapeutic foster care programs. In addition to the needs determined by The Opportunity Alliance, cities and towns within Cumberland County determine their needs based on reporting systems established within their governments.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

In 2002, the City of Portland adopted a Housing Plan with a policy goal to ensure an adequate supply of housing to meet the needs, preferences and financial capabilities of all Portland households. The Plan established a target of maintaining Portland's current proportion of subsidized units at 20% of the housing stock. In 2014, Portland contracted with the Greater Portland Council of Governments to complete a study entitled *2030 Workforce Housing Demand Study*. The report, released in January 2015, found that current housing production is not meeting the housing needs of Portland. Affordability findings in the analysis show that 62% of Portland households earn less than the county's median income, including 38% of homeowners and 81% of renters. Over the last decade, the number of households earning less than median income has increased 10%. While rising incomes have narrowed the affordability of existing homes and apartments, new construction is well beyond the means of the middle class. From 2010 to 2014, 1,130 housing units were permitted and/or built in Portland, including apartments, condominiums and single-family homes. Just 29% were offered at a rent or sales price affordable to a household earning the median income. If robust growth continues, Portland will continue to lose the affordability of its housing stock. While the Portland housing market contains units in a variety of price ranges, the reality is that those with higher incomes, stable jobs, and good credit ratings are in a better position to compete for affordable units that are subsidized and unsubsidized. This creates a glut of affordable units at the low end of the range that may be in rough condition, with deferred maintenance issues. The rental market is extremely tight for 3-bedroom units that can accommodate working families. Based on the vacancy rate, the inventory of one-bedroom condos targeting households earning over the median income is reaching a point of saturation. In order to accommodate new residents, Portland would need to build between 4,188 and 13,084 housing units, or 210 and 654 units per year over a 20-year period. Modest housing growth prediction is in line with the development patterns of the 2000's, which resulted in the construction of approximately 1,974 units, or 198 units per year. Medium growth estimates are still robust, and would be double that witnessed in the 2000's and five times the growth of the 1990's. High growth estimates represent three times the growth of the 2000's and eight times the growth of the 1990's.

The Cumberland County Entitlement Jurisdiction (CCEJ) does not include the largest city and economic center of the region (and the state of Maine), the City of Portland. However, the communities that directly surround Portland are the location of several large employers for the region such as Texas Instruments, Wex Inc., and IDEXX. They also serve as "bedroom communities" for residents that commute to Portland, which has many jobs in the sectors of 1) education & healthcare services, 2) finance, insurance, & real estate, and 3) professional, scientific & management. South Portland and Freeport are retail employment centers, while areas such as the Lakes Region, Harpswell, and the island communities see seasonal employment from the tourism sector. Cumberland County also retains employment in legacy industries such as forestry, farming and fishing.

MA-10 Housing Market Analysis: Number of Housing Units - 91,410, 91.210(a)&(b)(2)

Introduction

From January 2003 through March 2016, 2388 net new housing units have been created in the City of Portland. Using CDBG, HOME and other local funds, the city has invested over \$13.5 million in the production of new rental housing and homeownership housing. This investment has helped to create 999 units of new housing of which 813 are affordable to households earning below 60% area median income (AMI).

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	87,545	64%
1-unit, attached structure	6,823	5%
2-4 units	18,435	13%
5-19 units	10,457	8%
20 or more units	8,323	6%
Mobile Home, boat, RV, van, etc	5,847	4%
Total	137,430	100%

Table 28 – Residential Properties by Unit Number

Data Source: 2008-2012 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	107	0%	2,316	6%
1 bedroom	2,223	3%	12,144	32%
2 bedrooms	19,051	24%	14,685	39%
3 or more bedrooms	58,039	73%	8,527	23%
Total	79,420	100%	37,672	100%

Table 29 – Unit Size by Tenure

Data Source: 2008-2012 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

There are 105 total housing developments in Cumberland County, the majority of which are located in Portland, currently accessing HUD funding, subsidies by HUD PBRA, insured by HUD, accessing the LIHTC, and utilizing the HOME program, including public housing developments. These housing developments account for 6,742 individual housing units in Cumberland County.

2005 units are assisted with HUD Project Based Rental Assistance (PBRA), which are made affordable to low income households. Under Project-Based Section 8, tenants pay 30% of their monthly adjusted income for rent and utilities and HUD pays the owner the difference between the contract rent and the tenant's portion. New residents of Project-Based Section 8 units can have incomes of no more than 80% of area median income (AMI) and 40% must have incomes below 30% of AMI. Under the Rent Supplement Program, eligible tenants paid 30% of the rent or 30% of their income toward the rent, whichever was greater. Many Rent Supplement Program contracts were converted to Project-Based Section 8 when that program was created. Rental Assistance Payments (RAP) reduces the tenant payment for rent to 10% of gross income, 20% of adjusted income, or the designated portion of welfare assistance, whichever is greater. Most RAP contracts were converted to Section 8 Loan Management Set-Aside (LMSA) Section 8 contracts, but there are still some active RAP contracts today. Under Project Rental Assistance Contract residents pay 30% of their adjusted income towards rent and the PRAC makes up the difference between rental income and operating expenses.²

402 units are HUD Insured, which requires adherence to low-income use restriction.

2736 units make use of the Low Income Housing Tax Credit Program, which requires that either at least 20% of the units are rent-restricted and occupied by households with incomes at or below 50% AMI, or that at least 40% of the units are rent-restricted and occupied by households with incomes at or below 60% of AMI.

87 units access HOME rental assistance, which, when used for rental activities, at least 90% of the units must be occupied by households with incomes at or below 60% of the area median income, and the remaining 10% can be occupied by households with incomes at or below 80% of the area median income. In rental properties with five or more HOME units, 20% of these units must be set aside for households with incomes at or below 50% of the area median income.

All public housing residents must have incomes at or below 80% of area median income and at least 40% of new admissions in any year must have incomes at or below 30% of area median income. Local public housing agencies can establish local preferences for certain populations, such as the elderly, persons with disabilities, veterans, full-time workers, domestic violence victims, or people who are homeless or at risk of being homeless. Rents for residents of public housing are restricted to the highest of 30% of their monthly adjusted income, 10% of their monthly gross income, their welfare shelter allowance, or a local public housing agency established minimum rent of up to \$50.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

1347 units of the above subsidized housing units in Cumberland County have active HUD PBRA and LIHTC subsidies that expire between 2016 and December of 2020.

Does the availability of housing units meet the needs of the population?

While recent trends demonstrate that new construction is increasingly unaffordable, there are still thousands of existing housing units in Portland that are affordable due to condition, size, turnover and other factors. Of the 3,390 rental units offered at or below 30% the HUD Area Median Family Income (HAMFI) rent level, 92% are occupied by households earning up to 100% HAMFI. Based on the vacancy rate of 3.1%, competition appears to be stiffest for units with three or more bedrooms. Of the 2,490 rental units offered at 30%-50% HAMFI rent level, 86% are occupied by households earning up to 100% HAMFI. Judging by the vacancy rate of 0%, competition is again stiffest for units with three or more bedrooms, but extremely competitive for 2 bedroom units as well with a 2.3% vacancy rate. Of the 9,145 rental units offered at 50%-80% HAMFI price range, 74% are occupied by households earning up to 100% of HAMFI. Vacancy is tightest in this price range, at 3.8% among all sizes. Of the 1,790 units offered at more than 80% HAMFI rent level, 47% are occupied by households earning up to 100% of HAMFI. At 12.1%, the vacancy rate is highest amongst 3-bedroom units.

Describe the need for specific types of housing:

Overall the jurisdiction needs more housing that is rehabilitated, accessible, affordable, and can accommodate families. Jobs are moving out of Portland and into the suburbs, thus causing a need for increased transit as well. Much of the regions housing stock is old. According to recent ACS data 50% percent of Portland's housing stock was built before 1939 and 30% percent of the housing stock was built between 1940 and 1980. Overall, the county's housing stock is newer, when compared with Portland. Almost 39% of the county's housing stock was built after 1980. Twenty-seven percent of the housing stock was built prior to 1939. Single family homes, which include condominium units, account for almost half of the housing stock in Portland. Buildings with 20 or more units make-up approximately 22% of Portland's housing stock. Almost 72% of the county's housing stock is made up of single family homes, which include condominium units while only 6% is made up of buildings with 20 or more units. Estimates over the next ten years indicate that those in the 65-74 year old age bracket will be the fastest growing age population and will account for the 99% of the population growth in the State of Maine. With an aging population and an old housing stock, there will be a higher demand for rehabilitated, accessible housing in the very near future. Due to staffing issues, the City relies on state agencies to ensure that new construction meets accessibility standards, leading to an enforcement gap post construction. In 2014 the Portland contracted with the Greater Portland Council of Governments to complete a study entitled *2030 Workforce Housing Demand Study*. The report, released in January 2015, found that current housing production is not meeting the housing needs of Portland. If recent trends continue, there will be a gap between supply and demand of workforce housing units and 3-bedroom units that can accommodate working families. "Glut" of affordable units at the low end of the affordability range that are in rough condition due to deferred maintenance issues. Affordability and size are the two main issues with housing in Portland. Virtually half of the city's affordable rental units are studios, efficiencies, and one-bedroom apartments. Families are hard pressed to find large units at rents they can afford. With more jobs moving out to the suburbs, inadequate transit service to existing and planned employment centers throughout the region disproportionately impacts the ability of minority

households to obtain employment since one third do not have access to a vehicle. Transit accessed housing within the city and in the greater region is a regional issue involving transportation planning. Transportation improvements will create more housing options for citizens by enabling residents who rely on social service providers to reside anywhere in and around the city and still be able to access the services they rely on.

Discussion

New housing development has only recently begun to rebound from the economic collapse of the credit market beginning in 2008. The “Medium Growth” forecast is the average of the Low and High forecasts. Under this scenario, Cumberland County would grow by 44,176, people, an increase of 8% per decade. Over the last century, the county’s decennial growth rate has ranged from a high of 16% during the 1940’s to a low of 5% during the 1960’s. Therefore, the Low forecast, at 3% growth, represents a rate lower than in any decade of the last century, while the High forecast, at 14%, is only slightly higher than the pattern of the 1990’s. At 8%, the Medium forecast reflects the average growth rate per decade of the past century. Portland’s goal of maintaining a 25% share of the county’s population is paramount to its vitality and its influence over state and regional politics. As the largest city in one of the nation’s smallest states, Portland exerts an extraordinary influence over Maine’s economy out of proportion with its actual size. Indeed, the number of jobs in the city now outstrips population, making Portland the engine of the largest labor market in Northern New England. Over the last century, Portland’s share of the county’s population has declined from a peak of 56% in 1920 to 24% in 2010. While this share is on a definite downward trajectory, Portland did not yield any ground during the 2000’s. To claim a 25% share of the county’s population, Portland would need to grow by 15,268 people, or 764 people per year, a growth rate of 11.5% per decade. This would bring Portland’s population to 81,462 people, just past its 1950 peak. In order to reach this 25% share, Portland would need to claim 35% of the county’s future growth. In order to accommodate new residents, Portland would need to build 8,636 housing units, or 432 units per year over a 20-year period. This robust growth would be double that witnessed in the 2000’s and five times the growth of the 1990’s. Another method of calculating housing demand relies on the economic impact of job creation based on the demand from more families purchasing market-rate housing. The purchasing power of those families support more jobs and increase the need for workforce housing. The number of workforce households is multiplied by 62%, which is the percentage of Portland households earning less than the county’s median income. The result, 53% is the percentage of workforce housing demand generated by these 100 market-rate units. If the market, in keeping with current production patterns, supplies 29 affordable units for every 100 built, there would still be an unmet gap for 24 affordable units.

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

Currently, the Greater Portland housing market is emerging from one of the worst economic downturns in recent memory. However, data from Wells Fargo Bank indicates that the proportion of homes sold that are affordable to the average person has more than doubled since 2007. Further, Wells Fargo estimates that the current median value of a home in the Portland metropolitan area is up from the first quarter of 2011, but down from the previous market high in the second quarter of 2007.

The Portland housing market is emerging from the recession and while owner housing is more affordable than it was five years ago, rental housing prices have been rising, and as the economy improves, can be expected to go even higher. While the area has not seen the devastation that foreclosure caused in many other areas throughout the country, Maine has seen some of the highest foreclosure rates in New England. Foreclosure counseling agencies indicate that filings appear to be leveling off.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2012	% Change
Median Home Value	0	0	0%
Median Contract Rent	0	0	0%

Table 30 – Cost of Housing

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	9,025	24.0%
\$500-999	19,346	51.4%
\$1,000-1,499	7,869	20.9%
\$1,500-1,999	909	2.4%
\$2,000 or more	523	1.4%
Total	37,672	100.0%

Table 31 - Rent Paid

Data Source: 2008-2012 ACS

	Base Year: 2000	Most Recent Year: 2012	% Change
Median Home Value	\$131,200	\$243,900	46%
Median Contract Rent	\$554	\$830	33%

Table 30 - Cost of Housing

Data Source 200 Census (GCT-H9) 2008-2012 ACS (B25077 & B25058)

Table 30 Cost of Housing

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	2,906	No Data
50% HAMFI	6,242	2,113
80% HAMFI	18,797	6,073
100% HAMFI	No Data	10,126
Total	27,945	18,312

Table 32 – Housing Affordability

Data Source: 2008-2012 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	730	869	1,074	1,421	0
High HOME Rent	730	869	1,074	1,350	1,486
Low HOME Rent	677	725	870	1,005	1,121

Table 33 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Of the County’s 38,794 occupied rental units, 72%, or 27,945, are affordable to households earning up to 80% of the region’s median income. At first glance, these numbers seem to indicate that there is no affordable housing problem in the rental market. The reality, however, is that there is a mismatch between income and availability because renters do not seek to maximize their incomes on rent. While many households seek to buy “more house” than they need, renters tend to seek out the best bargain for their preferred location and/or the smallest unit that they can squeeze into. Some renters want to spend as little as possible so that they can save money for a home. Other renters may not compete well for housing in the private market against higher income renters with more stable jobs, incomes, and credit ratings.

In Portland, of the 3,390 rental units offered at rents affordable to very low income households (earning less than or equal to 30% of Median Income), 92% are occupied by households earning up to 100% HAMFI. Judging by the vacancy rate, competition is stiffest for units with three or more bedrooms. Of the 2,490 rental units offered at rents affordable to low income households (earning 30%-50% of Median Income), 86% are occupied by households earning up to 100% HAMFI. Judging by the vacancy rate of 0%, competition is stiffest for units with three or more bedrooms. Of the 9,145 rental units offered at rents affordable to moderate income households (50%-80% of Median Income), 74% are occupied by households earning up to 100% of HAMFI. Vacancy is tightest in this price range. Of the 1,790 units offered at rents affordable to households earning more than 80% of Median Income, 47%

are occupied by households earning up to 100% of HAMFI. At 12.1%, the vacancy rate is highest amongst 3-bedroom units.

Rental growth in Portland does not reflect current need. Distribution of rents between 2010 and 2012 shows a decrease in units under \$500 and an increase in units over \$1,000 over a very short period of time. Rents under \$500 decreased by 821 units between 2010 and 2012, for a loss of 27% among these low cost units. Rental units available between \$500 and \$1,000 remained relatively flat, with an increase of only 140 units during the same time period. Rents available between \$1,000 and \$1500 increased by 15% and rents over \$1,500 increased by 47%.

In 2011, 66% of existing home ownership units, or 6,895 units, were affordable to households earning 100% of the region's median household income. This data should be used with caution as owners lock in 30 year mortgages which stabilizes their payments for the life of the loan. Also these numbers do not reflect cost burden, for example seniors who are house rich but cash poor.

How is affordability of housing likely to change considering changes to home values and/or rents?

Rental rates in Portland have fluctuated during the recession, and are now closer to 2005 levels. Fifty-seven percent of Portland households and 45% of Cumberland County households are renters. Census data shows that over the last ten years rental rates in Portland have increased by 20% and by 16% in Cumberland County. The proportion of low-income people paying 30% or more for housing is higher on the peninsula than elsewhere in Portland or in Cumberland County. The peninsula is also relatively expensive for moderate income renters (income between \$20,000 and \$35,000) – 80% of whom pay over 30% for rent and utilities. This is an even higher percentage than low-income renters, due to the fact that moderate income renters do not get the rent subsidy help that some low income renters receive. Rents have continued to rise with an 8-9% increase in the last year.

Homeownership pricing also continues to increase. Affordability on the peninsula is particularly difficult as similar homes can cost more than if located elsewhere in the City. Even for existing homeowners, affordability in the peninsulas is a particular issue for low income homeowners (incomes under \$20,000) – where 100% pay more than 30% for housing (includes mortgage, taxes, and utilities). Most such homeowners are over age 45 (25% owners over age 45 are paying over 30% of their income for mortgage costs). Homeownership prices are also expected to increase. Since 2011 the median sales price in Cumberland County, as well as throughout the State, has increased by 10%.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

HOME program rents provided by HUD for the CCHC area are very close to Fair Market Rent. The Fair Market Rent (FMR) is equal to or higher than the high HOME rents. However actual rents as reported by local market experts, are much higher. The 2016 Maine Real Estate Development Association (MEREDA) Real Estate Forecast noted that the average rent in 2015 for a Studio was \$850, 1-bedroom \$1,100, 2-

bedroom \$1,300 and 3-bedroom \$1,550. These rents support the efforts need to produce and preserve affordable housing.

Discussion

The City of Portland contracted with the Greater Portland Council of Governments (GPCOG) to produce a *2030 Workforce Housing Demand Study* to examine trends in the Portland housing market in order to help policy makers determine what gaps may exist between what is currently being provided in the market and the City's housing needs. The study utilizes two approaches to an analysis used in other states: the Massachusetts Approach and the California Approach. The Massachusetts Approach is based on the goals articulated in a municipality's comprehensive plan, including the housing plan and individual neighborhood plans. This approach assumes that Portland will capture a certain percentage of the region's population growth, and that the demand from those new households can be projected by the current distribution of housing units by tenure and affordability. The California Approach assumes that the construction of market-rate units attract high income households, which support lesser income households through their support of low-paid service jobs with their purchases of goods and services. The two approaches were deployed to help policymakers determine what percentage of new construction should be made affordable by policy to increase diversity in the city's housing stock.

Portland's Housing Plan establishes as a goal to maintain the city's 25% share of the county's population. In order to create enough affordable housing for the future, this share should be applied to the county's future growth projections. To address this housing plan goal, utilizing the Massachusetts Approach one calculates the gap between current production trends and future demand, which finds: Approximately 62% of Portland households earn less than the county's median income and if recent construction trends hold, the market, without compulsion, will build affordable units to meet 29% of demand. This leaves a gap between supply and demand of 33%. Utilizing the California Approach if the market, in keeping with current production patterns, supplies 29 affordable units for every 100 built, there would still be an unmet gap for 24 affordable units, or 24% gap.

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

Much of the County's housing stock is old. According to recent ACS data almost 33% percent of the County's housing stock was built before 1950 and almost 28% percent of the housing stock was built between 1950 and 1979. Overall, the county's housing stock is newer when compared with Portland.

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation":

The City defines substandard condition as "properties unfit for human habitation." Property unfit for human habitation shall include but not be limited to: (a) Properties which are either damaged, decayed, dilapidated, unsanitary, unsafe, or vermin-infested in such a manner as to create a serious hazard to the health, safety, and general welfare of the occupants or the public; (b) Properties which lack plumbing, ventilating, lighting or heating facilities or equipment adequate to protect the health, safety and general welfare of the occupants or the public; (c) Properties which, because of their general condition, state of the premises, number of occupants, or location, are so unsanitary, unsafe, overcrowded or otherwise dangerous or detrimental that they create a serious menace to the occupants or the public; (d) Properties which contain lead-based paint substances, as defined by the City.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	24,080	30%	17,000	45%
With two selected Conditions	301	0%	924	2%
With three selected Conditions	169	0%	275	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	54,870	69%	19,473	52%
Total	79,420	99%	37,672	99%

Table 34 - Condition of Units

Data Source: 2008-2012 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	10,634	0%	3,518	9%
1980-1999	24,514	31%	7,453	20%
1950-1979	22,789	29%	9,660	26%
Before 1950	21,483	27%	17,041	45%
Total	79,420	87%	37,672	100%

Table 35 – Year Unit Built

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	44,272	56%	26,701	71%
Housing Units build before 1980 with children present	8,604	11%	1,715	5%

Table 36 – Risk of Lead-Based Paint

Data Source: 2008-2012 ACS (Total Units) 2008-2012 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 37 - Vacant Units

Data Source: 2005-2009 CHAS

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

12% of the housing units in the County have been built in the last 15 years. 60% were built before 1979, thereby being at risk for lead paint. While many units have been and continue to be rehabilitated and upgraded to compete in the market, many have not and are in poor condition thereby causing risk to those who live there. All homes need basic maintenance, repair and upgrades. The older the unit, the more likely it is to need some level of repair; the lower the income of the household who occupies the unit, the more likely it is that repairs will be deferred. There are many levels of repair that pose a threat to health, life, safety and comfort. Structural needs, system improvements, energy efficiency, handicap accessibility and some of the more frequent types of repairs need in older housing units.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

Although the County has an aging housing stock, it is estimated that only 11% of owner-occupied and 5% of renter-occupied housing units build before 1980 have children present based on the ACS 2008-2012 data provided by HUD. Lead based paint causes the most harm to children under the age of six because lead poisons their ability to think, concentrate and learn, so the CCCHC will focus its strategic planning for dealing with LBP hazards on these units as a priority. There is, however, a very large percentage of housing units in the County with potential LBP hazards that could affect future

populations if not considered early. 55% of owner-occupied housing units built before 1980 have a risk of LBP hazards and almost 71% of renter-occupied housing units built before 1980 have the risk of LBP hazards. Abatement of LBP hazards is expensive. Units occupied by low or moderate income households are less likely to have the means or command the rent necessary to abate the LBP hazards.

MA-25 Public And Assisted Housing - 91.410, 91.210(b)

Introduction

There are four public housing authorities in Cumberland County; Portland Housing Authority, Westbrook Housing Authority, Brunswick Housing Authority, and South Portland Housing Authority. Through the HOME Consortium, The City of Portland and Cumberland County work with all four housing authorities, to assure quality, affordable housing opportunities to LMI residents in Cumberland County.

The City of Portland works closely with the Portland Housing Authority (PHA) who provide quality, affordable housing opportunities to Portland's LMI residents. PHA partners with the City of Portland, clients, and appropriate agencies to enhance the quality of life in the community. PHA plans to expand its current inventory of affordable housing and be part of the ongoing solution to the City's critical shortage of affordable housing. Additionally, the agency will take steps during the next five years to help address the housing needs identified in its annual and 5-year plans. The stated goal is to develop 100 new housing units in five years. In addition to creating new housing, PHA maintains an aging housing stock that will require updates in the coming years to maintain the quality of its housing opportunities for its residents.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	Disabled *	
				Total	Project-based	Tenant-based			Veterans Affairs Supportive Housing
# of units vouchers available	0	102	1,626	3,306	267	2,650	205	0	1,004
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 38 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Westbrook has two properties, both with an inspection score of 98. The buildings are in good condition but upgrades are needed to improve energy efficiency, extend the life of the building infrastructure, and to modernize unit finishes. South Portland has 4 properties, all with an inspection score of 95. Currently the South Portland properties are in good condition with no maintenance or repairs needed. The Town of Brunswick has 6 properties, 3 of which are senior housing; all 6 properties are in good condition but mobility and efficiency upgrades are needed.

Portland Housing Authority has 187 dwelling buildings in 17 different locations, the buildings are grouped into AMP 1, 2, 3, & 4 with each AMP receiving an inspection score of 89,95,90,74 respectively. During a 2015 capital needs assessment by Portland Housing Authority, it was determined that the Front Street family development, which contains 50 units, is in the worst condition of all the Portland Public Housing inventory, and it is beyond its useful life. This project along with several other Portland Housing Authority properties are being considered for redevelopment.

Public Housing Condition

Public Housing Development	Average Inspection Score
Larrabee Woods	98
Riverview Terrace	98
Landry Village	95
St. Cyr Court/Broadway West	95
Hazard Towers/Broadway East	95
Scattered Sites - South Portland	95
AMP 1	89
AMP 2	95
AMP 3	90
AMP 4	74
Woodlawn Tower	82

Table 39 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Other than upgrades to improve energy efficiency and modernization of finishes, the Westbrook and South Portland Housing Authorities are in good condition with no restoration needed.

Two important goals in Portland Housing Authority's 5 Year Plan (2015 to 2019) include; the development of additional affordable housing and investment in PHA owned properties. To assist in accomplishing these goals the agency will utilize existing public housing property that may be vacant land, underutilized surface parking or land and or buildings that are identified as obsolete and beyond their useful life. In the 2015, PHA completed a capital needs assessment and asset position report for all its public housing properties to determine priorities for capital investment and redevelopment. This report confirmed that there is excess land available that can be utilized more effectively to accomplish agency goals and help insure the long term viability of the agency's housing.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Portland Housing Authority (PHA) includes the following resident services and security goals and objectives as part of its 2015 Five Year Agency Plan and Capital Fund Plan: Continue to provide and expand services and programming to youth and adult residents to help improve the quality of their lives and empower them to succeed; Implement a volunteer management plan to maximize volunteer effectiveness and recognize their efforts; Increase the number Family Self Sufficiency (FSS) participants 10% annually; Continue the close working relationship with the Portland Police Department to reduce and prevent criminal activities in public housing; and Update fire safety and emergency policies and procedures for all properties and programs.

Additionally, the PHA has the following operations and policy goals and objectives that contribute to the agency's long-term sustainability: Maintain the high level of excellence in the administration of its core programs and the overall financial stability of the agency; Seek opportunities to increase revenue, reduce operating costs and gain efficiencies without impacting program effectiveness; Work with Housing Authorities in neighboring communities to provide and expand common services; Increase communications with all stakeholders to improve access to programs, enhance the understanding of the PHA mission, and improve engagement and feedback on topics such as policy development and operations; Continue to implement Green Policy goals with the installation of energy conservation measures using the HUD Energy Performance Contract Program, and the completion recycling programs in all developments; and Implement a web based energy monitoring system to track consumption, rates and savings based on established benchmarks.

The PHA 2015 Five Year Agency Plan further identifies the following Public Housing Program, Housing Choice Voucher Program, and New Housing Development goals and objectives: Insure the long term viability of the Public Housing inventory; Develop a strategy and set priorities for future investment to finance, modernize and redevelop Public Housing, using HUD and non-HUD resources; Maximize utilization Housing Choice Voucher rates to insure program benefits and future funding opportunities; Increase the number of available Housing Choice Vouchers through programs such as VASH; Continue conversion to project-based vouchers to meet community needs and enhance development opportunities. Expand Portland's inventory of affordable housing by developing 100 new housing units in five years utilizing a variety of programs, partnerships and financing opportunities; and Develop a strategy to set priorities for new development concerning housing types, location, funding and timing.

Discussion:

While the overall condition of the public housing units for Portland Housing Authority, Westbrook Housing Authority, and South Portland Housing Authority are is good, the number of units available does not meet the demand. As stated earlier, Westbrook Housing Authority plans to do upgrades to their existing units in order to make them more energy efficient and modernized. The Portland Housing Authority has developed a strategic plan for upgrades to existing units as well as demolition and construction of new unit buildings in order to optimize the use of PHA owned properties.

The main barrier to the creation of new units as well as restoration of existing units is limited funding. As a way to leverage additional funds, the Portland Housing Authority applied for and received CDBG and HOME funds for an upcoming demolition and construction project of 48 new units at 58 Boyd Street in Portland.

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

The Preble Street Joe Kreisler Teen Shelter provides 24 beds to adolescents or unaccompanied youth. There are two shelters serving families in the City of Portland. Family Shelter, with 124 beds and Family Crisis Shelter with 16 beds, totaling 140 shelter beds. The hotels that are used for sheltering families when the City of Portland Family Shelter is at capacity changed on August 1st, 2015. The City use to provide unlimited hotels for overflow, but was capped at 3 hotels effective August 1st, 2015. There are three adult shelters Milestone Foundation has 41 beds and serves adults suffering from substance abuse. The City of Portland Oxford Street Shelter provides 154 beds to men and women and Florence House provides 25 shelter beds, thus totaling 220 shelter beds. Florence House also provides 13 safe haven beds. The development at Danforth on High has approximately 10 units, services are provided by outside agencies. These are not dedicated permanent supportive housing beds, but are generally used for this purpose. There are 75 overflow beds at Preble Street Resource Center. There are also 15 units of permanent supportive housing at McAuley Residence for women and their children. The services are temporary but the housing is permanent.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds Current & New	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds		Current & New	Under Development
Households with Adult(s) and Child(ren)	140	3	92	165	0
Households with Only Adults	220	89	138	419	0
Chronically Homeless Households	0	0	0	107	0
Veterans	0	0	0	97	0
Unaccompanied Youth	24	0	0	0	0

Table 40 - Facilities Targeted to Homeless Persons

Data Source Comments: The City of Portland does not provide emergency shelter or overflow beds specifically for chronically homeless households and Veterans.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The Portland Community Health Center offers an Integrated Behavioral Health program that is designed to bring adults into treatment who are experiencing homelessness, and are suffering from co-occurring mental health and substance abuse disorders. The goal of the program is to help stabilize individuals in need of health and mental health services and provide housing stabilization, housing placements, residential treatment use, and detox and follow-up treatment.

Milestone operates a program called the Homeless Outreach & Mobile Engagement (HOME) Team who provides outreach and community supports to homeless individuals experiencing chronic health and substance abuse issues in Portland. The HOME Team provides daily street outreach, intervention, referrals and transportation of homeless individuals, highly intoxicated individuals, individuals with mental illness and individuals engaging in disruptive behavior. Staff works to engage these individuals in a compassionate manner, encouraging them to access appropriate treatment services.

Another crisis intervention resource is offered by the Opportunity Alliance who provides a crisis hotline by calling 774-HELP.

The City of Portland's Helping Individuals Regain Employment Program (HIRE) assists consumers in strengthening their employment skills by working toward independence from public assistance programs. The employment assessment includes identifying transferable skills, job matching and searching, and gaining and retaining temporary, permanent, and part-time employment. The staff conducts outreach and linkage to partnering agencies in the Greater Portland area.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Families with Children: There are two shelters that serve families with children. The City of Portland Family Shelter provides temporary housing to families with children the form of apartments. There are 124 beds available, which includes the 3 hotels rooms. While staying at the shelter families learn important life skills, have access to various household items, participate in house meetings to discuss issues and assistance, laundry and transportation services to appointments. Staff also assists with housing placement and follows up case management.

Family Crisis Services operates an Emergency Shelter for women and children who are experiencing domestic violence. They provide 16 beds, and families can access basic necessities like food, clothing and personal care items. Residents are offered in house education programs, individual advocacy, case management and safety planning.

Unaccompanied Youth: The Preble Street Joe Kreisler Teen Shelter provides 16-24 beds unaccompanied youth ages 12-20. The shelter provides safe, clean overnight accommodations in a secure building, showers, bathrooms, laundry facilities, towels, and personal hygiene products, community living areas, light breakfast and snacks. Additionally staff responds to the crisis that lead to homelessness, provides referrals, link youth to necessary services including substance abuse, counseling and medical facilities.

Chronically homeless- Chronically homeless men and women would stay at the Oxford Street Shelter. Oxford Street has the capacity of 154 beds with overflow services at Preble Street (an additional 75 beds). While at Oxford Street consumers have access to showers; housing placement, referrals and counseling; mental health services; access to interpreting services and rapid rehousing.

The Home to Stay (HTS) Program is modeled after a rapid re-housing approach that provides housing stability services to persons who are experiencing homelessness. The program has provided assessments for 69 individuals residing at the Oxford Street Shelter in 2015. Of the 69 participants, 41 have exited the program, including 30 (73%) who have secured housing. 28 participants remain actively engaged in a housing search. 100% of participants were offered and received case management services throughout the enrollment in Home To Stay. The program provided assessments for 43 families, totaling 146 individuals residing at the Family Shelter. Of the 43 families, 37 families or 86% secured permanent housing with 3 participants remaining actively engaged in a housing search.

Local housing authorities are a vital partner in reducing chronic homelessness, and have committed to setting aside housing vouchers for this population. 1. The Portland Housing Authority has set aside 40 VNED Housing Choice Vouchers (HCV) for chronically homeless. 2. The Westbrook Housing Authority has set aside 10 VNED Housing Choice Vouchers (HCV) for chronically homeless. 3. The Portland Housing Authority has set aside 2 VNED Housing Choice Vouchers (HCV) for chronically homeless. The Shalom House is housing the chronically homeless population through the Shelter Plus Care program; they provide a priority for chronically homeless individuals and long term stayers.

MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

Introduction

Portland's population has a higher incidence of disability than people in Cumberland County as a whole. There is a much higher incidence of people with "cognitive difficulties" in Portland among adults, and a much higher incidence of disability in the population 65 years or over. 40% of the non-institutional population 65 years and over has a disability, including hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

With high rental costs in Portland, many clients are simply unable to cover their living costs and also cover costs of transportation to medical appointments, nutritional care and medications. Access to HOPWA, ESG, and CDBG funding and supportive services helps to guide clients through the complex financial system of housing and medical care and to support them in accessing the appropriate resources and opportunities to achieve a decent standard of living.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Riverview (100 beds) & Dorothea Dix (51 beds) are Maine's two publicly-funded mental health hospitals that have adopted a discharge plan process that begins at admission, to connect clients back to community supports & housing. Maine DHHS' top priority is to use BRAP to house those being discharged from psychiatric hospitals. The Opportunity Alliance works with Spring Harbor (private psychiatric hospital - 100 beds) to prevent patients from being discharged to homelessness. Portland homeless providers have regular discharge meetings with hospitals for "difficult to discharge" patients. Placements are in residential treatment facilities, market rate apartments, boarding homes & other federal, state, or locally-funded housing options, HOPWA, & VASH. Another resource is the Amistad Peer Center, which invites membership from adults in Portland who live with the symptoms of severe & persistent mental illness, addiction, homelessness, etc.

VA Maine Healthcare partners with Portland Housing Authority to administer VASH vouchers, & participates in ESAC. In 2013, the City of Portland Oxford Street Adult Shelter appointed a Veteran Liaison to conduct outreach to Veterans, including those ineligible for VA assistance due to less than honorable discharge. Preble Street is a SSVF grantee, providing outreach, case management, housing

search assistance, budget counseling & financial assistance to eligible homeless & at risk Vets & their families. In addition, there are two per-diem projects in York County to which Vets are referred. All referred Veterans are helped to access entitlements, community resources, & VA benefits. Portland CoC will continue to use these strategies to reduce bed nights and continue to progress toward the goal of ending all Veteran homelessness in Portland.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Riverview & Dorothea Dix are Maine’s two publicly-funded mental health hospitals that have adopted a discharge plan process that begins at admission, to connect clients back to community supports & housing. Several agencies and organizations, including Amistad, Opportunity Alliance, Spring Harbor, collaborate to address “difficult to discharge” patients. Various funding resources are utilized to help in this effort including: BRAP, HOPWA, VASH and other resources.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

As part of a HOME consortia with Cumberland County. The following public services take place:

- Family Crisis Services to enhance domestic violence outreach efforts and case management for victims.
- Cumberland County - \$27,000
- Bridgton - \$1,500
- South Portland - \$5,000
- AlphaOne to construct critical access ramps in Cumberland County - \$50,000 The goal is to assist between 10-15 persons with mobility impairments remain in their homes. \$50,000
- Bartlett Circle, Yarmouth – Renovations to 28 units of senior housing. Several of the elderly residents are disabled. \$90,000
- South Portland Bus Company – Bus passes are provided to extremely low-income and disabled South Portland residents to access health, mental health and associated services in Portland. \$4,105
- 2015 goal of the Portland City Council's Housing Committee is to encourage and support the creation of 5 new Housing First developments.

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

The City of Portland recognizes there are certain public policies, particularly zoning and land use regulations that pose challenges in increasing affordable housing opportunities and residential investment. This is revealed in higher housing costs, a shortage of affordable housing in relation to demand and higher land costs. Inflexible or outdated regulations contribute to this problem.

Portland acknowledges present ordinances (particularly in older neighborhoods) do not reflect the traditional urban character of these neighborhoods, resulting in a scenario where many neighborhoods built in the 1800s and early 1900s could not be duplicated under present ordinances. The net effect is that fewer dwelling units could be built today than in the past and even modest additions to existing buildings for affordable housing are impeded. Present ordinance language such as residential density, yard dimensions, lot coverage and lot size hinders affordable workforce housing and housing investment. Parking provisions require an inordinate number of spaces for neighborhoods within walking distance of the downtown and served by public transportation. Excessive parking occupies valuable buildable land on residential lots and is costly to provide. Resources given to parking would be better served by enhancing housing investment.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

This section provides a concise summary of the non-housing community development assets of the City of Portland. The Portland Community Chamber of Commerce (PCCC) works with public, private and nonprofit partners to identify obstacles to growth in key economic sectors, and has proposed a strategy, based on an economic development market analysis, that will expand prosperity in the City of Portland and within the Greater Portland Region. PCCC aligned economic development indicators with the City of Portland's Economic Vision and Plan, a collaboration of City officials, the Portland Development Corporation, Creative Portland, the Greater Portland Convention and Visitors Bureau, the Portland Downtown District, and the Growing Portland Collaborative.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	69	67	0	0	0
Arts, Entertainment, Accommodations	3,677	5,953	14	11	-3
Construction	755	1,984	3	4	1
Education and Health Care Services	6,775	16,276	26	29	3
Finance, Insurance, and Real Estate	2,713	7,784	10	14	4
Information	713	2,181	3	4	1
Manufacturing	1,800	3,249	7	6	-1
Other Services	1,042	2,162	4	4	0
Professional, Scientific, Management Services	2,833	6,557	11	12	1
Public Administration	0	0	0	0	0
Retail Trade	3,587	5,176	14	9	-5
Transportation and Warehousing	753	1,386	3	3	0
Wholesale Trade	1,134	2,597	4	5	1
Total	25,851	55,372	--	--	--

Table 41 - Business Activity

Data 2008-2012 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)
Source:

Labor Force

Total Population in the Civilian Labor Force	39,410
Civilian Employed Population 16 years and over	36,994
Unemployment Rate	6.13

Unemployment Rate for Ages 16-24	23.19
Unemployment Rate for Ages 25-65	4.42

Table 42 - Labor Force

Data Source: 2008-2012 ACS

Occupations by Sector	Number of People
Management, business and financial	10,278
Farming, fisheries and forestry occupations	1,548
Service	4,308
Sales and office	8,281
Construction, extraction, maintenance and repair	2,051
Production, transportation and material moving	1,393

Table 43 – Occupations by Sector

Data Source: 2008-2012 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	29,680	86%
30-59 Minutes	3,813	11%
60 or More Minutes	991	3%
Total	34,484	100%

Table 44 - Travel Time

Data Source: 2008-2012 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,299	307	1,201
High school graduate (includes equivalency)	4,636	544	2,215
Some college or Associate's degree	8,156	347	1,702
Bachelor's degree or higher	15,955	519	1,871

Table 45 - Educational Attainment by Employment Status

Data Source: 2008-2012 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	25	171	279	581	759
9th to 12th grade, no diploma	834	508	522	746	607
High school graduate, GED, or alternative	1,650	1,673	1,952	3,781	2,674
Some college, no degree	3,584	2,204	1,749	3,013	1,296
Associate's degree	199	942	755	1,596	473
Bachelor's degree	1,452	4,590	2,851	4,154	1,342
Graduate or professional degree	14	1,665	1,540	3,590	1,114

Table 46 - Educational Attainment by Age

Data Source: 2008-2012 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	18,370
High school graduate (includes equivalency)	24,100
Some college or Associate's degree	28,776
Bachelor's degree	38,585
Graduate or professional degree	51,587

Table 47 – Median Earnings in the Past 12 Months

Data Source: 2008-2012 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Major employment sectors in Portland making up 70% of the share of jobs include Education and Health Care Services; Arts, Entertainment, and Accommodations; Retail Trade; Finance, Insurance, and Real Estate; and Professional, Scientific, and Management Services. The employment sector with the largest share of jobs is Education and Health Care Services, with 29% of jobs and 26% of the share of workers, followed by Arts, Entertainment, and Accommodations and Retail trade, each with 11% of the job share. Finance, Insurance, and Real Estate with 14% of the job share and Professional, Scientific, and Management Service sectors with 12% of the job share. Arts, Entertainment, and Accommodations show 3% more works than there are jobs available and as well as Retail trade show 5% more workers than jobs available. This may be a reflection of seasonal demand with peak seasonal employment reflecting a shortage of workers, and perhaps balancing out during the off season. Although not a major employment sector in Portland, Manufacturing also shows 1% more workers than jobs. It should be

noted that Greater Portland lost over 4,000 manufacturing jobs from 2000 - 2010. Education and Health Care Services and Finance, Insurance, and Real Estate show worker shortages of 3 and 4% respectively.

Data collected by the ACS 2008-2012 shows 27,859 occupations by sector. Management, Business and Financial occupations employ the most people in Portland, 10,278 (26.1%) of total civilians in the labor force. Sales and Office occupations employ 8,281(21.0%) of the population, followed by 4,308 (10.9%) in Service occupations. Interestingly, farming, fisheries and forestry occupations comprises only 5.5% of the occupations by sector or 1,548 jobs.

The unemployment rate among Portland residents 25-65 was 4.42% as of the 2007-2011 ACS, slightly skewed by the high proportion of young adults ages 16-24 showing an unemployment rate of 23.19, presumably because many of these young people are in high school, college or graduate school.

Describe the workforce and infrastructure needs of the business community:

Business plays a significant role in the Portland region. Business Infrastructure supports communities, families, and workers, and includes water, sewer, gas, electric, broadband, roads, airports, interstates, ports and rail lines. Much of the infrastructure in Maine is old and expensive to maintain. The Greater Portland Council of Governments (GPCOG) has identified transportation infrastructure needs of \$1.484 billion over the next 20 years. Within the region, Portland specifically faces the following infrastructure challenges:

- Aging water, gas and sewer lines
- Lack of safe, decent and affordable multi-family workforce housing
- High homeowner costs
- Vacant, abandoned or idle Brownfield sites
- High costs to preserve, renovate and reuse historic buildings
- Limited public transportation with little or no linkages to the rest of the region
- Maintaining bridges and collector road systems
- Heavy dependence on foreign oil as a home heating fuel

The majority of workers (86%) travel less than 30 minutes to their job, while 11% travel between 30 and 59 minutes. Improvements to the current public transportation system alone would put the majority of current commuters' needs within reach. (*GPCOG 2014-2018 Economic Development Action Plan*)

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

In 2007 the City of Portland applied for 108/BEDI funds in an amount of \$1.2 million in Brownfields Economic Development Initiative (BEDI) and \$10.8 million in Section 108 loan. The funds were awarded

in February 2008. The combined \$12 million will revitalize the distressed area of Bayside by stimulating residential and commercial economic development activities and creating jobs.

As part of the revitalization efforts in Bayside, in 2012, the City underwent negotiations with Federated Companies for the purchase and sale of seven parcels of land. The Section 108 funds are slated for the construction of an 840 parking space garage with 43,000 sq ft of retail/commercial space on the ground level. The construction of the parking garage will leverage the creation of three new buildings consisting of approximately 715,000 square feet, including 90,000 square feet of direct street access retail space at the ground level, and 445 new apartments (from 400 sq. ft studios to 1050 sq. ft. two-bedroom units).

The project received Portland Planning Board approval in January 2014. A legal appeal filed by opponents of the project has been settled. In March 2015, the Portland Planning Board approved revisions to the original plan. The City anticipates the project to be under construction by the summer of 2016 with an anticipated two to three year build-out period.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

According to the 2008-2012 ACS data provided, 53% of the population in the civilian labor force in Portland has a Bachelor's degree, and 27% of the remaining population has some college or an Associate's degree. 15.4% of the civilian labor force has only a high school education, and only 4.3% have not graduated from high school. The labor force unemployment rate among 16-24 year-olds is 23.19%, however, this age group includes high school, college and graduate students who will not identify as full-time employed.

Considering the Occupations by Sector, Management, business and Financial comprise 36.8% of the jobs while Sales and office provide 29.72% of the jobs. If you assume that both of these sectors require college degrees, this comprises of 66.2% of the market. If only 53% of the population has a Bachelor's degree or higher than this is 13% gap in education to employment opportunities.

Median earnings are directly correlated by educational attainment. Individuals who do not graduate from high school earn a median income of \$18,370. High school graduates earn 1.3 times as much as those who do not graduate from high school. Those with some college or an Associate's degree earn 1.6 times more than those without a high school diploma, and those who graduate with a Bachelor's degree earn 2.1 times as much. Those with graduate or professional degrees earn 2.8 times as much as those who do not finish high school. (*GPCOG 2014-2018 Economic Development Action Plan*)

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

In 2014, The City of Portland created an Employment Development Program funded by CDBG. As a result, the Portland Jobs Alliance was created, a collaborative and coordinated approach to providing employment services that promote access and success for low/moderate income job seekers. The initiative is a collaboration of Coastal Enterprises Inc, Catholic Charities Maine, City of Portland Refugee Services, Portland Adult Education, Preble Street, Community Financial Literacy, Southern Maine Community College, and other organizations partnering to improve coordination and employment outcomes for homeless individuals, new Mainers and single parents by addressing some of the employment challenges they experience. The initiative focuses on business engagement, job readiness and sector specific training, linking learning to work through internships work experiences, job retention support and helping to initiative conversations of workforce diversity. The project takes a collaborative approach to job referral and placement utilizing a web-based interagency database to communicate information about job seekers and job opportunities and track participant activity. This program has been will directly funded by CDBG for two years and a portion of the program will continue to receive CDBG funds in the first year of the Consolidated Plan.

Another initiative in Portland is ConnectED, a partnership between the following organizations in the municipality: the City of Portland, Creative Portland, the Sam L. Cohen Foundation, the John T. Gorman Foundation, the Opportunity Alliance, the Portland Public Schools, Portland Regional Chamber, Southern Maine Community College, United Way of Greater Portland, and the University of Southern Maine. The partnership aims to build and sustain a citywide culture dedicated to supporting highly effective education for Portland's youth, for Portland Families, and for the Portland community at large.

There are also a variety of targeted incentive programs are offered by the State of Maine including workforce training and education. Tax reimbursements are available at the local level for Workforce Development, the Governors Training Initiative (training cost reimbursement for new hires and incumbent workers), and Maine Quality Centers, which provide custom workforce education.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

In 2011, the Greater Portland Council of Governments (GPCOG) was designated by the Economic Development Administration, a division of the United States Department of Commerce, as an Economic

Development District serving 26 communities in Cumberland County. The region's 256,656 people represent 19% of Maine's population, its 155,431 jobs represent 27% of its employment, and accounts for 33% of the state's gross domestic product. As an Economic Development District, one of GPCOG's core responsibilities is the creation of a Comprehensive Economic Development Strategy for the region. To fulfill that mission, GPCOG, along with each of the state's seven economic development districts, is implementing Mobilize Maine, a grassroots economic strategy that focuses on leveraging unique assets within each region for economic growth and quality of place.

Through Mobilize Maine, GPCOG has identified the six drivers of economic development that will be implemented across time in each of the state's seven economic development districts: Asset-based cluster development, Entrepreneurship and innovation, Education and workforce development, Access to capital, Infrastructure and environment, and Leadership. The areas most in line to the Consolidated Plan include Entrepreneurship and Innovation, Education and Workforce Development, Access to Capital, and Infrastructure and Environment. (*GPCOG 2014-2018 Economic Development Action Plan and City of Portland 2011 Economic Development Vision and Plan*)

Discussion

A unified Portland Economic Development Plan was created in collaboration with the Portland Community Chamber of Commerce, the Creative Portland Corporation, the Portland Development Corporation, Convention and Visitors Bureau, Portland's Downtown District, and the City of Portland. These groups formed a task force to steer the direction of the plan from its infancy to completion. Former Mayor Brennan then formed the Portland Economic Development Plan Implementation Stakeholder Group to oversee the work plan activities and annually measure progress.

The Plan has three main sections: Grow the Economy; Enrich the Creative Economy; and Support Business. All three plan sections set forth a development direction for Portland, including specific work plan activities to support "creating economic prosperity through growth of the city's employment and tax base," while paying respect to Portland's quality of life. The 2011-2012 Work Plan was recently updated to a 2014/2015 Work Plan:

<http://www.portlandmaine.gov/DocumentCenter/Home/View/4202>

Economic Development Vision & Plan Portland Maine August 2011:

<http://www.portlandmaine.gov/documentcenter/view/1648>

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The City of Portland Inspections Division was consulted to determine areas with the most housing problems within the city. Complaints reported for housing problems, junk or trash accumulation, infestations, bed bugs, fire complaints and utility shut-offs were sorted by Census Tract and analyzed for the 2015 year. The neighborhoods with the most cumulative reports for all housing problems (reports in excess of 70) were Parkside, Bayside, St. John Valley, East Bayside, and the West End, all HCD eligible areas in Census Tracts 10, 5, 6, and 13. Parkside, Bayside, and St. John Valley in Census Tracts 10, 6, and 13, respectively, exceeded 90 complaints each for housing problems.

The majority of the actions by inspections involved performing a drive by inspection in response to a complaint about junk or trash accumulation on the sidewalk. Again, Census Tracts 6, 10 and 13 saw the most complaints of this type, 105 in Parkside and over 70 each in Bayside and St. John Valley. There were at least twice as many reports for junk and trash accumulation in yards in East Bayside and Parkside than in most other neighborhoods and slightly more reports of bed bug infestations in the East Bayside and Bayside.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The two areas in the CCEJ where there are notable concentrations of poverty and minorities are the Redbank neighborhood of South Portland and the Brown Street neighborhood of Westbrook. Redbank, located between the Maine Mall and the Portland International Jetport, has been the site of affordable housing since World War II, when units were built for returning veterans. Today, those units as well as affordable developments at Brickhill are the home to many of the immigrant and refugee families that have come to the region in recent years. Brown Street is located in the downtown of Westbrook, which has struggled in recent years due to the decline of manufacturing in the city.

According to the 2010 Census, 95.3% of the Maine's population is white. Cumberland County has slightly more minorities than the state as a whole (6.2%), and the HCD neighborhoods in Portland have a nearly 10% black population and 3% Asian population. The Asian population declined on the Portland peninsula in the 2000s, even as it increased in the county. The Black/African American population has more than doubled. These numbers largely reflect an increase in the number of refugees and immigrants in Portland. For the past 35 years Portland has been an official refugee resettlement city, originally drawing many refugees from Southeast Asia, while more recent refugees have come from sub-Saharan Africa.

Population estimates of these communities are imprecise, but the City of Portland Refugee Services estimates that there are 5,000 refugees in Portland (and 3,000 in Lewiston). At a count of 5,000, recent immigrants would make up 7.5% of Portland's population – and the Portland Refugee Services program

has seen an average of 650 new clients (refugees and asylees) each year for the past five years. The most common countries of origin in 2011 were Somalia, Burundi, Iraq, Sudan, Rwanda, and Congo/Zaire.

Due to the high percentage of rental and public housing, certain neighborhoods exhibit high concentrations of racial or ethnic minorities and low-income families, particularly Parkside and Bayside. St John Valley neighborhood is also showing a higher concentration of Hispanic population. This has not occurred because of a deliberate effort to segregate these populations. Areas of higher concentrations of race and poverty occur in the sections of the city where many social service agencies are located as well as affordable housing, including public housing, and public transportation. Many in the refugee and immigrant community choose to live in proximity to their social and cultural network and in areas with better access to schools, public transportation, employment within the city, health care, and affordable housing.

A major challenge in the area is poverty. The HCD area on the Portland peninsula has a concentration of families below the poverty level that is three times that of the rest of the county. The proportion of families with children below poverty is four times the county rate. Within Portland, 90% of the families under poverty are renting. In the rest of the county, only 62% are renters, and 38% are owners. Portland has the highest concentration of poverty not only with the county but also within the state. However, as noted previously, Portland also offers greater access to affordable housing, social services, public transportation and jobs. Most Black/African American families living below the poverty level in Cumberland County live in Portland. On the other hand, most white families under poverty live in the rest of the county.

What are the characteristics of the market in these areas/neighborhoods?

The Portland market is within a healthy vacancy rate, however the owner housing vacancy rate in the HCD areas of Portland is more than twice the rate of the owner housing outside of HCD areas. Also, the actual number of vacant units available for rent has declined. Subsidized housing is concentrated on the peninsula, where there is also higher concentrations of populations living below poverty and racial minorities. The peninsula also has more accessible resources than other areas of the City. The Cumberland County Entitlement Jurisdiction (CCEJ) does not include the largest city and economic center of the region (and the state of Maine), the City of Portland. However, the communities that directly surround Portland are the location of several large employers for the region such as Texas Instruments, Wex Inc., and IDEXX. They also serve as "bedroom communities" for residents that commute to Portland, which has many jobs in the sectors of 1) education & healthcare services, 2) finance, insurance, & real estate, and 3) professional, scientific & management. South Portland and Freeport are retail employment centers, while areas such as the Lakes Region, Harpswell, and the island communities see seasonal employment from the tourism sector. Cumberland County also retains employment in legacy industries such as forestry, farming and fishing.

Are there any community assets in these areas/neighborhoods?

Nearly all of the neighborhoods on the peninsula have active neighborhood associations: Parkside, Bayside, East Bayside, West End, Munjoy Hill, and St. John Valley. Each of the neighborhood associations work to foster a sense of community and neighborhood among its members and fellow citizens, to work for the safety, cleanliness, and livability of its streets and homes, and to work for the preservation, restoration, promotion and appreciation of their neighborhoods and parks. They hold neighborhood meetings, clean ups, and work to inform their neighborhoods about projects at the City that will impact them.

Neighborhoods on the peninsula have a higher concentration of parks, playgrounds, churches, stores, restaurants, shelters, schools, and community resources than other areas of the City. Plus because neighborhoods are dense, amenities are more accessible because residents can access them by walking, biking or taking the bus.

Are there other strategic opportunities in any of these areas?

The areas of with higher concentration of poverty and racial diversity are also the target areas for CDBG funding. Neighborhood improvements and area wide benefit projects are then focused on these areas of the City. As a result more neighborhood scale infrastructure projects, playgrounds, parks, trees, handicap ramps, and other amenities will be constructed in these neighborhoods.

A HUD BEDI/108 project is slated to be built in the Bayside neighborhood. This project will create market rate housing , a parking garage, plus retail and commercial space. This will transform the Bayside neighborhood.

Additionally the City of Portland is considering creating a Neighborhood Revitalization Strategy Area for certain areas of the peninsula, Bayside, East Bayside and possibly Parkside. This will bring additional resources and focused development in these neighborhoods.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The priorities and goals addressed in the strategic plan are based off of the needs assessment and market analysis from the previous sections. Additionally, the priorities and goals in the strategic plan align with the City Council's 2014 Goals and Priorities. These goals will be used to guide the City's investment of resources and allocation of funding for the next five years. The needs, goals and priorities of the City were placed into four categories:

1. Neighborhood Investment & Infrastructure
2. Housing Availability
3. Economic Development
4. Addressing the Needs of the Growing Homeless Population

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 48 - Geographic Priority Areas

1	Area Name:	Bayside Neighborhoods
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The Bayside Neighborhoods consist of the Bayside and East Bayside neighborhoods. It is bound by I-295, Washington Ave, Congress Street, and Forest Ave.
	Include specific housing and commercial characteristics of this target area.	The Bayside neighborhoods have highest concentration of homeless shelters and LMI housing in the City. There is a diverse mix of commercial properties within the neighborhood boundaries; including grocery stores and food services, industrial buildings, health care centers.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	In 2015 the City decided to create a 'targeted neighborhood investment' strategy; starting with the Bayside Neighborhoods and moving to a different neighborhood every 2-7 years, depending on community and public infrastructure needs. The Bayside Neighborhoods were chosen as the first targeted neighborhood investment area due to a combination of this area having the highest percentage of LMI residents, a lack of adequate housing and public infrastructure, as well as a high potential for private investments.
Identify the needs in this target area.	The Bayside neighborhoods have the highest percentage of LMI residents in the City. Many of the roads and sidewalks in this neighborhood are in great need of repair and redesign in order to make the neighborhood a safe and sustainable.	

	What are the opportunities for improvement in this target area?	Housing, public infrastructure, neighborhood development, public services.
	Are there barriers to improvement in this target area?	Limited funding resources
2	Area Name:	CDBG Target Neighborhoods
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Districts 1, 2 and portions of district 3 on the Portland Pennicula. This consists of eligible census tracts, 1, 2.1, 3, 5, 6, 10, 11, 12, 13.2, 13.3, 15.1, 15.3, and 20.2.1
	Include specific housing and commercial characteristics of this target area.	The CDBG target neighborhoods include the oldest housing stock in the City, the downtown district, and the highest concentration of public services.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Members of neighborhood organizations, residents, service providers, and business owners all participated in the creation of this target area.
	Identify the needs in this target area.	Housing, public infrastructure, safety, and public services.
	What are the opportunities for improvement in this target area?	Housing, public infrastructure, neighborhood development, public services.
	Are there barriers to improvement in this target area?	Limited funding resources
3	Area Name:	Eligible Census Tracts
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive

	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Any census tract where more than 51% of the residents are below 80% of the AMI This includes: census tracts 1, 2.1, 3, 5, 6, 10, 11, 12, 13.2, 13.3, 15.1, 15.3, and 20.2.1, 21.1.3, 21.2.2, and 22.2
	Include specific housing and commercial characteristics of this target area.	This area consist of census tracts in the highest and lowest density neighborhoods of the city. The housing type is very diverse, including single family and multi-unit buildings as well as a wide array of businesses and services.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Members of neighborhood organizations, residents, service providers, and business owners all participated
	Identify the needs in this target area.	Housing, public infrastructure, safety, and public services.
	What are the opportunities for improvement in this target area?	Housing, public infrastructure, neighborhood development, public services.
	Are there barriers to improvement in this target area?	Lack of funding resources
4	Area Name:	PORTLAND, MAINE
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The boundaries of the City of Portland
	Include specific housing and commercial characteristics of this target area.	Portland consist of high and low density neighborhoods. The housing type is very diverse, including single family and multi-unit buildings as well as a wide array of businesses and services.

	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Members of neighborhood organizations, residents, service providers, and business owners all participated.
	Identify the needs in this target area.	Housing, public infrastructure, safety, and public services.
	What are the opportunities for improvement in this target area?	Housing, public infrastructure, neighborhood development, public services.
	Are there barriers to improvement in this target area?	Limited funding resources
5	Area Name:	Cumberland County
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	All of Cumberland County
	Include specific housing and commercial characteristics of this target area.	The housing type is very diverse, including single family and multi-unit buildings as well as a wide array of businesses and services.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The Cumberland County Entitlement Jurisdiction is a member of the Cumberland County HOME Consortium. The CCEJ has a governance structure centered on the Municipal Oversight Committee (MOC). The MOC is a representative body with one member from each participating city or town. The MOC sets policy direction for the CCEJ.
	Identify the needs in this target area.	With a very old housing stock, many LMI residents are in need of home repairs.
	What are the opportunities for improvement in this target area?	Opportunity to improve individual LMI eligible homes
Are there barriers to improvement in this target area?	Limited funding resources	

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The City of Portland's priority to allocating resources is to focus them on the areas of the jurisdiction that are in the most need. To determine this the City considered which areas of the City have the highest combination of poverty, minorities, single parents, oldest housing stock, and housing problems. These are located in Census Tracts 5, 6 and 10, which represents East Bayside, Bayside and Parkside neighborhoods respectively. Over the next five years the City of Portland will consider creating a Neighborhood Revitalization Strategy Area to help increase investment in these neighborhoods

In 2015 the City decide to create a 'targeted neighborhood investment' strategy; starting with the Bayside Neighborhoods and moving to a different neighborhood every 2-7 years, depending on community and public infrastructure needs. The Bayside Neighborhoods were chosen as the first targeted neighborhood investment area due to a combination of this area having the highest percentage of LMI residents, a lack of adequate housing and public infrastructure, as well as a high potential for private investments.

On a larger scale, the city will focus federal resources into areas of the City with the highest percentage of LMI residents, which are located primarily on the peninsula in districts 1 & 2. Street, sidewalk, infrastructure, parks, playgrounds, and other area benefit projects will be located in the target neighborhoods to benefit the low and moderate income individuals and families that live there. Due to the amenities and proximity to services, many HOME funded affordable housing projects are also located in the target neighborhoods.

Housing rehabilitation and new construction benefit individual persons or households who are low to moderate income, and therefore HOME funds can be spent throughout the City and County, which are the next geographic area priorities.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 49 – Priority Needs Summary

1	Priority Need Name	Neighborhood Investment & Infrastructure
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	PORTLAND, MAINE Eligible Census Tracts CDBG Target Neighborhoods Bayside Neighborhoods
	Associated Goals	Neighborhood Investment & Infrastructure
	Description	Public safety and mobility are key components to improving the livelihood of Portland neighborhoods. There is a significant need throughout the targeted neighborhoods to build sidewalks where none exist, improve accessibility through ADA compliance, increase the use of bicycles as a mode of transportation, and redevelop streetscapes to create shared streets for cars, bikes, and pedestrians that integrates with the fabric of the neighborhood.

	Basis for Relative Priority	In 2014 the Portland City Council identified two goals that identified this need: 1) Develop a transportation system that advances healthy living, minimizes environmental impacts, and promotes the local economy by advancing opportunities for mass transit, bicycle use and walking; and 2) Advance environmental programs that safeguard our natural resources, promote a healthy lifestyle and support a sustainable economy.
2	Priority Need Name	Housing Availability
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions
	Geographic Areas Affected	PORTLAND, MAINE Eligible Census Tracts Cumberland County CDBG Target Neighborhoods Bayside Neighborhoods

	Associated Goals	Housing Availability
	Description	In 2014 Portland contracted with the Greater Portland Council of Governments to complete a study entitled <i>2030 Workforce Housing Demand Study</i> . The report, released in January 2015, found that current housing production is not meeting the housing needs of Portland. The City Council has made a goal to promote housing availability in all segments of the housing market while insuring a suitable balance of housing opportunities among those sectors.
	Basis for Relative Priority	In 2014 the Portland City Council identified the following goal to address this need: provide increased availability in all segments of the housing market while insuring that there is suitable balance of housing opportunities among those sectors.
3	Priority Need Name	Economic Opportunity
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence

	Geographic Areas Affected	PORTLAND, MAINE Eligible Census Tracts CDBG Target Neighborhoods Bayside Neighborhoods
	Associated Goals	Economic Opportunity
	Description	Portland has a well-developed employment support system with many established providers. However, the system is fragmented, providers work in silos, there is insufficient funding to cover needs of potential workers, and career planning and financial stability are often prioritized less than job placement. Employment retention support is scarce and turnover results in economic uncertainty for employees and higher costs for employers.
	Basis for Relative Priority	In 2014, the Portland City Council identified the following goal: Promote Economic Development in the City in a manner that provides for increased property values, diversification across industry sectors and high paying jobs. Specifically, as it relates to HUD programming and objectives, the Council further identified the need to advance work on the “Minority and Women-owned Business Development Initiative” and secure City Council approval to invest CDBG funds in workforce development.
4	Priority Need Name	Address the Needs for Growing Homeless Population
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Non-housing Community Development

Geographic Areas Affected	PORTLAND, MAINE Eligible Census Tracts Cumberland County CDBG Target Neighborhoods Bayside Neighborhoods
Associated Goals	Housing Availability Address the Needs for Growing Homeless Population
Description	The shelter system in Portland is beyond capacity. Staff and local organizations struggle to deal with overflow strategies to meet increasing need. Data suggests most persons who are homeless stay at the shelter less than three weeks. Homeless Prevention and Rapid Rehousing are key components to help reduce shelter usage and homelessness. Additionally increased case management is needed for those who have mental illness and substance abuse issues to help them navigate the service delivery system. Additionally, the State of Maine will be reducing funding support and increase documentation requirements for those staying at the shelter, making it more difficult to serve those most in need.
Basis for Relative Priority	In 2014 the Portland City Council identified the goal: Prevent and end homelessness in the city of Portland by continuing to implement the recommendations of the Homelessness Task Force, including retooling the emergency shelter system to create centralized intake process and evaluate steps to improve efficiency, prevent homelessness and rapidly rehouse those who become homeless to avoid long term stays in the shelters, and increase case management for persons with mental illness and substance abuse to help navigate the service delivery system.

Narrative (Optional)

In 2014, the City Council established Common Goals and Objectives. These goals include:

Promote Housing Availability in all segments of the housing market while insuring a suitable balance of housing opportunities among those sectors. The City will accomplish these objectives by offering city owned property to construct affordable housing and by implementing Encourage and Ensure strategy mentioned previously.

Transportation initiatives to develop a transportation system that advances healthy living, minimizes environmental impacts and promotes the local economy by advancing opportunities for mass transit, bicycle use and walking.

Promote economic development in a manner that provides for increased property values, diversification across industry sectors, and high paying jobs. One objective will be to include work on the “Minority

and Women-owned Business Development Initiative” and promote investment of CDBG funds for workforce development.

Advance an environmental program that safeguards natural resources, promotes a healthy lifestyle and supports a sustainable economy.

Prevent and end homelessness by continuing to implement the recommendations of the Homelessness Task Force which includes a comprehensive approach to work with the chronically homeless on housing stability plans, engaging surrounding communities in collaborative efforts to address homelessness on a regional basis, promote affordable housing development and access to additional housing subsidies, avoid duplication of services and maximize resources by clearly articulating roles and responsibilities of all homeless service providers.

These goals serve as the basis in which the priority needs outlined in this plan were established. Federal funding is an integral resource for accomplishing these goals and vital to making strategic decisions regarding the implementation of City priorities.

SP-30 Influence of Market Conditions - 91.415, 91.215(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Over 36% of individuals staying in the city's shelters have been identified as chronically homeless; as a result, the city has prioritized efforts to house the long term stayers along with providing follow-up services as necessary.
TBRA for Non-Homeless Special Needs	Not applicable.
New Unit Production	There is a gap of 33% between the demand and supply of affordable housing. 62% of Portland households earn less than the county's median income.
Rehabilitation	50% of Portland's housing stock was built before 1939; 30% of the housing stock was built between 1940 and 1980. In Cumberland County, 26% of the housing stock was built before 1939; 31% of the housing stock was built between 1940 and 1980
Acquisition, including preservation	Preservation of building stock is a focus of the affordable housing development program. The creation of affordable housing that includes the conversion of non-residential property into affordable housing is encouraged as a means of meeting the supply/demand needs mentioned above.

Table 50 – Influence of Market Conditions

	Base Year: 2000	Most Recent Year: 2012	%Change
Population	265,612	280,955	5%
Households	108,037	117,092	8%
Median Income	\$54,485	\$57,159	5%
	2000 Census Base	2008-2012 ACS	

Table 51 - Demographics

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

For the Five Year Consolidated Plan, the anticipated resources include federal CDBG, HOME, ESG, and Continuum of Care. The amount of each of these resources is dependent on federal allocation, which can be unpredictable. Estimates assume level funding for the next four years. Lead Safe Housing is program income from past grants. Payments are typically made when owners sell or refinance their homes and are therefore unpredictable. Estimates are based on past years income. The Local Housing Trust Fund is funded by the City's Housing Replacement Ordinance, which is only paid into when an owner decides to remove housing from the market. The Section 108 funding is to build a parking garage in the Bayside neighborhood through a project called Midtown. Once funds are expended no more are expected.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,791,448	234,500	2,259,406	8,103,792	\$114,500 is program income from a parking garage on Cotton Street which goes toward the CDBG Allocation. An Additional \$120,000 is new program income from the housing rehab program as well as an additional \$233,458 in previously reported program income, a total of \$353,458 is recirculated into the Housing Rehab Program for project costs.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	832,642	205,000	0	1,037,642	4,150,568	Program income is generated by repayment of HOME program loans

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	161,232	0	0	161,232	644,928	The Emergency Solutions Grant goes to fund both serving those in need of emergency shelter and assistance, and also to prevent homelessness and rapidly rehouse those who are homeless.
Competitive McKinney-Vento Homeless Assistance Act	public - federal	Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	3,310,122	0	0	3,310,122	13,240,488	ME-502 or the City of Portland Received \$3,310,122 in Continuum of Care Competition Homeless Assistance Awards for Rapid Re-housing, Florence House, Logan House, Portland 13-15, 5-15, 7-15, 8-15, and Residential Support Program.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Housing Trust Fund	public - local	Acquisition Multifamily rental new construction New construction for ownership	468,551	0	0	468,551	0	Local Housing Trust Funds allocated under an annual plan that is approved by the City Council
LIHTC	public - state	Multifamily rental new construction	11,053,494	0	0	11,053,494	0	Low Income Housing Tax Credits leveraged in two projects; 17 Carlton Street (\$5,167,534) and 58 Boyd Street (\$5,885,960)
Section 108	public - federal	Economic Development	9,007,000	0	0	9,007,000	0	Section 108 loan funds slated for the construction of a 840 parking space garage to support a million square foot mixed use development including market rate housing and retail/commercial space.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Section 8	public - federal						PHA's Housing Choice Voucher Program provides rental subsidies to a maximum of 1,809 households - 1501 tenant-based vouchers, 164 project based vouchers, 49 homeownership vouchers, 55 VASH vouchers, 40 vouchers set aside for chronically homeless disabled individuals.	
		Rental Assistance	15,865,000	0	0	15,865,000	0	
Other	public - federal						Program Income from prior HUD Healthy Home/Lead Safe Housing Grants. Wherever possible, the City will utilize rehab program funds in combination with lead program income funds to complete additional lead-safe units.	
		Housing Multifamily rental rehab	269,774	0	0	269,774	0	

Table 52 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

CDBG funds are leveraged considerably for their investment. Year 1 of the Consolidated Plan is expecting to leverage \$22,469,344 from the CDBG investment of \$1,905,948. The CDBG Program Application process discourages applicants from using CDBG funds as the sole source of project funding. Applicants must include other resources as leveraged funding. The City will continue to make this a requirement of the program.

The HOME Program leverages considerable funds, primarily through the Affordable Housing Development Program. This program leverages funding from several sources including Low Income Housing Tax Credits, state and federal Historic Tax Credits, state funds from the Maine State Housing Authority and local Housing Trust Funds. The City of Portland meets its match requirement through the expenditure of local General Assistance funds providing tenant based rental assistance to low and very low income households. The City expends General Assistance funds for this purpose, well in excess of the required HOME program match and will continue this assistance.

The ESG Program is expected to provide match funds equal to the amount of ESG funds allocated through the City's General Assistance fund.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

In 2012, the City Council adopted a Housing Investment Policy that requires the Housing & Community Development Committee (HCDC) to complete an annual review of program priorities that includes the type and location of housing, and an analysis of tax acquired or City-owned property that may be included as a development resource. In its 2014 Common Goals and Objectives the City Council identified the promotion of housing availability as a goal with one objective being the assessment of city owned property to construct affordable housing. The Housing Committee has identified four parcels as potential development sites and will be working towards a development project for each parcel. The identified parcels are 98 High Street, 83 Middle Street, 65 Munjoy Street and 65 Hanover Street/52 Alder Street. The City is negotiating with developers who submitted proposals to create homeownership and rental units at 65 Munjoy Street and 65 Hanover Street/52 Alder Street. The City anticipates construction at both of these sites will begin in the next 12-18 months. Over the next few years, the HCD staff will continue to identify additional city-owned properties for affordable housing development.

Discussion

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

As part of the revitalization efforts in Bayside, in 2012, the City underwent negotiations with Federated Companies for the purchase and sale of seven parcels of land. The Section 108 funds are slated for the construction of an 840 parking space garage with 43,000 sq ft of retail/commercial space on the ground level. The construction of the parking garage will leverage the creation of three new buildings consisting of approximately 715,000 square feet, including 90,000 square feet of direct street access retail space at the ground level, and 445 new apartments (from 400 sq. ft studios to 1050 sq. ft. two-bedroom units).

The project received Portland Planning Board approval in January 2014. A legal appeal filed by opponents of the project has been settled. In March 2015, the Portland Planning Board approved revisions to the original plan. The City anticipates the project to be under construction by the summer of 2016 with an anticipated two to three year build-out period.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CITY OF PORTLAND	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Portland Housing Authority	PHA	Public Housing	Jurisdiction
Preble Street	Non-profit organizations	Homelessness	Jurisdiction
Catherine Morrill Day Nursery	Non-profit organizations	Economic Development	Jurisdiction
COASTAL ENTERPRISES INC	Non-profit organizations	Economic Development	State
Amistad, Inc.	Non-profit organizations	Homelessness	Jurisdiction
Milestone Foundation	Non-profit organizations	Homelessness	Jurisdiction
CUMBERLAND COUNTY	Government	Ownership Rental	Jurisdiction
Community Housing of Maine	CHDO	Non-homeless special needs Rental	State
FRANNIE PEABODY CENTER	Non-profit organizations	Non-homeless special needs	State
AVESTA HOUSING	CHDO	Ownership Rental	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
SOUTH PORTLAND HOUSING AUTHORITY/ADAPTIVE ENVIRONMENTS	PHA	Public Housing	Jurisdiction
Westbrook Housing Authority	PHA	Public Housing	Jurisdiction
Brunswick Housing Authority	PHA	Public Housing	Jurisdiction

Table 53 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City will continue to carry out its Housing and Community Development Plan in partnership with the other management and delivery entities for housing and community development activities. These organizations include the consortium partners, Cumberland County and Brunswick, the Housing and Community Development Division and the Planning Division, the City's Health and Human Services Department, the Economic Development Department, the Portland Housing Authority, and a network of individual non-profit housing and social service providers.

The City of Portland Housing and Community Development Division is responsible for overseeing the budget and distribution of the City's CDBG and HOME entitlement funds and development of the Five-Year Consolidated Plan and Annual Action Plan and Consolidated Annual Performance Evaluation Report, as well as ensuring that all programs comply with HUD's federal regulations. The Health and Human Services Department oversees the budget and distribution of the ESG entitlement funds. Additionally the HCD Division administers the City's housing rehabilitation, new construction and homebuyer programs.

City of Portland Social Services Division administers the General Assistance Program, the City's emergency shelters (for single adults and families), transitional housing facilities, housing location services, Family Services Program, job readiness training and employment services and several other support activities in coordination with non-profit housing and social service agencies. Additionally, the Social Services Division administers the HOME funded Tenant Based Rental Assistance Program.

Non-Profit Housing and Social Service Agencies play a large role in directly providing housing and services to low income, homeless, and special needs populations throughout Portland.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		X
Legal Assistance	X		
Mortgage Assistance	X		X
Rental Assistance		X	X
Utilities Assistance	X		X
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X		
Other			

Table 54 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

There are several services available to the homeless and persons with HIV/AIDS in the Community.

The Portland Community Health Center offers an Integrated behavioral Health program that is designed to bring adults into treatment who are experiencing homelessness and are suffering from co-occurring mental health and substance abuse disorders. The goal of the program is to help stabilize individuals in need of health and mental health services and provide housing stabilization, housing placements, residential treatment use, and detox and follow-up treatment.

Milestone operates a program called the Homeless Outreach & Mobile Engagement (HOME) Team who provides outreach and community supports to homeless individuals experiencing chronic health and substance abuse issues in Portland. The HOME Team provides daily street outreach, intervention, referrals and transportation of homeless individuals, highly intoxicated individuals, individuals with mental illness and individuals engaging in disruptive behavior. Staff works to engage these individuals in a compassionate manner, encouraging them to access appropriate treatment services.

Another crisis intervention resource is offered by the Opportunity Alliance provides a crisis hotline by calling 774-HELP.

The City of Portland Homeless Employment Program assists consumers in strengthening their employment skills by working toward independence from public assistance programs. The employment assessment includes identifying transferable skills, job matching and searching, and gaining and retaining temporary, permanent, and part-time employment. Services are designed specifically for Portland's homeless population. The staff conducts outreach at homeless shelters and linkage to the Career Center in Portland.

Frannie Peabody Center (FPC) provides medical case management for people living with HIV/AIDS throughout Cumberland and York County. The agency also administers statewide case management services through The Ryan White Care Act (Part B). Through the Maine Center for Disease Control and Prevention, the agency provides community-based HIV and Hepatitis C testing throughout the southern region, and subcontracts with partner providers for these services in the central region. FPC offers in-house mental health and substance abuse counseling.

FPC also administers statewide housing assistance through three HOPWA (Housing Opportunities for Persons with AIDS) grants as part of the Department of Housing and Urban Development. These grants include (1) outreach to low-income HIV positive Maine residents statewide; (2) HIV positive populations in Cumberland Country who are homeless or have mental health, substance abuse or incarceration histories; and (3) racial and ethnic minority populations of HIV positive immigrants and refugees in the city of Portland. Support is offered in the form of short-term rental, mortgage and utility assistance, tenant-based rental assistance, as well as support with security deposits.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Working collaboratively, these entities implement the City's Housing and Community Development Plan. The system's strengths include the collaborative manner in which these diverse groups work together to maximize available resources. Portland is a large enough City to have many institutional resources, yet small enough to be able to effectively communicate and collaborate. Currently there are no gaps in types of housing and services, but there is a lack of funding resources. The City and its

partners will continue to seek additional resources to improve the system's ability to meet community needs.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City of Portland will continue to work in collaboration with partner organizations and governments to meet the goals and objectives of this 5 Year Consolidated Plan.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Neighborhood Investment & Infrastructure	2016	2020	Non-Housing Community Development	Eligible Census Tracts CDBG Target Neighborhoods Bayside Neighborhoods	Neighborhood Investment & Infrastructure	CDBG: \$4,016,805	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 75000 Persons Assisted Facade treatment/business building rehabilitation: 15 Business Buildings Demolished: 1 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Housing Availability	2016	2020	Affordable Housing Public Housing	PORTLAND, MAINE Eligible Census Tracts Cumberland County CDBG Target Neighborhoods Bayside Neighborhoods	Housing Availability Address the Needs for Growing Homeless Population	CDBG: \$983,458 HOME: \$4,671,890 ESG: \$276,000 Housing Trust Fund: \$468,551 LIHTC: \$11,053,494 Program Income: \$269,774	Brownfield acres remediated: 1 Acre Rental units constructed: 75 Household Housing Unit Rental units rehabilitated: 75 Household Housing Unit Homeowner Housing Added: 10 Household Housing Unit Homeowner Housing Rehabilitated: 125 Household Housing Unit Direct Financial Assistance to Homebuyers: 10 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 1000 Households Assisted Buildings Demolished: 1 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Economic Opportunity	2016	2020	Economic Development	PORTLAND, MAINE Eligible Census Tracts CDBG Target Neighborhoods Bayside Neighborhoods	Economic Opportunity	CDBG: \$1,425,305 Section 108: \$9,007,000	Jobs created/retained: 115 Jobs Businesses assisted: 35 Businesses Assisted
4	Address the Needs for Growing Homeless Population	2016	2020	Homeless	PORTLAND, MAINE Eligible Census Tracts CDBG Target Neighborhoods Bayside Neighborhoods	Address the Needs for Growing Homeless Population	CDBG: \$1,911,680 ESG: \$469,700 Competitive McKinney-Vento Homeless Assistance Act: \$16,550,610 Section 8: \$15,865,000	Public service activities other than Low/Moderate Income Housing Benefit: 78250 Persons Assisted Homeless Person Overnight Shelter: 3500 Persons Assisted

Table 55 – Goals Summary

Goal Descriptions

1	<p>Goal Name Neighborhood Investment & Infrastructure</p> <p>Goal Description Create strong, safe, accessible and vibrant neighborhoods- Invest in infrastructure to improve neighborhood assets and build strong, safe, accessible and vibrant neighborhoods. Improve accessibility and livability through age-friendly designs and ADA compliance. Build sidewalks and trails to improve connectivity, increase the use of bicycles as a mode of transportation, and redevelop streetscapes to create shared streets for cars, bikes, and pedestrians that integrate with the fabric of the neighborhood. Support programs that increase safety in neighborhoods for residents and visitors.</p>
2	<p>Goal Name Housing Availability</p> <p>Goal Description Increase housing availability & affordability. Increase housing availability and affordability to all Portland residents regardless of income, race, ethnicity, and family size. Encourage housing development by removing barriers to traditional urban housing types while ensuring the inclusion of workforce and age-friendly housing in significant development projects</p>
3	<p>Goal Name Economic Opportunity</p> <p>Goal Description Create economic opportunities to transition people out of poverty. Invest in Portland businesses to enable them to expand to create jobs. Invest in persons wanting to create microenterprises. Engage job seekers in a continuum of services to increase their professional capacity, financial stability, and ability to maintain employment. Focus on difficult to employ populations including homeless, new Americans and single parent head of households. Combine resources and build partnerships between public and private entities to provide opportunities to transition Portland residents out of poverty to sustainable employment and financial stability.</p>
4	<p>Goal Name Address the Needs for Growing Homeless Population</p> <p>Goal Description Prevent and Reduce Homelessness. Prevent individuals and families from becoming homeless and entering into the shelter system. Rapidly rehouse those who enter the shelter system. Provide necessary resources to assist vulnerable population's transition out of homelessness, including housing opportunities for chronically homeless or long-term stayers at homeless shelters.</p>

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

An estimated 235 extremely low income families, 4 low income families, and 45 moderate-income families will receive affordable housing each year of the 5 year consolidated plan.

SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

50 units, or 5% of total Portland Housing Authority Units, meet accessibility standards.

Activities to Increase Resident Involvements

Portland Housing Authority

- Periodic community meetings with residents
- Assist with the organization of resident councils where none exist
- A new website with inactive features for residents to engage staff
- Newsletters in certain developments

Westbrook Housing Authority

- Survey residents to identify optimal method, frequency and desired content of communication
- Educate residents on existing Agency communications
- Based on survey results, build and implement a communication plan, potentially to use such methods as Presidents' meetings, Resident Councils, social media, website, email/phone blasts or other tools as appropriate
- Expand use of our facilities for community partners (satellite offices, conference rooms, community rooms) in keeping with agency policies
- Establish new working relationships with neighboring communities as development partners
- Strengthen economic and development connections with City of Westbrook

South Portland Housing Authority

- Each month South Portland releases an activities calendar with all of the activities available to the residents. These activities include; picnics, senior and health expos, bus services to Walmart, the mall, and the grocery store, breakfast outings, and many other activities.

Brunswick Housing Authority

- 3 of the 6 Brunswick Housing Authorities properties are exclusively for senior citizens, the buildings provide a resident services coordinator as well as social activities for the residents.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

The City of Portland recognizes there are certain public policies, particularly zoning and land use regulations that pose challenges in increasing affordable housing opportunities and residential investment. This is revealed in higher housing costs, a shortage of affordable housing in relation to demand and higher land costs. Inflexible or outdated regulations contribute to this problem.

Portland acknowledges present ordinances (particularly in older neighborhoods) do not reflect the traditional urban character of these neighborhoods, resulting in a scenario where many neighborhoods built in the 1800s and early 1900s could not be duplicated under present ordinances. The net effect is that fewer dwelling units could be built today than in the past and even modest additions to existing buildings for affordable housing are impeded. Present ordinance language such as residential density, yard dimensions, lot coverage and lot size hinders affordable workforce housing and housing investment. Parking provisions require an inordinate number of spaces for neighborhoods within walking distance of the downtown and served by public transportation. Excessive parking occupies valuable buildable land on residential lots and is costly to provide. Resources given to parking would be better served by enhancing housing investment.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

In the fall of 2015, the Planning Department presented the City with a two-pronged approach designed to encourage housing development by removing barriers to traditional urban housing types while ensuring the inclusion of workforce housing in significant development projects. The City adopted the recommended suite of ordinance changes designed to loosen restrictions on housing development while still preserving City residents' quality of life. Part of this approach includes changes to Division 30 of the City's ordinance which refers to affordable housing. These changes provide additional density through development incentives as well as adding a workforce housing inclusionary zoning requirement for all residential development projects of 10 or more units. These changes will help to address housing needs throughout the City through reforms to zoning and density requirements and neighborhood strategies. Other portions of the enacted reform package provides a regulatory framework for affordable housing production that utilizes a variety of methods including affordable accessory dwelling units, mixed use development, infill development, rehabilitation and new construction in supporting opportunities for affordable housing. These changes included revisions to the R-6, R-5, IR-1, IR-2, B-1, B-2, B-3, B-5, B-6, and B-7 zones to allow for greater housing density encouraging greater urbanity and uses that often were more reflective of the historical norm within the surrounding neighborhood context. These included changes to the B2 to increase allowed housing densities to 100 units/ acre and R6 zone that would increase density from 45 to 60 units an acre and reducing minimum lot size; eliminate parking requirements for residential uses in the B3, B5, B6 and B7 business zones; eliminate residential density limits in B1 and B2 business zones; allow the use of fee-in-lieu of parking in off-peninsula business zones; amend the downtown height overlay map to increase it to 45 feet height limits; allow for the

conditional use of affordable accessory dwelling units in island residential zones and R-5 zone within existing structures; amend Division 30 affordable housing, proposing to increase the affordability levels to allow for rental properties affordable at up to 100% AMI; and expanding the application of density bonus numbers to incentivize the creation of more housing. The conglomeration of these initiatives will help to reduce barriers to building affordable housing in the City of Portland.

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

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

The Maine State Housing Authority coordinates the efforts of homeless shelters, outreach groups and volunteers who participate in an annual Point in Time Survey of State of Maine and City of Portland homeless populations. The annual census is required of all states at this time of year by U.S. Department of Housing and Urban Development, and the count provides a snapshot of the number of individuals and families in shelters and on the streets on a given night. For Maine, a count performed in January will represent chronic and truly desperate homelessness because of extreme weather conditions including typical temperatures well below freezing, regular snow accumulation, and minimal daylight hours.

The Emergency Shelter Assessment Committee meets monthly to review homeless data and identify trends, issues, and areas that need improvement.

The Emergency Shelter Client Support & Services Plan Policy guides needs assessments. The policy requires clients to work with their navigator on a plan to secure permanent housing and clients who chose not to participate are asked to leave the shelter, unless circumstances warrant an exception. Also, the Oxford Street Shelter housing placement team now focuses on housing long-term stayers. The City has also added a full-time case manager to work with families experiencing homelessness, resulting in locating permanent housing placements with follow up case management and tenant education services. Preble Street Support Services receives funding from the Veterans Administration to prevent and end homelessness among veterans.

The Homeless Outreach and Mobile Engagement (HOME) Team is a collaboration between the City of Portland, the Portland Downtown District and Milestone to provide outreach and community supports to those with chronic health, mental health and substance abuse issues living on the streets of Portland. The HOME team has become part of the emergency service delivery system for businesses and community members.

Amistad, a Portland-based non-profit organization that has been CDBG funded for its peer coaching initiative, works with clients that live with mental illness, often times co-occurring substance abuse disorders, and often times experience homelessness. The initiation of the peer coaching initiative includes hiring peer coaches with mental illness and selecting coaches through an extensive interview process involving scoring the applicants. Hired coaches job-shadow a peer supporter working inside the emergency department at the local hospital, attend a 3-day motivational interviewing session, complete a peer-support class at Amistad, and participate in weekly staff meetings that provide on-going training. Clients are identified by Amistad peer coaches and confirmed by the hospital staff as someone who presents to the emergency department frequently and absent of medical need.

Addressing the emergency and transitional housing needs of homeless persons

Special Population Housing: The United Way of Greater Portland is taking the lead on convening a group of stakeholders to investigate the feasibility of a Homeless Medical Respite Program. The group will research models that have been effective in other communities, potential funding sources and evaluate the need for such a program. The pilot program at York County Shelter, Inc. (YCSI) which provides sober shelter for Oxford Street Shelter consumers was finalized in the fall of 2013 and a total of 2 individuals were placed there in 2015.

Housing First: Last year the Planning and Urban Development department released a Pre-Development RFP for a new Housing First project. They decided to fund two proposals, one a traditional housing first project which proposed the development of 30-35 efficiency apartments in Portland. The second is a scattered site approach which proposes to blend “the population quickly and seamlessly into a combination of rehabilitated existing small multifamily apartment buildings and larger low income Housing Tax Credit and/or Historic Tax Credit funded properties aimed at serving the general public.”

Regional Approach: The Public Housing Authorities in Westbrook and South Portland have both made commitments to set aside Section 8 housing vouchers specifically for people experiencing long-term homelessness. City navigators have expanded their catchment areas for housing into York and Oxford counties, by focusing resources on housing driven services.

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.

In 2011, the Portland City Council created the Task Force to Develop a Strategic Plan to Prevent and End Homelessness (TF). The TF submitted its final report which included an Implementation Plan comprised of four overarching Recommended Actions: 1) Retooling the Emergency Shelter System, 2) Rapid Rehousing, 3) Increased Case Management and 4) Report Monitoring. The plan includes six general themes of focus: Case Management, Rapid Rehousing, Outreach, Zoning Constraints, Special Population Housing and the Housing First Model.

Significant gains have been made to address these complex issues since the plan was endorsed. The City, along with its many partners, has made great progress in addressing the recommended actions of the Plan. However several obstacles, including a major shift in funding allowances through the state mandated General Assistance Program, have surfaced and delayed progress on many of the recommended actions. These changes will require that the City re-evaluate its role as the social services center for Maine.

For the three federal grants utilized in this consolidated plan: one of the goals for the CDBG program will be for projects that help to reduce homelessness through rapid rehousing or other means and nearly 35% of the Emergency Solution Grant Funds is dedicated to rapid rehousing at the City's Oxford Street Shelter. The HOME funded Tenant Based Rental Assistance Program was designed to meet the recommendations from the homelessness task force report. The funds will be used to pay for security deposits and short term rental assistance for individuals and families currently homeless in the "mid-range" (clients who have 14-178 bed nights) for whom a potential living unit has been identified. In addition, the program will also provide assistance to those individuals who may be in danger of becoming homeless because their current housing situation is no longer affordable. These individuals will receive short term assistance to relocate to a more affordable unit.

Additionally the Home to Stay (HTS) Program is modeled after a rapid re-housing approach that provides housing stability services to persons who are experiencing homelessness. The Home to Stay Program assists homeless clients seeking permanent housing with education, services and support to meet their health, housing, and employment needs in order to overcome barriers to obtaining and maintaining housing. The goal is to help participants achieve permanent stable housing.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

One of the Consolidated Plans strategic goal is to Prevent and Reduce Homelessness. Through the Portland City Council effort to end homelessness, they are implementing the 2011 [Task Force to Develop a Strategic Plan to Prevent and End Homelessness](#). This program had four overarching Recommended Actions: 1) Retooling the Emergency Shelter System, 2) Rapid Rehousing, 3) Increased Case Management and 4) Report Monitoring; and six general themes of focus: Case Management, Rapid Rehousing, Outreach, Zoning Constraints, Special Population Housing and the Housing First Model.

For the three federal grants utilized in this consolidated plan: one of the goals for the CDBG program will be for projects that help to prevent homelessness; nearly 40% of the Emergency Solution Grant Funds is dedicated to homeless prevention at the City's Family and Oxford Street Shelters; and HOME TBRA will provide assistance to those individuals who may be in danger of becoming homeless because their current housing situation is no longer affordable. These individuals will receive short term assistance to relocate to a more affordable unit.

In addition there are policies and procedures in place that mitigate individuals and families who are likely to become homeless after being discharged from a publically funded institution or system of care or other service.

Mental Health: Riverview & Dorothea Dix are Maine’s two publicly-funded mental health hospitals that have adopted a discharge plan process that begins at admission, to connect clients back to community supports & housing. Several agencies and organizations, including Amistad, Opportunity Alliance, Shalom House, Spring Harbor, collaborate to address “difficult to discharge” patients. Various funding resources are utilized to help in this effort including: BRAP, HOPWA, VASH and other resources.

Corrections: The Department of Corrections (DOC) & the Cumberland County jail include The Opportunity Alliance, Preble Street, and/or the City of Portland Oxford Street Shelter in pre-release planning for offenders & Maine DHHS funds Intensive Case Managers in corrections facilities to help with release planning and placements.

Youth: Preble Street provides 24-hour care to all unaccompanied youth through its Teen Center & night shelter, which provides support in transitioning back to their families or to other situations, health care, employment, education, mental health & substance abuse counseling, & legal assistance. Primary partners include Day One (substance abuse & mental health), City of Portland Public Health (health care), & Portland Adult Education Street Academy (education).

Veterans: VA Maine Healthcare partners with Portland Housing Authority to administer VASH vouchers, & participates in ESAC. Preble Street is a SSVF grantee, providing outreach, case management, housing search assistance, budget counseling and financial assistance to eligible homeless and at risk Veterans and their families.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City of Portland has been committed to eliminating lead poisoning in children since 1995 when it received its first HUD Lead Hazard Control Grant. The control and elimination of lead-based paint remains a critical focus of the City of Portland in the housing rehabilitation program and over the years, 405 units have been made lead-safe in Portland. In past years Portland received Lead Hazard Control funds and has effectively and successfully addressed the lead hazards prevalent in the City's older housing stock. Lead-safe efforts will continue through the housing rehabilitation program, first-time home buyer program and lead program income funded projects.

Portland also addresses lead-safe practices by leveraging funds as the lead entity for the Cumberland County HOME Consortium (CCHC). The Consortium allows both parties to reach a much wider audience with their lead outreach and education efforts, as well as produce a number of lead-safe units in other communities across Cumberland County. This joint effort results from a desire to provide cost-effective, efficient programs to benefit all communities of the region.

In addition, the City leads the County in its rehabilitation program. The program is geared to benefit low and moderate income families and households. An owner-occupied applicant in the City of Portland must prove that their income is less than 80% of the median area income with a child under six years of age. In order to remediate a rental unit the building must contain at least 50% of individuals who earn 50% of the area median income. Preference is given to rental units where children reside. Projects outside of the City of Portland will meet HUD income eligibility limits established for Cumberland County. Wherever possible, the City will utilize housing rehab program funds in combination with lead program income funds to complete additional units.

How are the actions listed above related to the extent of lead poisoning and hazards?

Portland has had a referral process for those children identified with elevated blood lead levels (EBLL) since 1990 when legislation was passed requiring all lead blood test to be reported to the State of Maine laboratory. The laboratory then reports all EBLL's to Maine Childhood Lead Poisoning Prevention Program (MCLPPP) and they do an environmental investigation and case management referral to the local public health nurse and community action agency, for lead hazard reduction funding. The City of Portland receives referrals for cases in Portland and a remediation plan is implemented for all income eligible property owners.

Primary prevention measures are a critical focus of Portland's hazard reduction efforts, through education and outreach we continue to eliminate the risk of childhood lead poisoning. Lead notification is given to all property owners, as well as referrals for blood lead testing for children at risk. All rehabilitation projects are assessed for risk and lead- safe practices are implemented on all projects.

How are the actions listed above integrated into housing policies and procedures?

Integration of lead hazard control policies and procedures are standard practice in all Portland's housing programs.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

It is the policy of the City of Portland to consider all resources, regardless of their source, when making strategic decisions regarding the City's service priorities. For this reason, Portland has identified needs and goals that align with the 2014 City Council Common Goals and Objectives. These Common Goals were designed to guide the City Council in their policy decisions and City Departments in their goals and operations. Eight goals were identified including: Promote Housing Availability, Increase Transportation Initiatives, Economic Development, Prevent and End Homelessness, Advance an Environmental Program, Improve City Services, Implement TIF Program, and Intergovernmental Collaboration. In addition, Portland has incorporated the recommendations and findings from several plans and studies, such as the Report of the Task Force to Prevent and End Homelessness in Portland and the 2030 Workforce Housing Demand Study, into its strategic plan. Portland will continue to allocate federal resources towards activities designed to improve the lives of families and individuals and facilitate their transition out of poverty. Programs will be designed to help families move out of poverty as opposed to simply serving those in poverty.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Portland has identified needs and goals that align with the 2014 City Council Common Goals and Objectives and respond to the recommendations and findings from the Report of the Task Force to Prevent and End Homelessness in Portland and the 2030 Workforce Housing Demand Study into its strategic plan.

1. NEED: Housing Availability GOAL: Increase housing availability & affordability *Description:* Increase housing availability and affordability to all Portland residents regardless of income, race, ethnicity, and family size. Encourage housing development by removing barriers to traditional urban housing types while ensuring the inclusion of workforce housing in significant development projects. Projects that will meet this goal: Community Housing of Maine, Housing Rehabilitation Program, TBRA Program, Affordable Housing Development Program.
2. NEED: Economic Opportunity GOAL: Create economic opportunities to transition out of poverty *Description:* Invest in Portland businesses to enable them to expand to create jobs. Invest in persons wanting to create microenterprises. Engage job seekers in a continuum of services to increase their professional capacity, financial stability, and ability to maintain employment. Focus on difficult to employ populations including homeless, new Americans, and single parent head of households. Combine resources and build partnerships between public and private entities to provide opportunities to transition Portland residents out of poverty to sustainable employment and financial stability. Projects that will meet this goal: Business

Assistance Program, Catherine Morrill Child Care Assistance, Employment Development Program

3. NEED: Address the Needs for Growing Homeless Population GOAL: Prevent and Reduce Homelessness *Description:* Prevent individuals and families from becoming homeless and entering into the shelter system. Rapidly rehouse those who enter the shelter system. Provide necessary resources to assist vulnerable population's transition out of homelessness, including housing opportunities for chronically homeless or long-term stayers. Projects that will meet this goal: Community Housing of Maine, Preble Street Emergency Food, Preble Street Resource Center, Amistad Peer Support and Recovery Center, Preble Street Women's Shelter, Preble Street, Teen Center, Milestone HOME Team, Amistad Peer Coaching Initiative, and ESG funded programs
4. NEED: Infrastructure Investment in Target Neighborhoods GOAL: Create strong, safe, accessible and vibrant neighborhoods *Description:* Invest in infrastructure to improve neighborhood assets and build strong, safe, accessible and vibrant neighborhoods. Improve accessibility through ADA compliance, build sidewalks and trails to improve connectivity, increase the use of bicycles as a mode of transportation, and redevelop streetscapes to create shared streets for cars, bikes, and pedestrians that integrate with the fabric of the neighborhood. Support programs that increase safety in neighborhoods for residents and visitors. Projects that will meet this goal: Greenleaf Street Reconstruction, Reiche School Brackett Street Pedestrian Safety Project, Community Policing, and Bike Parking.

SP-80 Monitoring - 91.230

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

The City of Portland is committed to monitoring the performance of grant recipients to ensure that Federal funds are used appropriately and in a manner to maximize low and moderate income public benefit. Grant recipients include City of Portland Departments and Divisions, outside social service agencies, and non-profit organizations. Monitoring each grant recipient ensures that the goals and objectives identified within the Action and Consolidated Plan are met. CDBG public service recipients submit performance reports quarterly. The reports are reviewed for accuracy, goals, performance measures, and compliance. If an agency is not meeting their target goals, or not reporting on time, this information is shared with the citizen review committee, who utilizes this information when allocating resources for the following year. On site monitoring of social service agencies is done on a rotating schedule. Public infrastructure projects are managed by staff in the Public Works Department and monitored by staff in the Housing and Community Development Office. Staff from both offices attend the engineering project coordination meetings monthly during the construction season. Staff monitors all construction, infrastructure and non-profit rehabilitation projects. Non-profit rehabilitation projects are monitored from beginning to end to ensure that they comply with federal procurement, Davis-Bacon and other federal requirements. The City's Housing Rehabilitation Specialist reviews project scope and pricing and assists in working with the subrecipient to ensure the project will be completed on time and on budget. Economic Development projects are monitored on a case by case basis with the staff from Economic Development Department for the Façade and Business Assistance Program. Additional monitoring for other economic development projects happens yearly as needed. HOME and CDBG funded housing projects are monitored regularly to ensure that rent level and income guidelines are being met. All housing projects are entered into the Housing Database. All contracts for CDBG and HOME funds include provisions that include outreach to women and minority business owners. Owner occupied rehab projects are monitored on an annual basis for occupancy. Owner Occupied 2-4 Units and Multi-Family Rehab Program are monitored on an annual basis for occupancy and rental affordability compliance. Occupancy monitoring notices and tenant income verification forms are sent out on a quarterly basis. (HOME funds have not been a successful financing mechanism for multi-family rehab and therefore we have very few of these types of projects that require monitoring). New Construction/CHDO Funded Rental Housing are monitored on an annual basis. Tenant affordability reports are obtained annually and staff works with the developer and/or property management company to coordinate the necessary housing inspections. Preferably, the inspections are scheduled to coincide with the inspections of other lending sources. To report timeliness, the senior accountant reports expenditures at month end and compares totals to total allocated funds. The resulting percentage is utilized to track timeliness. Monthly draw-downs are completed through IDIS. Divisions in the Department funded under the 20% administrative cap submit plans identifying CDBG projects and the percentage of their time spent working on such projects, as well as identifying specific areas in

eligible census tracts where the projects are taking place. This information, plus quarterly reports, are reviewed to ensure compliance with comprehensive planning goals and requirements.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

For the Five Year Consolidated Plan, the anticipated resources include federal CDBG, HOME, ESG, and Continuum of Care. The amount of each of these resources is dependent on federal allocation, which can be unpredictable. Estimates assume level funding for the next four years. Lead Safe Housing is program income from past grants. Payments are typically made when owners sell or refinance their homes and are therefore unpredictable. Estimates are based on past years income. The Local Housing Trust Fund is funded by the City's Housing Replacement Ordinance, which is only paid into when an owner decides to remove housing from the market. The Section 108 funding is to build a parking garage in the Bayside neighborhood through a project called Midtown. Once funds are expended no more are expected.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation:	Prior Year Resources:	Total:		
			\$	\$	\$		

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,791,448	234,500	233,458	2,259,406	\$114,500 is program income from a parking garage on Cotton Street which goes toward the CDBG Allocation. An Additional \$120,000 is new program income from the housing rehab program as well as an additional \$233,458 in previously reported program income, a total of \$353,458 is recirculated into the Housing Rehab Program for project costs.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	832,642	205,000	0	1,037,642	Program income is generated by repayment of HOME program loans
						8,103,792	
							4,150,568

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	161,232	0	0	161,232	644,928	The Emergency Solutions Grant goes to fund both serving those in need of emergency shelter and assistance, and also to prevent homelessness and rapidly rehouse those who are homeless.
Competitive McKinney-Vento Homeless Assistance Act	public - federal	Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	3,310,122	0	0	3,310,122	13,240,488	ME-502 or the City of Portland Received \$3,310,122 in Continuum of Care Competition Homeless Assistance Awards for Rapid Re-housing, Florence House, Logan House, Portland 13-15, 5-15, 7-15, 8-15, and Residential Support Program.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Housing Trust Fund	public - local	Acquisition Multifamily rental new construction New construction for ownership	468,551	0	0	468,551	0	Local Housing Trust Funds allocated under an annual plan that is approved by the City Council
LIHTC	public - state	Multifamily rental new construction	11,053,494	0	0	11,053,494	0	Low Income Housing Tax Credits leveraged in two projects; 17 Carlton Street (\$5,167,534) and 58 Boyd Street (\$5,885,960)
Section 108	public - federal	Economic Development	9,007,000	0	0	9,007,000	0	Section 108 loan funds slated for the construction of a 840 parking space garage to support a million square foot mixed use development including market rate housing and retail/commercial space.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Section 8	public - federal	Rental Assistance	15,865,000	0	0	15,865,000	0	PHA's Housing Choice Voucher Program provides rental subsidies to a maximum of 1,809 households - 1501 tenant-based vouchers, 164 project based vouchers, 49 homeownership vouchers, 55 VASH vouchers, 40 vouchers set aside for chronically homeless disabled individuals.
Other	public - federal	Housing Multifamily rental rehab	269,774	0	0	269,774	0	Program Income from prior HUD Healthy Home/Lead Safe Housing Grants. Wherever possible, the City will utilize rehab program funds in combination with lead program income funds to complete additional lead-safe units.

Table 56 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

CDBG funds are leveraged considerably for their investment. Year 1 of the Consolidated Plan is expecting to leverage \$22,469,344 from the CDBG investment of \$1,905,948. The CDBG Program Application process discourages applicants from using CDBG funds as the sole source of project funding. Applicants must include other resources as leveraged funding. The City will continue to make this a requirement of the program.

The HOME Program leverages considerable funds, primarily through the Affordable Housing Development Program. This program leverages funding from several sources including Low Income Housing Tax Credits, state and federal Historic Tax Credits, state funds from the Maine State Housing Authority and local Housing Trust Funds. The City of Portland meets its match requirement through the expenditure of local General Assistance funds providing tenant based rental assistance to low and very low income households. The City expends General Assistance funds for this purpose, well in excess of the required HOME program match and will continue this assistance.

The ESG Program is expected to provide match funds equal to the amount of ESG funds allocated through the City's General Assistance fund.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

In 2012, the City Council adopted a Housing Investment Policy that requires the Housing & Community Development Committee (HCDC) to complete an annual review of program priorities that includes the type and location of housing, and an analysis of tax acquired or City-owned property that may be included as a development resource. In its 2014 Common Goals and Objectives the City Council identified the promotion of housing availability as a goal with one objective being the assessment of city owned property to construct affordable housing. The Housing Committee has identified four parcels as potential development sites and will be working towards a development project for each parcel. The identified parcels are 98 High Street, 83 Middle Street, 65 Munjoy Street and 65 Hanover Street/52 Alder Street. The City is negotiating with developers who submitted proposals to create homeownership and rental units at 65 Munjoy Street and 65 Hanover Street/52 Alder Street. The City anticipates construction at both of these sites will begin in the next 12-18 months. Over the next few years, the HCD staff will continue to identify additional city-owned properties for affordable housing development.

Discussion

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

As part of the revitalization efforts in Bayside, in 2012, the City underwent negotiations with Federated Companies for the purchase and sale of seven parcels of land. The Section 108 funds are slated for the construction of an 840 parking space garage with 43,000 sq ft of retail/commercial space on the ground level. The construction of the parking garage will leverage the creation of three new buildings consisting of approximately 715,000 square feet, including 90,000 square feet of direct street access retail space at the ground level, and 445 new apartments (from 400 sq. ft studios to 1050 sq. ft. two-bedroom units).

The project received Portland Planning Board approval in January 2014. A legal appeal filed by opponents of the project has been settled. In March 2015, the Portland Planning Board approved revisions to the original plan. The City anticipates the project to be under construction by the summer of 2016 with an anticipated two to three year build-out period.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Neighborhood Investment & Infrastructure	2016	2020	Non-Housing Community Development	Eligible Census Tracts CDBG Target Neighborhoods Bayside Neighborhoods	Neighborhood Investment & Infrastructure	CDBG: \$803,361	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 27544 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
2	Housing Availability	2016	2020	Affordable Housing Public Housing	PORTLAND, MAINE Eligible Census Tracts Cumberland County CDBG Target Neighborhoods Bayside Neighborhoods	Housing Availability	CDBG: \$334,178 HOME: \$934,378 ESG: \$55,200	Rental units constructed: 4 Household Housing Unit Homeowner Housing Rehabilitated: 45 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 235 Households Assisted Buildings Demolished: 1 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Economic Opportunity	2016	2020	Economic Development	PORTLAND, MAINE Eligible Census Tracts CDBG Target Neighborhoods Bayside Neighborhoods	Economic Opportunity	CDBG: \$285,061	Jobs created/retained: 25 Jobs Businesses assisted: 16 Businesses Assisted
4	Address the Needs for Growing Homeless Population	2016	2020	Homeless	PORTLAND, MAINE CDBG Target Neighborhoods Bayside Neighborhoods	Address the Needs for Growing Homeless Population	CDBG: \$382,336 ESG: \$93,940	Public service activities other than Low/Moderate Income Housing Benefit: 15600 Persons Assisted Homeless Person Overnight Shelter: 795 Persons Assisted

Table 57 – Goals Summary

Goal Descriptions

1	Goal Name	Neighborhood Investment & Infrastructure
	Goal Description	<p>Create strong, safe, accessible and vibrant neighborhoods-</p> <p>Invest in infrastructure to improve neighborhood assets and build strong, safe, accessible and vibrant neighborhoods. Improve accessibility and livability through age-friendly designs and ADA compliance. Build sidewalks and trails to improve connectivity, increase the use of bicycles as a mode of transportation, and redevelop streetscapes to create shared streets for cars, bikes, and pedestrians that integrate with the fabric of the neighborhood. Support programs that increase safety in neighborhoods for residents and visitors.</p>

2	<p>Goal Name</p>	Housing Availability
	<p>Goal Description</p>	<p>Increase housing availability & affordability. Increase housing availability and affordability to all Portland residents regardless of income, race, ethnicity, and family size. Encourage housing development by removing barriers to traditional urban housing types while ensuring the inclusion of workforce and age-friendly housing in significant development projects</p>
3	<p>Goal Name</p>	Economic Opportunity
	<p>Goal Description</p>	<p>Create economic opportunities to transition people out of poverty. Invest in Portland businesses to enable them to expand to create jobs. Invest in persons wanting to create microenterprises. Engage job seekers in a continuum of services to increase their professional capacity, financial stability, and ability to maintain employment. Focus on difficult to employ populations including homeless, new Americans and single parent head of households. Combine resources and build partnerships between public and private entities to provide opportunities to transition Portland residents out of poverty to sustainable employment and financial stability.</p>
4	<p>Goal Name</p>	Address the Needs for Growing Homeless Population
	<p>Goal Description</p>	<p>Prevent and Reduce Homelessness. Prevent individuals and families from becoming homeless and entering into the shelter system. Rapidly rehouse those who enter the shelter system. Provide necessary resources to assist vulnerable population's transition out of homelessness, including housing opportunities for chronically homeless or long-term stayers at homeless shelters.</p>

AP-35 Projects - 91.420, 91.220(d)

Introduction

The City of Portland's Housing and Community Development Program will enter into the PY 2016-2017 budget cycle with the following funding allocations: \$1,905,948 in CDBG which consists of \$1,791,448 in direct HUD allocation, and \$114,500 in CDBG program income; \$161,232 in Emergency Solutions Grant funding; and \$1,036,857 in HOME allocation as part of the Cumberland County HOME Consortium, which consists of \$832,642 in direct HUD allocation; \$205,000 in program income. \$509,928 is designated for City of Portland use and \$320,490 is designated for the County. An additional \$234,500 in Housing Development Funds/CDBG housing program income is available.

#	Project Name
1	HCD Grant Administration
2	CDBG Planning
3	ADA Curb Ramps, Pedestrian Safety and Related Work
4	Marginal Way/Bayside Neighborhood Streetscape Improvements
5	Libbytown Community Gardens
6	Portland Housing Development Corp. - 58 Boyd Street Apartments
7	Portland Housing Authority - Bayside Surveillance System
8	CDBG Economic Development Projects
9	COP Community Policing
10	Preble Street Food Program
11	Preble Street Resource Center
12	Preble Street Florence House Women's Shelter
13	Preble Street Joe Kreisler Teen Shelter
14	Milestone Homeless Outreach and Mobile Engagement Team (HOME Team)
15	Wayside Food Programs
16	Amistad Peer Support and Recovery Center
17	Amistad Peer Coaching
18	Catherine Morrill Childcare Voucher Program
19	COP Family Shelter After Hours Program
20	COP Oxford Shelter Housing Assistance Program
21	Learning Works English Language Program
22	Homeless Programs HESG
23	HOME Administration
24	Housing Development Fund Project Staff Costs
25	Tenant Based Rental Assistance (TBRA)
26	City Housing Rehabilitation
27	City Affordable Housing Development
28	County HOME Housing Rehabilitation

#	Project Name
29	County HOME Affordable Housing Development
30	Section 108 Loan

Table 58 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Nearly all of HUD CPD funds go to serve underserved needs with CDBG , HOME and ESG funding. The allocation process and priorities for CDBG, HOME and ESG is described below. The largest obstacle to addressing the underserved needs is limited funding. The needs of the underserved continue to increase in the City of Portland, but the funding resources remain limited.

Community Development Block Grant: CDBG funds are allocated through a competitive application process. To apply, organizations must attend a mandatory application meeting. Applications are available through the Housing and Community Development Office in City Hall and on the City's webpage. Applications are reviewed by a volunteer citizen allocation committee appointed by the City Council. The Allocation Committee sends its recommendations to the City Manager who forwards the funding recommendations to the City Council. The City Council conducts two public hearings before deciding on the final funding recommendations. The funds not going to serve low to moderate income persons is the funds are for administration and planning.

HOME: The HOME Program budget is formulated by staff, endorsed by the City Council's Housing and Community Development Committee and Cumberland County's Municipal Oversight Committee. The City Council conducts two public hearings before deciding on the final HOME Program budget. Program guidelines and applications are available through the Housing and Community Development Office in City Hall and on the City's webpage.

Emergency Solutions Grant: The Emergency Solutions Grant funding is drafted by staff and presented to the Continuum of Care and the City's Emergency Solutions Grant. The funding supports shelter operations, homeless prevention, rapid rehousing and HMIS. The funds that do not go to support low income individuals is for HMIS.

AP-38 Project Summary

Project Summary Information

1	Project Name	HCD Grant Administration
	Target Area	PORTLAND, MAINE
	Goals Supported	Neighborhood Investment & Infrastructure Housing Availability Economic Opportunity Address the Needs for Growing Homeless Population
	Needs Addressed	Neighborhood Investment & Infrastructure Housing Availability Economic Opportunity Address the Needs for Growing Homeless Population
	Funding	CDBG: \$308,283
	Description	CDBG funds to help administer the program and report to HUD.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	This is for administration of the grant. No families will benefit directly from this project
	Location Description	While the focus will be on eligible areas, beneficiaries can be throughout the City of Portland
	Planned Activities	Manage the Grant. Comply with grant requirements and reporting. Follow federal regulations
2	Project Name	CDBG Planning
	Target Area	PORTLAND, MAINE

	Goals Supported	Neighborhood Investment & Infrastructure Housing Availability Economic Opportunity Address the Needs for Growing Homeless Population
	Needs Addressed	Neighborhood Investment & Infrastructure Housing Availability Economic Opportunity Address the Needs for Growing Homeless Population
	Funding	CDBG: \$96,907
	Description	CDBG Eligible planning activities
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	This is for planning activities. No families will benefit directly from this project.
	Location Description	While the focus will be on the eligible areas, eligible planning can happen throughout the City of Portland.
	Planned Activities	Long Range Planning efforts, including historic and transportation planning.
3	Project Name	ADA Curb Ramps, Pedestrian Safety and Related Work
	Target Area	Eligible Census Tracts
	Goals Supported	Neighborhood Investment & Infrastructure
	Needs Addressed	Neighborhood Investment & Infrastructure

	Funding	CDBG: \$216,000
	Description	Installation and reconstruction of ADA curb ramps and pedestrian safety enhancing RRFBs at various crosswalks in CDBG eligible areas around the City of Portland.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 22,418 individuals living in LMI areas of the city will benefit from the installation of 40 ADA accessible curb ramps and new RRFBs at crosswalks.
	Location Description	The ADA curb ramps and flashing beacons will be located in the CDBG eligible areas of census tracts 1, 2, 3, 5, 6, 10, 00, 12, 15.3, and 22.2
	Planned Activities	Install detectable warning panels and rebuild approximately 40 deficient curb ramps to alleviate inaccessibility due to deteriorated conditions or architectural barriers.
4	Project Name	Marginal Way/Bayside Neighborhood Streetscape Improvements
	Target Area	Bayside Neighborhoods
	Goals Supported	Neighborhood Investment & Infrastructure
	Needs Addressed	Neighborhood Investment & Infrastructure
	Funding	CDBG: \$408,861
	Description	The Marginal Way & Bayside Neighborhood Streetscape Improvements project seeks to improve the quality of life in the neighborhood by redesigning and reconstructing sections of Marginal Way and related roadways/sidewalks in the Bayside Neighborhoods.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit the residents of the bayside neighborhood, which has the highest percentage of LMI residents in the city. Approximately 4,480 people live in the Bayside Neighborhoods.
	Location Description	The Bayside Neighborhoods which include census tract 5.1 and 6.2
	Planned Activities	Design and construct/install sidewalks, street trees, grassed esplanades and street lights on Marginal Way and other related Bayside Neighborhood streets.
5	Project Name	Libbytown Community Gardens

	Target Area	CDBG Target Neighborhoods
	Goals Supported	Neighborhood Investment & Infrastructure
	Needs Addressed	Neighborhood Investment & Infrastructure
	Funding	CDBG: \$13,500
	Description	Construction of a community garden in the Libbytown Neighborhood. The project will include: 24 community garden beds, installation of a fence, water line extension, shed on site, and a fund to provide scholarships for low income families. There are currently over 200 people on a waiting list for a garden plot in the City of Portland, this project will help to serve that need in an LMI area of the city.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	24 families will be served, with preference given to LMI families.
	Location Description	Libbytown Neighborhood, census tract 20.2.1
	Planned Activities	Construction of a community garden to include: 24 community garden beds, installation of a fence, water line extension, shed on site, and a fund to provide scholarships for low income families.
6	Project Name	Portland Housing Development Corp. - 58 Boyd Street Apartments
	Target Area	Bayside Neighborhoods
	Goals Supported	Housing Availability
	Needs Addressed	Housing Availability
	Funding	CDBG: \$30,000
	Description	Demolition of a 2,500 square foot, single story office building in order to prepare the site for development of 48 units of mixed-income affordable housing for families in a 5 story apartment building.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	48 LMI families will benefit from this project

	Location Description	58 Boyd Street, Bayside Neighborhood, census tract 5.1
	Planned Activities	Demolition of a 2,500 square foot, single story office building in order to prepare the site for development of 48 units of mixed-income affordable housing for families in a 5 story apartment building.
7	Project Name	Portland Housing Authority - Bayside Surveillance System
	Target Area	Bayside Neighborhoods
	Goals Supported	Neighborhood Investment & Infrastructure
	Needs Addressed	Neighborhood Investment & Infrastructure
	Funding	CDBG: \$15,000
	Description	The East Bayside Surveillance System will increase community safety through six strategically placed cameras in PHAs Kennedy Park, Bayside East, and Bayside Terrace neighborhoods.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	586 residents in the Bayside neighborhood will be benefit from this activity.
	Location Description	Bayside Neighborhoods, Census tract 5.1
	Planned Activities	Installation of six strategically placed cameras in PHAs Kennedy Park, Bayside East, and Bayside Terrace neighborhoods. This project will increase security for all of the residents living the PHA housing in the Bayside Neighborhoods.
8	Project Name	CDBG Economic Development Projects
	Target Area	PORTLAND, MAINE
	Goals Supported	Economic Opportunity
	Needs Addressed	Economic Opportunity
	Funding	CDBG: \$192,000
	Description	This Project have three activities. CD1712 CEI- Portland Jobs Alliance- which will create 25 new jobs, CD1713 CEI Portland Microenterprise Assistance Program which will create 6 microenterprise businesses, and CD1714 Living with Peace Portland Micros which will create 10 microenterprise businesses.
	Target Date	6/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	Between the three economic development activities, a total of 25 new jobs will be created for LMI Portland residents and 16 LMI Portlanders will create microenterprise businesses. A total of 41 families will benefit from these activities
	Location Description	All businesses and jobs will be created within the City of Portland boundaries
	Planned Activities	Activity 1: CEI Portland Jobs Alliance- The PJA- EDI will invest in businesses to create 25 new jobs in Portland, and will refer, train and place job seekers with a focus on low to moderate income New Americans, homeless individuals, and single heads of household. Activity 2: CEI- Microenterprise Assistance Program- CEI and Cultivating Community will help at least 50 New American and/or female low to moderate income Portland residents start six microenterprises in Portland by providing intensive business advising and farm training. Activity 3: Living with Peace- Portland Micros- This program provides technical assistance, business advice and services, customized training, and networking opportunities as part of a planned program of micro-enterprise support to 10 residents of the City who are low to moderate income special clientele.
9	Project Name	COP Community Policing
	Target Area	CDBG Target Neighborhoods
	Goals Supported	Neighborhood Investment & Infrastructure
	Needs Addressed	Neighborhood Investment & Infrastructure
	Funding	CDBG: \$150,000
	Description	The Portland Police Department will utilize grant funds to pay a portion of the salary of five Community Policing Coordinators who will work closely with residents, social services agencies, businesses, community stakeholders, and other city departments to create effective programs and strategies to effect long-term change in their respective neighborhoods.
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	5000 residents of HCD target neighborhoods, 66% of whom are LMI Portlanders.
	Location Description	Community Policing is located at: 109 Middle Street (police headquarters), 101 Atlantic Street (Munjoy Hill Community Policing Center), 26 Park St (Parkside Center); 166 Brackett St (West End Center); 44 Mayo Street (East Bayside Center); and all Portland housing neighborhoods.
	Planned Activities	Manage the City Council's mandated Disorderly House ordinance; staff community centers, facilitate problem-solving and crime prevention efforts for community members requiring assistance from other agencies; coordinate activities to at-risk and under-privileged children; coordinator free summer lunch programs, summer field trips, sex offender notifications, free cell phones for crime monitoring and an athletic program for under privileged youth.
10	Project Name	Preble Street Food Program
	Target Area	PORTLAND, MAINE
	Goals Supported	Address the Needs for Growing Homeless Population
	Needs Addressed	Address the Needs for Growing Homeless Population
	Funding	CDBG: \$45,000
	Description	Three soup kitchens serving 3 meals a day, 365 days a year at the Resource Center, Florence House, and Teen Center and a food pantry distributing emergency food boxes weekly or by appointment to meet the nutrition needs of people who are homeless and living in poverty.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	4,600 adults and families who are homeless or living in poverty, 95% of whom are LMI Portlanders.
	Location Description	4,600 adults and families who are homeless or living in poverty, 95% of whom are LMI Portlanders.
	Planned Activities	Provide 630,000 nutritious meals at soup kitchens and through food pantry meal boxes.

11	Project Name	Preble Street Resource Center
	Target Area	PORTLAND, MAINE
	Goals Supported	Address the Needs for Growing Homeless Population
	Needs Addressed	Address the Needs for Growing Homeless Population
	Funding	CDBG: \$40,500
	Description	Drop-in service center providing homeless adults and families with essential services-e.g. bathrooms, showers, clothing, phones-and assistance with links to resources to help them move beyond homelessness.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	1,400 adults who are experiencing homelessness or living in poverty, 98% of whom are LMI Portlanders.
	Location Description	Program is located in the Bayside Neighborhood, Census Tract 6, but serves residents from all over Portland
	Planned Activities	Staff will have 600,000 client contacts over the course of the year. They will provide safe shelter day 7 days a week and meet the basis critical needs of adults and families with inadequate access to clothing, storage, bathrooms, laundry, and personal hygiene items.
12	Project Name	Preble Street Florence House Women's Shelter
	Target Area	PORTLAND, MAINE
	Goals Supported	Address the Needs for Growing Homeless Population
	Needs Addressed	Address the Needs for Growing Homeless Population
	Funding	CDBG: \$27,000
	Description	Florence House emergency shelter provides safety, basic services, support, and housing assistance for homeless women 24/365
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	200 women who are experiencing homelessness, 100% of whom are LMI Portlanders. Provide 14,600 bed nights.

	Location Description	190 Valley Street in Portland
	Planned Activities	Provide gender specific safe shelter for women; provide access to basic immediate needs for homeless women; and provide referral and linkages to community resources to help women move beyond homelessness.
13	Project Name	Preble Street Joe Kreisler Teen Shelter
	Target Area	PORTLAND, MAINE
	Goals Supported	Address the Needs for Growing Homeless Population
	Needs Addressed	Address the Needs for Growing Homeless Population
	Funding	CDBG: \$15,000
	Description	Overnight emergency shelter open 365 days for 24 homeless and runaway youth 12-20 years old.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	200 children and youth, ages 12-20, living on the street, 100% of whom are LMI Portlanders. Provide 7500 bed nights.
	Location Description	38 Preble Street in the Bayside neighborhood, CDBG Census Tract 6
	Planned Activities	Meet the safety and support needs of youth on the streets by providing 7500 shelter bed nights and meals; separate youth from the population of homeless adults who can place them at risk; engage homeless youth to better meet their needs in a system designed specifically to address youth issues with a complete initial intake, safety plan and/or guardian notification and initial stabilization.
14	Project Name	Milestone Homeless Outreach and Mobile Engagement Team (HOME Team)
	Target Area	CDBG Target Neighborhoods
	Goals Supported	Address the Needs for Growing Homeless Population
	Needs Addressed	Address the Needs for Growing Homeless Population
	Funding	CDBG: \$54,084

	Description	The HOME Team will provide daily street outreach, interventions, referrals, and transportation to highly intoxicated, homeless individuals. The HOME Team's Housing Navigator will assist Milestone's long-term shelter stayers secure and maintain housing; Milestone's partners, Amistad and Maine Homeless Veterans Alliance will provide follow-up care to ensure clients remain housed.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	400 homeless adults with chronic health, mental health and substance abuse issues, 100% of whom are LMI Portlanders
	Location Description	Portland, focusing on Bayside, Deering Oaks Park, Downtown District, campsites and the waterfront
	Planned Activities	Provide daily street outreach, intervention, referrals and transportation to homeless, highly intoxicated, mentally ill individuals; engage individuals in a compassionate manner by encouraging them to access appropriate treatment services; and partner with Amistad (another CDBG funding recipient) to provide outreach services seven days per week.
15	Project Name	Wayside Food Programs
	Target Area	PORTLAND, MAINE
	Goals Supported	Address the Needs for Growing Homeless Population
	Needs Addressed	Address the Needs for Growing Homeless Population
	Funding	CDBG: \$26,100
	Description	The program works to prevent and reduce homelessness by increasing access to nutritious food for LMI community members in Greater Portland through 4 Mobile Food Pantries and 13 weekly Community Meals.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 3400 community members will be served by this program, of which 2,500 are Portlanders and 2,350 are LMI Portlanders.

	Location Description	Community meals are located at First Parish Unitarian Universalist Church at 425 Congress Street, Woodfords Church at 202 Woodford Street, East End Community School at 195 North Street, Reiche Community School at 166 Brackett Street, Sagamore Village at 21 Popham Street, Hope Gate Way at 185 High Street, Parkside Neighborhood Center at 85 Grant Street, Salvation Army at 297 Cumberland Avenue, Deering Center Community Church at 4 Brentwood Street, and St Peter's Church at 678 Washington Avenue. Mobile Food Pantries are located at Riverton Park at 102 Riverton, Harbor Terrace at 284 Danforth Street, and Sagamore Village at 21 Popham Street.
	Planned Activities	This program will serve nutritious food to LMI community members in Greater Portland through 4 Mobile Food Pantries and 13 weekly Community Meals.
16	Project Name	Amistad Peer Support and Recovery Center
	Target Area	PORTLAND, MAINE
	Goals Supported	Address the Needs for Growing Homeless Population
	Needs Addressed	Address the Needs for Growing Homeless Population
	Funding	CDBG: \$35,100
	Description	The Amistad Peer Center is a low barrier community, which invites membership from adults in Portland who live with severe and persistent mental illness and homelessness.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	140 adults per day (on 52 Saturdays per year 7280) with severe and persistent mental illness, and who may face other serious life challenges, including substance abuse issues, physical disabilities, and homelessness, 100% of whom are LMI Portlanders.
	Location Description	66 State Street in Portland
	Planned Activities	Continue to operate on Saturdays as a low barrier community center, which invites membership from adults in Portland who live with the symptoms of severe and persistent mental illness, as well as addiction, homelessness or other life challenges.
17	Project Name	Amistad Peer Coaching
	Target Area	PORTLAND, MAINE

	Goals Supported	Address the Needs for Growing Homeless Population
	Needs Addressed	Address the Needs for Growing Homeless Population
	Funding	CDBG: \$45,000
	Description	The program serves Portland adults with severe and persistent mental illness, as well as other serious life challenges, including physical disabilities, substance abuse, and homelessness.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	This activity will serve 20 individuals at a day, and provide 5200 sessions a year. Clients are adults with severe and persistent mental illness, and who may face other serious life challenges, including substance abuse issues, physical disabilities, and homelessness. 100% of service recipients are LMI Portlanders.
	Location Description	This program is based out of 66 State Street, but serves individuals throughout Portland
	Planned Activities	Provide coaching sessions with the peer coach, either over the phone, in person on the street, or in person over a cup of coffee. Coaching clients are referred to Amistad by area hospitals who see this population as frequent users of emergency departments, as well as by the community health center, city shelters and resource center, Cumberland County Sheriff's department, Portland Police department, area psychiatric service providers, Milestone Foundation (a CDBG recipient), and other service providers in the community.
18	Project Name	Catherine Morrill Childcare Voucher Program
	Target Area	PORTLAND, MAINE
	Goals Supported	Economic Opportunity
	Needs Addressed	Economic Opportunity
	Funding	CDBG: \$50,000
	Description	This grant will provide child care vouchers to 4 high quality child care programs for Portland LMI families who are working, actively looking for work, participating in educational, vocational or social services, and/or are waiting for a state subsidy.
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 25 LMI Portland families will be assisted
	Location Description	Catherine Morrill Day nursery: 96 Danforth Street Youth and Family Outreach: 331 Cumberland Ave The Opportunity Alliance: 510 Cumberland Ave Peaks Island Children's Workshop: 71 Herman Ave. Peaks Island
	Planned Activities	The program will provide subsidized child care to approximately 25 LMI Portland families in need of affordable quality child care services so that they can be a productive member of the workforce, and in turn, move toward self sufficiency.
19	Project Name	COP Family Shelter After Hours Program
	Target Area	PORTLAND, MAINE
	Goals Supported	Address the Needs for Growing Homeless Population
	Needs Addressed	Address the Needs for Growing Homeless Population
	Funding	CDBG: \$46,850
	Description	This Program will ensure access to emergency services to low income at-risk individuals and families, including placing homeless individuals in the appropriate shelter and assisting with basic needs. The program offers a hotline service 365 days a year after all other Social Service Agencies are closed.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	This program will serve 1000 community member each year, of which 900 are LMI Portlanders
	Location Description	54 Chestnut Street Portland

	Planned Activities	Provide emergency services to LMI individuals and families, including placing homeless individuals in the appropriate shelter and assisting with basic needs such as medication, food, baby formula, diapers, and winter heating. Provide a hotline service 365 days a year after all other Social Service Agencies are closed.
20	Project Name	COP Oxford Shelter Housing Assistance Program
	Target Area	PORTLAND, MAINE
	Goals Supported	Address the Needs for Growing Homeless Population
	Needs Addressed	Address the Needs for Growing Homeless Population
	Funding	CDBG: \$47,702
	Description	Program would provide follow up services to long term stayers (LTS) being placed into permanent housing from homelessness. All services provided would focus on the goal of LTS maintaining stable housing and reducing returns to homelessness.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	70 formally homeless LMI Portlanders will benefit from this activity.
	Location Description	The office is located at 203 Oxford Street, but the follow-up services will take place throughout Portland.
	Planned Activities	Program would provide follow up services to long term stayers (LTS) being placed into permanent housing from homelessness. All services provided would focus on the goal of LTS maintaining stable housing and reducing returns to homelessness. A total of 7,800 follow-up sessions will occur annually.
21	Project Name	Learning Works English Language Program
	Target Area	PORTLAND, MAINE
	Goals Supported	Economic Opportunity
	Needs Addressed	Economic Opportunity
	Funding	CDBG: \$43,061

	Description	This programs provides year-round ESL classroom and tutoring instruction for non-English speaking residents of Portland. Program focuses on imparting language, literacy, job readiness, and cultural competency skills that will ready immigrants and refugees to compete in Maine's workforce.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	275 LMI non-English speaking adult immigrants and refugees living in Portland will benefit from this activity.
	Location Description	The services will take place at two locations: 181 Brackett Street and 102-104 Riverton Park in Portland.
	Planned Activities	This programs provides year-round ESL classroom and tutoring instruction for LMI non-English speaking residents of Portland. The program focuses on imparting language, literacy, job readiness, and cultural competency skills that will ready immigrants and refugees to compete in Maine's workforce.
22	Project Name	Homeless Programs HESG
	Target Area	PORTLAND, MAINE
	Goals Supported	Housing Availability Address the Needs for Growing Homeless Population
	Needs Addressed	Housing Availability Address the Needs for Growing Homeless Population
	Funding	ESG: \$161,232 Competitive McKinney-Vento Homeless Assistance Act: \$3,310,122
	Description	This is for all Emergency Solutions Grant programs, including Family Shelter essential services; Family Shelter homeless prevention and rapid rehousing; Oxford Street Shelter homeless prevention; and administration and HMIS.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Family Shelter- Essential Services: 343 People Family Shelter- Homeless Prevention: 42 people Oxford Street Shelter- Homeless Prevention- 10 people Oxford Street Shelter- Rapid Rehousing- 125 people

	Location Description	The Oxford Shelter is located at 203 Oxford St, Portland, ME 04101 The Family Shelter is located at 54 Chestnut St, Portland, ME 04101 Both facilities service residents from all over Portland.
	Planned Activities	The ESG funds will be used for Homeless Prevention, Rapid Rehousing, and Essential Services at the City of Portland Oxford Street and Family shelters.
23	Project Name	HOME Administration
	Target Area	PORTLAND, MAINE Cumberland County
	Goals Supported	Housing Availability Address the Needs for Growing Homeless Population
	Needs Addressed	Housing Availability Address the Needs for Growing Homeless Population
	Funding	HOME: \$103,264
	Description	10% HOME set-aside for administrative costs of the program
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	This is for administration of the HOME program. No families will benefit directly from this project.
	Location Description	HOME Program activities can occur throughout the City of Portland and Cumberland County, specific locations to be determined.
Planned Activities	Manage the Home Program including housing rehabilitation, affordable housing development, TBRA and HUD reporting.	
24	Project Name	Housing Development Fund Project Staff Costs
	Target Area	PORTLAND, MAINE
	Goals Supported	Housing Availability Address the Needs for Growing Homeless Population
	Needs Addressed	Housing Availability Address the Needs for Growing Homeless Population
	Funding	CDBG: \$49,280
	Description	Rehabilitation staff project costs

	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	This is for project staff costs on specific rehabilitation projects throughout the City.
	Location Description	Rehabilitation projects throughout the City of Portland.
	Planned Activities	Staff salary for managing specific rehabilitation projects.
25	Project Name	Tenant Based Rental Assistance (TBRA)
	Target Area	PORTLAND, MAINE
	Goals Supported	Address the Needs for Growing Homeless Population
	Needs Addressed	Address the Needs for Growing Homeless Population
	Funding	HOME: \$130,000 Section 8: \$15,865,000
	Description	Tenant Based Rental Assistance Program operated by the City of Portland
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 110 extremely low income individuals or households will be assisted through this program.
	Location Description	Throughout the City of Portland
	Planned Activities	Tenant Based Rental Assistance typically consisting of security deposit, utility deposits and/or first months rent.
26	Project Name	City Housing Rehabilitation
	Target Area	PORTLAND, MAINE
	Goals Supported	Housing Availability
	Needs Addressed	Housing Availability
	Funding	CDBG: \$304,178 HOME: \$150,000 Program Income: \$269,774
	Description	Housing rehabilitation program will provide home repair assistance to income eligible property owners in the City of Portland

	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 30 housing units will be rehabilitated utilizing the funding sources identified above. Assistance will be provided to low income households earning at or below 80% of the area median income.
	Location Description	Throughout the City of Portland
	Planned Activities	Various housing rehabilitation projects throughout the City of Portland.
27	Project Name	City Affordable Housing Development
	Target Area	PORTLAND, MAINE
	Goals Supported	Housing Availability
	Needs Addressed	Housing Availability
	Funding	HOME: \$327,145 Housing Trust Fund: \$468,551 LIHTC: \$11,053,494
	Description	Affordable housing development projects which create or maintain affordable rental housing units.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 3 HOME assisted units will be built to serve low income families; a total of approximately 35-30 new units of rental housing.
	Location Description	Throughout the City of Portland
	Planned Activities	The goal for the distribution of HOME funds is to promote and finance the development of affordable housing in the City of Portland. Rental housing for seniors, multi-family, SRO units.
28	Project Name	County HOME Housing Rehabilitation
	Target Area	Cumberland County
	Goals Supported	Housing Availability
	Needs Addressed	Housing Availability
	Funding	HOME: \$225,000
	Description	Housing rehabilitation program in Cumberland County

	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 15 households will be assisted and 100% of the households assisted will be low income.
	Location Description	Throughout Cumberland County, not including the City of Portland
	Planned Activities	Housing rehabilitation projects typically include energy efficiency repairs and other basic home repairs such as heating system replacements, roof repairs and utility upgrades. A housing inspection and energy audit are complete on each property assisted.
29	Project Name	County HOME Affordable Housing Development
	Target Area	Cumberland County
	Goals Supported	Housing Availability
	Needs Addressed	Housing Availability
	Funding	HOME: \$102,233
	Description	Affordable Housing Development Program is designed to promote and help finance the development of affordable housing in the communities of Cumberland County, not including the City of Portland. Funding for this activity includes a portion of the annual CHDO set-aside.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1 new HOME assisted unit available to low or very low income households will be created
	Location Description	Throughout Cumberland County, excluding the City of Portland.

	Planned Activities	The goal is to promote and finance the development of affordable housing in Consortium communities outside the City of Portland. This housing may be rental or ownership housing or the conversion of nonresidential property to housing units. Developments must be deemed appropriate for the community and location consistent with the community's Comprehensive Plan. The Consortium seeks developments with a high standard for quality, design and livability. Developments should promote efficient use of land, a location proximate to shopping, work places, and community facilities and incorporate high standards of energy efficiency and "green" design criteria.
30	Project Name	Section 108 Loan
	Target Area	Bayside Neighborhoods
	Goals Supported	Economic Opportunity
	Needs Addressed	Economic Opportunity
	Funding	Section 108: \$9,007,000
	Description	In 2007 the City of Portland applied for 108/BEDI funds in an amount of \$1.2 million in Brownfields Economic Development Initiative (BEDI) and \$10.8 million in Section 108 loan. The funds were awarded in February 2008. The combined \$12 million will revitalize the distressed area of Bayside by stimulating residential and commercial economic development activities and creating jobs.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	The Section 108 funds are slated for the construction of an 840 parking space garage with retail/commercial space on the ground level. The construction of the parking garage will leverage the creation of three new buildings which will include direct street access retail space at the ground level and 445 new market rate apartments.
	Location Description	Bayside Neighborhood, Somerset Street, Portland

	<p>Planned Activities</p>	<p>As part of the revitalization efforts in Bayside, in 2012, the City underwent negotiations with Federated Companies for the purchase and sale of seven parcels of land. The Section 108 funds are slated for the construction of an 840 parking space garage with 43,000 sq ft of retail/commercial space on the ground level. The construction of the parking garage will leverage the creation of three new buildings consisting of approximately 715,000± square feet, including 90,000± square feet of direct street access retail space at the ground level, and 445 new apartments (from 400 sq. ft studios to 1050 sq. ft. two-bedroom units).</p> <p>The project received Portland Planning Board approval in January 2014. A legal appeal filed by opponents of the project has been settled. In March 2015, the Portland Planning Board approved revisions to the original plan. The City anticipates the project to be under construction by the summer of 2016 with an anticipated two to three year build-out period.</p>
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AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Portland's priority to allocating resources is to focus them on the areas of the jurisdiction that are in the most need. To determine this, the City considered which areas of the City have the highest combination of poverty, minorities, single parents, oldest housing stock, and housing problems. These are located in Census Tracts 5, 6 and 10, which represents East Bayside, Bayside and Parkside neighborhoods respectively. Over the next five years the City of Portland will consider creating a Neighborhood Revitalization Strategy Area to help increase investment in these neighborhoods.

In 2015 the City decided to create a 'targeted neighborhood investment' strategy; starting with the Bayside Neighborhoods and moving to a different neighborhood every 2-7 years, depending on community and public infrastructure needs. The Bayside Neighborhoods were chosen as the first targeted neighborhood investment area due to a combination of this area having the highest percentage of LMI residents, a lack of adequate housing and public infrastructure, as well as a high potential for private investments.

On a larger scale, the City will focus federal resources into areas of the City with the highest percentage of LMI residents, which are located primarily on the peninsula in districts 1, 2 and portions of district 3. Street, sidewalk, infrastructure, parks, playgrounds, and other area benefit projects will be located in the target neighborhoods to benefit the low and moderate income individuals and families that live there. Due to the amenities and proximity to services, many HOME funded affordable housing projects are also located in the target neighborhoods.

Housing rehabilitation and new construction benefit individual persons or households who are low to moderate income, and therefore HOME funds can be spent throughout the City and County, which are the next geographic area priorities.

The percentages listed in the below table include program income but do not include program administration. The program administration funds are not tied to a target area of the City or County.

Geographic Distribution

Target Area	Percentage of Funds
PORTLAND, MAINE	54
Eligible Census Tracts	9
Cumberland County	11
CDBG Target Neighborhoods	9
Bayside Neighborhoods	18

Table 59 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As described in SP- 10. The City's goal is to allocate funds to areas of the City with the highest need. As shown in the above table, the majority of the funds allocated are in the City of Portland and Cumberland County target areas. Many of the CDBG social service activities and economic development activities, as well as all of the HOME and ESG activities, are based on the type of person served, not the location. Therefore, the final percentage of funds allocated for the Bayside Neighborhood, CDBG Target Neighborhoods, and Eligible Census Tracts target areas may increase, but the program is not specifically targeting a resident in a particular neighborhood.

Several of the CDBG social service programs target LMI residents living in CDBG Target Neighborhoods, this is done to increase the efficiency of these particular programs. In addition to the social service programs, 100% of the CDBG public infrastructure projects will take place in target areas of Bayside Neighborhood, CDBG Target Neighborhoods, and Eligible Census Tracts target.

Discussion

The City is considering creating a Neighborhood Revitalization Strategy Area in the neighborhoods Bayside, East Bayside and Parkside or Census Tracts 5, 6, and 10. These neighborhoods have been a focus for the City of Portland for several years. Although they are not the only areas of the City, these neighborhoods are of highest concern for the city because in combination they have the highest concentration of poverty, minorities, single parents, oldest housing stock, and housing problems. More consideration of a Neighborhood Revitalization Strategy Area will be given over the course of this 5 year Consolidated Plan.

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

The City of Portland/Cumberland County HUD HOME Consortium (CCHC) began in May 2008. Through the Consortium the region captures additional funding for housing rehabilitation, rental housing development and tenant based rental assistance for low and moderate income persons throughout Cumberland County.

Portland retains independent operation of its HUD HOME program and will receive an annual direct allocation from the Consortium by formula defined in the Mutual Cooperation Agreement which was signed by all members of the Consortium. The second three-year Mutual Cooperation Agreement, which was signed on May 27, 2011, included an automatic renewal clause. Portland serves as the "Lead Entity" of the Consortium. The Consortium is in the first year of its current three-year agreement, which runs through June 30, 2018.

As agreed upon in the Mutual Cooperation Agreement, the Cumberland County Community Development Municipal Oversight Committee (MOC) provides policy oversight for planning, operations, project selection and evaluation for the CCHC excepting activities conducted by the City of Portland. The MOC includes members of the Cumberland County Entitlement Jurisdiction (County) expanded to include the Town of Brunswick for HOME Program activities. The MOC will review the proposed HOME program design each year and the CCHC program application to HUD. The proposed HOME program design will define a strategy in sufficient detail to accommodate the collective and individual needs and priorities of the County and the Town of Brunswick.

The City of Portland's HOME Program and ESG program Tenant Based Rental Assistance (TBRA) funding will allow the Social Services Division to implement programming in line with the Homeless Task Force Recommendations (published November 16th, 2012). These funds will be used to pay for security deposits and short term rental assistance for individuals and families residing in homeless shelters. This Program will be operated out of the City of Portland's Social Services Division. The Program will be operated out of the Division's Home to Stay Program. There will be a centralized intake with a single point of contact located at the Oxford Street Shelter and Family Shelter, utilization of a rapid re-housing approach with a particular focus on reducing recidivism; as such clients will be assigned a case manager to provide follow-up care services. Follow-up service provided by the Home to Stay Program will connect clients to other mainstream resources to ensure successful outcomes.

One Year Goals for the Number of Households to be Supported	
Homeless	235
Non-Homeless	49
Special-Needs	0
Total	284

Table 60 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	235
The Production of New Units	4
Rehab of Existing Units	45
Acquisition of Existing Units	0
Total	284

Table 61 - One Year Goals for Affordable Housing by Support Type
Discussion

Affirmative Marketing. The City of Portland has not funded any single projects containing five or more HOME assisted units. Portland does require that developers receiving HOME funds for new construction provide to the City a copy of their affirmative marketing policy.

Minority Outreach. The City of Portland intends to meet the requirements of 24 CFR 92.350 for establishing and overseeing a minority and women's business outreach program through the following policies and procedures; The City of Portland prohibits discrimination against any person in pursuit of business opportunities on the basis of race, color, national origin, religion, sex, age, disability or veteran status. Additionally, the City policy prevents discrimination in employment, housing, access to public accommodations or in the extension of credit on account of sexual orientation. The City policy also provides equal opportunity for participating in all aspects of the City's contracting and procurement programs.

All CDBG sub-recipients are required to:(1)Comply with the Maine State Human Rights Act and with Title VI of the Civil Rights Act of 1964 as amended, Title VIII of the Civil Rights Act of 1968 as amended, Section 104(b) and Section 109 of Title I of the Housing and Community Development Act of 1974 as amended, Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990, the Age Discrimination Act of 1975, Executive Order 11063, and Executive Order 11246 as amended by Executive Orders 11375, 11478, 12107 and 12086; (2) Comply with non-discrimination in employment and contracting opportunities laws, regulations and executive orders referenced in 24 CFR 570.607, as revised by Executive Order 13279. The applicable non-discrimination provisions in Section 109 of the HCDA are still applicable; (3) Comply with Section 3 of the Housing and Urban Development Act of 1968, as amended; (4) Use its best efforts to afford small businesses, minority business enterprises and

women business enterprises the maximum practical opportunity to participate in the performance of this contract. In all solicitations or advertisements for employees placed by or on behalf of the sub-recipient, state that it is an Equal Opportunity or Affirmative Action employer.

All housing contractors are required to:(1) Comply with Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (Section 3), and 24 CFR Part 135, which implement Section 3; (2) Comply with Section 503 - Affirmative Action for Handicapped Workers. The Contractor will not discriminate against any employee or applicant for employment because of physical or mental handicap in regard to any position for which the employee or applicant for employment is qualified; (3) Not discriminate against any employee or applicant for employment because of race, color, religion, sex or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex or national origin (4) The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration without regard to race, color, religion, sex or national origin; (5) The contractor will comply with all provisions of Executive Order 11246 of September 24, 1965 and of the rules, regulations and relevant orders of the Secretary of Labor.

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

The Portland Housing Authority (PHA) provides quality, affordable housing opportunities to Portland's LMI residents. PHA partners with the City of Portland, clients, and appropriate agencies to enhance the quality of life in the community.

PHA plans to expand its current inventory of affordable housing and be part of the ongoing solution to the City's critical shortage of affordable housing. Additionally, the agency will take steps during the next five years to help address the housing needs identified in its annual and 5-year plans. The stated goal is to develop 100 new housing units in five years. In addition to creating new housing, PHA maintains an aging housing stock that will require updates in the coming years to maintain the quality of its housing opportunities for its residents.

Through the HOME Consortium, the City of Portland and Cumberland County work with Westbrook Housing Authority, South Portland Housing Authority, and Brunswick Housing Authority to assure quality, affordable housing opportunities to LMI residents in Cumberland County.

Actions planned during the next year to address the needs to public housing

Two important goals in Portland Housing Authority's 5 Year Plan (2015 to 2019) include the development of additional affordable housing and investment in PHA owned properties. To assist in accomplishing these goals the agency will utilize existing public housing property that may be vacant land, underutilized surface parking or land, and or buildings that are identified as obsolete and beyond their useful life.

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

Portland Housing Authority

- Periodic community meetings with residents
- Assist with the organization of resident councils where none exist
- A new website with inactive features for residents to engage staff
- Newsletters in certain developments

Westbrook Housing Authority

- Survey residents to identify optimal method, frequency and desired content of communication
- Educate residents on existing Agency communications
- Based on survey results, build and implement a communication plan, potentially to use such

methods as Presidents' meetings, Resident Councils, social media, website, email/phone blasts or other tools as appropriate

- Expand use of our facilities for community partners (satellite offices, conference rooms, community rooms) in keeping with agency policies
- Establish new working relationships with neighboring communities as development partners
- Strengthen economic and development connections with City of Westbrook

South Portland Housing Authority

- Each month South Portland releases an activities calendar with all of the activities available to the residents. These activities include; picnics, senior and health expos, bus services to Walmart, the mall, and the grocery store, breakfast outings, and many other activities.
- Implement a volunteer management plan to maximize volunteer effectiveness and recognize efforts
- Increase the number of Family Self Sufficiency participants by 10% annually

Brunswick Housing Authority

- 3 of the 6 Brunswick Housing Authorities properties are exclusively for senior citizens, the buildings provide a resident services coordinator as well as social activities for the residents.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

Portland and Cumberland County's vitality depends on the availability of a diverse array of housing options, particularly apartments, which are often the first and often the only choice for working professionals, immigrants and families.

The Portland Housing Authority has strategic plans in place to participate in the City's efforts to increase housing for LMI Portlanders, including building in-house housing development capacity; prioritize development; utilize program reserves to seed fund development opportunities; redevelop PHA properties and utilize excess land for development opportunities; continue to seek financing programs for new housing development; and partner with non-profit housing developers for developments beyond the capacity of PHA.

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

Portland homeless shelters, including the youth shelter Joe Kreisler Teen Shelter, family shelters: Portland Family Shelter, Family Crisis Shelter, and adult shelters: Milestone, Oxford Street Shelter for Men and Women, and the Preble Street Florence House Women's Shelter, sheltered an average of 458 individuals per night last year. This number exceeds bed capacity among all shelters by over 100 individuals and includes providing hotels from overflow at the Family Crisis Shelter and the Family Shelter (average 19 families per night), and accommodating overflow mats at Preble Street Overflow Shelter (average of 70 per night) and in chairs at the adult Oxford Street Men's and Women's Shelter (average 6 men and 2 women per night).

The State D.H.H.S. officials are currently working on establishing rules on the eligibility of noncitizens for GA reimbursement. Throughout this process, the city has continued to grant GA and housing assistance. The city has set aside funding in the FY17 budget to cover the GA costs for individuals who would not be covered under the proposed state rule.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

The Maine State Housing Authority coordinates the efforts of homeless shelters, outreach groups, and volunteers who participate in an annual Point in Time Survey of State of Maine and City of Portland homeless populations. The annual census is required of all states at this time of year by U.S. Department of Housing and Urban Development, and the count provides a snapshot of the number of individuals and families in shelters and on the streets on a given night. For Maine, a count performed in January will represent chronic and truly desperate homelessness because of extreme weather conditions including typical temperatures well below freezing, regular snow accumulation, and minimal daylight hours.

The Homeless Outreach and Mobile Engagement (HOME) Team is a collaboration between the City of Portland, the Portland Downtown District and Milestone Foundation, a non-profit social service provider, to provide outreach and community supports to those with chronic health, mental health and substance abuse issues living on the streets of Portland. The HOME team has become part of the emergency service delivery system for businesses and community members.

In addition, Amistad, a Portland-based non-profit organization that has been CDBG funded for its peer coaching initiative works with clients that live with mental illness, often times co-occurring substance abuse disorders, and often times experience homelessness. The initiation of the peer coaching initiative includes placing an ad on Craigslist for hiring peer coaches with mental illness and selecting coaches

through and extensive interview process involving scoring the applicants. Hired coaches job-shadow a peer supporter working inside the emergency department at the local hospital, attend a 3-day motivational interviewing session, complete a peer-support class at Amistad, and participate in weekly staff meetings that provide on-going training. Clients are identified by Amistad peer coaches and confirmed by the hospital staff as someone who presents to the emergency department frequently and absent of medical need.

Addressing the emergency shelter and transitional housing needs of homeless persons

Special Population Housing: The United Way of Greater Portland is taking the lead on convening a group of stakeholders to investigate the feasibility of a Homeless Medical Respite Program. The group will research models that have been effective in other communities, potential funding sources and evaluate the need for such a program. The pilot program at York County Shelter, Inc. (YCSI) which provides sober shelter for Oxford Street Shelter consumers was finalized in the fall of 2013 and a total of 2 individuals have successfully made the transition from Oxford Street to YCSI.

Housing First: Last year the Planning and Urban Development department released a Pre-Development RFP for a new Housing First project. They decided to fund two proposals, one a traditional housing first project which proposed the development of 30-35 efficiency apartments in Portland. The second is a scattered site approach which proposes to blend “the population quickly and seamlessly into a combination of rehabilitated existing small multifamily apartment buildings and larger Low Income Housing Tax Credit and/or Historic Tax Credit funded properties aimed at serving the general public.”

Scattered site programs including Shelter Plus Care and other subsidies are used in the housing first model.

Regional Approach: The Public Housing Authorities in Westbrook and South Portland have both made commitments to set aside Section 8 housing vouchers specifically for people experiencing long-term homelessness.

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 goal of the City of Portland's Emergency Solutions Grant program is to provide rapid re-housing services to individuals staying at the shelter and to provide prevention services to individuals facing homelessness in the community. In 2015 there is \$55,200 for rapid rehousing and \$13,800 in homeless prevention for the Oxford Street Shelter. The projected annual goal for Oxford Street Shelter is to serve

125 people who are literally homeless and 10 people who are at risk of homelessness. Likewise, the Family Shelter has \$52,369 for homeless prevention. The goal for the Family Shelter is to serve 75 families who are literally homeless and 25 families who are at risk of homelessness. Additionally, the shelters have a goal of no more than 10% recidivism. The goal is to ensure the 135 clients at Oxford Street and 100 families at the Family Shelter will have success in housing.

The City's Tenant Based Rental Assistance program (TBRA) was implemented on April 1, 2014. This program uses a portion of the City's HOME funds (\$130,000). There is a centralized intake with a single point of contact located at the Oxford Street Shelter and Family Shelter, utilization of a rapid re-housing approach with a particular focus on reducing recidivism; as such clients are assigned a case manager to provide follow-up care services. Follow-up services provided will have a strong emphasis on connecting clients to other mainstream resources to ensure long term housing success. The program has successfully assisted 30 households and a total of 70 individuals move out of emergency shelters into permanent housing, accounting for \$23,168 out of the \$135,662 available (17%).

The Home to Stay (HTS) Program is modeled after a rapid re-housing approach that provides housing stability services to persons who are experiencing homelessness. This project is funded by Maine Housing and is in its second year of operation (August 2013), the program covers both city-operated shelters, the Oxford Street Shelter and the Family Shelter. The Home to Stay Program assists homeless clients seeking permanent housing with education, services and support to meet their health, housing, and employment needs in order to overcome barriers to obtaining and maintaining housing. The goal is to help participants achieve permanent stable housing. Participants are assigned a Navigator who has experience in working with people who are experiencing homelessness. Navigators conduct assessments to determine a best course of action and customize a plan that best suits each individual's housing needs.

The program has provided assessments for 69 individuals residing at the Oxford Street Shelter. Of the 69 participants, 41 have exited the program, including 30 or 73% who have secured housing. 28 participants remain actively engaged in housing search. 100% of participants were offered and received case management services throughout the enrollment in Home To Stay.

The program provided assessments for 43 families, totaling 146 individuals residing at the City of Portland Family Shelter. Of the 43 families, 37 families or 86% secured permanent housing with 3 participants remaining actively engaged in housing search.

The Emergency Solutions Grant, Tenant Based Rental Assistance, and Home To Stay will continue to be used to help prevent homelessness and rapidly rehouse individuals who become homeless.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Mental Health: Riverview & Dorothea Dix are Maine’s two publicly-funded mental health hospitals that have adopted a discharge plan process that begins at admission, to connect clients back to community supports & housing. Maine DHHS’ top priority is to use BRAP to house those being discharged from psychiatric hospitals. The Opportunity Alliance works with Spring Harbor (private psychiatric hospital) to prevent patients from being discharged to homelessness. Portland homeless providers have regular discharge meetings with hospitals for “difficult to discharge” patients. Placements are in residential treatment facilities, market rate apartments, boarding homes & other federal, state, or locally-funded housing options, HOPWA, & VASH. Another resource is the Amistad Peer Center, which invites membership from adults in Portland who live with the symptoms of severe & persistent mental illness, addiction, homelessness, etc.

Corrections: The Department of Corrections (DOC) & the Cumberland County jail include The Opportunity Alliance, Preble Street, and/or the City of Portland Oxford Street Shelter in pre-release planning for offenders, and the Maine DHHS funds Intensive Case Managers in corrections facilities to help with release planning. Placements are to families & friends, market rate apartments, boarding homes & other federal, state, or locally-funded housing options. Also, the DOC operates two pre-release programs for men & one for women that help prepare for successful reintegration. These programs require that inmates who have jobs pay room & board, restitution, & save money for security deposits.

Youth: Preble Street provides 24-hour care to all unaccompanied youth through its Teen Center & night shelter, which includes three meals per day. Services include street outreach, support in transitioning back to their families or to other situations, health care, employment, education, mental health & substance abuse counseling, & legal assistance. Primary partners include Day One (substance abuse & mental health), City of Portland Public Health (health care), & Portland Adult Education Street Academy (education). Also, Preble Street received a substantial grant from the Department of Justice to establish the Greater Portland Coalition Against Sex Trafficking. This is a new collaboration between law enforcement, shelters, & other providers that primarily focuses on homeless youth, looking at both prevention & care for those who have been trafficked.

Veterans: VA Maine Healthcare partners with Portland Housing Authority to administer VASH vouchers, & participates in ESAC. Preble Street is a SSVF grantee, providing outreach, case management, housing search assistance, budget counseling & financial assistance to eligible homeless & at risk Vets & their families. In addition, there are two per-diem projects in York County to which Vets are referred. All referred Veterans are helped to access entitlements, community resources, & VA benefits. Portland CoC will continue to use these strategies to reduce bed nights by another 25% in the first 6 months of 2014 to continue making progress toward the goal of ending all Veteran homelessness in 2016.

Discussion

The needs of the City's most vulnerable populations include individuals dealing with chronic and severe mental illness, often with co-occurring substance abuse issues. Providing necessary programs and resources to serve this growing population has been a challenge for the city. Collaborating with non-profit organizations reaching out to the city's most vulnerable populations, including the mentally ill and individuals with chronic substance abuse issues, will assist the city in providing programs and resources to serve the needs of the most vulnerable citizens in the community.

AP-75 Barriers to affordable housing - 91.420, 91.220(j)

Introduction

In 2015 the City Council passed a suite of ordinance changes, referred to as the “Encourage & Ensure” housing package, which would encourage greater housing development while still preserving City residents' quality of life and housing affordability. Encourage and Ensure is a two-pronged approach designed to encourage housing development by removing barriers to the creation of traditional urban housing types while ensuring the inclusion of affordable workforce housing in significant development projects. Part of this approach included changes to Division 30 of the City's ordinance which refers to affordable housing. This change provides additional density through development incentives as well as adding an inclusionary zoning requirement for workforce housing.

Actions it planned 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

Within the past year alone the Planning Department have created or revised a wide variety of ordinances to help promote additional housing development and preserve housing affordability. Several zoning changes were approved to help minimize the barriers to building affordable housing. These include changes to the B2 zone to increase allowed housing densities to 100 units/acre and revisions to the R6 zone that would increase density from 45 to 60 units per acre, reduce parking requirements, and reducing minimum lot size. Parking requirements were also reduced for residential uses in the B3, B5, B6 and B7 business zones in an effort to allow for more housing density and reduce the financial costs associated with new developments. Recent revisions to the code eliminated residential density limits in B1 and B2 business zones. Allow the use of fee-in-lieu of parking in off-peninsula business zones. Amendments were made to the downtown height overlay map to increase housing height limits from 45' to 65' in certain areas of the City. Revised the use of accessory dwelling units in island residential zones provided they limit occupancy to year round tenants whose income qualifies them as workforce households. Similar revisions were made for ADU's in the R5 zone within existing structures as long as the units were restricted to households earning up to 80% of AMI. In addition, the City expanded projects that qualify for density bonuses associated with the creation of affordable housing. The conglomeration of these initiatives will help to reduce barriers to building additional affordable housing in Portland. Listed below are recently adopted or revised policy tools, zoning ordinances and funding resources at the City's disposal for addressing issues related to housing affordability in Portland.

List of Tools

- Inclusionary Zoning
- Selling City Owned Land for Housing Development

- Amended Zoning to Allow for Additional Housing Development B-1, B-2, B-6, R-6 Up to 25% Density Bonus, Section 14-484 Increased Allowable Heights ADU Amendments encouraging Workforce Housing in R-5, IR-1, and IR-2 Zones Reduced Parking Requirements & Fee-In Lieu Option Amended Housing Replacement Ordinance Reduced Fee's for Affordable Housing Development Transportation Improvements to Allow for Greater Density Housing First Model India Street Form Based Code Housing Investment Policy Housing Trust Fund Annual Plan

Financial Resources

- HOME Funds for Housing Development
- CDBG Funds
- Housing Development Funds – CDBG Housing Program Income
- Housing Trust Fund
- Affordable Housing Tax Increment Financing (AHTIF's)
- Affordable Housing Revolving Loan Fund
- Selling City Owned Land at Less Than Market Value
- Tenant Based Rental Assistance Vouchers
- Residential Rehab Program
- Lead Safe Program

Discussion

Since 2000 the City has contributed approximately \$13.5 million dollars to aid in the construction of 999 affordable housing in Portland. Of these affordable units, two projects, consisting of 24 units, were built as home ownership. The remainder of the units have all been developed as rental properties. When accounting for all of its various subsidies, the City of Portland contributes, on average, approximately \$13,600 per unit to support the development of housing.

At the start of 2016, the City formed a new Housing Committee to address concerns related to housing affordability in Portland. The Committee was given the unique structure of being comprised of five Councilors which under unanimous votes would allow for an actionable item's passage when it reached the nine member Council for its final approval. The Committee is currently gathering information and speaking with a diverse group of stakeholders to solicit policy suggestions, parse out best practices, and fully understand the housing concerns of those on the ground level. As part of the process, the Committee is collecting a list of ideas for actionable next steps to address community concerns as they relate to housing. In the next few months the City will examine and adopt additional policies that further the goals of fair housing, encourage the development of additional housing, and provide and preserve additional affordable housing stock for the City. The end goal of this process is to create a market of decent, safe, and affordable housing units for a diverse range of households.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The Office of Community Planning and Development (CPD) seeks to develop viable communities by promoting integrated approaches that provide decent housing, a suitable living environment, and expand economic opportunities for low and moderate income persons. The primary means towards this end is the development of partnerships among all levels of government and the private sector, including for-profit and non-profit organizations. The City of Portland supports this mission and works to address obstacles to meet underserved need, maintain affordable housing, reduce lead based paint, reduce the number of poverty level families, develop institutional structure to help achieve its goals and enhance coordination between private and public entities.

Actions planned to address obstacles to meeting underserved needs

In the City of Portland, the majority of allocations do address underserved needs of the City. The proposed CDBG projects will be meeting underserved needs such as food (soup kitchen and community meals), shelter (teen shelter, women shelter, and adult day shelter), safety (five community policing offices), support for those with mental illness and substance abuse issues, and child care. The HOME grant funds help persons gain or maintain housing through the Tenant Based Rental Assistance Program, build affordable housing for low income families who cannot afford housing otherwise, and renovate homes to improve energy efficiency and life safety improvements for low income homeowners. Additionally the Emergency Solutions Grant meets the needs of individuals and families by gaining or maintaining housing throughout their homeless prevention or rapid rehousing initiatives, along with maintaining shelter costs for the city's most vulnerable populations.

Actions planned to foster and maintain affordable housing

Primary Goals: To ensure that an adequate supply of housing is available to meet the needs of all Portland Households now and in the future; to maintain, rehabilitate and restore the existing housing stock as a safe and important physical, economic and architectural resource for the community.

One Year Housing Goals for PY 2016-2017 include:

- Rehabilitation City- 30, County- 15;
- Affordable Housing Development City -3 HOME assisted, County -1; and
- HOME assisted, Tenant Based Rental Assistance City 110 individuals and families.
- ESG Tenant Based Rental Assistance 125 individuals and famils

City of Portland:

In 2002 a comprehensive approach to housing in the City of Portland was defined in the report *Housing:*

Sustaining Portland's Future. This document describes the housing needs and priorities that the City is continuing to work toward accomplishing. Specific policy goals were identified and include: ensure that an adequate supply of housing is available to meet the needs, preferences, and financial capabilities of all Portland households, now and in the future; maintain, rehabilitate, and restore the existing housing stock as a safe and important physical, economic and architectural resource for the community; and seek opportunities for economic and social integration throughout the Greater Portland region by encouraging the development of a range of housing options that are available and affordable to all income levels in the region.

Portland's Comprehensive Plan encourages a manageable level of growth that will sustain the city as a healthy urban center in which to live and work and to achieve our shared vision for Portland. Portland encourages sustainable development patterns and opportunities within the city by promoting efficient land use, conservation of natural resources, and easy access to public transportation, services, and public amenities, and strives to ensure freedom of choice in housing type, tenure, and neighborhood for all, regardless of race, color, age, gender, familial status, sexual orientation, religion, national origin, source of income or disability.

Specific goals for PY 2016-2017 include the following:

- Assisting 45 owners to rehabilitate their homes and remediate LBP hazards.
- Expand our energy and heat-loss program, to more owner occupied rehab projects for low and moderate income individuals and other projects.
- Encourage the development of affordable rental and homeownership housing.
- Tenant Based Rental Assistance: assist 110 residents currently experiencing or at imminent risk of homelessness, and other very low income households, to obtain and maintain rental housing. Include security deposit assistance as needed to assist program participants or other at-risk or currently homeless people to move into permanent housing.
- Promote housing availability by completing an assessment of and as appropriate, offer city owned property to construct affordable housing.
- Cumberland County Consortium - The Priorities and the specific objectives for the non-Portland members of the Consortium for PY2016-2017 are: Housing Rehabilitation and Housing Development as a CHDO Activity, i.e. the provision of development subsidy funds to a certified Community Housing Development Organization (CHDO) for the development of either homeownership or rental housing.

Actions planned to reduce lead-based paint hazards

The City of Portland has been committed to eliminating lead poisoning in children since 1995 when it received its first HUD Lead Hazard Control Grant. The control and elimination of lead-based paint remains a critical focus of the City of Portland in the housing rehabilitation program and over the years, 405 units have been made lead-safe in Portland. In past years Portland received Lead Hazard

Control funds and has effectively and successfully addressed the lead hazards prevalent in the City's older housing stock. Lead-safe efforts will continue through the housing rehabilitation program, first-time home buyer program and lead program income funded projects.

Portland also addresses lead-safe practices by leveraging funds as the lead entity for the Cumberland County HOME Consortium (CCHC). The Consortium allows both parties to reach a much wider audience with their lead outreach and education efforts, as well as produce a number of lead-safe units in other communities across Cumberland County. This joint effort results from a desire to provide cost-effective, efficient programs to benefit all communities of the region.

In addition, the City leads the County in its rehabilitation program. The program is geared to benefit low and moderate income families and households. An owner-occupied applicant in the City of Portland must prove that their income is less than 80% of the median area income with a child under six years of age. In order to remediate a rental unit the building must contain at least 50% of individuals who earn 50% of the area median income. Preference is given to rental units where children reside. Projects outside of the City of Portland will meet HUD income eligibility limits established for Cumberland County. Wherever possible, the City will utilize housing rehab program funds in combination with lead program income funds to complete additional units.

Actions planned to reduce the number of poverty-level families

2015 was a particularly difficult year for the City of Portland in working to reduce the number of poverty-level families. The State is amended its rules regarding General Assistance funding, which affected more than 505 cases which will lose food vouchers, housing subsidies and other resources. 234 cases lost all supplemental food vouchers. The City is struggling to address this emergent and urgent need.

However, despite this challenge the City of Portland will continue to allocate a significant percentage of its Community Development Block Grant to social service programs and housing activities designed not only to improve the lives of families and individuals in poverty, but also to facilitate their transition out of poverty. Below are just some of the most critical programs and services which the City plans to support with the CDBG, HOME and ESG funds:

- Quality child care from infancy to 12 years of age for low and moderate-income families. Subsidized childcare enables families to move from welfare to work.
- Microenterprise assistance and business creation.
- Job creation for local businesses.
- Day and night shelter with case management and counseling programs, night shelters specifically for teens and women.
- Community meals.
- Homeless outreach and engagement program to assist individuals in crisis to access necessary

services.

- Peer support services for individuals with mental illness.
- New Affordable Rental Housing for low and moderate-income families and individuals.
- Stable affordable housing is the critical base people need to work on their other issues.
- Tenant based rental assistance to help families to be rapidly rehoused or maintain their current housing, to help build stability.
- Homeless prevention services to individuals facing homelessness.
- Rapid rehousing for individuals staying at the Oxford Street Shelter and Family Shelter.

Helping families move out of poverty as opposed to simply serving those in poverty is an important part of the City's Housing and Community Development Program. Total funds available to the City are insufficient to meet the needs of its citizens in poverty; however targeting funds to activities which support self-sufficiency can make a significant difference in the lives of many people. The City plans to continue to look at requests for funding and existing programs to see how CDBG, ESG and HOME funds can assist individuals and families in moving beyond poverty.

Actions planned to develop institutional structure

The City will continue to carry out its Housing and Community Development Plan in partnership with the other management and delivery entities for housing and community development activities. These organizations include the Housing and Community Development Division and the Planning Division, the City's Social Services Division, the Portland Housing Authority, and a network of individual non-profit housing and social service providers.

The City of Portland Housing and Community Development Division is responsible for overseeing the budget and distribution of the City's CDBG, HOME and ESG entitlement funds and development of the Five-Year Consolidated Plan and Annual Action Plan and Consolidated Annual Performance Evaluation Report, as well as ensuring that all programs comply with HUD's federal regulations. Additionally the HCD Division administers the City's housing rehabilitation, new construction and homebuyer programs.

City of Portland Social Services Division administers the General Assistance Program, the City's emergency shelters (for single adults and families), transitional housing facilities, housing location services, Family Services Program, job readiness training and employment services and several other support activities in coordination with non-profit housing and social service agencies. Additionally, the Social Services Division administers the HOME funded Tenant Based Rental Assistance Program.

Non-Profit Housing and Social Service Agencies play a large role in directly providing housing and services to low income, homeless, and special needs populations throughout Portland.

Working collaboratively, these entities implement the City's Housing and Community Development Plan. The system's strengths include the collaborative manner in which these diverse groups work together to

maximize available resources. Portland is a large enough City to have many institutional resources, yet small enough to be able to effectively communicate and collaborate. Currently there are no gaps in types of housing and services, but there is a lack of adequate amounts of both due to insufficient resources. The City and its partners will continue to seek additional resources to improve the system's ability to meet community needs.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Portland requires proof of organizational collaboration in the form of a memorandum of agreements, letter of support, or demonstrated outreach for all RFPs. In the CDBG scoring process, organizations and entities who demonstrate collaboration with other organizations and entities receive higher allotted points.

The City and the Portland Housing Authority have a long history of cooperation in several areas including community policing, development of affordable housing, recreational activities for at-risk youth, the Family Self-Sufficiency Program, Family Investment Center and applications to HUD for Section 8 certificates and vouchers for families, homeless and disabled persons. City staff and PHA staff communicate regularly and provide each other data for Annual Plans and reports.

City staff from the Health and Human Services Department and Housing and Community Development Division coordinates with other members of the Emergency Shelter Assessment Committee (ESAC) and the United Way of Greater Portland to develop the Homeless Continuum of Care, respond to the McKinney NOFA and monitor shelter bed usage for single adults, adolescents and families. ESAC members include shelter providers for singles, adolescents, mentally ill, women, families with children, victims of domestic violence, supported housing providers, mental health service providers, substance abuse service providers, health service providers and general services including day shelter providers for the homeless population. ESAC also produces monthly and quarterly statistics on shelter usage and provides a forum to discuss new programs, resource availability, emerging trends and to resolve problems within the continuum that may arise from time to time. City staff coordinates with all applicants and ESAC members to produce the community's McKinney application. The City's Community Development Program Manager attends ESAC meetings.

Additionally HCD staff participates in the Maine Affordable Housing Coalition (MAHC). MAHC is a coalition of developers, community action agencies, public housing authorities, investors, housing and service providers, advocates and others working to increase the supply of quality, affordable rental housing throughout Maine. HCD staff is also a partner in a housing liaison system which is designed to work collaboratively with landlords, tenants, social service agencies and other community groups to address issues that impact the relationship between landlords and tenants.

In the City of Portland 33% of CDBG funds support social service agency programs. The funds support

housing programs, homeless services, shelter, child care, and support services for those with mental illness. City staff meet with the agencies throughout the year to provide technical assistance and ensure they are meeting HUD guidelines and regulations. Staff also assists in monitoring their progress and makes recommendations for more efficient services.

Discussion

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

As part of the revitalization efforts in Bayside, in 2012, the City underwent negotiations with Federated Companies for the purchase and sale of seven parcels of land. The Section 108 funds are slated for the construction of an 840 parking space garage with 43,000 sq ft of retail/commercial space on the ground level. The construction of the parking garage will leverage the creation of three new buildings consisting of approximately 715,000 square feet, including 90,000 square feet of direct street access retail space at the ground level, and 445 new apartments (from 400 sq. ft studios to 1050 sq. ft. two-bedroom units).

The project received Portland Planning Board approval in January 2014. A legal appeal filed by opponents of the project has been settled. In March 2015, the Portland Planning Board approved revisions to the original plan. The City anticipates the project to be under construction by the summer of 2016 with an anticipated two to three year build-out period.

as follows:

Not applicable.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Homebuyer activities of down payment or closing cost assistance are not part of the PY 2016/2017 planned activities.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Acquisition of units with HOME funds is not part of the PY 2016/2017 planned activities

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Refinancing of existing debt is not part of the PY 2016/2017 planned activities.

Emergency Solutions Grant (ESG) Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

All applicants for service must initially be evaluated for eligibility by use of a standard centralized or coordinated assessment system. Assessment must include determination of income status and availability or lack of resources to sustain existing housing or obtain new housing. To be eligible, an applicant must meet the standards for homelessness or be at risk of becoming homeless. Applicants are eligible for future services only if they have no other housing subsidies from local, state, or federal sources and have no other viable resources to keep or obtain housing. Further, applicants must have an annual income of less than 30% of area median income. The standard that must be used for calculating annual income is established in 24 CFR 5.609. The highest priority applicants for rapid rehousing are those currently homeless persons for whom a potential living unit has been identified and will be available in less than one (1) month.

Every eligible program participant or program household will be assigned a case manager who has experience working with people who are homeless as well as people at risk of homelessness. The case manager will be supervised by the Adult Shelter Coordinator of Support Services for the City's

Oxford Street Shelter and Adult Overflow Community Shelter. The case manager will meet every week as a team with the entire Support Service case management unit to conduct case review to ensure policies and procedures are being followed. The case manager will work directly with each program participant or household to accomplish the following:

- Determination of the appropriate type of service needed and the amount of financial assistance that is required using guidelines approved by the City of Portland;
- Development of both a short- and long-term service plan;
- Counseling concerning household needs;
- Monitoring and evaluating program participant progress on a schedule of no less than one-month intervals and more frequently according to need;
- Credit repaid (including credit counseling, budget management, debt management, and making realistic financial choices);
- Communication with landlords and utility companies;
- Assurance that program participants are receiving all needed services from essential service providers, homelessness prevention and rapid re-housing assistance providers, other homeless assistance providers, and mainstream service providers, including schools, child care services, legal services, financial resources, health and mental health services, dispute resolution, etc.; and
- Obtaining all needed local, state, and federal services to benefit the program participant, including public housing, employment assistance and job training, SNAP, SSI or SSDI, TAFDC, General Assistance, Medicaid, WIC, etc. All program participants must have full access to mainstream resources.

The following risk factors will be used to determine which individuals and families are provided assistance: length of homelessness, income status, health and/or mental health issues, domestic violence history, and crisis situations.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

All CoC shelters are required to enter data into HMIS (except the DV shelter which uses a comparable but separate database for client confidentiality). Portland CoC is working on data sharing with other PHD providers. Info in HMIS will be shared between service providers. All shelters have adopted and are using a common support and services policy. To prevent duplicate service delivery and data entry, a process was implemented to rapidly assign clients to ensure they are working with appropriate staff. The City of Portland ESG program has written standards for providing ESG assistance and consistently applies those to all program participants. The Portland CoC is working in collaboration with the Balance of State to create a coordinated assessment system. Grant funds from the Betterment Fund have been secured to work to create a coordinated assessment throughout the State.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Portland CoC and ESAC (Emergency Shelter Assessment Committee) are actively involved in the ESG program, including the development of performance standards, operating procedures, and funding expenditures. There are no sub-awards for ESG. The City of Portland utilizes ESG funding for the Family Shelter and Oxford Street Shelter and for homeless prevention and rapid rehousing programs.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Portland does meet the requirements of homeless participation through the Emergency Shelter Assessment Committee or ESAC. Portland has created a centralized structure, the Emergency Shelter Assessment Committee (ESAC), which is a collaborative of social services agencies, community representatives, businesses and consumers to identify, monitor, advocate, plan, encourage consumer input and involvement in, and facilitate collaborative decision making around all shelter, housing and support issues concerning homeless teens, adults, and families. The United Way and the City of Portland first established ESAC in 1987 as a purely advisory entity. ESAC is also the central entity for planning, monitoring, and decision making for the Department of Housing & Urban Development (HUD) Continuum of Care Homeless Assistance Grant Application. ESAC also produces monthly and quarterly statistics on shelter usage and provides a forum to discuss new programs, resource availability, emerging trends and resolving problems within the continuum that may arise from time to time.

ESAC has two co-chairs from Health & Human Services Department, Social Services Division, and an individual from a community nonprofit organization. Homeless Voices for Justice is a state-wide social change movement, organized and led by people who have struggled with homelessness. It is a grassroots effort based on the belief that true change occurs only when those affected by an unjust system are directly involved in addressing the injustices and in which disenfranchised people become empowered and gain leadership skills to organize and advocate for institutional change. Working with chapters in Alfred, Augusta, Brunswick, and Portland, Homeless Voices for Justice (HVJ) holds membership meetings at shelters and soup kitchens to strengthen communications between people experiencing homelessness. HVJ social change activities range from representation in planning bodies, to policy advocacy, to voter registration and community education, to direct action. A member from Homeless Voices for Justice always sits as one of the tri-chairs for the ESAC Committee.

5. Describe performance standards for evaluating ESG.

The performance of the Prevention goal of the Rapid Re-Housing/Prevention Client Navigation Program will be evaluated based on the number of individuals assisted that would have entered the shelter system “but for” the assistance provided by the City of Portland staff. The performance standards, as developed by the Continuum of Care, for the Prevention goal of the program are ensuring that: 1) services are provided to 20 people per year; 2) 100% of clients are assessed for barriers that threaten housing stability and provided with an overview of mainstream resources; 3) 50% of clients assessed are referred to appropriate mainstream resources; 4) 20% of clients are referred to employment services, housing and/or training program; and 5) 100% of clients receiving financial assistance receive assistance with housing location and receive follow up services for 3 months.

Discussion

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

City staff monitor each agency checking for compliance and eligibility. Copies of the monitoring reports are kept in the Housing and Community Development office. CDBG and HOME Housing Projects are monitored regularly to ensure that rent levels, income guidelines and occupancy are being met. All housing projects are entered into the Housing Database. Large rental projects are monitored through annual contact with the property management staff at each project.

Owner occupied rehab projects are monitored through an annual mailing to ensure owner occupancy and tenant occupancy requirements are being met. HomePort projects are monitored through an annual mailing to ensure owner occupancy. The Owner Occupied Housing Rehabilitation Program is monitored on an annual basis for occupancy and rental affordability compliance. Occupancy monitoring notices and tenant income verification forms are sent out on a quarterly basis. (HOME funds have not been a successful financing mechanism for multi-family rehab and therefore the city has very few of these types of projects that require monitoring). Additionally any necessary housing inspections are completed. New Construction/CHDO Funded Rental Housing projects are monitored for tenant income certifications and site inspections. Site inspections are completed by the City’s Housing Rehabilitation

Specialist and include an inspection of all HOME assisted units as well as common areas and the exterior of each property.

Developers and/or their property managers provide the City with tenant income certifications on an annual basis coinciding with their reporting requirements from Maine Housing and/or tax credit monitoring/syndication organization. To report timeliness, the City's Finance Officer reports expenditures at month end and compares totals to total allocated funds; the resulting percentage is utilized to track timeliness. Monthly drawdowns are completed through IDIS. Divisions in the Department funded under the 20% administrative cap submit plans identifying CDBG projects and the percentage of their time spent working on such projects, as well as identifying specific areas in eligible census tracts where the projects are taking place. This information, plus quarterly reports, is reviewed to ensure compliance with comprehensive planning goals and requirements. All contracts for CDBG and HOME funds include provisions that include outreach to women and minority business owners.

Attachments

Grantee Unique Appendices

GRANTEE APPENDICES

Citizen Participation Comments:

- Neighborhood Meeting October 21, 2014
- Public Hearing Housing and Community Development Committee April 22, 2015
- Public Hearing City Council May 4, 2015

Program and Project Data for the Annual Action Plan

HOME Application Process

Eligible Areas Map

Legal Ad for 30 day comment period

- Paper Legal Ad for Notice of Public Hearings and 30 day comment period

Council Resolve & Order

- Council Order 182-15/16 Holding Public Hearings for 2016-2020 Five-Year Consolidated Plan and Annual Action Plan
- Council Order 197-15/16 Approving Revisions to the CDBG Allocation Process
- Resolution 6-15/16 Adopting the 2016-2020 Five-Year Consolidated Plan and Annual Action Plan

Grantee SF-424 and Certifications

- SF- 424
- Non-State grantee certification

Citizen Participation Comments

Service Providers Meeting

August 4, 2015

All government, public, private, and non-profit service providers in Cumberland County and specifically the City of Portland were invited to attend a 'Service Providers' Meeting on August 4, 2015. The purpose of this meeting was gather information about the needs of residents of Portland as well as to get input on the goals and priorities outlined in this Consolidated Plan. Below is a summary of the outcomes from this meeting:

Goal #1: Increase Housing Availability and Affordability

- Housing targeting low income people, instead of providing housing subsidies
 - 30% AMI or lower
- Challenge: federal rules against concentrations of poverty
 - Conflicting issues with rising prices on the peninsula – forcing low income residents off the peninsula
- Homeownership investment to avoid rent increases
 - Partner with Habitat for Humanity and other low income homeownership providers
- Family housing on the peninsula
 - Close to jobs and education opportunities
- Elderly housing
 - Not all with subsidies – many elderly on a fixed income, but too high for subsidy
 - Housing for the elderly which does not also include younger people with disabilities
 - Combination of low and moderate income housing to ensure greater economic diversity
- Supportive housing
 - Case management

Goal #2: Create Economic Opportunities to Transition out of Poverty

- Childcare availability and affordability
 - Job creation opportunity and allows parents to work
- Supported employment for mentally ill, disabled, addicted
- Employment needs of New Americans
 - Language
 - Skilled worker credential transfer/update
- Coordinating services between non-communicating agencies
- Small business support for minority women
- Employment sources for physical disabilities
- Significant part-time work for older people who need to supplement income in order to remain living in their homes (recognizing that work increases socialization and sense of dignity).

Goal #3: Prevent and Reduce Homelessness

- Supportive housing
 - Senior
 - Case management
- Low-income housing
- Housing First model
- Changing homeless population
 - Aging
 - Co-occurring mental health/addiction
- Best Practices shelter system
- Supply/demand issues with housing market

Goal #4: Create Strong, Safe, Accessible and Vibrant Neighborhoods

- COP is applying for AARP Age Friendly Community designation
 - Winter sidewalks are impassible in some areas
- Public transportation
 - To and within the greater region
- Housing within walking distance to jobs
- Police protection for drug problems
 - Immediate need
 - Strategy development
 - Treatment
 - Alternative to incarceration
 - Law enforcement diversion and a place to divert to
- Drug rehabilitation programs
- Structured reintegration system
- Service focus
- Programs focusing on neighborhoods
 - Volunteering
 - Oversight
- Community service component at public schools

Neighborhood Meeting

September 17, 2015

Two weeks prior to the 'Housing and Community Development Neighborhood Meeting', a flyer was mailed to every residents living Districts 1, 2 & 3; over 22,000 flyers in total. Districts 1, 2, &3 cover the vast majority of LMI residents living in the City of Portland as well as the CDBG target neighborhoods. In addition to the mailed flyer, the meeting was posted on the City of Portland's website and all interested parties received a notification and reminder email.

At the September 17 meeting, Mary Davis and Kristin Styles gave an overview presentation on the CDBG, HOME and ESG programs as well as an explanation of the 5 year consolidated plan. Four large poster boards, one for each category, were set up around the room. The attendees of the meeting were asked to share concerns/needs in each category, as well as goals and priorities they think would be address the needs.

Below is a list of every concern and priority mentioned by a resident during the meeting:

Goal #1: Increase Housing Availability and Affordability

- Rent Control
- More rental housing
- Better transportation
- Neighborhood gentrification- problem
- Renovating existing housing stock, but keeping 'neighborhood flavor'
- Preserving housing stock
- Increase density of housing on the peninsula
- Smaller housing units (small square foot)- tiny houses
- Child care

Goal #2: Create Economic Opportunities to Transition out of Poverty

- Creating microenterprises
- Creating more business hubs- shared work space
- Childcare availability- number of spaces and facilities
 - Creating certification/training/mentor program for increasing childcare facilities and ownership
 - Job creation opportunity and allows parents to work
- Incarceration transition/training programs
- Transition/training program for children aging out of foster care
- Immigrant entrepreneurship- start-ups
- Basic training programs
- Employment training programs for new Americans/ older Mainers

Goal #3: Prevent and Reduce Homelessness

- Child care
- Grow/increase the mental health system
- Substance abuse treatment
- Programs to teens aging out of foster care
- Transition Program incarceration
- Keep commitment to increase the number of shelter beds available
- Food security
- Housing homeless (Utah's plan) – Housing first program

Goal #4: Create Strong, Safe, Accessible and Vibrant Neighborhoods

- Increasing regional transportation
- Sustainability
- Bus stops- accessibility during snow/winter months
- Increasing sidewalks on major arterial ways
- Streetscape Maintenance
- Expanding the trail system
- Food security
- Parking availability
- Incentives for alternative transportation
- Fix the problems with the brick sidewalks

Public Hearing

March 14, 2016

Councilors Thibodeau, Suslovic, Costa, Brenerman, Hinck and Mavodones were present. Mayor Strimling recused himself, Mavadones presided.

First Action: Order to hold public hearing, public comment was open but none given, Council approved the order 6-0

Second Action: Public hearing on 5 Year Consolidate Plan, Annual Action Plan and the allocation of CDBG, HOME, and ESG funds.

Maxwell Chikuta, Chair of the CDBG Allocation Committee. Maxwell presented the application process, the funding categories, amount of funding available, the scoring and review process, as well as the Allocation Committee's recommendations. The Allocation Committee met 7 times and used a uniform scoring matrix to score all of the applications. The Committee supports the City Managers changes to their funding recommendations.

Jon P. Jennings- City Manager - The City Manager thanked the Committee for all of their hard work, acknowledged the tough decisions facing the allocation Committee. He explained his reasoning for changing the Allocation Committee's recommendations. There is a need in the City to increase pedestrian safety, therefor an addition \$101,000 will be allocated toward pedestrian safety and ADA curb ramps. The City Manager also recommends lowering the Childcare voucher set-aside by \$40,000 in order to partially fund the Milestone HOME Team and the Joe Kreisler Teen shelter.

Bob Fowler- Milestone Foundation- The Milestone Foundation would like the Council to approve the City Manager's funding recommendations. The Portland Press Herald ran an article on March 13th about the unseen, but much needed work done by the HOME Team at Milestone. Bob Fowler invites any Councilor to come for a ride-along with the HOME so they can see firsthand the work that is done. In addition to the humanitarian work of Milestone, the HOME Team program saves the City approximately \$200,000 a year. The cost of running the program is approximately \$500 a day.

Jennifer Sporzynski- Microenterprise Program Director- CEI- CEI would like the Council to approve the City Manager's recommendations. The funding CEI receives through the CDBG program allows for them to provide consistent and on-going services to women, refugees, and other low income Portland residents. Many of the microenterprises take over a year to get up and running, therefore the continued support of the CDBG funds is essential to the success of the program

Michelle Belanger- Assistant Director at Youth and Family Outreach- YFO is a partner in the Catherine Morrill Childcare Voucher application. Both organizations would like the Council to keep the original set-aside of \$90,000. The childcare voucher program in a foundational need and fulfills 3 out the 4 CDBG program goals. Many families do not qualify for a childcare voucher from the state. Many teenage parents cannot finish school because the income of the grandparents causes the total household income to be too high for them to qualify. Not funding the childcare voucher program will have a direct impact on our community.

Jay Waterman- Portland Housing Development Corporation- The PHA would like the Council to approve the City Manager's recommendations. While \$30,000 is only a small portion of the total project budget, it is a big help in making the PHA's application for Low Income Tax Credits that much stronger. The LITC funds are very competitive and the CDBG funds help.

Mike Miles- Board Member for Milestone Foundation- He would like the Council to approve the City Manager's recommendations. Doing a ride-along with the Milestone HOME Team was a life-changing experience. Not only does this service benefit the people they collect, but it also helps the downtown businesses by removing the people from the steps and entranceways into their businesses.

Trevor Nugent- Portland Housing Authority- PHA would like the Council to approve the City Manger's recommendations. PHA works closely with the City and Police Department to keep the Bayside Neighborhood safe for all the residents. Installing the security cameras will increase this safety and help the Police Department.

Nikki Anderson- Resident and supporter of the Libbytown Community Gardens Project. – Nikki would like the Council to approve the City Manager's recommendations. Over the years the number of gathering spaces in the Libbytown neighborhood has continued to decrease. The Community garden will give the residents of Libbytown and safe and healthy gathering location. There is a huge demand for more community gardens. 18 people have listed the Libbytown garden as their first choice, over 80 people have listed the Libbytown garden as their second choice. The need for this garden is great.

Matt Peters- Board Member at Catherine Morrill Day Nursery- Catherine Morrill would like the Council to not lower the \$90,000 childcare set-aside. While Milestone is a great service, childcare offers more of an upstream approach to fixing the problems here in Portland. The childcare program also offers food security for children who may not be receiving that food security at home.

Steve Hirshon- President of the Bayside Neighborhood Association- He would like the Council to approve the City Managers recommendation to fund Milestone. In the Bayside neighborhood, you can see the work of the HOME Team every day. He also supports Youth and Family Outreach. The City needs to work on creating more Public Private Partnerships to increase the amount of funding available to organizations in Portland.

Laura Mailander- Community Gardens Portland- She would like the Council to approve the City Manager's recommendations. There are over 200 people on a waiting list for a community garden space in Portland. The need for more community gardens in great.

Donna Yellen- Project Director- Preble Street- Preble Street would like the Council to approve the City Manager's recommendations. They have fewer and fewer reliable funding sources and the funding support from the CDBG program is essential. Preble Street has partnerships with the City Health Department, Police Department and Portland Adult Ed. The Florence house works closely with the Oxford street shelter. While it may seem like Preble Street asks for funding for a lot of their programs, they don't ask for funding for many others, such as anti-trafficking and veterans housing.

Thomas Ptacek – Employee at Preble Street and Board Member at Milestone Foundation- He would like the Council to approve the City Manager's recommendations. He would like to thank the City Manager for recognizing the work that these organizations do in our community. It is not an easy job.

Jessica Moninski- Program Development Director- LearningWorks- Learning works would like the Council to approve the City Manager's Recommendations. LearningWorks serves over 300 New Mainers every year. They supply them with the base-line English language skills necessary to find employment in Portland.

Councilor Suslovic would like the following questions answers by the next CDBG council meeting.

1. It looks like there is harmony between the City Council goals and priorities and the CDBG goals and priorities, is there anything missing, or out of harmony?
2. The past two years the Portland Jobs Alliance received funding that they are not getting this year, what is and isn't being funded.
3. What is the total cost of running the HOME Team program 7 days a week? What is the bare minimum it would cost to run the [Saturday] program?

Meeting Adjourned – 5:50

Public Hearing

March 28, 2016

Councilors Thibodeau, Suslovic, Costa, Brenerman, Hinck, Duson, Ray, and Mavadones were present. Mayor Strimling recused himself, Mavadones presided.

First CDBG Action- Remove the childcare set-aside moving forward

Jon P. Jennings- City Manager - - The City Manager thanks the Committee for all of their hard work, acknowledges the tough decisions facing the allocation Committee. He explains his reasoning for changing the Allocation Committee's recommendations. He reiterates his point from the first council meeting that childcare should not receive special treatment over food, shelter and health services. The City Manager explains his reasoning for moving the funds to the Teen Shelter and the Milestone HOME team.

Public Comment:

Lori Moses – Catherine Morrill Day Nursery, - spoke on behalf of Catherine Morrill, Youth and Family Outreach, The Opportunity Alliance, and Peak's Island Children's Workshop. She reviewed the need for early childhood education, both for the development of the child as well as the economic impact childcare has on parents.

Council Comment:

Councilor Spencer- Thanks the City Manager for the tough decisions he had to make. He agrees there is a need for childcare, but also agrees with the City Managers recommendation to remove the set aside moving forward.

Councilor Brenerman- Being one of the original supporters of the Childcare set aside, Brenerman is against removing it. The program benefits the child and our economy.

Councilor Duson- supports the City Manager's recommendations. Duson said that if she has to choose between sheltering at-risk homeless teens and childcare, she is going to make the tough choice and go with childcare.

Councilor Suslovic- asked about other childcare programs that are already available, through programs like CEI. Christa Baade from CEI answered his questions by saying there is a very small amount of the CEI - PJA funds available for childcare.

Councilor Hinck- agrees with the need for childcare and the importance of it, but he will be siding with the City Manager's recommendations.

Councilor Mavadones – has been a supporter of the childcare for many years and has seen the changes in the CDBG process. He thinks that the childcare set –aside came about as a result of the need for childcare but the program not being able to find a good spot within CDBG. He will be voting no.

The council voted 6-2 to remove the childcare set aside moving forward.

Second CDBG Action- Approval of the City Manager's recommendation.

Joe – Milestone Foundation- Serves on the HOME team and would like to thank the City Manager for recognizing all of the work that the HOME team does for the City of Portland. It is an important service for the people it helps as well as the downtown businesses.

Ken Capron – MemoryWorks Café- represents seniors at risk of isolation in their own homes. He thinks the city should be funding more senior services programs, but they are not being noticed, no one is talking about them. 'Senior lives matter'. He would also like the council to consider funding all projects at a percentage of the request, because most organizations would prefer to get some funding instead of none.

Christa Feller – Living with Peace – she sympathizes with the childcare providers because her microenterprise program has several women that would like to start up childcare programs but there is too much red tape in place; which then causes a shortage of childcare centers. Christa would also like the council to support the City Manager's recommendations.

Shenna Bellows- Learning Works – There is a great need to adult education in Portland, it is something we hear about daily. There are long waiting lists for the English language classes taught by Learning Works and these services are vital to people being able to find jobs. She would like the council to support the city manager's recommendations.

Bob Fowler – Milestone Foundation – during the first council meeting Councilor Suslovic ask for information on Milestone. The information was provided in the council packet. Bob reiterated how much money the HOME team saves the city, approximately \$10,000 per night of service.

Mike Miles – told a story of the Pope washing the feet of Muslims, this reminded him of the nursing students at Milestone that wash the feet of homeless individuals who are often treated like trash. Milestone is treating these people with dignity.

Public Comment closed.

Council Comments:

Councilor Suslovic- this is a tough issue but he strongly recommends funding for the Milestone HOME team.

Council Mavadones calls for a vote.

Vote passes 8-0 approving City Manager's recommendations.

Meeting Adjourned

HOME PROGRAM APPLICATION PROCESS

Affordable Housing Development Program (includes CHDO funding)

Funding available through the Affordable Housing Development Program will go to assist in the creation of affordable housing available to low and very low income persons. Affordable Housing Development funds are allocated through a competitive, rolling application process. To apply, developers must complete an application which is available through the Housing and Community Development Division and on the City's webpage. Applications are reviewed by City staff and a consultant hired by the City to complete a financial underwriting analysis. City staff present funding recommendations to the City Council's Housing Committee (HC). The HC forwards funding recommendations to the City Council. Under City ordinance, the request for appropriation of funds must be read at two City Council meetings. The City Council can take action on the recommendations at the second public meeting.

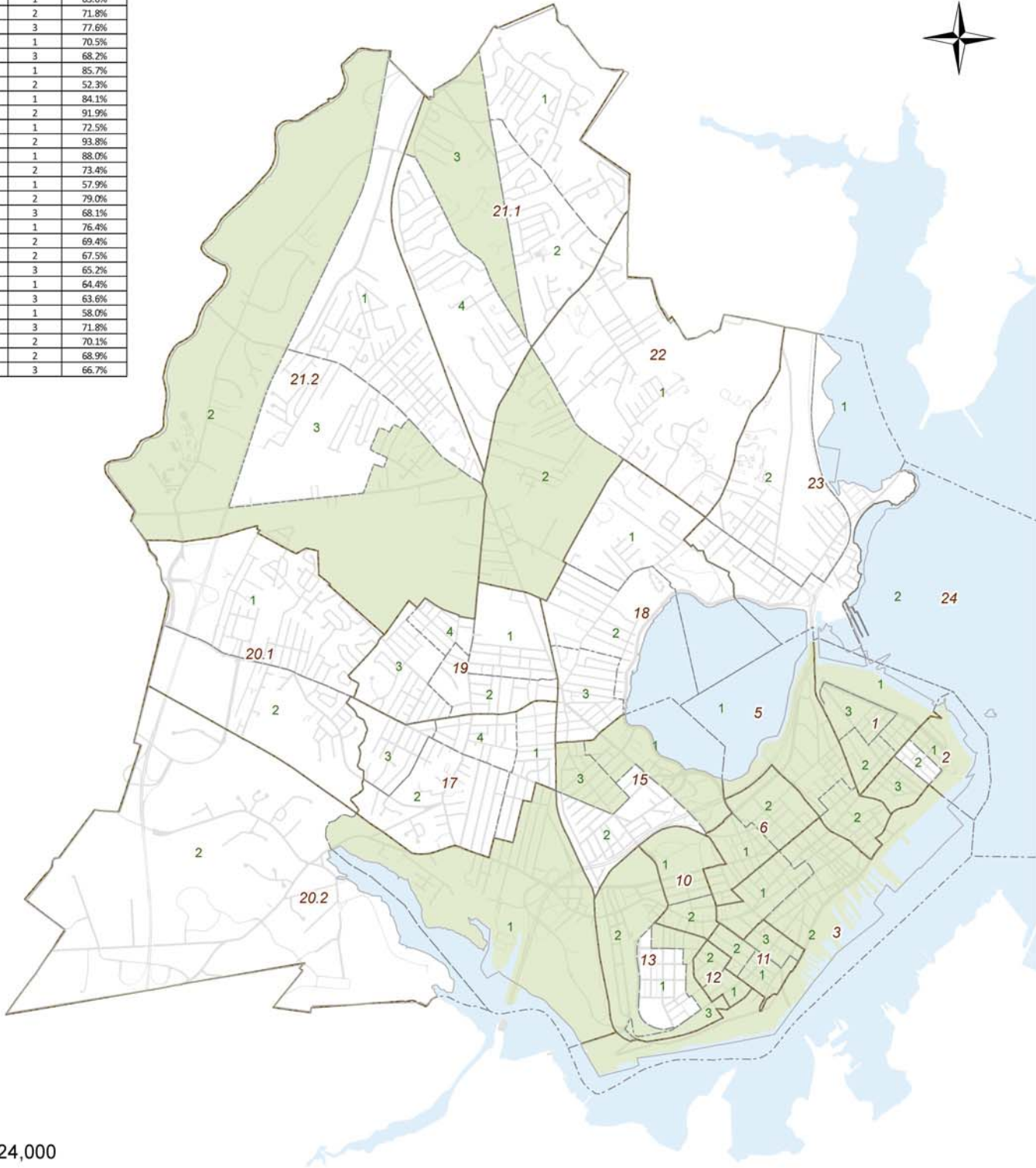
Housing Rehabilitation Program

Funding available through the Housing Rehabilitation Program will go to assist households throughout Cumberland County earning at or below 80% of the area median income. The HOME Program budget is formulated by staff, endorsed by the City Council's Housing and Community Development Committee and Cumberland County's Municipal Oversight Committee. The City Council conducts two public hearings before deciding on the final HOME Program budget. Program guidelines and applications are available through the Housing and Community Development Office in City Hall and on the City's webpage. Applications are reviewed by the Loan Officer who makes funding recommendations to the Housing and Community Development Division Director. The Housing and Community Development Division Director provides the final approval on all applications for housing rehabilitation assistance. Information about the Housing Rehabilitation Program is made available through the City's webpage and information disseminated through the County's Municipal Oversight Committee and direct contact with staff in each Municipal Office throughout the County.

Tenant Based Rental Assistance Program

Applications for the Tenant Based Rental Assistance Program are available through a centralized intake system with a single point of contact located at the Oxford Street Shelter and Family Shelter. The program is available to low and very low income persons currently experiencing or at imminent risk of homelessness. Eligibility is determined by staff in the City's Social Service Division.

Tract Number	Block Group	Block Group Low Income Percentage
1	1	63.0%
1	2	71.8%
1	3	77.6%
2	1	70.5%
2	3	68.2%
3	1	85.7%
3	2	52.3%
5	1	84.1%
5	2	91.9%
6	1	72.5%
6	2	93.8%
10	1	88.0%
10	2	73.4%
11	1	57.9%
11	2	79.0%
11	3	68.1%
12	1	76.4%
12	2	69.4%
13	2	67.5%
13	3	65.2%
1	1	64.4%
15	3	63.6%
20.2	1	58.0%
21.1	3	71.8%
21.2	2	70.1%
22	2	68.9%
24	3	66.7%



1:24,000

- 2010 Block Groups
- 2010 Census Tracts
- Block Groups > 51% Low Income

City of Portland

Block Groups > 51% Low Income

Map prepared by the City of Portland, Maine
Department of Public Services
Date: 2/27/2015

Classified Advertising Proof

Legal Advertisement

NOTICE OF

PUBLIC HEARINGS

Monday, March 14, 2016,
at 5 p.m.
Monday, March 28, 2016,
at 5 p.m.
389 Congress Street,
Portland City Hall,
Council Chambers

30-DAY PUBLIC
COMMENT PERIOD
CITY OF PORTLAND, MAINE
April 1, 2016 to May 1, 2016
389 Congress Street,
Portland City Hall,
Room 312

2016-2020 FIVE YEAR
CONSOLIDATED HOUSING
AND COMMUNITY
DEVELOPMENT PLAN and
2016-2017 CONSOLIDATED
HOUSING AND COMMUNITY
DEVELOPMENT ANNUAL
ACTION PLAN YEAR 42

- Community Develop-
ment Block Grant Pro-
gram: \$1,306,748
- HOME Investment Part-
nership Grant Program:
\$1,053,140
- Emergency Solutions
Grant Program: \$1,611,282
- Lead Safe Housing Pro-
gram Income: \$229,774
- CDBG Housing Program
Income (MLP): \$353,498
- City of Portland Housing
Trust Fund: \$468,551

There is a 30-day comment
period beginning April 1,
2016 & ending April 30, 2016.

The Portland City Council
will hold two public hearings
to consider the allocation
of the above referenced
program funds received by
the City of Portland from
the Federal Department
of Housing and Urban
Development (HUD) and
the Local Housing Trust Fund.

The primary objectives of the
City of Portland's Five Year
Consolidated Housing and
Community Development
Plan and the Annual Action
Plan are the development of
a viable urban community
including decent housing, a
suitable living environment,
and expanding economic
opportunities, principally for
low and moderate income
persons and to act in the
prevention and elimination
of slum and blight.

CITIZENS of Portland are
invited to attend the
Public Hearings in order
to give your opinion and
comments to the Portland
City Council on pressing
community needs, proposed
activities and priorities, and
participate in the City's
applications for the 2016-
2020 Five Year Consolidated
Housing and Community
Development Plan. If you
are not able to attend the
Public Hearings but want
to submit verbal or written
comments, please contact
Housing and Community
Development Division.

The City of Portland will
make all reasonable accom-
modations to translate the
documents when requested
by non-English speaking
citizens, and to provide the
documents in large print or
any other format necessary
for persons with disabilities.

For more information please
contact Housing and
Community Development
Division, Room 312 Port and
City Hall, 389 Congress St,
Portland, Maine or 874-8731.

[Classified Advertising Proof | Printed on: 2/24/2016

*Order 192-15/16
Tab 1 3-14-16*

ETHAN K. STRIMLING (MAYOR)
BELINDA S. RAY (1)
SPENCER THIBODEAU (2)
EDWARD J. SUSLOVIC (3)
JUSTIN COSTA (4)

**CITY OF PORTLAND
IN THE CITY COUNCIL**

DAVID BRHNERMAN (5)
TON HINCK (A/L)
JILL C. DUSON, (A/L)
NICHOLAS M. MAVODONES, JR. (A/L)

**ORDER HOLDING PUBLIC HEARINGS ON
2016-2020 HOUSING AND URBAN DEVELOPMENT
FIVE-YEAR CONSOLIDATED PLAN,
FISCAL YEAR 2017 ANNUAL ACTION PLAN
AND APPROPRIATIONS FOR COMMUNITY DEVELOPMENT
BLOCK GRANT PROGRAM, HOME PROGRAM, AND EMERGENCY SOLUTIONS
GRANT PROGRAM**

ORDERED, that public hearings be held on the 2016-2020 Housing and Urban Development Five-Year Consolidated Plan, the Fiscal Year 2017 Annual Action Plan and appropriations for the Community Development Block Grant Program, HOME Program, and the Emergency Solutions Grant Program; and

BE IT FURTHER ORDERED, that such hearings be held on March 14, 2016 and March 28, 2016 at a Special City Council Meeting held at 5:00 p.m., both in Portland City Hall Council Chambers, 389 Congress Street.

A TRUE COPY
ATTEST: *Katherine Jones, Clerk*
Katherine Jones, Clerk
Portland, Maine
DATE 3 20 2016

Passage 6-0 (Councilors, Duson Ray absent, Mayor Strimling recused himself, on 3/14/16.

*Order 197-15/16
Tab 1 3-28-16*

ETHAN K. STRIMLING (MAYOR)
BELINDA S. RAY (1)
SPENCER R. THIBODEAU (2)
EDWARD J. SUBLOVIC (3)
JUSTIN COSTA (4)

**CITY OF PORTLAND
IN THE CITY COUNCIL**

DAVID H. BRENERMAN (5)
HILL C. DUSON (A/L)
JON HINCK (A/L)
NICHOLAS M. MAVODONES, JR. (A/A)

**ORDER APPROVING REVISIONS TO THE
COMMUNITY DEVELOPMENT BLOCK GRANT ALLOCATION PROCESS
RE: ELIMINATION OF THE CHILD CARE VOUCHER SET-ASIDE**

ORDERED, that the Community Development Block Grant allocation process shall be revised to eliminate the child care voucher set-aside of \$90,000.

A TRUE COPY
ATTEST: *Katherine L. Jones*
Katherine L. Jones, City Clerk
Portland, Maine
DATE *3-30-2016*

Passage 6-2 (Mavodones, Brenerman, Strimling recused). On 3/28/16.

A TRUE COPY

ATTEST:

Katherine L. Torres, City Clerk
Katherine L. Torres, City Clerk
Portland, Maine

DATE

3-30-2016

Resol 6-15/16
Tab 2 3-14-16

ETHAN K. STRIMLING (MAYOR)
BELINDA S. RAY (1)
SPENCER THIBODRAU (2)
EDWARD J. SUSLOVIC (3)
JUSTIN COSTA (4)

**CITY OF PORTLAND
IN THE CITY COUNCIL**

DAVID BRENERMAN (5)
JON HINCK (A/L)
JILL C. D'USON, (A/L)
NICHOLAS M. MAVROCONIS, JR. (A/L)

**RESOLUTION ADOPTING THE 2016-2020
HOUSING AND URBAN DEVELOPMENT FIVE-YEAR CONSOLIDATED PLAN AND
FISCAL YEAR 2017 ANNUAL ACTION PLAN INCLUDING APPROPRIATIONS FOR
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM, HOME PROGRAM,
AND EMERGENCY SOLUTIONS GRANT PROGRAM AND CERTIFICATIONS
PERTAINING THERETO**

WHEREAS, the City of Portland, Maine has determined that there are pressing community and neighborhood needs for further federal assistance for housing and community development activities; and

WHEREAS, the goals and priorities expressed in the 2016-2020 Housing and Urban Development Five-Year Consolidated Plan align with the needs of the City; and

WHEREAS, annual activities for the Consolidated Housing and Community Development Annual Action Plan have been recommended; and

WHEREAS, the United States Department of Housing and Urban Development (HUD) has allocated to the City of Portland \$1,791,448 of Community Development Block Grant (CDBG) Entitlement Funds, for the program year 2016-2017; the City has also received Community Development funds in the amount of \$114,500 in program income, along with \$120,000 in CDBG Housing Program Income which is subject to the same regulations as the entitlement funds; a HOME Program Grant allocation of \$828,140 and HOME Program income of \$205,000; Lead Safe Housing Program Income of \$269,774; local Housing Trust Funds of \$468,551; and \$161,834 of Emergency Solutions Grant funds; and

WHEREAS, the City Council of the City of Portland, Maine, desires to utilize these funds to support housing and community development activities;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Portland, Maine, hereby adopts the 2016-2020 HUD 5 Year Consolidated Plan and Fiscal Year 2017 Annual Action Plan, and the sums of \$ 1,905,948 for the Community Development Block Grant Program, plus \$120,000 in CDBG Housing Program funding, \$1,033,140 for the HOME Program, \$269,774 in Lead Safe Housing Program Income, \$468,551 in local Housing Trust Funds and \$161,232 for the Emergency Shelter Grant Program are hereby appropriated for the purposes approved in the attached Plan and budgets as recommended by the City Manager; and

Passage 8-0 (Strimling recused). On 3/28/16.

BE IT FURTHER RESOLVED, that the City of Portland, Maine, possesses legal authority to apply for the above referenced Community Development Block Grant Program Funds, HOME Program funds and Emergency Shelter Grant Program funds for the Program Year 2016-2017; and

BE IT FURTHER RESOLVED, that the City Manager be authorized to:

- 1) Apply for, accept and expend: the Community Development Block Grant Entitlement Funds of \$1,791,448 and to expend \$114,500 in program income and \$120,000 in CDBG housing program income funds; \$828,140 of HOME Program funds and to expend \$205,000 of program income for a total of \$1,033,140; \$269,774 in Lead Safe Housing program income; \$468,551 in local Housing Trust Funds; and \$161,232 of Emergency Shelter Grant funds;
- 2) Officially represent the City of Portland, Maine, in connection with the application, including the execution of contracts on behalf of the City; and

BE IT FURTHER RESOLVED, that the City of Portland, Maine certifies that it will comply with all of the attached assurances and provide such additional information as may be required by the U.S. Department of Housing and Urban Development; and

BE IT FURTHER RESOLVED, that the foregoing Fiscal Year 2016-2017 Annual Action Plan funds are hereby appropriated pursuant to the Budget attached hereto.

Grantee SF-424's and Certification(s)

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.

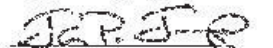
Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. 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;
2. 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
3. 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.


Signature/Authorized Official

Date 5/10/16

ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

Major rehabilitation/conversion – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for such individuals.

Matching Funds – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction’s consolidated plan.

Discharge Policy – The jurisdiction will establish 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, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.



Signature/Authorized Official

5/10/16

Date

City Manager

Title

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:

1. **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;
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 16, _____ (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;
3. **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:

1. 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

2. 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 24 CFR Part 35, subparts A, B, J, K and R;

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

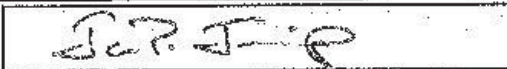
DEY J R
Signature/Authorized Official

5/10/16
Date

City Manager
Title

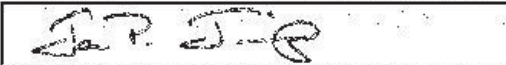
Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: 02/13/2016	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: 06252484	5b. Federal Award Identifier: F36MC2320003	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
B. APPLICANT INFORMATION:		
* a. Legal Name: City of Portland Maine		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 01 6000033	* c. Organizational DUNS: 0717498020000	
d. Address:		
* Street1: 303 Congress Street	Street2: Room 312	
* City: Portland	County/Parish: <input type="text"/>	
* State: ME: Maine	Provincia: <input type="text"/>	
* Country: USA: UNITED STATES	* Zip / Postal Code: 04101-3566	
e. Organizational Unit:		
Department Name: Planning and Urban Development	Division Name: Housing and Community Developm	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Ms.	* First Name: Mary	
Middle Name: P	* Last Name: Davis	
Suffix: <input type="text"/>	Title: Housing and Community Development Director	
Organizational Affiliation: <input type="text"/>		
* Telephone Number: 2078740771	* Fax Number: 2078748945	
* Email: mcd@portlandmaine.gov		

Application for Federal Assistance SF-424		
* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="City or Township Government"/> Type of Applicant 2: Select Applicant Type: <input type="text"/> Type of Applicant 3: Select Applicant Type: <input type="text"/> * Other (specify): <input type="text"/>		
* 10. Name of Federal Agency: <input type="text" value="U.S. Department of Housing and Urban Development"/>		
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14.231"/> OFDA Title: <input type="text" value="Emergency Solutions Grant"/>		
* 12. Funding Opportunity Number: <input type="text"/> * Title: <input type="text"/>		
13. Competition Identification Number: <input type="text"/> Title: <input type="text"/>		
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachments"/>		
* 15. Descriptive Title of Applicant's Project: <input type="text" value="The City of Portland Homeless Assistance Grant"/>		
Attach supporting documents as specified in agency instructions <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>		

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="MR"/>	* b. Program/Project: <input type="text"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
17. Proposed Project:	
* a. Start Date: <input type="text" value="07/01/2016"/>	* b. End Date: <input type="text" value="06/30/2017"/>
18. Estimated Funding (\$):	
* a. Federal	<input type="text" value="161,232.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="161,232.00"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input checked="" type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on: <input type="text" value="05/13/2016"/>	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the encumbrance or agency specific instructions.	
Authorized Representative:	
Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="John"/>
Middle Name: <input type="text" value=""/>	
* Last Name: <input type="text" value="Jennings"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="City Manager"/>	
* Telephone Number: <input type="text" value="207-874-8689"/>	* Fax Number: <input type="text" value="207-874-8689"/>
* Email: <input type="text" value="jjj@portlandmaine.gov"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="05/10/2016"/>


Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: 01/13/2016	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: MF232484	5b. Federal Award Identifier: 21 CMC2 10003	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: City of Portland Maine		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 01-6000032	* c. Organizational DUNS: 0717408070000	
d. Address:		
* Street1: 383 Congress Street	<input type="text"/>	
Street2: Room 312	<input type="text"/>	
* City: Portland	<input type="text"/>	
County/Parish: <input type="text"/>	<input type="text"/>	
* State: ME: Maine	<input type="text"/>	
Province: <input type="text"/>	<input type="text"/>	
* Country: USA: UNITED STATES	<input type="text"/>	
* Zip / Postal Code: 04101-3566	<input type="text"/>	
e. Organizational Unit:		
Department Name: Planning and Urban Development	Division Name: Housing and Community Development	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Ms.	* First Name: Mary	
Middle Name: P	<input type="text"/>	
* Last Name: Davis	<input type="text"/>	
Suffix: <input type="text"/>	<input type="text"/>	
Title: Housing and Community Development Director		
Organizational Affiliation: <input type="text"/>		
* Telephone Number: 2078748711	Fax Number: 2078748949	
* Email: cpd@portlandmaine.gov		

Application for Federal Assistance SF-424		
* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="C: City or Township Government"/>		
Type of Applicant 2: Select Applicant Type: <input type="text"/>		
Type of Applicant 3: Select Applicant Type: <input type="text"/>		
* Other (specify): <input type="text"/>		
* 10. Name of Federal Agency: <input type="text" value="U.S. Department of Housing and Urban Development"/>		
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14.210"/>		
CFDA Title: <input type="text" value="Community Development Block Grant"/>		
* 12. Funding Opportunity Number: <input type="text"/>		
Title: <input type="text"/>		
13. Competition Identification Number: <input type="text"/>		
Title: <input type="text"/>		
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>		
* 15. Descriptive Title of Applicant's Project: <input type="text" value="The City of Portland's Community Development Block Grant Program invests in neighborhood infrastructure, social service programs, housing, public improvements and other community needs."/>		
Attach supporting documents as specified in agency instructions. <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>		

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="M1-1"/>	* b. Program/Project: <input type="text"/>
Attach an additional list of Program/Project Congressional Districts (if needed).	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date: <input type="text" value="07/01/2016"/>	* b. End Date: <input type="text" value="06/30/2017"/>
18. Estimated Funding (\$):	
* a. Federal	1,791,448.00
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	120,000.00
* f. Program Income	114,500.00
* g. TOTAL	2,025,948.00
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input checked="" type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text" value="05/13/2016"/>	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If "Yes", provide explanation and attach	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
** The list of certifications and assurances, or a internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="John"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Jennings"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="City Manager"/>	
* Telephone Number: <input type="text" value="207-874-8689"/>	Fax Number: <input type="text" value="207-874-8689"/>
* Email: <input type="text" value="jpj@portlandmaine.gov"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="05/10/2016"/>

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): _____ * Other (Specify): _____
* 3. Date Received: 05/13/2016	4. Applicant Identifier: _____	
5a. Federal Entity Identifier: ME232484	5b. Federal Award Identifier: E1606230200	
State Use Only:		
6. Date Received by State: _____	7. State Application Identifier: _____	
B. APPLICANT INFORMATION:		
* a. Legal Name: City of Portland Maine		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 01-6000032	* c. Organizational DUNS: 0717498020000	
d. Address:		
* Street1: 399 Congress Street	Street2: Room 312	
* City: Portland	County/Parish: _____	
* State: ME: Maine	Province: _____	
* Country: USA: UNITED STATES	* Zip / Postal Code: 04101 3566	
e. Organizational Unit:		
Department Name: Planning and Urban Development	Division Name: Housing and Community Developm	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Ms.	* First Name: Mary	
Middle Name: P	* Last Name: Davis	
Suffix: _____	Title: Housing and Community Development Director	
Organizational Affiliation: _____		
* Telephone Number: 2078748711	Fax Number: 2078748949	
* Email: mpd@portlandmaine.gov		

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type:	
<input type="text" value="C: City or Township Government"/>	
Type of Applicant 2: Select Applicant Type:	
<input type="text"/>	
Type of Applicant 3: Select Applicant Type:	
<input type="text"/>	
* Other (specify):	
<input type="text"/>	
* 10. Name of Federal Agency:	
<input type="text" value="U.S. Department of Housing and Urban Development"/>	
11. Catalog of Federal Domestic Assistance Number:	
<input type="text" value="14.239"/>	
CFDA Title:	
<input type="text" value="HOME Investment Partnership Program"/>	
* 12. Funding Opportunity Number:	
<input type="text"/>	
* Title:	
<input type="text"/>	
13. Competition Identification Number:	
<input type="text"/>	
Title:	
<input type="text" value="The Cumberland County HOME Consortium, with the City of Portland as the lead entity, serves to rehabilitate existing housing units, build new construction, and provide tenant based rental assistance."/>	
14. Areas Affected by Project (Cities, Counties, States, etc.):	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
* 15. Descriptive Title of Applicant's Project:	
<input type="text" value="The City of Portland's Community Development Block Grant Program invests in neighborhood infrastructure, social service programs, housing, public improvements and other community needs."/>	
Attach supporting documents as specified in agency instructions.	
<input type="button" value="Add Attachments"/>	<input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="ME-1"/>	* b. Program/Project: <input type="text"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
17. Proposed Project:	
* a. Start Date: <input type="text" value="07/01/2016"/>	* b. End Date: <input type="text" value="06/30/2017"/>
18. Estimated Funding (\$):	
* a. Federal	<input type="text" value="832,642.00"/>
* b. Applicant:	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text" value="205,000.00"/>
* g. TOTAL	<input type="text" value="1,037,642.00"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input checked="" type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text" value="05/13/2016"/> . <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", provide explanation and attach: <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001) <input checked="" type="checkbox"/> ** I AGREE <small>** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</small>	
Authorized Representative:	
Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="Jon"/>
Middle Name: <input type="text" value="P"/>	
* Last Name: <input type="text" value="Jennings"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="City Manager"/>	
* Telephone Number: <input type="text" value="207-874-8669"/>	Fax Number: <input type="text" value="207-874-8669"/>
* Email: <input type="text" value="jjj@portlandmaine.gov"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="06/08/2016"/>