

## CUMBERLAND COUNTY COMMUNITY DEVELOPMENT PROGRAM

### YEAR #4 – 2010 PROPOSED ANNUAL ACTION PLAN

#### Projects, Programs & Activities Recommended for Funding

The Application Review Team recommended 8 project/program grants and 5 planning grants for funding to the Municipal Oversight Committee (MOC). Of the eight project/program grants three are regional and five are community based. Of the 5 planning grants 1 is a regional project and 4 are community centered.

At its April 8, 2010 meeting, the MOC recommended endorsement of the project list and funding allocations submitted by the Application Review Team. The MOC selected two additional community projects for grant awards because our allocation from HUD was \$24,390 greater than anticipated.

#### **Total funds to be granted: \$946,880**

Regional Projects	\$185,500
Community Projects	\$ 761,380

#### Funding by project type:

Housing Rehabilitation	\$175,000
Public Facilities	\$676,790
Social Service	\$ 8,000
Planning	\$ 87,090

#### **Project & Funding Recommendations**

Alpha One, Critical Access Ramps      \$ 50,000

The program will provide ramps for handicapped adults to facilitate access to their homes. The program anticipates installing between 5-7 ramps, depending on size and cost. In 2008 Alpha One received a grant for a similar program, completing 5 installations, including 2 large, rather expensive ramps. The State and City of Portland CDBG programs provide grants to Alpha One for the same activity. The ramps are well designed and built, with the potential to be relocated for use by others when no longer needed at the original location. Alpha One proved to be a capable and competent administrator for their 2008 CDBG grant.

Freeport Community Services Building Renovation      \$125,000  
(Town of Pownal as co-applicant)

Freeport Community Services is a comprehensive social service agency serving the needs of low-income residents in Pownal and Freeport. The agency has

acquired an historic building adjacent to its headquarters on Depot Street. FCS will use the CDGG funds to complete exterior renovations as Phase I of a multi-stage project.

Gorham Village Sidewalks \$150,000

The project involves the replacement of existing uneven, disjointed and dangerous “paver” sidewalks in Gorham Village with new concrete sidewalks. The project will facilitate handicap and elderly access, reconstruct granite curbs and improve roadway drainage. Aside from the Town’s required 20% project match the community will contribute an additional \$90,000 to complete similar sidewalk & street improvements in adjacent portions of the Village ineligible for CDBG funding. The project is one step in re-inventing Gorham Village now that most truck and through traffic is diverted by the new by-pass.

PROP – Emergency Home Repair, Housing Rehabilitation to Support Weatherization \$100,000

Since 2007 Cumberland County Community Development has provided funds to PROP to operate a housing rehabilitation program. “Whole house” rehabilitation is now funded by HOME program resources managed by the City of Portland. PROP’s activities focus on emergency home repair and limited housing rehabilitation necessary to support home weatherization activities funded by a Dept. of Energy grant. These limited but critical rehabilitation activities are not allowed with HOME program funds.

Sebago Town Office Handicap Accessibility \$4,046

The project will permit the Town to reconfigure its customer service counter for accessibility and install an automatic door opener to the Town Office building. Removal of architectural barriers to handicapped persons is the only CDBG funded construction activity permitted at buildings used for the general conduct of government.

Sebago Home Weatherization \$ 25,000

This a community centered housing rehabilitation project to winterize six homes of low-income elderly residents. The program, to be managed by the town, will use professional contractors to install insulation, new windows and heating systems.

Center for Therapeutic Recreation \$ 8,000

The program will serve between 12-18 adults with developmental disabilities providing recreation and social activities. The funds will support a sliding scale

fee structure enabling those with the least financial resources to participate in aquatic recreation programs. A similar program for South Portland residents is funded by the City of South Portland's CDBG set-aside grant.

Westbrook Community Center      \$212,400

The City of Westbrook is in the process of renovating and converting the former Wescott Middle School to a community center to serve the needs of low-income residents. The facility will house an array of programs including: Meals on Wheels, Westbrook Food Pantry, Area Agency on Aging, youth services and recreation programs. Grant funds will be used to replace windows and doors for much greater thermal efficiency. Heating cost savings are essential to the City's effective operation of the facility.

Westbrook Grange Hall Renovations                      \$20,344

Grant funds will be used to purchase materials for roof, window, weatherization and handicap accessibility improvements. The Highland Lake Grange Hall is used by community groups including Scouts and 4-H.

Yarmouth Bartlett Circle Community Building                      \$165,000

Bartlett Circle is a 28-unit independent living apartment complex for low-income seniors. Built in 1976 with Farmer's Home Administration (now Rural Development) funds, the development is owned and managed by Yarmouth Senior Housing, a non-profit corporation. YSH is engaged in a phased modernization program for the property with improvements to individual units, lighting, grounds, sidewalks and the community building. The community building will be expanded and renovated allowing for handicap access and much improved laundry, kitchen and community space. While the submitted application envisioned a volunteer community building project, this is no longer feasible. YSH has secured a \$130,000 loan from Rural Development (RD) to match the CDBG grant.

**Planning Grant Recommendations**

GPCOG Global Engagement Plan                      \$ 27,500

This planning project will catalogue the region's global assets and showcase them as community resources on a state of the art website.

Gray Monument Square Planning                      \$ 20,000

With the relocation of Gray Town Office to the Pennell Institute, the site of the old town office, post office and Stimson Hall in Gray Village offers a significant

redevelopment opportunity. The plan will analyze the site and develop a master plan for reuse.

Harrison Downtown Plan \$ 25,000

The project will complete a downtown plan for Harrison Village evaluating the condition of downtown properties, review of lighting and signage, condition of street trees, and an assessment of intersections, sidewalks, crosswalks and handicap accessibility.

New Gloucester Water Line Income Survey \$ 4,590

New Gloucester has one neighborhood in the Upper Village with long standing water contamination problems. While the entire census block group does not qualify for CDBG funds it appears the affected neighborhood within the block group may. The planning grant will complete an income survey of future community water system users to determine eligibility for CDBG, RD and DEP grant and loan funds.

Sebago School Re-Use Study \$ 10,000

The Sebago Elementary School has been identified for closure in 2-3 years. The re-use study will allow the community to evaluate options and costs for future use of the property.

### **Bridgton & South Portland Programs**

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

**Town of Bridgton** \$240,738 (total set-aside award)

Wayside and Ball Field Septic Leach Field Reconstruction \$81,852

The reconstruction, expansion and installation of pre-treatment at the Wayside septic/leach field and the Ball Field septic/leach field are major components of Bridgton's ongoing Downtown Revitalization initiative. The septic fields had deteriorated extensively and were reconstructed to retain sanitary sewer service for the low/moderate income downtown neighborhood. This was Bridgton's only activity for the first three year's of the County program. These funds represent the final payment for this now fully completed project.

Sewer System Improvement – Inflow & Infiltration      \$100,000

Septic/leach field and pre-treatment was a critical first step, but that's not all Bridgton's sewer system needs. It also must control the inflow and infiltration of groundwater into the system.

Downtown Pocket Park Improvements      \$5,000

These funds, matched with private resources will be used to improve the park in front of the Bridgton Library on Main Street.

Historic Town Hall Façade      \$5,886

Funds, matched with private and town resources, will restore the façade of the historic town hall, a community building no longer used for government activities.

Dental Clinic Planning      \$8,000

With the upcoming retirement of several dentists, the community fears it will be find itself without dental care and services. This planning grant will examine the issues and options concerning the creation of a dental clinic facility to serve the community.

Program Administration      \$40,000

Building and sustaining administrative capacity in Bridgton is an important component of their long-term Downtown Revitalization and Community Development program.

**City of South Portland**      \$534,974 (total set-aside award)

The City of South Portland and its Community Development Director Erik Carson continue to operate their CDBG program, much as they did prior to relinquishing HUD Entitlement status. Coordination between South Portland and the County, particularly on administrative matters occurs on a regular and on-going basis. South Portland will finalize its selection of CDBG funded programs, projects and activities at a City Council meeting scheduled for April 22, 2010.

Housing      \$20,000

South Portland will install low-cost energy efficiency improvements for 10 homes.

Public Facilities/Infrastructure      \$362,726

South Portland will complete facilities/infrastructure projects including: Knightville sidewalk reconstruction; Pleasantdale sidewalk installation; Mill Creek Park improvements; Trail handicap access.

Public Services                      \$86,300

Funds will be provided to 9 programs: Recreation Scholarships; Boys & Girls Club; Center for Therapeutic Recreation; English as a Second Language (ESL); Bus Passes; PROP Senior Companion; Southern Maine Area Agency on Aging (Meals on Wheels); Community Counseling; and staff at the Redbank Community Services Hub.

Program Administration      \$65,948

The funds pay salaries, benefits and basic office supplies, phone and technology required for the activities of South Portland's Community Development Office.

**HOME Program Consortium**

All the communities of Cumberland County including Portland, Brunswick and the 25 members of our Community Development program have formed the City of Portland/Cumberland County HOME Consortium. The City of Portland serves as the lead entity of the Consortium.

The non-Portland members of the Consortium will receive an allocation of funds similar to 2009 - \$529,594. Unlike CDBG, HOME funds can only be used for housing activities, primarily housing rehabilitation, home ownership assistance and new construction of rental housing. It is proposed that the non-Portland Consortium members budget the funds for similar activities as 2009.

Housing Rehabilitation	\$ 155,000
Homeownership Assistance	\$ 285,600
CHDO Requirement (new construction rental housing)	\$ 88,994