

## 01/10/07 MOC Meeting Minutes

<b>Voting Members:</b>	<b>Member present</b>
<b>Bridgton</b>	Mitch Berkowitz
<b>Cape Elizabeth</b>	Mike McGovern
<b>Cumberland</b>	
<b>Falmouth</b>	Nathan Poore
<b>Freeport</b>	Jim Migliaccio
<b>Gorham</b>	Tom Ellsworth
<b>Gray</b>	
<b>Harpswell</b>	Kristi Eiane
<b>Harrison</b>	
<b>Long Island</b>	
<b>Naples</b>	Derik Goodine
<b>New Gloucester</b>	David Lunt
<b>North Yarmouth</b>	Dick Brobst
<b>Pownal</b>	
<b>Raymond</b>	
<b>Scarborough</b>	Dan Bacon
<b>Sebago</b>	Robert Nicholson
<b>South Portland</b>	Jim Gailey
<b>Standish</b>	
<b>Windham</b>	Tony Plante
<b>Yarmouth</b>	
<b>County Commissioner:</b>	Dick Feeney
<b>Ex-Officio Members:</b>	Peter Crichton, County; Neal Allen, GPCOG; Erik Carson, Westbrook; Grant Lee, PROP
<b>Staff:</b>	Aaron Shapiro, Elizabeth Trice, County;
<b>Others:</b>	Allen Crabtree, Sebago, Beth Howe, Chebeague Island

### **Agenda:**

- 1) Welcome and Introductions –
- 2) Consolidated Plan Update – Aaron Shapiro
- 3) What We’ve Been Up To – Aaron, Elizabeth Trice
  - A. The “Exception” Rule
  - B. Community Visits
- 4) Potential Applications – 2007
  - A. Ones We’ve Heard About -
  - B. Ones You’re Thinking About
- 5) Application Review Team - Tony
- 6) Region-wide Projects
  - A. Planning – Elizabeth
  - B. Housing – Aaron
  - C. Public Services – Elizabeth
  - D. Other? - MOC
- 7) Citizen Participation - Elizabeth

**Documents:** Brochure: “Overview and Guide to Citizen Participation”

### **1. Welcome and Introductions – Tony**

### **2. Consolidated Plan Update – Aaron Shapiro**

Aaron: Overall national HUD funding is expected to be about the same as last year, and we will be assigned our amount sometime in the last two weeks of March.

We have written the first section of the Consolidated Plan, about 18 pages. We will be writing remaining sections and figuring out how to combine in South Portland’s plan. The plan is written in such a way that we will not have to write a new plan when/should Westbrook, Baldwin and Casco join. The February 14 meeting will be devoted to a review of the plan, which will to be submitted to HUD electronically.

### **3. What We’ve Been Up To – Aaron, Elizabeth Trice**

A. The “Exception” Rule. Most people are now familiar with the concept of 51% i.e. if there’s an area where 51% of people are low or moderate income, area-wide projects are eligible. We have the option of using “the exception rule”: looking at the bottom quarter of all block groups in the participating jurisdiction and use that percentage instead. For us, that means we can serve any area that has 40.8% low or moderate income. That means 32 block groups instead of 16 would be eligible,

including portions of Gray, Standish, Gorham, Harrison, etc. Lists of eligible block groups are available from Aaron. Using this exception rule greatly increases the eligibility of areas that can be served.

B. Community Visits. Aaron and/or Elizabeth have visited a number of communities including Naples, Chebeague Island, Bridgton, Freeport, Sebago and Gray and are happy to visit more.

#### **4. Potential Applications – 2007**

A. Ones We've Heard About – Freeport mobile home rehab, arts incubator, Gray-downtown improvement, Naples- grange hall and causeway, Scarborough – home ownership project, Sebago- housing needs assessment, Windham, Bridgton and Lakes Region- expansion of Metro and RTP

B. Ones You're Thinking About

Tony: In comparison to State competitive program we are talking more with other communities and PROP about our ideas, mainly social service needs in Lakes Region.

Robert: Wants to develop satellite campus for doctors, dentists that would also function as an emergency shelter.

David: New Gloucester is in early stages of planning to turn north end of route 100 into a village area and would like visit from Aaron/Elizabeth to help with this.

Tony: What is the role of the CDBG program and funds when programs are in the early stages?

Aaron: the State awards \$5-10,000 for planning grants. The maximum that we can spend on planning and administration is 20% of our total allocation. Gray was able to plan their downtown through a grant from the State.

#### **5. Application Review Team - Tony**

David Lunt, Dick Brobst, Lisa Villa, Tom Ellsworth, Skip Crane, have offered to be on Committee. Also will have Tony, Dick Feeney, Elizabeth and Aaron.

The Review Team will do the initial review, but the whole MOC will get to see the list of all proposals.

Mitch asks what we do if we can't spend all the money.

Aaron responds that it's unlikely, but we could always over fund projects or create new projects then cut them down or dissolve them later if necessary. (more discussion below)

#### **6. Region-wide Projects**

A. Planning – Elizabeth

Housing marketing study put together by John Gallagher (Westbrook Housing Authority) would look intended economic development and the types of housing needed for the types of jobs expected.

B. Housing – Aaron

Housing Rehabilitation program is being planned with PROP, who already runs a program in the county that will not be able to spend state funds in participating county towns. They spend about 12% of their funding on administration, which does

not come out of the county's allocation administration cap. Average rehab of one house costs about \$20K, which includes bringing everything up to code including lead paint standards. At \$250K, could do about 10 projects per year.

C. Public Services – Elizabeth, Aaron

Regional Service Coordinator position suggested to prevent homelessness.

Southern Maine Hospice has a new facility in Scarborough that is looking for funds.

Discussion about how open the program should be to applications directly from service providers. Concern was expressed about diluting the funds; that funds should be spent on fewer, larger specific strategic investments to enhance capacity for regional community development. The program should fund activities that are not currently happening, and would not happen without the “jumpstart” of CDBG funds, so the funds have the greatest potential for sustainable impact. One example of something the program might fund would be a study of effective delivery or consolidation of services. Emphasis on the fact that the money is meant to serve people of low and moderate income. Also look at what is bringing the most value/largest impact for the dollar amount.

Jim Gailey pointed out that there are some limits placed on public service applications by HUD, and that the City of South Portland has put additional restrictions.

The program is able to restrict applications; some programs do not spend any money on social services. The group decides that for Year 1 that the program will not accept regional applications directly from social service agencies.

Group asks staff to draft up specific policy.

D. Other? – Neal will be putting together a meeting of economic development professionals to talk about how funds for economic development might be used. A fund that could be set aside and be ready for use as the need arises could also be a place for any remaining funds not spent on specific projects.

Joe talked about Cluster Enhancement Awards that can match CDBG funds for businesses.

## **7. Citizen Participation - Elizabeth**

Elizabeth passes out brochure. (attached)

MOC meetings will be advertised to public.

Group agrees to proposed suggestions in brochure, specifically that meetings will be advertised as public, that there will be brochures available to any members of the public that show up, and that there will be a general public comment period at the beginning of each meeting and also before each vote.

Brochure will be sent electronically to group.

Need to eventually add TTY number .

**Next meeting dates:**

Feb 2. Community Applications Due

Feb 14 MOC Meeting – review draft consolidated plan

March 14 MOC Meeting – approve final consolidated plan & first year activities